

CONCEPTUAL STAGE RELOCATION PLAN

Florida Department of Transportation

District One

Harborview Road PD&E Re-evaluation

Limits of Project: From Melbourne Street to I-75

Charlotte County, Florida

Financial Management Number: 434965-2-32-01

ETDM Number: 5351

Date: November 2023

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT.

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EXECUTIVE SUMMARY

The Florida Department of Transportation (FDOT) conducted a Project Development and Environment (PD&E) Study to evaluate improvements to Harborview Road in Charlotte County, Florida in 2019. FDOT is now evaluating changes to the design and right of way for Harborview Road. The purpose of the re-evaluation is to evaluate and document potential changes to impacts related to cultural, natural, social, and physical resources based on the new changes.

The proposed design has been changed to include more right-of-way (ROW) throughout the project for mainline improvements and different parcels for stormwater management ponds. These changes are summarized below.

- The typical section was modified from a four-lane divided urban roadway with 11-foot travel lanes, curb and gutter in the inside and outside edges of pavement, seven-foot buffered bicycle lanes bordered by six-foot sidewalks on both sides, and a 30-foot median to a four-lane divided urban roadway with 11-foot travel lanes bordered by Type F curb and gutter, 10-foot shared use paths on both sides of the roadway, and a raised 22-foot median;
- There were seven preferred pond locations in the PD&E Study, one pond site alternative for each of the six drainage basins, as well as one historic drainage basin pond. Following the pond siting analysis in the design-phase, a total of five pond sites have been selected. Two sites are the same as PD&E-identified ponds, while the remaining three sites are new locations identified during the design phase of the project.
- As a result of these design changes, additional ROW width is needed for the roadway mainline which varies along the corridor but on average, is approximately 133 feet, which requires approximately 53 feet of additional ROW, as compared to the PD&E estimate of 114 feet which required approximately 34 feet of additional ROW.
- Approximately 16.40 acres of ROW acquisition is needed for the mainline instead of 11.0 acres as per the PD&E estimate; and
- Approximately 5.35 acres of ROW acquisition is needed for stormwater management instead of 9.5 acres as per the PD&E estimate.

This Conceptual Stage Relocation Plan (CSRP) focuses on the new design changes and right of way impacts associated with the improvements to Harborview Road being proposed, and to address any negative social or economic impacts regarding relocations. Demographic data was gathered using outside sources and focused on the study area, Charlotte County, and the State of Florida as a means of comparison to the overall implications of impacts to the area. Information is provided on demographic data such as age, income, race, household statistics, etc.

The original CSRP was prepared in April 2019 during the PD&E phase and had three potential residential relocations and no business relocations. Upon evaluation of the new design changes, there are seven potential residential relocations and one potential business relocation associated with the improvements.

1.0 PROJECT SUMMARY

This Conceptual Stage Relocation Plan (CSRP) was prepared in accordance with the Florida Department of Transportation (FDOT) PD&E Manual (revised July 1, 2023) and Section 9.1 of the FDOT Right of Way Manual (revised January 7, 2019) and FHWA Technical Advisory T6640.8A (October 30, 1987) to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as regulated by Section 339.09(2) Florida Statutes (F.S.), Section 421.55, F.S. and Section 49 Code of Federal Regulations (C.F.R.), Part 24.

The purpose of the CSRP is to summarize the potential relocations and impacts that may result from the new design change to the improvements of Harborview Road and to determine whether there is a sufficient supply of replacement housing or businesses available. Information is provided regarding the project area demographics, specific information on residential relocations, potential impacts to businesses and social facilities, as well as information on available replacement property, and relocation assistance.

1.1 PROJECT DESCRIPTION

The FDOT, District One, is proposing to widen Harborview Road from two to four lanes between Melbourne Street and I-75 to address capacity needs based on projected travel demand generated by future population and economic growth. The total project length is approximately 2.3 miles. The project is located just northeast of Charlotte Harbor, Florida and falls within Sections 20, 21, 29 and 30, Township 40 South, Range 23 East, and Section 25, Township 40 South, Range 22 East. The proposed roadwork consists of widening, drainage improvements, and safety-related improvements. The PD&E Study (FPID 434965-1-22-01) was approved by the Office of Environmental Management as a Type 2 Categorical Exclusion (CE) on October 14, 2019.

The current design has been revised from the concept plans prepared during the PD&E Study which has resulted in the following changes discussed in detail below:

The PD&E Preferred Alternative included an urban typical section of a four-lane divided roadway with 11-foot travel lanes, curb and gutter along the inside and outside edges of pavement, a 30-foot grassed median, six-foot sidewalks, seven-foot buffered bicycle lanes, and a posted speed limit of 45 mph. The preferred alternative recommended shifting to both the north and south of the existing roadway to minimize relocations. It required 114-feet of ROW, resulting in an expansion of approximately 34 feet, acquisition of 11.0 acres for roadway and 9.5 acres for stormwater management for a total of 20.5 acres, and relocation of three (3) residences.

Since approval of the PD&E Study, the typical section was modified and approved and now consists of a four-lane divided urban roadway with 11-foot travel lanes bordered by Type F curb and gutter, 10-foot shared use paths on both sides of the roadway, and a raised 22-foot median. The reduced median width did not affect the posted speed limit and did not require a design variation. The shared-use paths were agreed upon by Charlotte County and offer a safer travel environment for bicyclists.

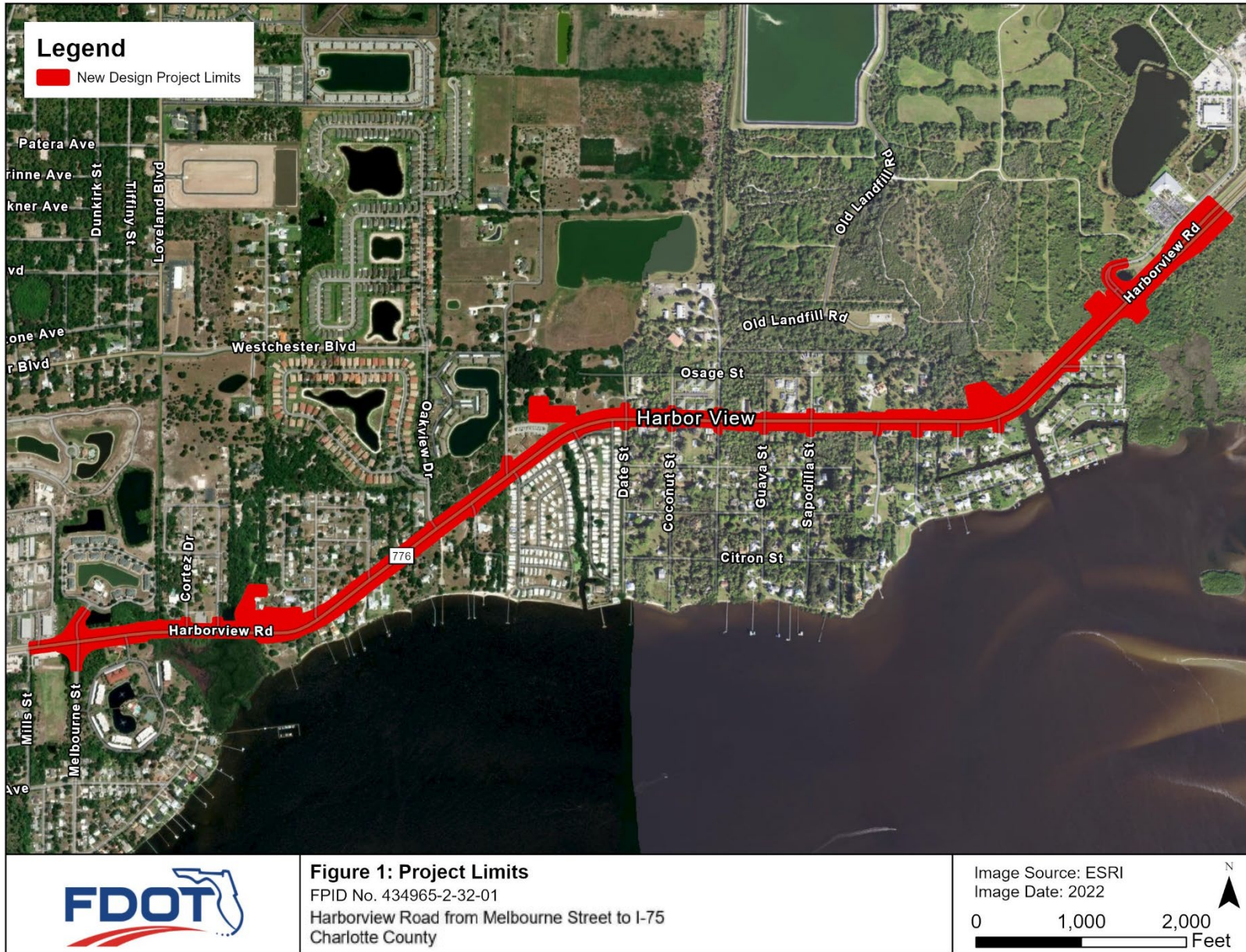
The primary design change in the horizontal alignment occurs at the first road curve near Laverne Street. The curve is being flattened from the PD&E recommended alignment to enhance safety for motorists. It will also improve access to the parcels on the south side of the roadway. Additionally, an existing conservation easement associated with the Rolls Landing Condominium property was avoided by limiting ROW acquisition to the north side of Harborview Road in this location. Additional ROW is required throughout the corridor to raise the road profile due to the high-water table and account for sea-level rise in the design.

The proposed stormwater management pond site locations also changed. There were seven preferred pond locations in the PD&E Study; one pond site alternative for each of the six drainage basins, as well as one historic drainage basin pond to address floodplain storage. The ponds were sized to meet the requirements of FDOT and Southwest Florida Water Management District (SWFWMD) for treatment of stormwater to provide a conservative estimate of ROW need (9.5 acres) for stormwater management. The PD&E-identified pond locations, as well as additional pond locations within each basin, were more fully evaluated during the design phase, including examining options to combine basins to reduce the total number of ponds and using remnant parcels resulting from mainline widening impacts. Evaluation factors included engineering considerations, environmental data, social impacts such as relocations, and cost. Following the pond siting analysis, a total of five pond sites have been selected. Two sites are the same as PD&E-identified ponds (Pond 5-6C; now simply named Pond 5-6) and Pond 2D, while the remaining three (3) sites are new locations identified during the design phase of the project. Of these sites, Pond 1-2B (now simply named Pond 1-2) uses remainders of parcels proposed for impact by mainline widening.

As a result of these design changes, additional ROW width is needed for the roadway mainline which varies along the corridor but on average, is approximately 133 feet, which requires approximately 53 feet of additional ROW. This results in acquisition need of 16.40 acres for roadway. Due to refinement of stormwater pond needs and pond site locations, 5.35 acres are required for the stormwater management design. Overall, the design changes result in a combined ROW need of 21.75 acres as compared to the PD&E estimate of 20.50 acres, for a net increase of 1.25 acres.

The FDOT is preparing a Design Change and Right-of-Way Authorization Re-evaluation for this project. This CSR is being prepared to support this re-evaluation effort by documenting changes and providing updated information since the April 2019 CSR was completed for the PD&E Study.

FIGURE 1: PROJECT LIMITS



2.0 DEMOGRAPHICS

This section describes the demographic data for the project area, City of Port Charlotte, Charlotte County, and the State of Florida.

2.1 POPULATION

US Census data and estimates for the City of Port Charlotte, Charlotte County, and the State of Florida have been provided in **Table 1**.

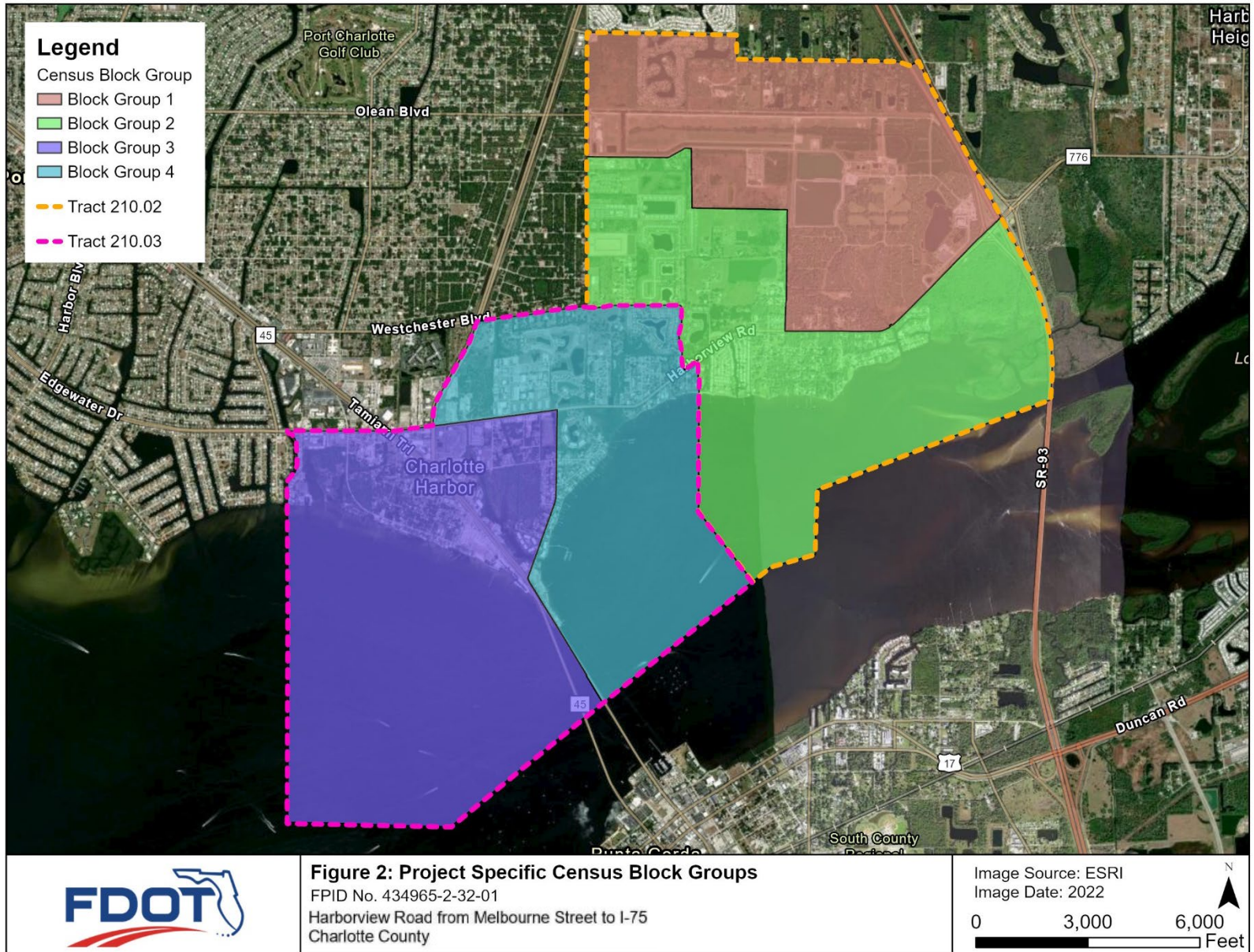
TABLE 1
FLORIDA, CHARLOTTE COUNTY, AND THE CITY OF PORT CHARLOTTE
EXISTING AND ESTIMATED POPULATIONS

Area	2020	2022 Estimates
City of Port Charlotte	86,395	92,245
Charlotte County	60,625	N/A
Florida	21,538,187	22,244,823

Source: US Census Bureau Annual Population Estimates April 1, 2020 and July 1, 2022

US Census Bureau, 2017 – 2021 American Community Survey (ACS) 5 – year estimate data was evaluated for the project area using the US Census Bureau American Fact Finder database. Data was collected for 4 Census block groups within Census Tracts 210.02 and 210.03. **Figure 2** identifies each Census block group evaluated and which tract it belongs to.

FIGURE 2: PROJECT SPECIFIC CENSUS BLOCK GROUPS



Tables 2, 3 and 4 summarize the sex, race, and 65 years of age and over populations within the designated Census block groups of the project area.

**TABLE 2
POPULATION BY SEX**

US Census Block Group	Block Group 1		Block Group 2		Block Group 3		Block Group 4	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Male	244	49.90	788	42.46	464	67.05	910	51.76
Female	245	50.10	1068	57.54	485	70.09	848	48.24

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5– Year Estimates

**TABLE 3
POPULATION BY RACE**

US Census Block Group	Block Group 1		Block Group 2		Block Group 3		Block Group 4	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
White Alone	429	87.73	1639	88.31	649	93.79	1280	72.81
Black or African American Alone	30	6.13	9	0.48	0	0	333	18.94
American Indian & Alaskan Native Alone	1	0	29	0.00	0	0	0	0
Asian Alone	30	6.13	59	3.18	0	0	46	2.62
Native Hawaiian and Other Pacific Islander Alone	0	0	0	0.00	0	0	0	0
Some Other Race Alone	0	0	10	0.54	43	6.21	6	0.34
Two or More Races	0	0	110	5.93	0	0	93	5.29

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5– Year Estimates

**TABLE 4
POPULATION 65 YEARS OLD AND OVER**

US Census Block Group	Block Group 1		Block Group 2		Block Group 3		Block Group 4	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Population Age 65+	186	38.04	869	46.82	386	55.78	543	30.89

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5 – Year Estimates

2.2 HOUSING

Information related to occupancy, household size, and households built before 1950 is provided in **Table 5**.

**TABLE 5
HOUSING DATA**

US Census Block Group	Block Group 1		Block Group 2		Block Group 3		Block Group 4	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Owner Occupied Housing	164	63.08	830	44.72	187	30.26	292	49.83
Renter Occupied Housing	8	3.08	104	5.60	277	44.82	221	37.71
*Housing Units Built Before 1950	0		0		78		48	
**Average Household Size (persons)	3		2		1		3	

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5 – Year Estimates

* Only estimate number available, percentage column cannot be calculated accurately due to lack of data.

** Only estimate number available, percentage column cannot be calculated accurately due to lack of data.

Table 6 provides a broader look at household data for the City of Port Charlotte, Charlotte County, and the State of Florida.

**TABLE 6
CITY OF PORT CHARLOTTE, CHARLOTTE COUNTY, AND FLORIDA
HOUSEHOLD DATA**

Housing Units/ Housing Status			
	City of Port Charlotte	Charlotte County	Florida
Owner-Occupied	33,819	67,936	5,420,631
Renter-Occupied	8,443	14,819	2,736,789
Vacant	9,147	25,912	1,607,477
Total Housing Units	51,409	108,667	9,764,897

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5 – Year

2.3 INCOME AND EMPLOYMENT

Information on household income and employment was gathered for the project area. Median household income, the number of people whose income ranks below the poverty level, and household income ranges are provided in **Tables 7** and **8**, respectively.

**TABLE 7
HOUSEHOLD INCOME**

US Census Block Group	Block Group 1	Block Group 2	Block Group 3	Block Group 4
Median Household Income in the past 12 months	\$77,778	\$51,900	\$27,222	\$64,028
People in housing units below poverty level in the past 12 months	9	85	177	65

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5 – Year
Estimates Notes: *In 2021 inflation-adjusted dollars

**TABLE 8
INCOME RANGE BY HOUSEHOLD**

US Census Block Group	Block Group 1		Block Group 2		Block Group 3		Block Group 4	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
<\$10,000	9	5.23	29	3.10	30	6.47	19	3.70
\$10,000 to \$14,999	0	0	47	5.03	115	24.78	0	0
\$15,000 to \$24,999	10	5.81	49	5.25	79	17.03	26	5.07
\$25,000 to \$34,999	9	5.23	106	11.35	108	23.28	68	13.26
\$35,000 to \$49,999	17	9.88	217	23.23	60	12.93	111	21.64
\$50,000 to \$74,999	38	22.09	239	25.59	44	9.48	58	11.31
\$75,000 to \$99,999	35	20.35	64	6.85	18	3.88	76	14.81
\$100,000 to 149999	22	12.79	73	7.82	0	0	106	20.66
\$150,000 to 199999	32	18.60	83	8.89	0	0	0	0
\$200,000 or more	0	0	27	2.89	10	2.16	49	9.55

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5 – Year Estimates

Information regarding the number of people employed, unemployed, in the Armed Forces, or who are not in the labor force within the project specific Census tracts is provided in **Table 9**.

**TABLE 9
EMPLOYMENT INFORMATION**

US Census Tract	*Tract 210.02		**Tract 210.03	
	Estimate	%	Estimate	%
Employed	1052	32.93	1077	31.53
Unemployed	86	2.69	9	0.26
Armed Forces	0	0	0	0
Not in Labor Force	2057	64.38	2330	68.21

Source: US Census Bureau 2017-2021 American Community Survey (ASC) 5 – Year Estimates

* Includes block group 120150210022 and 12015021002; work force data is not available for specific block groups, only available for tracts and larger areas such as city, country, and state data.

** Includes block group 120150210032 and 120150210033; work force data is not available for specific block groups, only available for tracts and larger areas such as city, country, and state data.

3.0 HAZARDOUS WASTE SITES

No contamination sites were identified within the project limits. Additionally, contamination was not detected in soils or ground samples taken by shovel tests within the proposed right of way.

4.0 PUBLIC LANDS

No relocation or replacement of public land is expected to occur with this project.

5.0 RELOCATION IMPACTS

There are seven potential residential displacements and one potential business relocation associated with the improvements to Harborview Road. Based on a field review conducted on October 4, 2023, the project team is not aware of any disabled or handicapped residential occupants that will need special assistance. Both the PD&E-identified and the Design-identified relocations are shown in **Appendix A**.

5.1 RESIDENTIAL IMPACTS

Seven potential residential relocations are identified in **Table 10**. Also listed in Table 10 are the three residential relocations identified in the PD&E Study that are no longer required for the roadway improvements.

**TABLE 10
POTENTIALLY IMPACTED RESIDENCES**

Property Address	Owner	Parcel Number	Residence Type	PD&E Identified Relocation	Design Change Relocation
24094 Harborview Rd	Thomas F Hopkins Trustee	402330156024	Single family	No	Yes
24108 Harborview Rd	Steve R & Clarissa D Moore	402330156025	Single family	No	Yes
24437 Harborview Rd Unit 114	John E III & Melissa A Zawadzki	402330203901	Mobile home	No	Yes
4091 Enclave Pl	John A Gault	402329128001	Single family	No	Yes
24126 Harborview Rd (main unit)	Walter J JR & Kathy M Welle	402330158002	Single family with guest/ separate living unit	No	Yes
24126 Harborview Rd (guest unit)	Walter J JR & Kathy M Welle	402330158002	Single family with guest/ separate living unit	No	Yes
24180 Harborview Rd	Judith Fogelquist	402330181008	Single family	No	Yes

Property Address	Owner	Parcel Number	Residence Type	PD&E Identified Relocation	Design Change Relocation
24494 Harborview Rd Unit 3	Snyder Real Estate LLC	402330230001	Duplex	Yes	No
24494 Harborview Rd Unit 4	Snyder Real Estate LLC	402330230001	Duplex	Yes	No
25059 Harborview Rd	Corporacion Euanitos SA	402329108003	Single family	Yes	No

5.2 BUSINESS IMPACTS

One potential business relocation is identified in **Table 11**.

**TABLE 11
POTENTIALLY IMPACTED BUSINESSES**

Property Address	Owner	Parcel Number	Residence Type	PD&E Identified Relocation	Design Change Relocation
4234 Manatee Loop	CS1031 Harbor View MHC LLC	402330251008	Mobile Home Parks/ RV Parks	No	Yes

6.0 RELOCATION AND ASSISTANCE RESOURCES

6.1 RESIDENTIAL LISTINGS

It is anticipated that the existing residential developments in the vicinity of the proposed project can absorb the displaced residents. Internet searches of available properties within 3 miles of the project area resulted in numerous comparable units available for rent and for sale. **Table 12** provides examples of some of the available residences.

**TABLE 12
EXAMPLES OF AVAILABLE RESIDENTIAL REAL ESTATE**

Property Address	Type	Price	Size (Sq. Ft.)	Bed	Bath
4103 Drance St., Port Charlotte, FL 33980	Rental	\$2,000	1,477	2	2
27178 Adams St. #A, Punta Gorda, FL 33983	Rental	\$1,325	650	2	1
1727 Taylor Rd., Punta Gorda, FL 33950	Rental	\$1,650	672	2	1
24495 Harborview Rd., Punta Gorda, FL 33980	Rental	\$1,595	800	2	1
24503 Harborview Rd., Punta Gorda, FL 33980	Rental	\$1,995	975	2	1
154 Danforth Dr., Punta Gorda, FL 33980	Rental	\$2,600	1,170	3	1.5
4024 Oakview Dr. Unit I9, Punta Gorda, FL 33980	Rental	\$2,000	893	2	2
5115 Melbourne St, Unit 3303, Punta Gorda, FL 33980	Rental	\$2,500	1,759	3	2.5
5114 Melbourne St, Unit A-103, Punta Gorda, FL 33980	Rental	\$2,300	1,759	3	2.5
142 Peace Island Dr., Punta Gorda, FL 33950	Rental	\$2,185	1,654	3	2.5
3234 Sulstone Dr., Punta Gorda, FL 33983	Rental	\$2,175	1,679	3	2
24540 Harborview Rd. Unit G1, Punta Gorda, FL 33980	Sale	\$210,000	1,047	2	2
24540 Harborview Rd. Unit H2, Punta Gorda, FL 33980	Sale	\$189,900	937	2	2
23465 Harborview Rd. Apt 632, Punta Gorda, FL 33980	Sale	\$289,999	2,713	3	3
23465 Harborview Rd. Apt 632, Punta Gorda, FL 33980	Sale	\$226,000	1,258	2	2
23465 Harborview Rd. Apt 1009, Punta Gorda, FL 33980	Sale	\$175,000	1,240	2	2
125 De Leon Dr., Punta Gorda, FL 33980	Sale	\$269,900	1,184	3	2
4016 Oakview Dr. Unit J4, Punta Gorda, FL 33980	Sale	\$179,900	893	2	2
4008 Oakview Dr., Unit K9, Punta Gorda, FL 33980	Sale	\$169,900	893	2	2

6.2 BUSINESS LISTINGS

The one business relocation is an onsite office for the “Harbor View on the Bay” 55+ community. Since the office best functions onsite to provide easy access to the community, a search was conducted for available properties within the overall property. The results of the search are listed in **Table 13** below.

**TABLE 13
EXAMPLES OF AVAILABLE BUSINESS REAL ESTATE**

Property Address	Type	Price	Size (Sq. Ft.)	Bed	Bath
4466 Manatee Loop, Punta Gorda, FL 33980	Sale	\$178,000	1,344	2	2
4684 Manatee Loop, Punta Gorda, FL 33980	Sale	\$65,000	784	2	1
24709 Tarpon Street, Punta Gorda, FL 33980	Sale	\$49,900	576	1	1
24717 Tarpon Street, Punta Gorda, FL 33980	Sale	\$70,000	528	1	1
4338 Redfish Way, Punta Gorda, FL 33980	Sale	\$169,900	1,022	2	2
4327 Manatee Loop, Punta Gorda, FL 33980	Sale	\$75,000	784	2	1
24680 Tarpon Street, Punta Gorda, FL 33980	Sale	\$199,900	1,128	2	2
4676 Manatee Loop, Punta Gorda, FL 33980	Sale	\$69,500	742	2	2
4255 Manatee Loop, Punta Gorda, FL 33980	Sale	\$75,000	896	2	2

6.3 RELOCATION ASSISTANCE PROCESS

Per the PD&E Manual:

In order to minimize the unavoidable effects of Right of Way acquisition and displacement of people, the Florida Department of Transportation will carry out a Right of Way and Relocation Assistance Program in accordance with Florida Statute 421.55, Relocation of displaced persons, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

Relocation resources will be made available to all relocatees without discrimination.

6.4 COMMUNITY ORGANIZATIONS PROVIDING RELOCATION ASSISTANCE

In addition to the FDOT Right of Way and Relocation Assistance Program, additional community services have been identified in **Table 14** that may aid those being displaced.

**TABLE 14
COMMUNITY ORGANIZATIONS PROVIDING RELOCATION ASSISTANCE**

Organization Name	Location	Phone Number
Charlotte County Human Services Department	1050 Loveland Blvd. Punta Gorda, FL 33980	941-833-6500
Charlotte County Chamber of Commerce	2702 Tamiami Trail Port Charlotte, FL 33952	941-627-2222
The Salvation Army Port Charlotte	2120 Loveland Blvd., Port Charlotte, FL 33949	941-629-3170
United Way of Charlotte County	17831 Murdock Cir A, Port Charlotte, FL 33948	941-627-3539
American Red Cross of Southwest Florida	2001 Cantu Ct. Sarasota, FL 34232	941-379-9300
Southwest Florida Regional Planning Council	1400 Colonial Blvd STE 1 Fort Myers, FL 33907	239-938-1813

6.5 HOUSING OF LAST RESORT

Pursuant to the FDOT Right of Way Procedures Manual Section 9.6, replacement housing of last resort will be used to assure that comparable decent, safe, and sanitary housing will be made available to a displaced person when such housing cannot otherwise be provided within the person’s financial mean. The determination may be made on a case-by-case or project-wide basis.

9.6.1.1 The District is authorized to provide replacement housing of last resort to displacees when it determines that:

- (A) The maximum replacement housing payment under **Right of Way Manual Section 9.4, Replacement Housing Payments** will not be sufficient to provide a comparable replacement dwelling on a timely basis; or*
- (B) The market does not contain comparable replacement housing that can be made available to the displacee on a timely basis.*

7.0 REFERENCES

ArcGIS World Imagery. Last Modified 2022 Map Images by ESRI.
(<https://www.arcgis.com/home/item.html?id=10df2279f9684e4a9f6a7f08febac2a9>).

United States Census Bureau, 2017 – 2021 American Community Survey 5 – Year Estimates. *Retrieved from datacensus.gov*

United States Census Bureau Annual Population Estimates April 1, 2020 and July 1, 2022. *Retrieved from factfinder.census.gov*

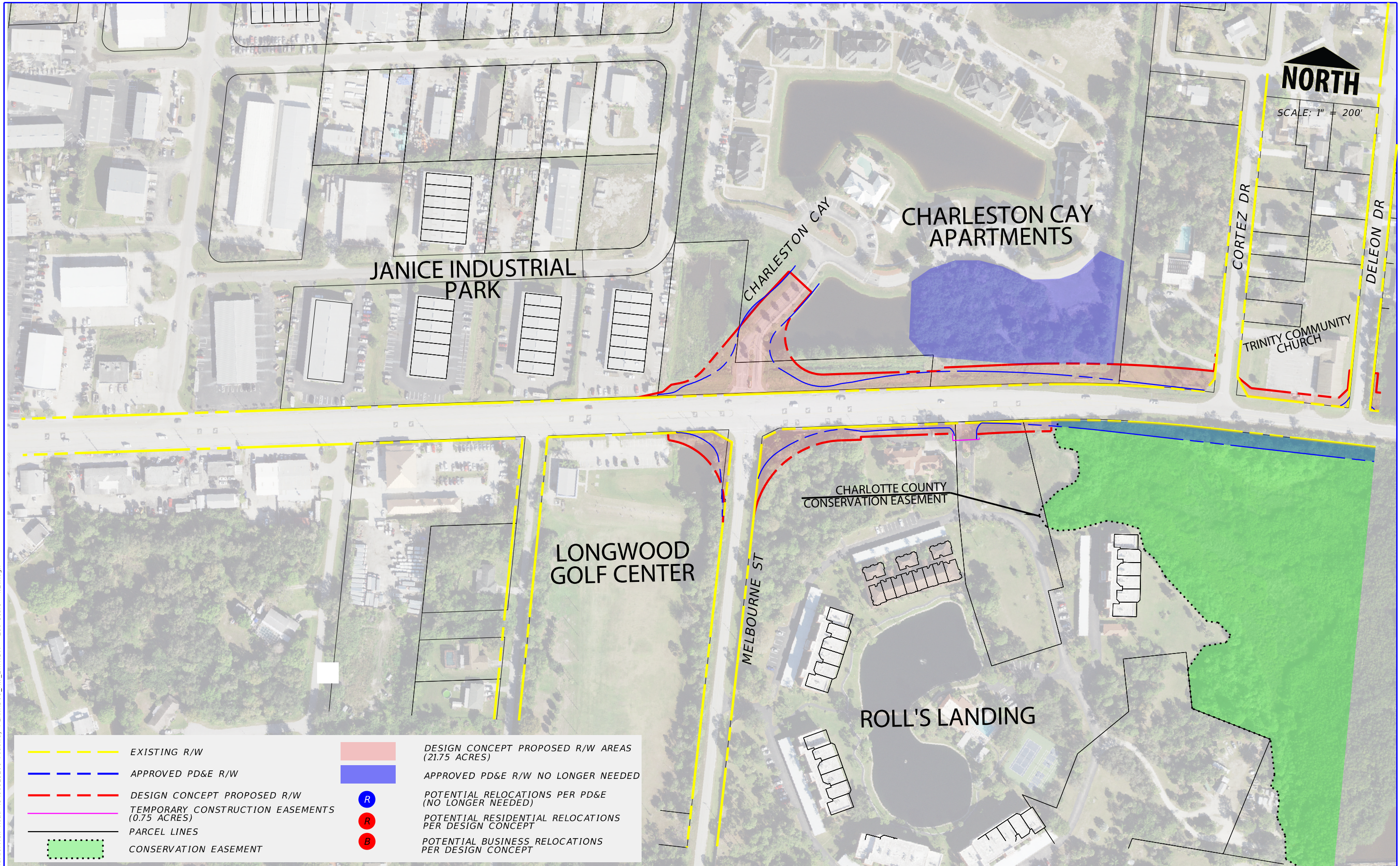
Charlotte County, Florida Property Appraisers Office. Updated September 2023. *Retrieved from ccappraiser.com*

Charlotte County, Florida Government Geographic Information System. Updated September 2023.
Retrieved from agis.charlottecountyfl.gov/ccgis

Appendix A

Relocation Exhibit

11/21/2023 1:48:31 PM USER: asebold
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SCALE: 1" = 200'

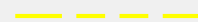

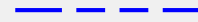

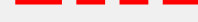



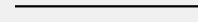


REVISIONS				ENGINEER OF RECORD			STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION	JAMES MICHAEL WINTER, JR., P.E. LICENSE NUMBER: 55514 SCALAR CONSULTING GROUP INC. 13337 NORTH 56TH STREET TAMPA, FL 33617			ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
							55	CHARLOTTE	434965-2-52-01	

R/W EXHIBIT



SCALE: 1" = 200'



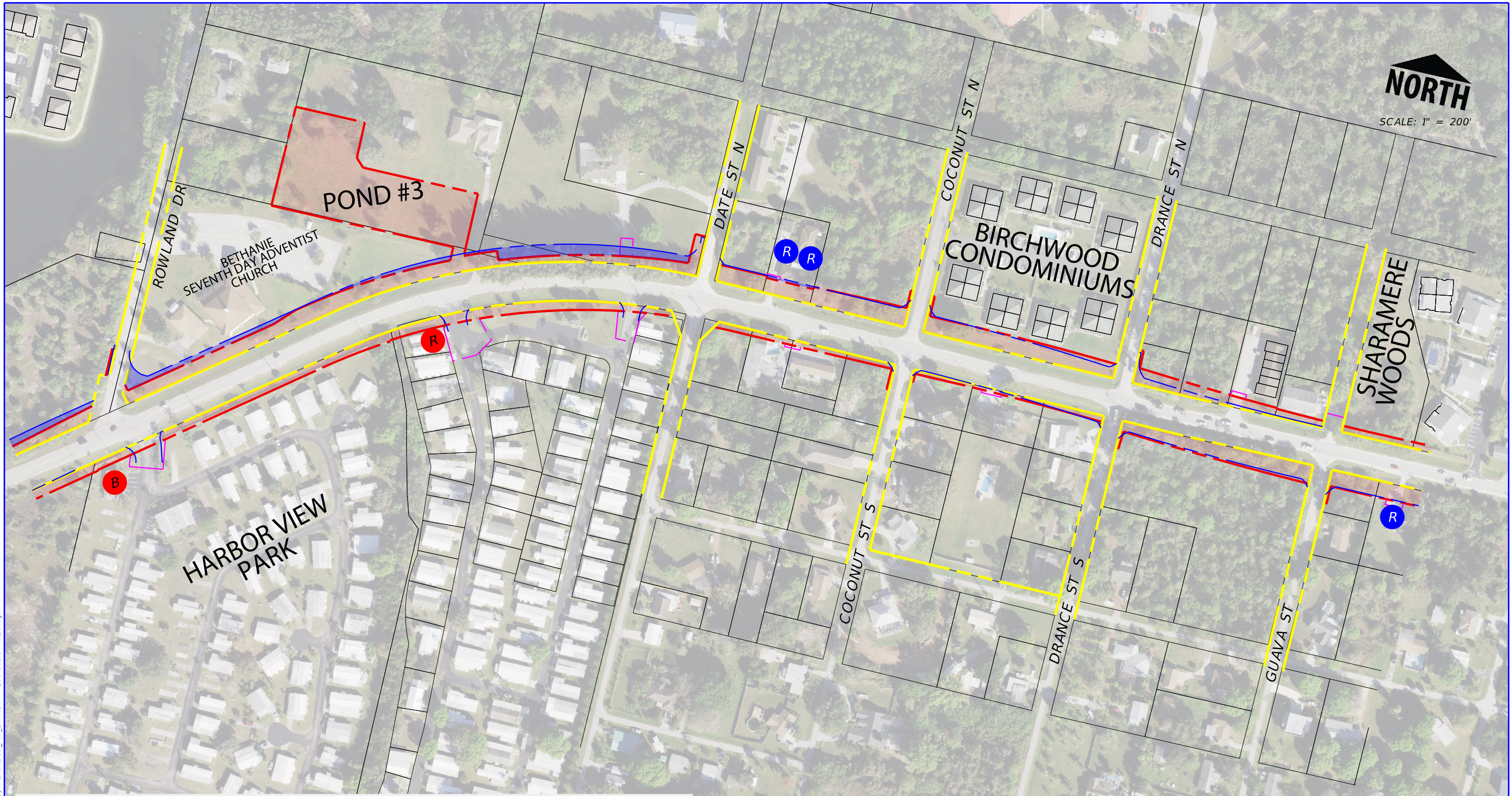
	EXISTING R/W		DESIGN CONCEPT PROPOSED R/W AREAS (21.75 ACRES)
	APPROVED PD&E R/W		APPROVED PD&E R/W NO LONGER NEEDED
	DESIGN CONCEPT PROPOSED R/W		POTENTIAL RELOCATIONS PER PD&E (NO LONGER NEEDED)
	TEMPORARY CONSTRUCTION EASEMENTS (0.75 ACRES)		POTENTIAL RESIDENTIAL RELOCATIONS PER DESIGN CONCEPT
	PARCEL LINES		POTENTIAL BUSINESS RELOCATIONS PER DESIGN CONCEPT
	CONSERVATION EASEMENT		


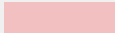






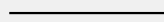


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REVISIONS				ENGINEER OF RECORD			STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO. 2
DATE	DESCRIPTION	DATE	DESCRIPTION							
				JAMES MICHAEL WINTER, JR., P.E. LICENSE NUMBER: 55514 SCALAR CONSULTING GROUP INC. 13337 NORTH 56TH STREET TAMPA, FL 33617			ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
							55	CHARLOTTE	434965-2-52-01	

R/W EXHIBIT

NORTH
SCALE: 1" = 200'



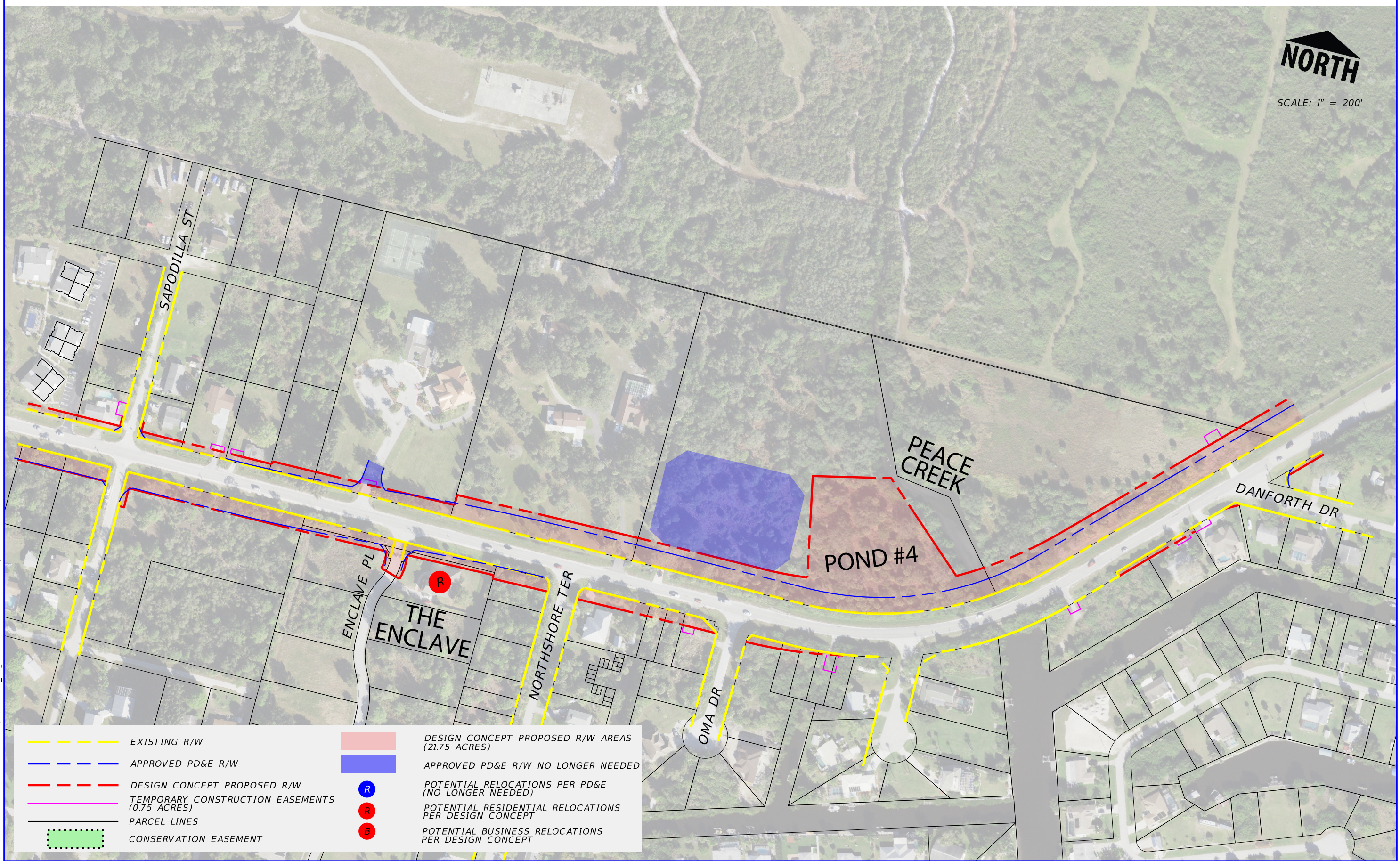
	EXISTING R/W		DESIGN CONCEPT PROPOSED R/W AREAS (21.75 ACRES)
	APPROVED PD&E R/W		APPROVED PD&E R/W NO LONGER NEEDED
	DESIGN CONCEPT PROPOSED R/W		POTENTIAL RELOCATIONS PER PD&E (NO LONGER NEEDED)
	TEMPORARY CONSTRUCTION EASEMENTS (0.75 ACRES)		POTENTIAL RESIDENTIAL RELOCATIONS PER DESIGN CONCEPT
	PARCEL LINES		POTENTIAL BUSINESS RELOCATIONS PER DESIGN CONCEPT
	CONSERVATION EASEMENT		

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REVISIONS				ENGINEER OF RECORD			STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				JAMES MICHAEL WINTER, JR., P.E. LICENSE NUMBER: 55514 SCALAR CONSULTING GROUP INC. 13337 NORTH 56TH STREET TAMPA, FL 33617			55	CHARLOTTE	434965-2-52-01	3
R/W EXHIBIT										



SCALE: 1" = 200'



	EXISTING R/W		DESIGN CONCEPT PROPOSED R/W AREAS (21.75 ACRES)
	APPROVED PD&E R/W		APPROVED PD&E R/W NO LONGER NEEDED
	DESIGN CONCEPT PROPOSED R/W		POTENTIAL RELOCATIONS PER PD&E (NO LONGER NEEDED)
	TEMPORARY CONSTRUCTION EASEMENTS (0.75 ACRES)		POTENTIAL RESIDENTIAL RELOCATIONS PER DESIGN CONCEPT
	PARCEL LINES		POTENTIAL BUSINESS RELOCATIONS PER DESIGN CONCEPT
	CONSERVATION EASEMENT		

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				JAMES MICHAEL WINTER, JR., P.E. LICENSE NUMBER: 55514 SCALAR CONSULTING GROUP INC. 13337 NORTH 56TH STREET TAMPA, FL 33617	55	CHARLOTTE	434965-2-52-01	R/W EXHIBIT 4

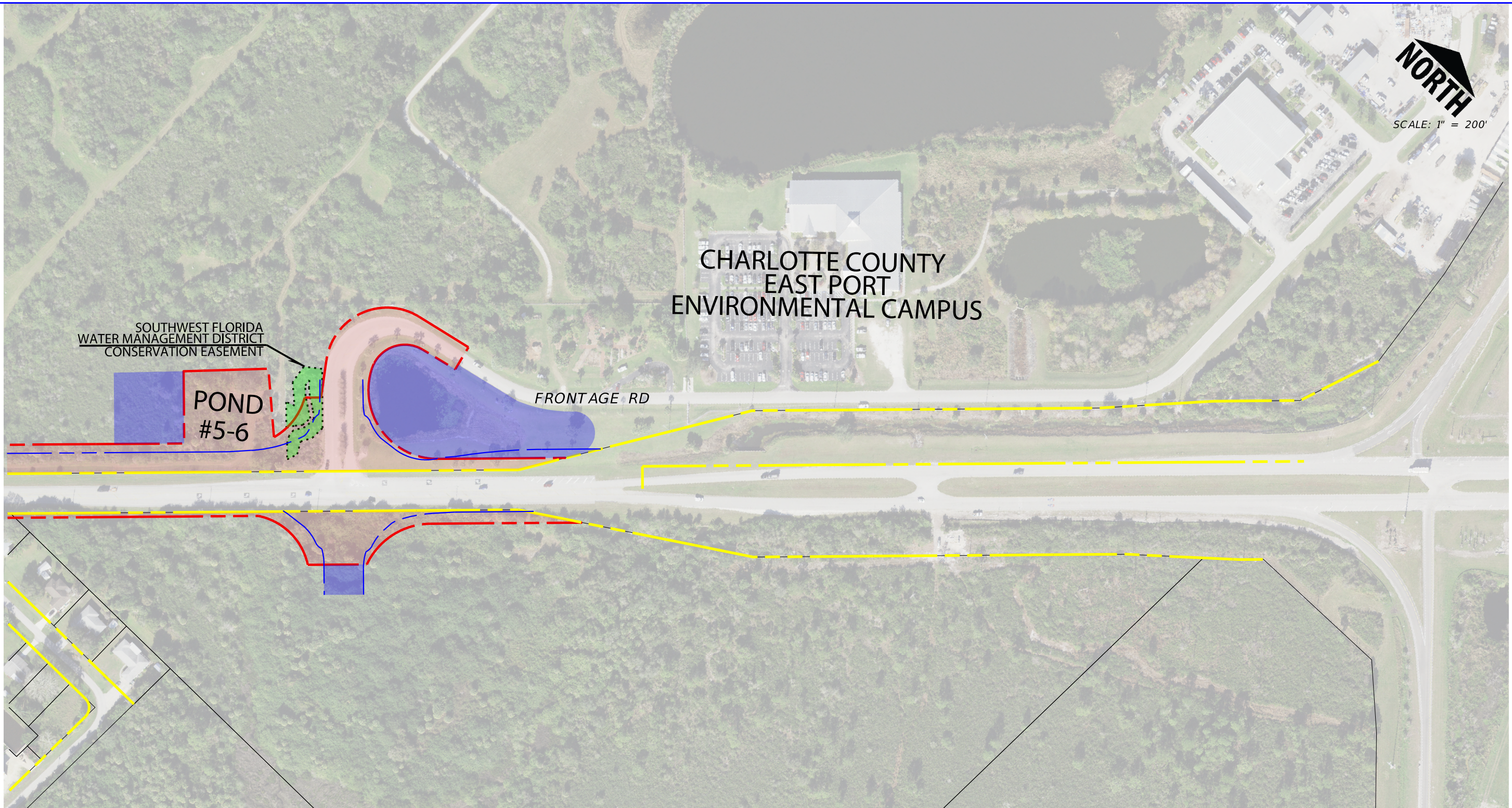
NORTH
SCALE: 1" = 200'

**CHARLOTTE COUNTY
EAST PORT
ENVIRONMENTAL CAMPUS**

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT
CONSERVATION EASEMENT

**POND
#5-6**

FRONTAGE RD



	EXISTING R/W		DESIGN CONCEPT PROPOSED R/W AREAS (21.75 ACRES)
	APPROVED PD&E R/W		APPROVED PD&E R/W NO LONGER NEEDED
	DESIGN CONCEPT PROPOSED R/W		POTENTIAL RELOCATIONS PER PD&E (NO LONGER NEEDED)
	TEMPORARY CONSTRUCTION EASEMENTS (0.75 ACRES)		POTENTIAL RESIDENTIAL RELOCATIONS PER DESIGN CONCEPT
	PARCEL LINES		POTENTIAL BUSINESS RELOCATIONS PER DESIGN CONCEPT
	CONSERVATION EASEMENT		

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REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				JAMES MICHAEL WINTER, JR., P.E. LICENSE NUMBER: 55514 SCALAR CONSULTING GROUP INC. 13337 NORTH 56TH STREET TAMPA, FL 33617	55	CHARLOTTE	434965-2-52-01	R/W EXHIBIT 5