

# Trout River Bridge Replacement

Duval County  
FP# 4374372



## **CONCEPTUAL STAGE RELOCATION PLAN**

FLORIDA DEPARTMENT OF TRANSPORTATION  
DISTRICT TWO, OFFICE OF RIGHT OF WAY  
1109 S. MARION AVENUE  
LAKE CITY, FLORIDA 32025-5874

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TABLE OF CONTENTS

**1 - INTRODUCTION.....1**  
    1.1 - Purpose  
    1.2 - Project

**2 - RELOCATION IMPACTS.....1**

**3 - DEMOGRAPHIC & HOUSING DATA.....1**  
    3.1 - Percentage of Minority; Racial, National Origin, or Ethnic Households  
    3.2 - Income Range of Affected Neighborhoods  
    3.3 - Age of Displacement Structures  
    3.4 - Percentage of Elderly Affected  
    3.5 - Percentage of Households with Five or More Family Members  
    3.6 - Residential Occupants with a Disability or Handicap  
    3.7 - Limited English Proficient Persons in Affected Neighborhoods

**4 - RELOCATION RESOURCES.....4**

**5 - RELOCATION ASSISTANCE.....4**  
    5.1 - Relocation Advisory Services  
    5.2 - Last Resort Housing  
    5.3 - Availability of Relocation Assistance

**6 - METHODOLOGY OF CENSUS DATA ANALYSIS.....5**

**7 - INFORMATION SOURCES.....6**

**8 - SUMMARY.....6**

**LIST OF TABLES**

Table 1. Race, National Origin, and Ethnicity

Table 2. Income Range of Affected Neighborhoods

Table 3. Percentage of Elderly Affected

Table 4. Percentage of Households with Five or More Family Members

Table 5. Residential Occupants with a Disability or Handicap

**APPENDIX A-** Replacement Homes Available For Sale

**APPENDIX B-** Replacement Homes Available For Rent

**APPENDIX C-** Conceptual Layout Map

**APPENDIX D-** Census Tract Map

**APPENDIX E-** Resources

## **1 - Introduction**

### **1.1 - Project**

The Florida Department of Transportation (FDOT) has developed this Conceptual Stage Relocation Plan to address a specific construction alternative for the replacement of the existing Lem Turner Road (SR 115) Bridge (No. 720033) over the Trout River in Duval County. This project is planned to address structural issues related to the existing bridge being considered structurally deficient by FDOT and requires replacement. The new bridge will accommodate four lanes of traffic and include pedestrian and bike lanes on the new bridge.

### **1.2 - Purpose**

The purpose for conducting this Conceptual Stage Relocation Plan is to summarize projected relocation activity for the project and to estimate the socioeconomic impacts of the project alternative. Special consideration is given to the impacts of the project on racial and ethnic minorities, the elderly, large families, and individuals with disabilities. This plan also assesses the availability of replacement housing in the area, actions to remedy insufficient housing, potential businesses to be displaced, and other advisory services available to displacees in the project area.

## **2 - Relocation Impacts**

The following information has been developed based on field observation and public records from the Duval County Property Appraiser's Office.

The proposed project would impact one residential structure. The residence is a three-bedroom, two bathroom, 2,276 sq. ft. single-family home built in 1968.

Within the selected census tracts, an estimated 43.7% of households consist of two people and an estimated 33.1% of households consist of three people. Based on this data, an estimated number of 1-3 residents will be displaced (*Table 4*).

No businesses relocations or hazardous waste concerns are anticipated for this project.

## **3 - Demographic and Housing Data**

Demographic data was obtained from the United States Census Bureau database. Data was obtained from the American Community Survey program (dataset 2021 ACS 5-year estimates) at the census tract level for Duval County. Tables downloaded from the datasets include information on race, ethnicity, income, household type and occupancy, age, and disability.

The residential household to be displaced is located within Census Tract 110 in Duval County, Florida. This relocation study uses the selected census tract to correspond with the area affected by the project. ACS 5-Year Estimates are based on data collected over a 5-year period and describe the average characteristics of the selected tract for that 5-year period.

### 3.1 - Percentage of Minority; Racial, National Origin, or Ethnic Households

The estimated total population of the selected census tract according to the 2021 ACS 5-Year Estimates is 3,681 people. Of the total population, 77.2% identified as a racial, national origin, or ethnic minority according to 2021 estimates of the ACS B03002 Table (*Table 1*).

- Approximately 65.5% of individuals within the selected census tracts identify as Black or as an African American.
- Approximately 22.8% of individuals within the selected census tracts identify as White.
- Approximately 0.1% of individuals within the selected census tracts identify as Asian.
- Approximately 1.1% of individuals within the selected census tracts identify as an American Indian or as an Alaskan Native.
- Approximately 0% of individuals within the selected census tracts identify as a Native Hawaiian or Pacific Islander.
- Approximately 7.4% of individuals within the selected census tracts identify as some other race or two or more races.
- Approximately 3.1% of individuals within the selected census tracts identify as Hispanic or Latino.

**Table 1.** Race, National Origin, & Ethnicity

Category	Census Tract 110	%
Population	3,681	100%
Black or African American	2,416	65.5%
White	838	22.8%
American Indian or Alaska Native	39	1.1%
Asian	2	0.1%
Native Hawaiian or Pacific Islander	0	0.0%
Hispanic or Latino	115	3.1%
Other	271	7.4%

Source: U.S. Census Bureau - 2021 ACS 5-Year Estimates B03002 Hispanic or Latino Origin by Race

### 3.2 - Income Range of Affected Neighborhoods

According to Table B19001 of the 2021 ACS 5-Year Estimates (*Table 2*), the median household incomes of the selected census tracts are \$37,860 and \$38,801. Approximately 294 out of 1,489 households in the selected area have an annual income of less than \$10,000. It is estimated that 101 out of 1,489 households have an annual income ranging from \$10,000 to \$14,999 and 102 out of 1,489 households have an annual income ranging from \$15,000 to \$19,999. The U.S. Department of Health & Human Services 2023 Poverty Guideline for the median 2-person household (*Table 4*) is \$19,720.

**Table 2.** Income Range of Affected Neighborhoods

<b>Category</b>	<b>Census Tract 110</b>
Median Income	\$34,685.00
Households with Income less than \$10,000	294
\$10,000 to \$14,999	101
\$15,000 to \$19,999	102

Source: U.S. Census Bureau - 2021 ACS 5-Year Estimates B19001 Household Income in the Past 12 Months

### **3.3 - Age of Affected Structures**

Information on the structure likely to be affected by the project was collected from the online database of the Duval County Property Appraiser’s Office. The single-family residence was built in 1968 with an age of 55 years. The square footage of the residential structure is 2,276 sq. ft.

### **3.4 - Percentage of Elderly Affected**

An estimated 11.3% of individuals living in the selected census tracts are considered elderly (65 years of age or older). This information was gathered from Table B01001 of the 2021 ACS 5-Year Estimates (*Table 3*).

**Table 3.** Percentage of Elderly Affected

<b>Category</b>	<b>Census Tract 110</b>	<b>%</b>
Total Population:	3,681	100%
65 years and older	415	11.3%

Source: U.S. Census Bureau - 2021 ACS 5-Year Estimates B01001 Sex by Age

### **3.5 - Percentage of Households with Five or More Family Members**

Of the 929 family households located within the selected census tracts, approximately 12.0% include five or more family members. The data was collected from Table B11016 of the 2021 ACS 5-Year Estimates (*Table 4*).

**Table 4.** Percentage of Households with Five or More Family Members

Category	Census Tract 110	%
Total Family Households:	929	100%
2-Person	406	43.7%
3-Person	307	33.1%
4-Person	104	11.2%
5-Person or More	112	12.0%

Source: U.S. Census Bureau - 2021 ACS 5-Year Estimates B11016 Household Type by Household Size

### 3.6 - Residential Occupants with a Disability or Handicap

Table DP02 of the 2021 ACS 5-Year Estimates indicates that approximately 20.4% of individuals within Census Tracts 110 may have a disability that would require special assistance. Hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties are the disabilities listed by the U.S. Census Bureau (*Table 5*).

**Table 5.** Residential Occupants with a Disability or Handicap

Category	Census Tract 110	%
Total Population:	3,681	100%
With a disability	751	20.4%

Source: U.S. Census Bureau - 2021 ACS 5-Year Estimates DP02 Selected Social Characteristics

## 4 - Available Replacement Resources

As of May 29, 2023, multiple properties are listed near the project that are comparable to the displaced residences. The residences are expected to meet local codes and FDOT standards of decent, safe, and sanitary housing. A partial list of residences available as replacement properties are shown in *Appendix A & B*.

## 5 - Relocation Assistance

FDOT would administer a Right-of-Way Acquisition and Relocation Assistance Program in accordance with The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the established guidelines.

All properties would be appraised based on Uniform Standards of Professional Appraisal Practices. Owners of the acquired property would be offered and paid fair market value for their property rights. FDOT will provide advance notification of impending right-of-way acquisition. Relocation assistance will be available to all displacees without discrimination.

## **5.1 - Relocation Advisory Services**

Persons displaced by the project would receive relocation advisory services in accordance with the Uniform Relocation Act. Advisory services include but are not limited to:

- Explaining all applicable eligibility benefits
- Determining the needs of each displaced person by means of a personal interview
- Providing current and continuing information on available replacement resources
- Offering transportation to inspect potential replacement housing

## **5.2 - Last Resort Housing**

FDOT Procedures provide the option of Last Resort Housing to accommodate residential displacees when comparable replacement housing cannot be provided under normal program procedures. Last Resort Housing gives the District Right of Way Manager the authority to determine alternate methods to provide sufficient comparable replacement housing, including:

- Rehabilitation and/or additions to an existing home
- Construction of a new replacement dwelling
- Provision of Super Supplement payments (over \$31,000 for owners and \$7,200 for tenants)
- Relocation of an existing dwelling
- Provision of a direct loan which requires amortization or direct payment

The Department is not limited to the methods outlined above and can develop other alternatives as necessary.

## **5.3 - Availability of Relocation Assistance**

Relocation resources are available to all relocatees without discrimination. All relocation activities would be conducted from the Florida Department of Transportation District Two Office, located at 1109 South Marion Avenue, Lake City, Florida 32025. Phone: 386-758-3743. Office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday; evening and weekend hours are available by appointment.

## **6 - Methodology of Census Data Analysis**

The data was gathered from Census Tract 110 in Duval County, Florida through which the alignment travels and the displacement occurs. After a field observation of the area, it was determined that the census tract would be directly impacted and should be used in the analysis. The sample provided by a census tract level analysis, yields information that represents the affected neighborhoods and displacees.



## **7 - Information Sources**

Maps of the project alternative were provided to the relocation staff to assist in this study. Census data was collected from the U.S. Census Bureau through the website: <https://data.census.gov>. Information regarding specific displacements was gathered from field observation and comparing accessible areas of the project with the appropriate maps. Online public records from the Duval County Property Appraiser were used to gather information regarding specific displacements. The database can be accessed from <https://maps.coj.net/>. Listings for replacement resources were compiled from various real estate listing websites.

## **8 - Summary**

The purpose for developing the Conceptual Stage Relocation Plan is to estimate the number of households and businesses that would be displaced by the project and evaluate the demographic data of the study area to determine any adverse impacts. No adverse relocation impacts for the replacement of Lem Turner Road (SR 115) Bridge (No. 720033) over the Trout River in Duval County are expected for this construction alternative. The project requires the residents of one single-family home to be relocated. Per market research, decent, safe, and sanitary replacement homes are available for the displaced residents in the area.

**APPENDIX A- Replacement Homes Available for Sale**

<b>ADDRESS</b>	<b>ZIP</b>	<b>TYPE</b>	<b>BED</b>	<b>BATH</b>	<b>SQ. FT.</b>	<b>YEAR</b>	<b>PRICE</b>
2965 Armstrong St.	32218	Single Family	3	3	2,181	1958	\$240,000
3340 Duane Ave.	32218	Single Family	3	2	2,012	1941	\$247,000
7868 Caxton Cir. W	32208	Single Family	3	2	2,193	1953	\$249,000
2509 Dolphin Ave.	32218	Single Family	4	2	2,122	1959	\$253,000
4812 Dallen Lea Dr.	32208	Single Family	4	3	2,340	1960	\$255,000
330 Ribault Scenic Dr.	32208	Single Family	4	3	2,208	1958	\$265,000
6301 Moncrief Rd.	32219	Single Family	4	3	2,414	1965	\$271,900
10331 Palmetto Bay Rd.	32218	Single Family	4	3	2,696	2004	\$315,000
7392 Timber Falls Ct.	32219	Single Family	4	2	2,073	2011	\$320,000
3651 Lydia Estates Ter.	32218	Single Family	4	2	2,106	2001	\$324,900
11585 Longwood Key Dr. E	32218	Single Family	4	4	2,249	1992	\$325,000
1107 Turtle Creek Dr. N	32218	Single Family	3	2	2,110	1985	\$325,000
6850 Rapid River Dr.	32219	Single Family	3	2	2,200	2006	\$339,000
1424 Belleshore Cir.	32218	Single Family	4	3	2,310	1968	\$349,300
2103 Ribault Scenic Dr.	32208	Single Family	4	2	2,764	1959	\$349,900
5218 Vernon Rd.	32209	Single Family	4	3	2,437	1959	\$359,000

Source: Zillow 06-05-23

**APPENDIX B- Replacement Homes Available for Rent**

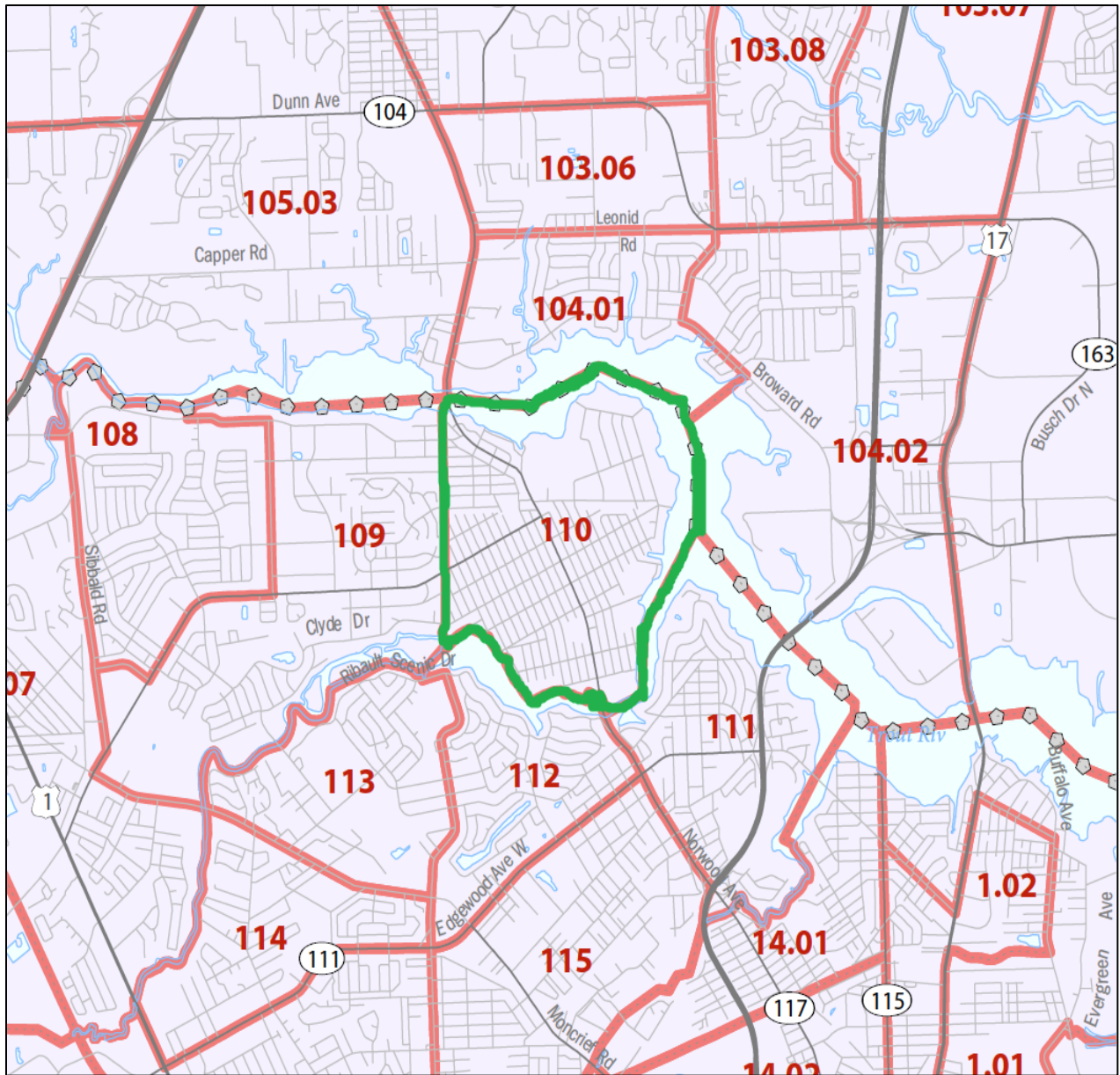
<b>ADDRESS</b>	<b>ZIP</b>	<b>TYPE</b>	<b>BED</b>	<b>BATH</b>	<b>SQ. FT.</b>	<b>RENT</b>
11349 Blossom Ridge Dr.	32218	Single Family	3	2	1,751	\$1,700
11338 Andrea Dr.	32218	Single Family	4	2.5	1,860	\$1,845
7036 E Lucky Dr.	32208	Single Family	4	2	1,819	\$1,855
11575 Palladio Way	32218	Single Family	4	2	1,880	\$1,925
711 Appian Way	32208	Single Family	4	2	2,066	\$1,936
4115 Clearbrook Cove Rd.	32218	Single Family	3	2	1,855	\$1,955
10415 Song Sparrow Ln.	32218	Single Family	3	2	1,874	\$1,965
11297 Silver Key Dr.	32218	Single Family	4	2	1,979	\$1,970
951 Turtle Creek Dr. N	32218	Single Family	3	2	2,274	\$1,999
9724 Priory Ave.	32208	Single Family	3	2	2,478	\$2,040
10632 Pinholster Rd.	32218	Single Family	4	3	2,264	\$2,095

Source: Zillow 06-05-23





APPENDIX D- Census Tract Map



## **APPENDIX E - Resources**

*The information in this Conceptual Stage Plan was compiled from the following resources from May 24<sup>th</sup> -June 5<sup>th</sup> 2023*

### **I. United States Census Bureau: Data Tables**

Census Tract 110, Duval County, Florida

- B03002 | 2021ACS 5-Year Estimates: Hispanic or Latino Origin by Race
- B19001 | 2021 ACS 5-Year Estimates Household Income in the Past 12 Months
- B01001 | 2021ACS 5-Year Estimates Sex by Age
- B11016 | 2021ACS 5-Year Estimates Household Type by Household Size
- DP02 | 2021 ACS 5-Year Estimates Selected Social Characteristics

### **II. Duval County Property Appraiser**

### **III. Zillow.com**

### **IV. Realtor.com**

### **V. Field observation of the project area by FDOT staff**