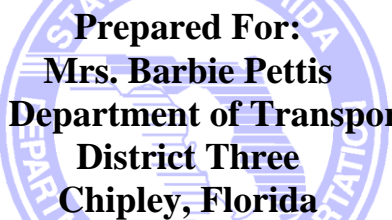


CONCEPTUAL STAGE RELOCATION PLAN

GULF COAST PARKWAY

ITEM SEGMENT: 410981-2

BAY, CALHOUN, & GULF COUNTIES



Prepared For:
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NOVEMBER 2012

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APPENDIX A

RESOURCES

i. INTRODUCTION

This Conceptual Stage Relocation Plan is submitted in compliance with Florida Statute 339.09, and the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (Public Law 91-646).

The purpose of the Conceptual Stage Relocation Plan is to identify residences and businesses impacted by the project and to identify special relocation needs. The plan also discusses community characteristics and analyzes the impact of the project on the community.

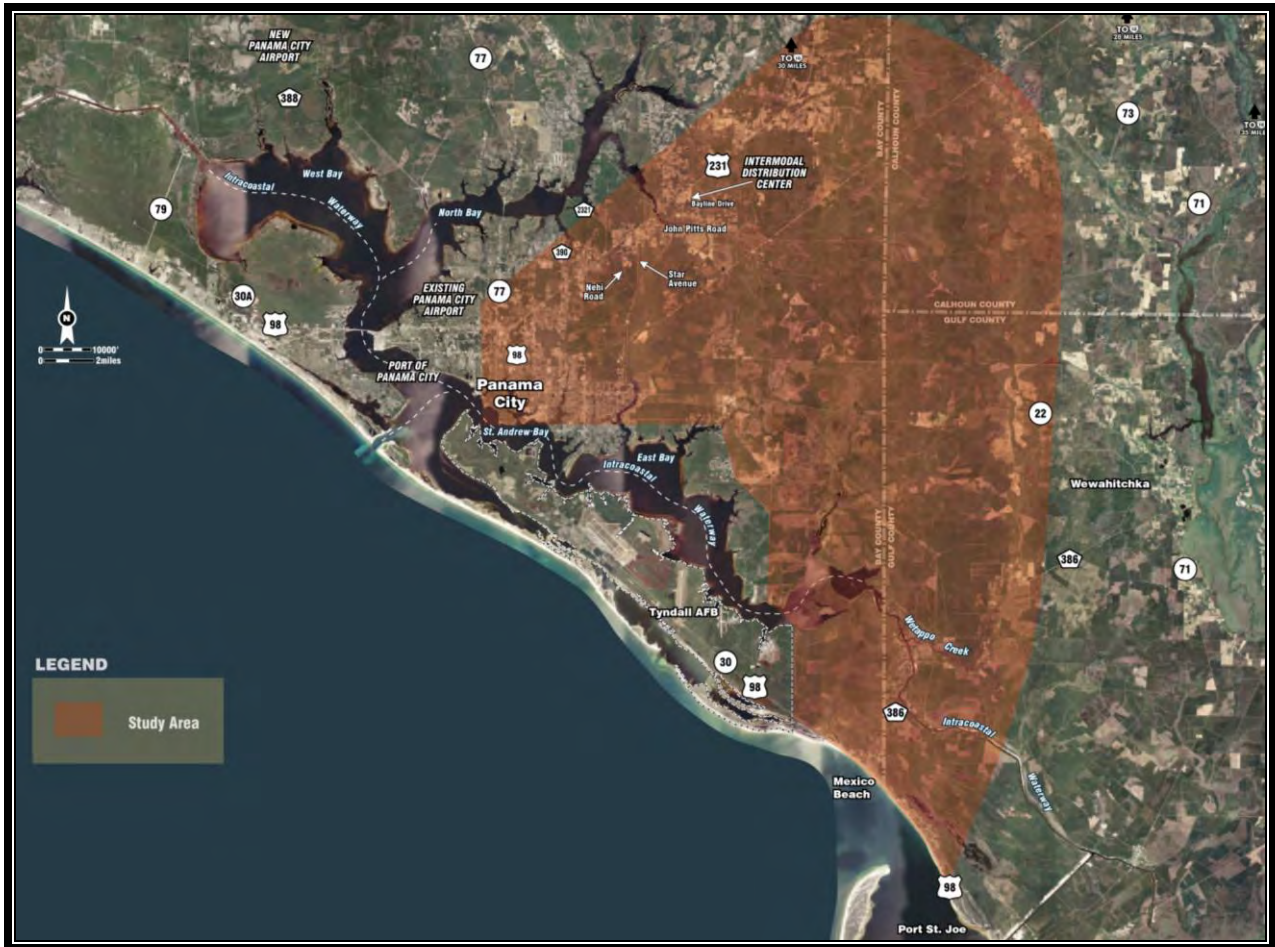
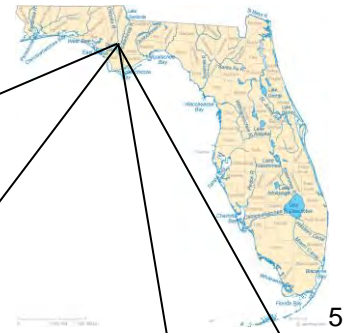
PROJECT DESCRIPTION

The Florida Department of Transportation (FDOT) is proposing a new four-lane roadway through Gulf and Bay Counties referred to as the Gulf Coast Parkway. Five alternative alignments (8, 14, 15, 17, and 19) are currently being evaluated in the PD&E process and are the focus of this Conceptual Stage Relocation Plan.

The purpose of the proposed Gulf Coast Parkway is to improve mobility by increasing the regional transportation network, increase security of the Tyndall Air Force Base (AFB), enhance economic development in Bay and Gulf Counties, and improve emergency evacuation of Gulf and Bay Counties.

All project alternatives begin at the intersection of CR 386 and SR 30 (US 98) at the Bay/Gulf County line and continue on a northward track that will intersect at SR 75 (US 231) and also at SR 30A (Tyndall Parkway).

Project Location Map



ii. RELOCATION OVERVIEW

The following synopsis of each of the potential displacements anticipated indicates the relocation activity generated by the proposed acquisition on this project. The primary category identified for relocation/potential relocation for FP No. 410981-2 is residential.

Replacement sites are available to accommodate the successful and timely relocation of the residential occupants within the respective neighborhoods from which they will be displaced. Vacant replacement sites are available for the commercial properties. Improved commercial listings are adequate in the immediate project area.

In summary, availability of improved and vacant listings indicated sufficient sites for the displaced residential relocatees.

I. ESTIMATE OF HOUSEHOLDS TO BE DISPLACED

The PD&E Manual Part 2, Chapter 9 (Section 9-3.3) requires a brief discussion of area demographics. The Census Tracts that are impacted by this PD&E Study (Bay County Tracts 3, 5, 6, Calhoun County Tract 102, and Gulf County Tracts 9601 and 9602) are used to produce the following summaries:

A. Minority Displacement

Approximately 16% of the total households to be displaced are estimated to be minority households.

B. Median Household Income Range

Median Household Income ranges within the Study area are from approximately \$39,000 to \$65,500 with an average Median Household income of \$43,200.

C. Tenure of Structures

The chronological and effective ages of the subjects residences range from approximately 3 to 52 years, as shown on the Gulf and Bay County Property Appraiser websites.

D. Elderly Households

Approximately 30% of the total displaced residences will be elderly homes.

E. Persons in Household

The average number of people in each household in all the census tracts affected by this study is 2 people. However, number of people in each household will vary from one person to an estimated five people per household.

F. Handicapped or Disabled Relocates

There were no special cases identified on this project such as handicapped or disabled displacements that warrants special assistance. Should special assistance services be necessary, there are ample organizations to the area to assist the relocation agent with specialized help.

(See Advisory Health and Social Service Organizations in Appendix A).

TABLE 1-1
RESIDENTIAL DISPLACEMENT SUMMARY
PER ALTERNATIVE

<u>Alternative Number</u>	<u>8</u>	<u>14</u>	<u>15</u>	<u>17</u>	<u>19</u>
Owner Relocations	17	17	17	12	12
Tenant Relocations	15	15	15	14	14
Total Residential Relocations	32	32	32	26	26

**TABLE 1-2
RESIDENTIAL RELOCATEES**

ADDRESS	OWNER/ TENANT	REMARKS
4 Hwy 98	Tenant	Alts 8, 14, 15, 17, 19
6 Hwy 98	Owner	Alts 8, 14, 15, 17, 19
8 Hwy 98	Tenant	Alts 8, 14, 15, 17, 19
115 Hwy 386	Tenant	Alts 8, 14, 15, 17, 19
121 Hwy 386	Owner	Alts 8, 14, 15, 17, 19
123 Hwy 386	Tenant	Alts 8, 14, 15, 17, 19
122 Pine St	Tenant	Alts 8, 14, 15, 17, 19
129 Hwy 386	Tenant	Alts 8, 14, 15, 17, 19
128 Pine St	Tenant	Alts 8, 14, 15, 17, 19
132 Pine St	Tenant	Alts 8, 14, 15, 17, 19
133 Hwy 386	Owner	Alts 8, 14, 15, 17, 19
141 Azalea Dr	Tenant	Alts 8, 14, 15, 17, 19
140 Pine St	Owner	Alts 8, 14, 15, 17, 19
42 Azalea	Tenant	Alts 8, 14, 15, 17, 19
44 Azalea	Owner	Alts 8, 14, 15, 17, 19
45 1 st St	Owner	Alts 8, 14, 15, 17, 19
41 1 st St	Tenant	Alts 8, 14, 15, 17, 19
46 1 st St	Owner	Alts 8, 14, 15, 17, 19
401 La Siesta Dr	Tenant	Alts 8, 14, 15, 17, 19
403 La Siesta Dr	Owner	Alts 8, 14, 15, 17, 19
400 La Siesta Dr	Owner	Alts 8, 14, 15, 17, 19
402 La Siesta Dr	Owner	Alts 8, 14, 15, 17, 19
409 15 th St N	Tenant	Alts 8, 14, 15, 17, 19
212 Hwy 386	Owner	Alts 8, 14, 15, 17, 19
236 Hwy 386	Owner	Alts 8, 14, 15, 17, 19
248 Hwy 386	Tenant	Alts 8, 14, 15, 17, 19
3417 CR 386	Owner	Alts 8, 14, 15
3461 CR 386	Tenant	Alts 8, 14, 15
3629 CR 386	Owner	Alts 8, 14, 15
3721 CR 386	Owner	Alts 8, 14, 15
3755 CR 386	Owner	Alts 8, 14, 15
3951 CR 386	Owner	Alts 8, 14, 15

II. AVAILABILITY OF DECENT, SAFE AND SANITARY HOUSING

Residential Housing Available For Sale and Rent

It has been determined through field surveys and market data, obtained from Bay County Association of Realtors and Gulf/Franklin County Association of Realtors that suitable replacement housing is available near the study area to accommodate anticipated residential displacements. See Tables 2-1 and 2-2 for lists of available properties for relocation.

TABLE 2-1
RESIDENTIAL HOUSING AVAILABLE FOR SALE

ADDRESS	SQUARE FEET	LIST PRICE
379 FIREHOUSE RD	968	\$70,000
247 COLUMBUS ST	1,360	\$177,000
105 PERIWINKLE DR	2,700	\$177,900
9230 OLIVE AVE	1,053	\$188,000
408 LA SIESTA DR	1,463	\$189,000
110 12TH ST	832	\$192,500
109 OCEAN RIDGE LN	1,508	\$214,900
214 GULF AIRE DR	1,203	\$215,000
4108 HWY 98	1,151	\$215,000
626 GULF AIRE DR	3,146	\$219,000
147 COLUMBUS ST	1,279	\$219,000
142 BAY ST	1,208	\$225,000
403 NEW MEXICO DR	1,791	\$229,000
106 35TH ST	858	\$229,000
110 35TH ST	864	\$239,000
121 SEA ST	1,250	\$249,000
8112 COQUINA DR	1,446	\$249,900
102 SEA PINES LN	2,240	\$259,000
242 NAN NOOK RD	1,962	\$275,000
8886 HWY 98	3,520	\$275,888
9106 HWY 98	1,794	\$293,000
280 FOUR J'S RD	2,748	\$299,000

100 3RD ST	2,188	\$344,000
103 BUCCANEER DR	1,924	\$345,000
110 CIRCLE DR	1,540	\$349,000
118 32ND ST	1,450	\$349,500
308 FORTNER AVE	2,732	\$359,000
104 NAUTILUS CT	2,880	\$359,000
217 BUCCANEER DR	2,312	\$369,000
608 TIDE WATER DR.	1,773	\$369,000
9348 COCKLES AVE	1,586	\$375,000
218 WATERMARK WAY	1,728	\$388,000
40 HWY 98	1,520	\$399,000
111 44TH ST	1,604	\$399,900
110 SOUTH 38TH ST, #B	2,059	\$415,000
132 PINE ST	2,312	\$419,000
320 BEACON RD	2,320	\$425,000
109 44TH ST	1,240	\$430,000
111 SEA ST	3,016	\$450,000
3232 HWY 98, #2	1,806	\$480,000
206 WINDMARK WAY	3,069	\$495,000
109 36TH ST.	2,280	\$579,000
113 31ST ST	825	\$595,000
2004 HWY 98	2,586	\$595,000
403 WINDMARK WAY	3,368	\$598,000
318 HWY 98	1,970	\$599,000
119 CIRCLE DR	1,548	\$649,000
7701 HWY 98	1,456	\$699,000
181 WATERMARK WAY	3,486	\$699,000
8151 HWY 98	2,640	\$699,000
103 PINWHEEL COURT	3,345	\$899,000
102 WET FEET CT.	2,825	\$1,190,000
108 29TH ST	2,566	\$1,195,000
106 26TH ST	3,161	\$1,250,000
607 FRONT ST.	4,313	\$1,490,000
1120 15TH ST	1,751	\$95,500

1120 15TH ST, #3-J-26	1,462	\$99,500
1120 15TH ST, #2-G-17	1,751	\$104,500
4000 HWY 98, #B3-103	1,093	\$185,650
3606 HWY 98, #207	1,276	\$250,000
2303 HWY 98, #2E	1,677	\$268,320
3232 HWY 98, #2	1,806	\$480,000
2004 HWY 98	2,586	\$595,000
4814 HWY 98	3,193	\$849,000

TABLE 2-2
RESIDENTIAL HOUSING AVAILABLE FOR RENT

ADDRESS	BED	BATH	SQUARE FEET	PRICE/MONTH
2314 E 16TH CT	1	1	456	\$395
2711 6TH PL E, #B	1	1	600	\$400
215 MAINE AVE, #2B	1	1	350	\$425
6707 HWY 22, #C	2	1	700	\$430
1000 TRANSMITTER RD, #B2	2	1	832	\$450
1000 TRANSMITTER RD, #B3	2	1	850	\$450
1000 TRANSMITTER RD, #C4	2	1	832	\$450
1000 TRANSMITTER RD, #A1	2	1	832	\$450
6413 WINONA STREET, #H	2	1	750	\$475
6514 WINONA STREET, #D	2	1	750	\$475
6413 WINONA ST., #F	2	1	640	\$475
6415 WINONA STREET	2	1	750	\$475
718 GAY AVE S, #D4	2	1	750	\$495
1406 BERTHE AVE, #O3	2	1	750	\$495
1131 FLORENCE ST	2	1	875	\$495

600 BOB LITTLE RD, #3	1	1	575	\$495
609 9TH ST, #B	1	1	600	\$495
609 9TH ST, #A	2	1	900	\$495
2608 TRANSMITTER RD, #G	2	1	800	\$525
5802 HWY 22, #7	2	1	785	\$525
3733 8TH CT, #B	3	1	700	\$525
5802 HWY 22, #13	2	1	785	\$525
6913 CHERRY ST, #T	2	1	1,100	\$525
3914 11TH ST	2	2	864	\$525
6704 LETOHATCHEE AVE	2	1	980	\$550
6121 HARVEY ST, #12	2	1	1,106	\$550
179 REAGAN RD, #E1	2	1	1,000	\$550
5013 CHERRY ST	2	2	750	\$550
3203 2ND CT	2	1	765	\$550
1013 GEORGIA AVE, #A	2	1	700	\$550
1417 KRAFT AVE	2	1	972	\$650
1219 S THOMAS DR, #271	1	1	768	\$695
255 NELLE ST	2	2	1,230	\$700
1002 KURZE AVE	3	2	1,180	\$700
119 KACY LN	3	2	1,092	\$750
4123 HOLLEY LN	3	2	1,612	\$750
120 CHRISTIE LN	3	2	1,092	\$750
117 N SWAN RD	3	1	1,304	\$785
149 BIG OAK LN	3	2	1,200	\$795
5315 GARDEN COVE RD	2	2	958	\$825
108 S KIMBREL AVE S	3	2	1,400	\$850
172 KRISTINE BLVD	3	2	1,460	\$850
6525 LAKE JOANNA CIR	3	2	1,100	\$850
4909 LAKEWOOD DR	3	2	1,500	\$925
6217 LANCE ST	3	2	1,134	\$950
1406 PARK	3	2	1,304	\$950

312 SUKOSHI DR	3	2	1,545	\$950
7750 BETTY LOUISE DR	3	2	1,078	\$950
734 HELEN AVE	4	2	1,430	\$975
7337 CLAUDIA'S WAY	3	2	1,536	\$995
12335 CARUSO DR	2	2	1,714	\$1,050
6628 LANCE ST	4	2	1,240	\$1,095
104 HERSHEL CT	3	2	1,625	\$1,100
657 BERTHE AVE	3	2	1,700	\$1,100
7112 YELLOW BLUFF RD	3	2	2,024	\$1,150
5610 MERRITT BROWN RD	3	2	1,559	\$1,200
315 SHADECREST DR	3	2	2,124	\$1,300
237 BLACKSHEAR DR	3	2	2,550	\$1,350
111 BYRD DR	4	2	1,900	\$1,400
305 MICHELE DR	3	2	1,829	\$1,400
6915 MINCHEW CT	4	2	2,187	\$1,400
7328 RODGERS	4	2	2,122	\$2,200
1208 PALM BLVD	2	1	900	\$725
7314 HWY 98	2	1	1,120	\$800
311 BONNET ST	2	2	1,144	\$900
111 32ND ST	2	1	1,224	\$1,150
7318 HWY 98	2	1	1,120	\$650
1608 LONG AVE	2	2	1,328	\$700
477 PONDEROSA PINES DR, #5	3	1	1,340	\$750
1903 JUNIPER AVE	3	1	1,027	\$800
1802 MARVIN AVE	4	2	1,560	\$1,100
8822 SR 30-A	3	1	1,200	\$800
8822 SR 30-A	3	2	1,200	\$900
8214 PELICAN WALK LN	4	2	1,280	\$850
7172 HWY 98	2	2	1,312	\$1,000
9551 CR 30-A	3	3	2,082	\$1,200
604 FORTNER AVE	2	1	800	\$800
101 TWO PALMS DR,	3	1	1,618	\$1,500

#L				
1208 PALM BLVD	2	1	900	\$725
7314 HWY 98	2	1	1,120	\$800
311 BONNET ST	2	2	1,144	\$900
111 32ND ST	2	1	1,224	\$1,150
7318 HWY 98	2	1	1,120	\$650
1608 LONG AVE	2	2	1,328	\$700
477 PONDEROSA PINES DR, #5	3	1	1,340	\$750
1903 JUNIPER AVE	3	1	1,027	\$800
1802 MARVIN AVE	4	2	1,560	\$1,100
8822 SR 30-A	3	1	1,200	\$800
8822 SR 30-A	3	2	1,200	\$900
8214 PELICAN WALK LN	4	2	1,280	\$850
7172 HWY 98	2	2	1,312	\$1,000
9551 CR 30-A	3	3	2,082	\$1,200
604 FORTNER AVE	2	1	800	\$800
101 TWO PALMS DR, #L	3	1	1,618	\$1,500

III. SPECIAL RELOCATION ADVISORY SERVICES

There were no special cases identified on this project such as handicapped, disabled displacements or elderly that warrants special assistance. A list of advisory services is located in Appendix A of this report.

IV. LAST RESORT HOUSING

It has been determined through field surveys and market data that suitable replacement housing is available near the study area to accommodate anticipated residential displacements. However, due to age and condition of the existing structures it is anticipated last resort housing payments may be necessary. Comparable replacement housing was located through the Bay County Association of Realtors and Gulf/Franklin Association of Realtors MLS services. All housing is available without discrimination.

V. ESTIMATE OF THE NUMBER, TYPE AND SIZE OF BUSINESSES

The business dislocation on the economy should be small. These businesses on these alternatives of the Gulf Coast Parkway comprise a small part of the overall economic base. It will be important to relocate these businesses within close proximity of the project area. Please see Exhibit 5-1 below for a list of affected businesses on this project.

BUSINESS INVENTORY

EXHIBIT 5-1

1. Lookout Lounge located at 9511 Auger Avenue in Mexico Beach is a business that will be affected by all alternatives currently being evaluated for this PD&E study. There are an estimated 5 employees at this business.
2. The Nail Shack located at 1319 A Tyndall Parkway in Panama City is a business that will be affected by all alternatives currently being evaluated for this PD&E Study. There are an estimated 2 employees at this business.
3. Admirations Hair Salon located at 1319 B Tyndall Parkway in Panama City is a business that will be affected by all alternatives currently being evaluated for this PD&E Study. There are an estimated 3 employees at this business.
4. Arc on Welding, Inc. located at 5835 Bay Line Road is a business that is affected only by Alternatives 14 and 19. There are an estimated 3 employees at this business.

TABLE 5-2
BUSINESS AND SIGN DISPLACEMENT SUMMARY
PER ALTERNATIVE

<u>Alternative Number</u>	8	14	15	17	19
Total Displacements	3	4	3	3	4
Potential Displacements	0	0	0	0	0
Outdoor Advertising Signs	1	0	0	1	0

TABLE 5-3
COMMERCIAL VACANT SITES IN AREA
AVAILABLE FOR RELOCATION

LOCATION	LIST PRICE	SIZE (ACRES)	PRICE PER ACRE
165 VILLAGE DR	\$63,900	0.06	\$1,065,000
2 DOCKSIDE DR, #LOT 2	\$74,500	0.06	\$1,241,667
194 DOCKSIDE DR	\$75,000	0.08	\$937,500
13 COMMERCE ST	\$79,000	2.31	\$34,199
38 HARBORVIEW DR	\$79,500	0.08	\$993,750
9 REID AVE	\$79,999	0.23	\$347,822
14 COMMERCE ST	\$89,000	2.6	\$34,231
15 COMMERCE ST	\$99,000	2.87	\$34,495
184 COMMERCE ST	\$99,900	6.41	\$15,585
16 COMMERCE ST	\$109,900	2.9	\$37,897
346 COMMERCE ST	\$119,900	1.98	\$60,556
509 HWY 71 SOUTH	\$159,900	0.32	\$499,688
404 HWY 98	\$195,000	0.15	\$1,300,000
415 MONUMENT AVE	\$199,000	0.22	\$904,545
357 HWY 98	\$249,900	0.27	\$925,556

2850 HWY 98	\$289,900	0.59	\$491,356
320 MARINA DR	\$360,000	0.14	\$2,571,429
0 VILLAGE DR	\$375,000	0.22	\$1,704,545
0 GARRISON AVE	\$999,000	9.15	\$109,180
3402 HWY 98	\$129,000	0.08	\$1,612,500
780 15TH ST	\$149,900	1.06	\$141,415
100 32ND ST	\$159,900	0.23	\$695,217
1024 15TH ST	\$239,000	3	\$79,667
LOT 47 KATHERINE AVE	\$34,400	0.9	\$38,222
3935 HWY 98 BUS	\$120,000	1.15	\$104,348
149 REAGAN RD	\$125,000	1.75	\$71,429
1529 TRANSMITTER RD	\$139,000	1.01	\$137,624
118 BERTHE AVE	\$150,000	0.6	\$250,000
2160 SHERMAN AVE	\$175,000	1.61	\$108,696
2158 SHERMAN AVE	\$175,000	2	\$87,500
6121 HWY 22	\$189,900	3.44	\$55,203
00C BAYOU GEORGE DR	\$200,000	2.04	\$98,039
6120 HWY 98	\$210,000	0.34	\$617,647
421 & 419 N STAR AVE	\$219,900	5.24	\$41,966
000 OLD BICYCLE RD	\$239,000	75	\$3,187
1139 TYNDALL PKWY	\$249,900	0.98	\$255,000
0000 HWY 98	\$250,000	0.54	\$462,963
JOHN PITTS RD	\$288,000	36	\$8,000
5418 HICKORY ST	\$292,800	2.3	\$127,304
6209&6211 HWY 98	\$330,000	1.06	\$311,321
3425 HIGHWAY 98	\$375,000	3.74	\$100,267
217 TYNDALL PKWY	\$395,000	1.4	\$282,143
1320 TYNDALL PKWY	\$475,000	2.26	\$210,177
000 TYNDALL PKWY	\$900,000	1.7	\$529,412
1023 TYNDALL PKWY	\$1,900,000	18	\$105,556
100 HWY 2297	\$2,500,000	76.7	\$32,595
00 6TH ST	\$2,900,000	2.48	\$1,169,355

**TABLE 5-4
IMPROVED COMMERCIAL SITES**

LOCATION	LIST PRICE	TYPE
3011 3RD CT	\$50,000	Improved Commercial
3400 1ST CT	\$60,000	Improved Commercial
1414 A BERTHE AVE	\$66,900	Improved Commercial
1414 B BERTHE AVE	\$66,900	Improved Commercial
4822 HWY 22	\$69,900	Improved Commercial
3200 HWY 98 E	\$70,000	Improved Commercial
922 E EAST ST	\$82,500	Improved Commercial
5816 BUTLER DR	\$89,900	Improved Commercial
5820 BUTLER DR	\$89,900	Improved Commercial
5818 BUTLER DR	\$89,900	Improved Commercial
3727 3RD ST	\$99,000	Improved Commercial
3454 HWY 98 BUS E	\$119,000	Improved Commercial
1414 A/B BERTHE AVE	\$133,800	Improved Commercial
802-818 HWY 22A	\$139,900	Improved Commercial
234 ABC SUDDUTH PL	\$160,000	Improved Commercial
4906 HWY 98 BUS	\$199,000	Improved Commercial
831 TRANSMITTER	\$200,000	Improved Commercial
6116 HWY 98	\$209,000	Improved Commercial
7437 HWY 22	\$209,000	Improved Commercial
4005 11TH	\$209,900	Improved Commercial
5816-5820 BUTLER DR	\$269,700	Improved Commercial
3625 14TH ST	\$294,500	Improved Commercial
702 TYNDALL PKWY	\$349,900	Improved Commercial
2608 TRANSMITTER RD	\$350,000	Improved Commercial
4820 LAKEWOOD DR	\$350,000	Improved Commercial
128 TYNDALL PKWY	\$365,000	Improved Commercial
6925 HWY 22	\$375,000	Improved Commercial
116 STAR AVE	\$379,000	Improved Commercial
6411 OAK SHORE DR	\$389,000	Improved Commercial
6213 HWY 98	\$390,000	Improved Commercial
4004 3RD	\$475,000	Improved Commercial
3424 15TH ST	\$489,000	Improved Commercial
149 SIMS AVE	\$495,000	Improved Commercial
6823 HWY 22	\$495,000	Improved Commercial

604 TYNDALL PKWY	\$500,000	Improved Commercial
5425 BOAT RACE RD	\$845,000	Improved Commercial
6608 HWY 22	\$1,300,000	Improved Commercial
219-245 TYNDALL PKWY	\$1,325,000	Improved Commercial
205 TYNDALL PKWY	\$2,515,000	Improved Commercial
934 TYNDALL PKWY	\$2,600,000	Improved Commercial
223 REID AVE	\$84,900	Improved Commercial
112 REID AVE	\$106,000	Improved Commercial
202 REID AVE, #3	\$120,000	Improved Commercial
304 WILLIAMS AVE	\$129,900	Improved Commercial
524 4TH ST	\$129,900	Improved Commercial
207 REID AVE	\$145,000	Improved Commercial
211 7TH ST	\$159,000	Improved Commercial
310 4TH ST	\$175,000	Improved Commercial
160 CESSNA DR	\$197,500	Improved Commercial
309 MONUMENT AVE	\$210,000	Improved Commercial
305 3RD ST	\$220,000	Improved Commercial
202 REID AVE	\$285,000	Improved Commercial
4002 HWY 98	\$425,000	Improved Commercial
529 CECIL G COSTIN SR BLVD	\$500,000	Improved Commercial
314 REID AVE	\$695,000	Improved Commercial
3706 HWY 98, #102	\$200,000	Improved Commercial
280 FOUR J'S RD	\$299,000	Improved Commercial
8134 WEST HWY 98	\$500,000	Improved Commercial
180 LIGHTKEEPERS DR	\$539,900	Improved Commercial
190 LIGHTKEEPERS DR	\$819,100	Improved Commercial

VI. EARLY CONSULTATION WITH THE LOCAL GOVERNMENT

There will be no incentive packaging for relocatees in Bay or Gulf Counties. There will be no tax abatement or any special programs other than the assistance provided by the FDOT.

The Bay and Gulf County Building and Zoning Departments have indicated that variances for non-conforming buildings as a result of an eminent domain taking will be considered on an individual case basis.

NOTE: Advisory assistance is discussed in Section IX.

VII. IMPACTS ON THE COMMUNITY AND SPECIAL POPULATIONS

The Florida Department of Transportation (FDOT) is proposing a new four-lane roadway through Gulf and Bay Counties referred to as the Gulf Coast Parkway. Five alternative alignments (8, 14, 15, 17, and 19) are currently being evaluated in the PD&E process and are the focus of this Conceptual Stage Relocation Plan.

The purpose of the proposed Gulf Coast Parkway is to improve mobility by increasing the regional transportation network, increase security of the Tyndall Air Force Base (AFB), enhance economic development in Bay and Gulf Counties, and improve emergency evacuation of Gulf and Bay Counties.

The construction of this project is expected to minimally disrupt neighborhood activity. Its completion will not subdivide neighborhoods or negative impact neighborhood identity. The project does not separate residences from community facilities such as churches, schools, shopping area or civic or cultural facilities. The project is not expected to contribute to social isolation of any special populations of elderly, handicapped, minority or transient dependent.

VIII. ACQUISITION AND RELOCATION ASSISTANCE RESOURCES

In order to minimize the unavoidable effects of the right of way acquisition and displacement of people, the FDOT will carry out a Right of Way Acquisition and Relocation Assistance Program in accordance with Florida Statutes, Chapter 339.09 the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646, as amended) and the established guidelines by which these programs are administered. The FDOT provides advance notification of impending right of way acquisition. Before acquiring right of way, all properties are appraised on the basis of comparable sales and land use values in the area. Owners of property to be acquired will be offered and paid fair market value for their property rights.

At least one Relocation Agent is assigned to each highway project to carry out the Relocation Assistance and Payments Program. A Relocation Agent will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and find help

in locating replacement property.

Relocation resources are available to all relocatees without discrimination.

Financial assistance is available to the eligible residential owner-occupant to (A) make up the difference, if any, between the amount paid for the acquired dwelling and the cost of an available dwelling on the private market, (B) provide reimbursement of expenses such as legal fees and other closing costs incurred by buying a replacement dwelling or selling the acquired property to the **FDOT**, and (C) make payment for an increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments for an owner occupant are limited to \$22,500.00. A displaced residential tenant may be eligible to receive a supplement, not to exceed \$5,250.00 to rent a replacement dwelling or room, or to use as a down payment (including closing costs) on the purchase of a replacement dwelling.

An individual, family, business, farm operation, or nonprofit organization is entitled to payment for actual, reasonable and necessary moving expenses for a distance of not more than 50 miles, in most cases, provided that the eligibility requirements are met for an initial or subsequent occupant and the property is subsequently acquired by the FDOT.

No persons lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is “made available.” “Made available” means that the affected person has either by himself obtained and had the right of possession of replacement housing, or that the FDOT has offered the relocatee decent, safe and sanitary housing which is within his financial means and is available for immediate occupancy.

The “Real Estate Acquisition Process” is a brochure, which describes in detail the Right of Way Acquisition Program. The Relocation Assistance and Payments Program is outlined in the “Your Relocation” brochure. These booklets are distributed at all public hearings and are made available upon request to any interested persons.

IX. POTENTIAL HAZARDOUS WASTE CONCERNS

Tables below are from the Contamination Screening Evaluation Report for Gulf Coast Parkway produced by Preble-Rish Inc. December 2010.

TABLE 6-1 OVERALL POTENTIAL CONTAMINATION SITES					
Map I.D. Number	Site Name	Facility ID	Risk Potential	Operational Status	Proximity to Proposed Right of Ways
1	Express Lane #37	9102358	Medium	In Compliance	7,656' to Alt 8 & Alt 17
2	Triangle Construction Road Building	8626479	Low	In Compliance	6,970' to Alt 8 & Alt 17
3	Thompson Pump	None	Low	n/a	4,860' to Alt 8 & Alt 17
4	Majette Tower Sanitary	9400711	Low	In Compliance	11,600' to Alt 14 & Alt 19
5	Sumpin Else #2	8500547	Low	Closed	7,180' to Alt 8 & Alt 17
6	Tom Thumb #133	9803950	Low	In Compliance	1,552' to Alt 8 & Alt 17
7	Hancock's Cutoff	8518934	Low	Active	1,350' to Alt 8 & Alt 17
8	Bay Cnty-Cnty Jail Annex	8733769	Low	Minor out of Compliance	924' to Alt 8 & Alt 17
9	Pitts Sand Company, Inc.	9202662	Low	Minor Out of Compliance	3,697' to Alt 8 & Alt 17
10	Dana Suttles Truck Leasing	8500413	Low	In Compliance	3,340' to Alt 8 & Alt 17
11	Texaco-Sheffields	8626471	Low	Active	2,530' to Alt 8 & Alt 17
12	CITGO Food Store #4021	8520484	Low	Minor out of Compliance	2,233' to Alt 8 & Alt 17
13	Jerry Pybus Electric Inc.	9803736	Low	In Compliance	445' to Alt 8 & Alt 17
14	Ace Hardware	None	Low	n/a	Adjacent to project alternatives
15	E-Z Serve #4376	8500577	Low	No Further Action	4,715' to Alt 17 & Alt 19
16	Express Lane #78	8944332	Low	In Compliance	4,715' to Alt 17 & Alt 19
17	Harmons Heavy Equipment	9400720	No	Closed	240' to all alternatives
18	Baxter WWTP - El Governor	FLA0100011	Low	Inactive	645' to all alternatives
19	Break Away Hauling	9807127 / 100276406	Low	Major Out of Compliance	446' to Alt 8, Alt 14, & Alt 15
20	Church of Christ	107800526	No	No Data	1,585' to Alt 8, Alt 14, & Alt 15
21	Hardy's Grocery	9100847	Low	Closed	2,551' to Alt 8, Alt 14, and Alt 15
22	Hunt's Country Store	8508570	Low	Closed	Adjacent to Alt 8, Alt 14, Alt 15
23	Patrick's Store	9101234	Low	Closed	2,519 to Alt 8, Alt 14, and Alt 15
24	Division of Forestry - Overstreet	8521311	Low	Closed	4,459' to Alt 8, Alt 14, & Alt 15
25	Panama City Properties	9700073	Low	No Data	Adjacent to Alt 17 & Alt 19
26	Northwest Florida Holdings	FLR000041921	Medium	Active	5,320' to Alt 17 & Alt 19
27	Allanton Facility	50071(9202141)	Low	In Compliance	5,320' to Alt 17 & Alt 19

TABLE 6-2 ALTERNATIVES INVOLVEMENT WITH POTENTIAL CONTAMINATION SITES						
Map ID	Potential Contamination Sites	Alternatives				
		8	14	15	17	19
19	Break Away Hauling	X	X	X		
22	Hunt's Country Store	X	X	X		
25	Panama City Properties				X	X
11	Jerry Pybus Electric, Inc.	X	X	X	X	X
12	Ace Hardware	X	X	X	X	X
7	Hancock's Cutoff	X			X	
6	Tom Thumb #133	X			X	

X. FUNCTIONAL REPLACEMENT OF REAL PROPERTY IN PUBLIC OWNERSHIP

There were no publicly owned lands identified that would require functional replacement of real property in public ownership.

XI. IMPACTS ON CEMETERIES AND BURIAL PLOTS

There were no impacts on cemeteries or burial plots impacted by this project.

APPENDIX A
ADVISORY HEALTH AND SOCIAL SERVICE ORGANIZATIONS

NAME	ADDRESS	TELEPHONE
Alive Home for Unwed Mothers	2425 East 13 th Street Panama City, FL 32401	850-769-6466
American Heart Association	653 W. 23 rd Street, PMB# 248 Panama City, FL 32405	850-257-6941
American Red Cross	430 East 15 th Street Panama City, FL 32405	850-763-6587
Bay Medical Center	615 North Bonita Avenue Panama City, FL 32401	850-769-1511
Big Bend Health Council	431 Oak Avenue Panama City, FL 32405	850-872-4128
Boy Scouts of America	137 Harrison Avenue Panama City, FL 32401	850-784-1886
Boys & Girls Club of Bay County	3404 W 19 th Street Panama City, FL 32405	850-763-3546
Catholic Social Services	3128 East 11 th Street Panama City, FL 32401	850-763-0475
Children's Home Society of Florida	914 Harrison Avenue Panama City, FL 32401	850-747-5411
Christian Counseling Center of Bay County, Inc.	645 Grace Ave. Panama City, FL 32401	850-785-4283
Early Childhood Services, Inc.	450 N. Jenks Ave Panama City, FL 32401	850-872-7550
Life Management Center of Northwest Florida	525 East 15 th Street Panama City, FL 32405	850-522-4474

RESOURCES

- Preliminary Design Plans prepared by Atkins
- Bay County Association of Realtors MLS
- Gulf /Franklin County Association of Realtors MLS
- Bay County Property Appraiser website
- Gulf County Property Appraiser website
- Contamination Screening Evaluation Report by Preble-Rish, Inc., December 2010
- American Factfinder Census Data Website
- Internet