

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**TECHNICAL REPORT COVERSHEET**

650-050-38  
ENVIRONMENTAL  
MANAGEMENT  
08/22

Conceptual Stage Relocation Plan

Florida Department of Transportation

District One

SR 739 (Metro Parkway) PD&E Re-evaluation

Limits of Project: SR 739 (Metro Parkway) at Daniels Parkway Intersection

Lee, Florida

Financial Management Number: 431334-2

ETDM Number: N/A

Date: July 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.

# Conceptual Stage Relocation Plan

## State Road 739 PD&E Reevaluation

SR 739 (METRO PKWY) FROM S OF DANIELS PKWY TO N OF DANIELS PKWY

In Lee County, Florida

Financial Project Number: 431334-2

ETDM Project Number: N/A

Prepared for:



The Florida Department of Transportation

District One

801 N. Broadway Avenue  
Bartow, Florida 33830-3809

June 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 FDOT pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022 and executed by FHWA and FDOT.*

# Conceptual Stage Relocation Plan

## State Road 739 PD&E Reevaluation

SR 739 (METRO PKWY) FROM S OF DANIELS PKWY TO N OF DANIELS PKWY  
In Lee County, Florida

Financial Project Number: 431334-2

ETDM Project Number: N/A

Prepared by:



Inwood Consulting Engineers  
3000 Dovera Drive, Suite 200  
Oviedo, FL 32765

June 2023

---

---

## Table of Contents

|   |    |
|---|----|
| Executive Summary.....                                | 1  |
| Section 1.0 Project Summary.....                      | 2  |
| 1.1 Project Description.....                          | 2  |
| 1.2 Purpose and Need.....                             | 4  |
| 1.3 Preferred Alternative .....                       | 4  |
| Section 2.0 Demographics .....                        | 4  |
| 2.1 Population.....                                   | 4  |
| 2.2 Housing .....                                     | 7  |
| 2.3 Income and Employment.....                        | 8  |
| Section 3.0 Hazardous Waste Sites.....                | 9  |
| Section 4.0 Public Lands.....                         | 9  |
| Section 5.0 Relocation Impacts.....                   | 10 |
| 5.1 Residential Impacts.....                          | 10 |
| 5.2 Impacts to Businesses and Social Facilities.....  | 10 |
| Section 6.0 Relocation and Assistance Resources.....  | 10 |
| 6.1 Residential Listings.....                         | 10 |
| 6.2 Relocation Assistance Process.....                | 11 |
| 6.3 Community Organizations Providing Assistance..... | 11 |
| 6.4 Housing of Last Resort .....                      | 11 |
| Section 7.0 References .....                          | 12 |

## Figures

|  |   |
|--|---|
| Figure 1 Project Limits.....                 | 3 |
| Figure 2 Project Specific Census Tracts..... | 6 |

## Tables

|   |   |
|---|---|
| Table 1 Florida, Lee County, and the City of Fort Myers Existing and Estimated Populations..... | 4 |
| Table 2 Population by Sex.....  | 5 |
| Table 3 Population by Race.....   | 5 |
| Table 4 Population 65 Years Old and Over .....  | 7 |
| Table 5 Housing Data .....  | 7 |
| Table 6 City of Fort Myers, Lee County, and Florida Household Data.....                         | 8 |
| Table 7 Household Income .....  | 8 |
| Table 8 Income Range by Household.....  | 9 |

Table 9 Employment Information..... 9  
Table 10 Potentially Impacted Businesses and Social Facilities..... 10  
Table 11 Examples of Available Commercial Real Estate ..... 11  
Table 12 Local Social Services for Displaced Businesses..... 11

DRAFT

## Executive Summary

The Florida Department of Transportation (FDOT) conducted a Project Development and Environment (PD&E) Study to evaluate improvements to SR 739 (Metro Parkway) in Lee County, Florida in 1998. FDOT is now evaluating changes to the design and right of way for a segment of that project at the Daniels Parkway intersection.

The purpose of the re-evaluation is to evaluate and document potential changes to impacts related to cultural, natural, social, and physical resources.

This Conceptual Stage Relocation Plan (CSRP) focuses on the design changes and right of way impacts associated with the improvements to Metro Parkway intersection at Daniels Parkway being proposed, and to address any negative social or economic impacts in regard to relocations. Demographic data was gathered using outside sources and focused on the study area, Lee 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.

There are two potential business relocations, and no potential residential displacements associated with the improvements to the Metro Parkway intersection with Daniels Parkway.

DRAFT

## Section 1.0 Project Summary

This Conceptual Stage Relocation Plan (CSRP) was prepared in accordance with Part 2, Chapter 4, Sections 4.3.3 and 4.3.4 of the Florida Department of Transportation (FDOT) PD&E Manual (revised July 1, 2020) 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.

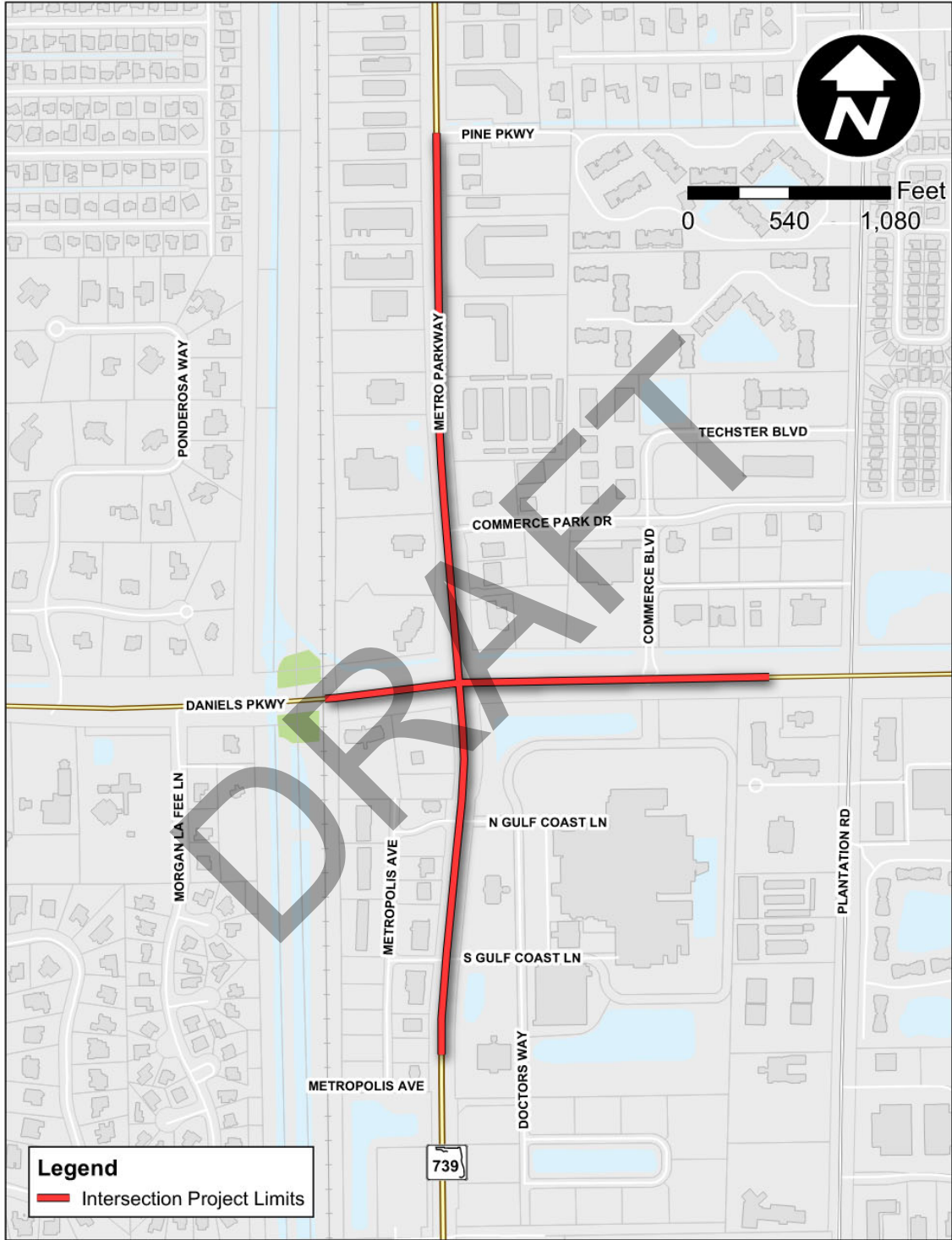
The purpose of this CSRP is to summarize the potential relocations and impacts that may result from the proposed improvements to the Metro Parkway intersection with Daniels Parkway and to determine whether there is a sufficient supply of replacement housing or businesses available. Information is provided 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 Florida Department of Transportation (FDOT) is currently preparing design plans to reconstruct the intersection of State Road (SR) 739 (Metro Parkway) and Daniels Parkway from a conventional intersection into a Continuous Flow Intersection (CFI). The CFI (Financial Project ID (FPID) 431334-2) is one segment of the Metro Parkway design project from south of Daniels Parkway to Winkler Avenue (FPID 431334-1) which proposes to reconstruct Metro Parkway from a four-lane undivided roadway to a six-lane divided roadway. The design project has been divided into the following three segments:

- 431334-2: Metro Parkway from south of Daniels Parkway to north of Daniels Parkway. This segment is funded for construction in 2026 and is the subject of this CSRP.
- 431334-3: Metro Parkway from north of Daniels Parkway to south of Colonial Boulevard.
- 431334-4: Metro Parkway from south of Colonial Boulevard to Winkler Avenue. **Figure 1** illustrates the project limits for this CSRP.

Figure 1  
Project Limits





## 1.2 Purpose and Need

The need to reconstruct SR 739 is based on several factors. The first of these factors is to provide for a major north-south arterial roadway that relieves US 41 and provides additional capacity to meet the projected increase in traffic volumes in the area. The second factor is the need to improve safety and reduce the accident rate on SR 739. With the anticipated traffic growth in the area, the number of accidents can be expected to increase if no improvements are made to the roadway system. The third factor is that the Lee County Financially Feasible Plan identifies a need for six lanes within the limits of the proposed SR 739 from US 41/Alico Road northward to SR 82. SR 739 is already six lanes south of Daniels Parkway and north Winkler Avenue. Fourth, improvements to SR 739 will help meet the social/economic demand of the area.

## 1.3 Preferred Alternative

The Project Development and Environment (PD&E) study was completed in 1998 and evaluated engineering, environmental, social, historic and cultural effects for this project. Alternatives were evaluated through the PD&E Study; the Preliminary Engineering Report prepared by FDOT includes detailed information on the alternatives analysis. The following alternatives were considered in the PD&E Study:

- No-Build Alternative: The No-Build Alternative would allow the existing facility to remain with only routine maintenance. Selection of this alternative would rely on other transportation improvements nearby or system-wide to handle traffic flow. The lack of any improvements would result in steadily increased traffic congestion and longer travel times for users of the US 41 corridor. Regional traffic projections show an increase in north-south traffic in the area, thus requiring the construction of SR 739 from US 41 in the vicinity of Alico Road to SR 82.
- Build Alternatives: Left, right, and center alignments along existing SR 739.

The preferred alternative was presented at a public hearing and was selected to move forward into the design phase. It included a center alignment and the right-of-way (ROW) width was reduced to take advantage of the existing drainage and utility easements along both sides of the roadway.

## Section 2.0 Demographics

The following section describes the demographic data for the project area, City of Fort Myers, Lee County, and the State of Florida.

### 2.1 Population

Population data for City of Fort Myers, Lee County, and Florida were gathered from the US Census Bureau.

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

Table 1  
Florida, Lee County, and the City of Fort Myers Existing and Estimated Populations

| Area               | 2020       | 2021 Estimates |
|--------------------|------------|----------------|
| City of Fort Myers | 86,395     | 92,245         |
| Lee County         | 760,822    | 790,676        |
| Florida            | 21,538,187 | 21,828,069     |

Source: US Census Bureau Annual Population Estimates April 1, 2020 and July 1, 2021

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 Block Groups 1, 2, 3, and 4 within Census Tracts 16.01, 16.02 and 12.06. **Figure 2** identifies each Census tracts evaluated.

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

Table 2  
Population by Sex

| US Census Tract | Tract 12.06 |      | Tract 16.01 |      | Tract 16.02 |      |
|-----------------|-------------|------|-------------|------|-------------|------|
|                 | Estimate    | %    | Estimate    | %    | Estimate    | %    |
| Male            | 1175        | 56.5 | 2235        | 46.6 | 1480        | 43.5 |
| Female          | 905         | 43.5 | 2561        | 53.4 | 1922        | 56.5 |

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

Table 3  
Population by Race

| US Census Tract                                  | 12.06    |      | 16.01    |      | 16.02    |      |
|--|----------|------|----------|------|----------|------|
|  | Estimate | %    | Estimate | %    | Estimate | %    |
| White Alone                                      | 1949     | 93.7 | 3799     | 79.2 | 3273     | 96.2 |
| Black or African American Alone                  | 25       | 1.2  | 201      | 4.2  | 17       | 0.5  |
| American Indian & Alaskan Native Alone           | 0        | 0.0  | 0        | 0.0  | 7        | 0.2  |
| Asian Alone                                      | 0        | 0.0  | 53       | 1.1  | 3        | 0.1  |
| Native Hawaiian and Other Pacific Islander Alone | 0        | 0.0  | 0        | 0.0  | 0        | 0.0  |
| Some Other Race Alone                            | 0        | 0.0  | 206      | 4.3  | 48       | 1.4  |
| Two or More Races                                | 106      | 5.1  | 532      | 11.1 | 58       | 1.7  |

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

Figure 2  
Project Specific Census Tracts

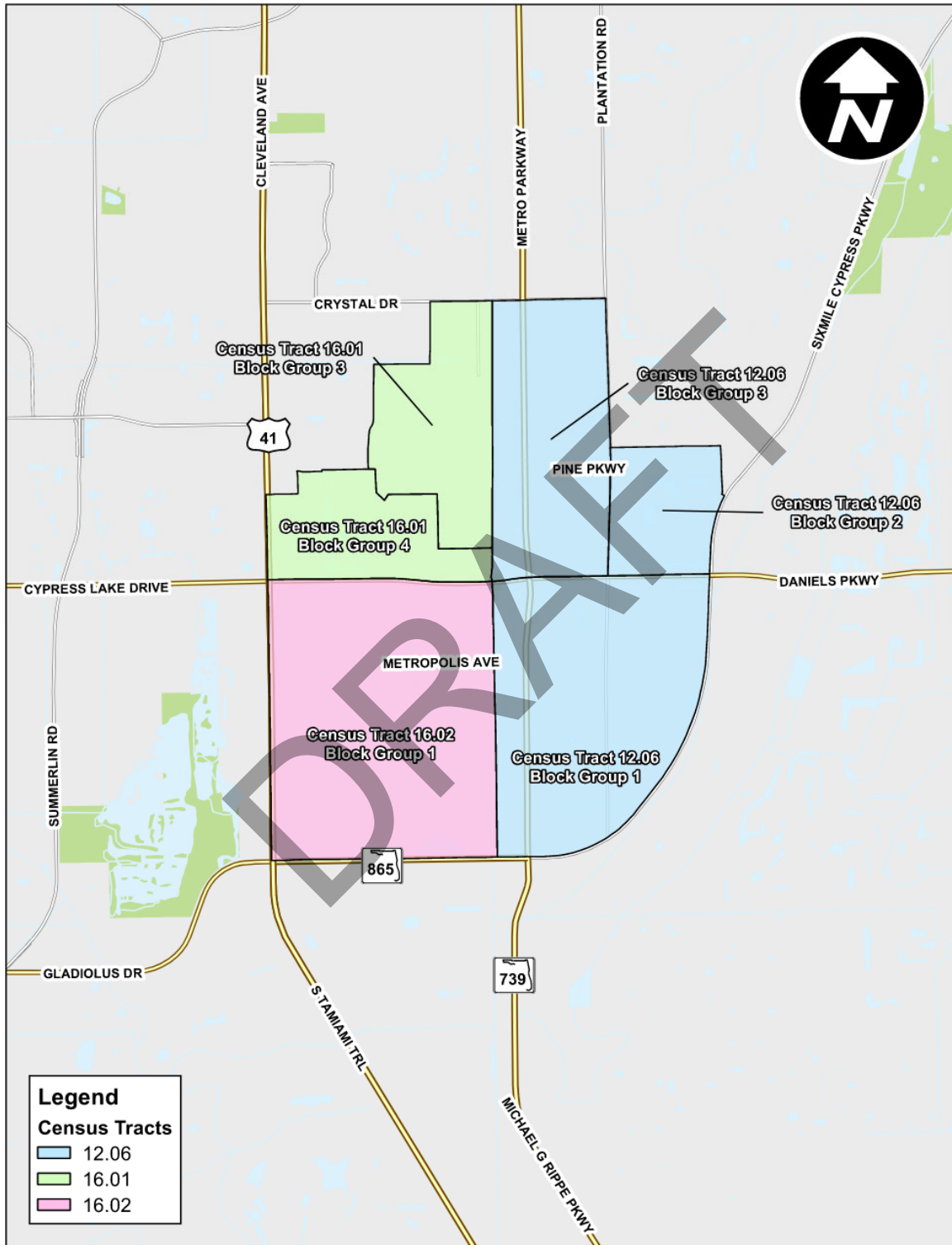


Table 4  
Population 65 Years Old and Over

| US Census Tract    | 12.06    |      | 16.01    |      | 16.02    |      |
|--------------------|----------|------|----------|------|----------|------|
|                    | Estimate | %    | Estimate | %    | Estimate | %    |
| Population Age 65+ | 360      | 17.3 | 1255     | 26.2 | 1866     | 54.8 |

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 Tract                  | 12.06    |      | 16.01    |      | 16.02    |      |
|----------------------------------|----------|------|----------|------|----------|------|
|                                  | Estimate | %    | Estimate | %    | Estimate | %    |
| Owner Occupied Housing           | 466      | 52.4 | 1324     | 67.3 | 1545     | 85.0 |
| Renter Occupied Housing          | 423      | 47.6 | 643      | 32.7 | 273      | 15.0 |
| Housing Units Built Before 1950  | 0        | 0.0  | 6        | 0.3  | 17       | 0.8  |
| Average Household Size (persons) | 2.32     |      | 2.44     |      | 1.87     |      |

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

**Table 6** provides a broader look at household data for the City of Fort Myers, Lee County, and the State of Florida.

Table 6  
City of Fort Myers, Lee County, and Florida Household Data

| <b>Housing Units/Housing Status</b> |                           |                   |                  |
|-------------------------------------|---------------------------|-------------------|------------------|
|                                     | <b>City of Fort Myers</b> | <b>Lee County</b> | <b>Florida</b>   |
| Owner-Occupied                      | 15,951                    | 216,757           | 5,420,631        |
| Renter-Occupied                     | 17,162                    | 81,586            | 2,736,789        |
| Vacant                              | 10,183                    | 111,896           | 1,607,477        |
| <b>Total Housing Units</b>          | <b>43,296</b>             | <b>410,239</b>    | <b>9,764,897</b> |

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

### 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

|   |        |        |        |
|---|--------|--------|--------|
| <b>US Census Tract</b>  | 12.06  | 16.01  | 16.02  |
| Median Household Income in the past 12 months*                    | 58,648 | 59,496 | 56,094 |
| People in housing units below poverty level in the past 12 months | 150    | 191    | 210    |

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 Tract        | 12.06    |      | 16.01    |      | 16.02    |      |
|------------------------|----------|------|----------|------|----------|------|
|                        | Estimate | %    | Estimate | %    | Estimate | %    |
| >\$10,000              | 22       | 2.5  | 37       | 1.9  | 78       | 4.3  |
| \$10,000 to \$14,999   | 0        | 0.0  | 24       | 1.2  | 67       | 3.7  |
| \$15,000 to \$24,999   | 96       | 10.8 | 232      | 11.8 | 184      | 10.1 |
| \$25,000 to \$34,999   | 126      | 14.2 | 118      | 6.0  | 207      | 11.4 |
| \$35,000 to \$49,999   | 111      | 12.5 | 269      | 13.7 | 233      | 12.8 |
| \$50,000 to \$74,999   | 226      | 25.4 | 433      | 22.0 | 347      | 19.1 |
| \$75,000 to \$99,999   | 187      | 21.0 | 307      | 15.6 | 147      | 8.1  |
| \$100,000 to \$149,999 | 50       | 5.6  | 346      | 17.6 | 358      | 19.7 |
| \$150,000 to \$199,999 | 66       | 7.4  | 116      | 5.9  | 69       | 3.8  |
| \$200,000 or more      | 5        | 0.6  | 84       | 4.3  | 125      | 6.9  |

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

Information regarding the number 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    | 429.00   |      | 429.00   |      | 431.00   |      |
|--------------------|----------|------|----------|------|----------|------|
|                    | Estimate | %    | Estimate | %    | Estimate | %    |
| Employed           | 1138     | 61.3 | 2677     | 61.6 | 1214     | 36.9 |
| Unemployed         | 17       | 0.9  | 100      | 2.3  | 42       | 1.3  |
| Armed Forces       | 0        | 0.0  | 0        | 0.0  | 0        | 0.0  |
| Not in Labor Force | 701      | 37.8 | 1570     | 36.1 | 2037     | 61.9 |

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

\*Est= Estimate

### Section 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.

### Section 4.0 Public Lands

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

## Section 5.0 Relocation Impacts

There are two potential business relocations, and no potential residential displacements associated with the improvements to the Metro Parkway intersection with Daniels Parkway.

### 5.1 Residential Impacts

There are no potential residential relocations anticipated due to the proposed improvements to the Daniels Parkway intersection

### 5.2 Impacts to Businesses and Social Facilities

Two business relocations are identified in **Table 10**.

Table 10  
Potentially Impacted Businesses and Social Facilities

| Resource Type    | Name  | Physical Address                           | Owner Address  | Sq. Ft. | Year Built |
|------------------|---|--|--|---------|------------|
| Business         | Scan Design   | 13411 Metro Pkwy, Fort Myers, FL 33966     | JFK Ft Myers LLC, 999 Douglas Ave, Ste 2220, Altamonte Springs, FL 32714 | 5,2011  | 1996       |
| Medical Facility | Metropolitan Business Park - Cypress Cosmetic Surgery Center; Olga Freeman M.D., P.A.; Martin Dermatology | 13641 Metropolis Ave, Fort Myers, FL 33912 | Freeman Properties of SWFL LLC, 13692 Pine Villa Ln, Fort Myers FL 33912 | 4,198   | 2007       |

## Section 6.0 Relocation and Assistance Resources

### 6.1 Residential Listings

A review of the following websites was performed for businesses available within the City of Fort Myers and project area: LoopNet, Zillow.com, and Commercialexchange.com. Currently, there are approximately 40 commercial listings in the City of Fort Myers and project area. **Table 11** provides examples of some of the available businesses.

Table 11  
Examples of Available Commercial Real Estate

| Street Address                                       | Property Classification  | Size (Sq. Ft) | Year Built | Price       |
|--|--------------------------|---------------|------------|-------------|
| 11637 Kelly Rd, Fort Myers, FL 33908                 | Flex                     | 13,860        | 2000       | \$3,518,552 |
| 13790 Treeline Ave, Fort Myers, FL 33913             | Flex                     | 15,382        | 2003       | \$2,750,000 |
| 13500 Intrepid Ln, Fort Myers, FL 33913              | Storefront Retail/Office | 7,719         | 1991/2017  | \$4,500,000 |
| 9705 Commerce Center Ct, Fort Myers, FL 33908        | Medical/Dental Office    | 6,000         | 2013       | \$1,750,000 |
| 4980 Royal Golf Cir, Fort Myers, FL 33966            | Medical Office           | 2,250         | 2013       | \$525,000   |
| 6842 International Center Blvd, Fort Myers, FL 33912 | Medical Office           | 5,840         | 2008       | \$1,752,000 |

## 6.2 Relocation Assistance Process

Per the PD&E Manual Part 2, Chapter 4, Section 4.3.4.2:

*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.

## 6.3 Community Organizations Providing Assistance

In addition to the FDOT Right of Way and Relocation Assistance Program, additional community services have been identified in **Table 12** that may provide assistance to those businesses being displaced.

Table 12  
Local Social Services for Displaced Businesses

| Organization Name                      | Location  | Phone Number |
|--|---|--------------|
| Lee County Economic Development        | 2201 Second St, Suite 500, Fort Myers, FL 33901 | 239-533-6800 |
| FGCU Small Business Development Center | 10501 FGCU Blvd S, Fort Myers, FL 33965         | 239-745-3700 |

## 6.4 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.*

There are no anticipated residential relocations for this project, therefore, the use of replacement housing of last resort is not anticipated for this project.

## Section 7.0      References

United States Census Bureau, 2017 – 2021 American Community Survey 5 – Year Estimates. *Retrieved from [datacensus.gov](https://datacensus.gov)*

United States Census Bureau Annual Population Estimates April 1, 2020 and July 1, 2022. *Retrieved from [factfinder.census.gov](https://factfinder.census.gov)*

Lee County, Florida Property Appraisers Office. Updated January 2023. *Retrieved from <https://gissvr.leepa.org/>*

DRAFT