

Conceptual Stage Relocation Plan

Florida Department of Transportation District One

County Road (CR) 887 (Old US 41) PD&E Study

Limits of Project: US 41 to Lee County Line and Collier County Line to Bonita Beach Rd

Lee and Collier Counties, Florida

Financial Management Number: 435110-1-22-01 & 435347-1-22-01

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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 USC. §327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT.

EXECUTIVE SUMMARY

The Florida Department of Transportation, District 1 (FDOT) is conducting a Project Development & Environment (PD&E) study to consider the widening of CR 887 (Old US 41) up to four lanes from US 41 in Collier County to Bonita Beach Road in Lee County in order to address existing congestion and projected travel demand as a result of area-wide growth. The roadway project has been divided into two segments (**Figure 1-1**) and is approximately 2.73 miles in length. Segment 1 (1.55 miles in length) extends from US 41 to the Lee County Line in the northwestern corner of unincorporated Collier County. Segment 2 (1.18 miles in length) extends from the Collier County Line to Bonita Beach Road within the City of Bonita Springs in southern Lee County.

Within the project limits, the existing Old US 41 is classified as a two-lane, undivided major collector with a posted speed limit of 45 miles per hour. The roadway features two twelve-foot travel lanes with alternating left and right turn lanes throughout the length of the corridor as well as an open drainage system. An active rail line operated by Seminole Gulf Railway transects the project corridor at-grade. In general, the existing right-of-way (ROW) is 150 feet along Segment 1 and 105 feet along Segment 2. Although the roadway lacks bicycle and transit facilities, there are four non-continuous sidewalk sections along Segment 1 [three occur on the east side of the road and one occurs on the west side] and one section of path on the west side within Segment 2. Bicycle and pedestrian activity have been observed within the corridor.

The proposed improvement will expand the roadway to a four-lane divided roadway with 11-foot travel lanes. The Preferred Alternative would require the purchase of additional ROW includes a shared use path and bicycle lanes in both directions. There are no improvements planned for Old 41 north of the proposed new Quadrant Roadway, including the Old 41 and Bonita Beach Road intersection. The proposed new Quadrant Roadway connects Old 41 with Race Track Road (**Figure 1-2**) which then continues onto Bonita Beach Road for the rest of the project segment. The new Quadrant Roadway will be a 2-lane undivided road with 11-ft travel lanes, a 12-ft shared use path, an 8-ft sidewalk within a total of 70-ft ROW.

Proposed improvements will integrate multimodal transportation opportunities through the addition of bicycle lanes and shared use paths.

This Conceptual Stage Relocation Plan (CSRP) was prepared to evaluate the number and type of relocations resulting from the proposed project and to identify any socioeconomic impacts to the surrounding neighborhoods that might occur as a result of implementing the Preferred Alternative. At this time, the Preferred Alternative is anticipated to result in the potential relocations of 138 businesses. There are no proposed residential or public facility displacements.

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1 PROJECT OVERVIEW

1.1 Project Description

The Florida Department of Transportation, District 1 (FDOT) is conducting a Project Development & Environment (PD&E) study to consider the widening of CR 887 (Old US 41) up to four lanes from US 41 in Collier County to Bonita Beach Road in Lee County in order to address existing congestion and projected travel demand as a result of area-wide growth. The roadway project has been divided into two segments (**Figure 1-1**) and is approximately 2.73 miles in length. Segment 1 (1.55 miles in length) extends from US 41 to the Lee County Line in the northwestern corner of unincorporated Collier County. Segment 2 (1.18 miles in length) extends from the Collier County Line to Bonita Beach Road within the City of Bonita Springs in southern Lee County.

Within the project limits, the existing Old US 41 is classified as a two-lane, undivided major collector with a posted speed limit of 45 miles per hour. The roadway features two twelve-foot travel lanes with alternating left and right turn lanes throughout the length of the corridor as well as an open drainage system. An active rail line operated by Seminole Gulf Railway transects the project corridor at-grade. In general, the existing right-of-way (ROW) is 150 feet along Segment 1 and 105 feet along Segment 2. Although the roadway lacks bicycle and transit facilities, there are four non-continuous sidewalk sections along Segment 1 [three occur on the east side of the road and one occurs on the west side] and one section of path on the west side within Segment 2. Bicycle and pedestrian activity have been observed within the corridor.

The proposed improvement will expand the roadway to a four-lane divided roadway with 11-foot travel lanes. The Preferred Alternative would require the purchase of additional ROW includes a shared use path and bicycle lanes in both directions. There are no improvements planned for Old 41 north of the proposed new Quadrant Roadway, including the Old 41 and Bonita Beach Road intersection. The proposed new Quadrant Roadway connects Old 41 with Race Track Road (**Figure 1-2**) which then continues onto Bonita Beach Road for the rest of the project segment. The new Quadrant Roadway will be a 2-lane undivided road with 11-ft travel lanes, a 12-ft shared use path, an 8-ft sidewalk within a total of 70-ft ROW.

Proposed improvements will integrate multimodal transportation opportunities through the addition of bicycle lanes and shared use paths.

Figure 1-1 Project Location Map

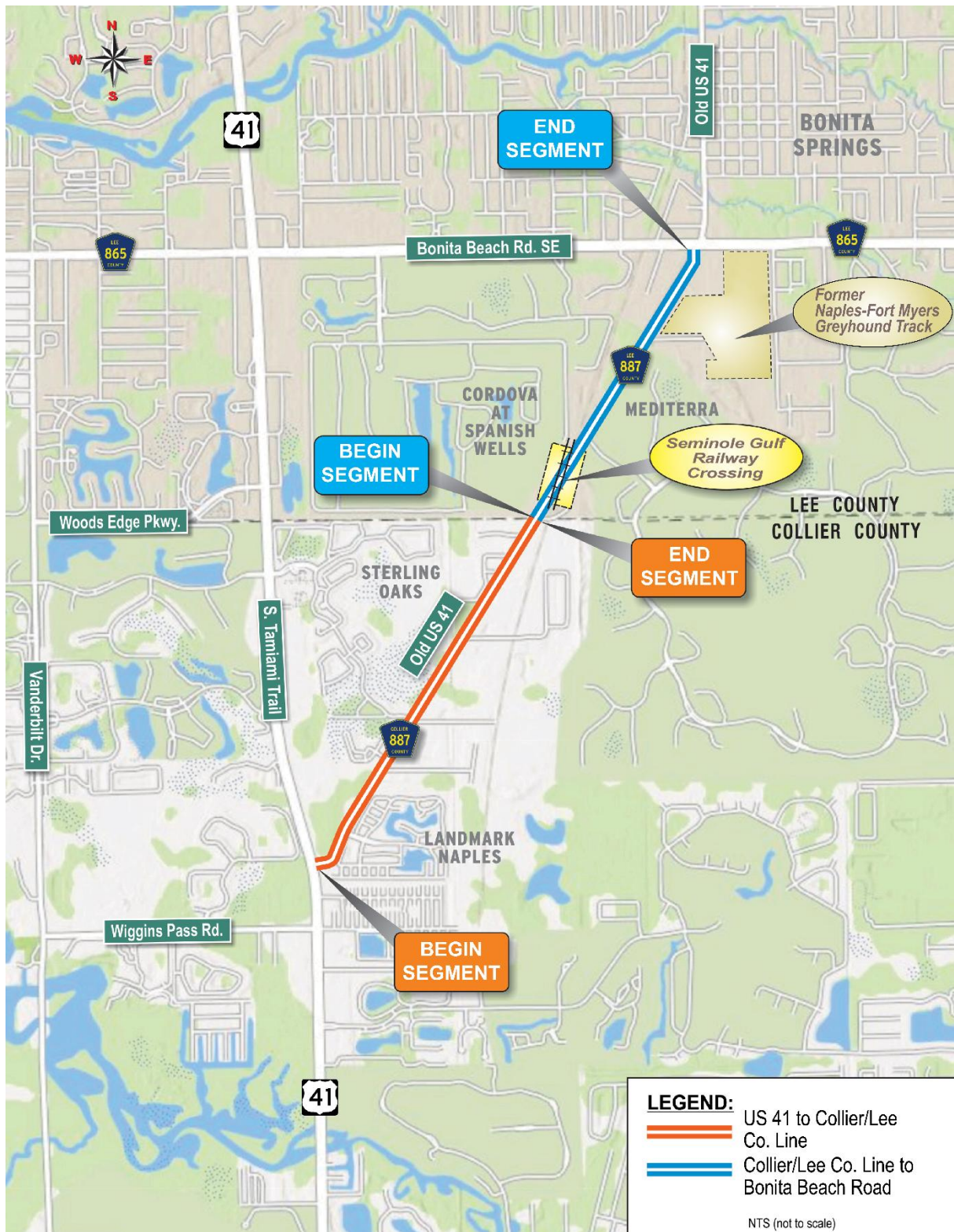
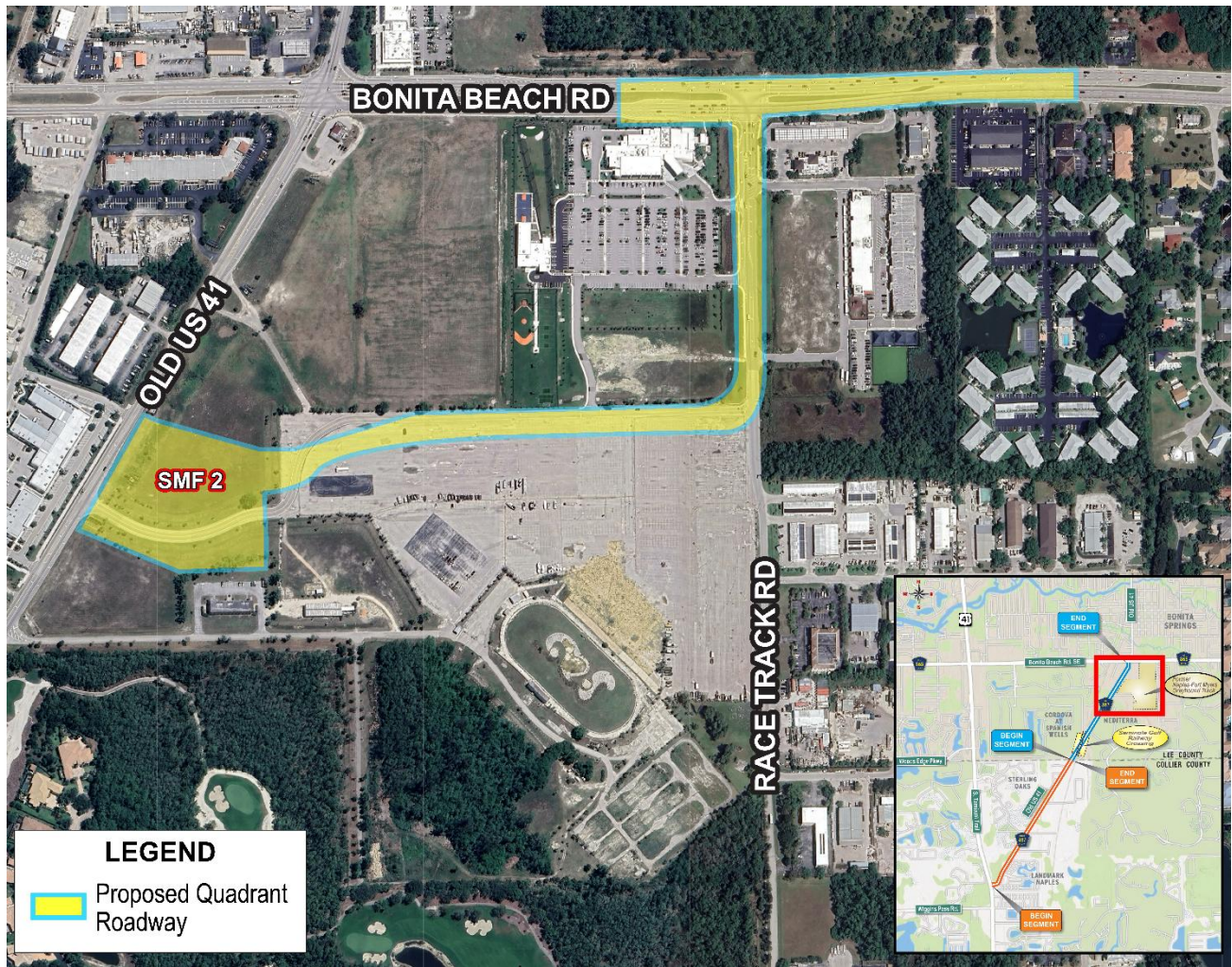


Figure 1-2 Proposed Quadrant Roadway Location Map



1.2 Purpose and Need

The purpose of the project is to address roadway capacity deficiency along CR 887 (Old US 41) from US 41 in Collier County to Bonita Beach Road in Lee County in order to relieve existing congestion and accommodate future travel demand as a result of projected population and employment growth in the area. Other goals of the project include supporting increased industrial and residential development in the area and improving safety conditions for bicyclists and pedestrians. The need for the project is based on the following criteria:

Capacity/Transportation Demand: Improve Operational Conditions

Old US 41 serves as an important facility for commuters, as well as freight traffic, given the number of residential subdivisions and industrial parks present along the corridor and due to the roadway's access to major transportation facilities [including US 41 and CR 865 (Bonita Beach Road) which connects to I-75].

According to the FDOT District One Regional Transportation Model, the population within the traffic analysis zones (TAZs) encompassing Segment 1 is expected to increase by 51% between 2010 and 2040; employment is expected to grow by 30% during the same time period. Regarding Segment 2, the population is expected to nearly double between 2010 and 2040 (91% increase), and employment is expected to grow by 51% during the same time period.

A traffic operational analysis was conducted to evaluate the overall performance of the study corridor under Existing Year (2019) and Design Year (2045) No-Build AM and PM peak hour conditions. The analysis results for Existing Year (2019) are presented in Table 1-1. The results indicate that all the intersections are operating at overall LOS D or better during the AM and PM peak hours

Table 1-1 Existing Year (2019) Intersection Analysis Results

Intersection	AM Peak		PM Peak	
	Delay (s/veh) ¹	LOS	Delay (s/veh) ¹	LOS
Old US 41 at US 41 (Signalized)	33.4	C	34.2	C
Old US 41 at Gulf Coast Dr	14.4	B	2.5	A
Old US 41 at Collier Center Way	2.4	A	2.2	A
Old US 41 at Sun Century Rd/Sterling Oaks Dr	1.3	A	1.0	A
Old US 41 at Rail Head Blvd	2.3	A	2.9	A
Old US 41 at Via Palacio Ave	0.7	A	0.4	A
Old US 41 at Mediterra Dr	0.8	A	1.5	A
Bonita Beach Rd at Old US 41 (Signalized)	33.5	C	44.6	D
Bonita Beach Rd at Race Track Rd (Signalized)	10.3	B	9.4	A
US 41 at Wiggins Pass Road (Signalized)	27.3	C	28.5	C

¹: Seconds per Vehicle

The analysis results for Design Year (2045) No-Build conditions are presented in Table 1-2. The results indicate that all six signalized intersections are expected to operate at overall LOS E or worse

during at least one of the peak hours. The poor operations at signalized intersections are expected to negatively impact mobility by increasing congestion and queueing along Old US 41.

Table 1-2 Design Year (2045) No-Build Intersection Analysis Results

Intersection	AM Peak		PM Peak	
	Delay (s/veh) ¹	LOS	Delay (s/veh) ¹	LOS
Old US 41 at US 41 (Signalized)	76.6	E	63.1	E
Old US 41 at Gulf Coast Dr	68.2	F	74.8	F
Old US 41 at Collier Center Way	56.8	F	10.7	B
Old US 41 at Sun Century Rd/Sterling Oaks Dr	39.6	E	2.0	A
Old US 41 at Rail Head Blvd	30.4	D	31.1	D
Old US 41 at Via Palacio Ave	3.9	A	22.7	C
Old US 41 at Mediterra Dr	3.7	A	28.5	D
Bonita Beach Rd at Old US 41 (Signalized)	72.9	E	148.2	F
Bonita Beach Rd at Race Track Rd (Signalized)	57.4	E	10.8	B
US 41 at Wiggins Pass Road (Signalized)	45.9	D	112.1	F
US 41 at Veterans Memorial Extension (Signalized)	36.2	D	85.3	F
Old US 41 at Veterans Memorial Extension (Signalized)	113.7	F	72.6	E

Social Demands/Economic Development: Support Increased Industrial and Residential Development

Numerous residential, commercial, and industrial Planned Unit Developments are located along the extent of the project.

Based on Collier 2040, the most intense employment growth within Collier County is anticipated to occur within the Old US 41 Industrial Freight Activity Center located along Old US 41 within the project corridor. This site is recognized as only one of two sites in Collier County where a potential intermodal facility could be placed. The Collier County Future Land Use Map also depicts residential land uses on the west and southeast sides of Old US 41. According to the United States Census Bureau, Collier County is part of the 10th fastest growing metropolitan area in the country; residential growth is planned to continue along the project corridor in conjunction with heavy industrial development. According to the 2040 Florida Department of Transportation District One Regional Transportation Model, the population of the traffic analysis zones (TAZs) surrounding Segment 1 is projected to grow from 8,733 to 13,145 between 2010 and 2040 (1.4% annual growth rate); employment is expected to increase from 7,284 to 9,460 over the same time period (0.9% annual growth rate).

Likewise, the City of Bonita Springs at the northern project terminus is expected to nearly double in population between 1996 and 2030 as indicated through Lee County's Comprehensive Plan [*Lee Plan*]. *Lee Plan* identifies the City of Bonita Springs as one of the fastest growing communities in Lee County. The City of Bonita Springs Future Land Use Map shows industrial uses between the Seminole Gulf Railway line to the west and Old US 41 to the east, general commercial to the east of the

intersection with Bonita Beach Road, and residential development along the remainder of the corridor. According to the 2040 Florida Department of Transportation District One Regional Transportation Model, the population of the TAZs surrounding Segment 2 is projected to grow from 11,966 to 22,868 between 2010 and 2040 (2.2% annual growth rate); employment is expected to increase from 7,069 to 10,707 over the same time period (1.4% annual growth rate).

It should also be noted that Old US 41 functions as an important freight corridor as it runs parallel to I-75 and provides access to other designated regional freight facilities [such as US 41, Bonita Beach Road, and the Old US 41 Industrial Freight Activity Center]. Truck traffic composes 3% of the 2017 Annual Average Daily Traffic (AADT) volume for Segment 1 and 4% of the 2017 AADT volume for Segment 2.

Safety: Improve Safety Conditions for Bicyclists and Pedestrians

Old US 41 lacks bicycle facilities; sidewalks are intermittent. Crosswalks are only present at the project termini. According to the Bicycle and Pedestrian Crashes and Fatalities Map in the Lee County MPO's *Bicycle and Pedestrian Master Plan*, there have been two pedestrian involved crashes between 2000 and 2010 as well as one pedestrian or bicycle fatality between 2000 and 2009 along Segment 2 of the corridor. The Lee County MPO's *2013 Lee Countywide Bicycle and Pedestrian Safety Action Plan* additionally identifies a number of bicycle and pedestrian crashes along Segment 2 between 2007 and 2010. This plan and the Lee County 2040 Transportation Plan identify the intersection of Old US 41 and Bonita Beach Road as a hotspot for non-motorized crashes, the only such hotspot in southern Lee County.

1.3 Alternatives Analysis Summary

Old 41 has been evaluated and there are two alternatives being proposed due to the existing conditions, needs, and purpose of this project. Alternative 1 and Alternative 2 both include widening the majority of existing Old US 41 from 2 lanes to 4 lanes. Both alternatives include 5-ft bicycle lanes in both directions, a 6-ft sidewalk on the east side and a 10-ft shared use path on the west side throughout the Collier County portion. Within the City of Bonita Springs in the Lee County portion, both alternatives include 7-ft bicycle lanes in both directions and a 12-ft shared use path on the west side. Both alternatives incorporate a new quadrant roadway through the former Naples Fort Myers Greyhound Track property between Old 41 and Race Track Road at the north end of the study area. 7-ft bicycle lanes in both directions, a 12-ft shared use path on the north/west side, and an 8-ft sidewalk on the south/east side are included along the quadrant roadway.

The principal difference between Alternative 1 and 2 is at the southern end of the study area near the Collier County's planned Veterans Memorial Boulevard. Alternative 2 proposes a short segment of Old 41 to transition from 4 to 6 lanes into US 41, overall causing Old 41 traffic west along Veterans Memorial Boulevard to US 41. Old US 41 between Gulf Coast Drive and Veterans Memorial Boulevard would be closed. While alternative 1 will remain widened only to four lanes along the entirety of the project area. The following are the significant differences between Alternative 1 and Alternative 2 listed in bullet formatting:

- Alternative 1 requires approximately 6.72 acres of ROW acquisition from 44 parcels, while Alternative 2 would require approximately 7.78 acres of ROW acquisition from 39 parcels.
- Alternative 1 would result in less impacts than Alternative 2 for impacts to listed/protected species and floodplains, resulting in reduced compensatory mitigation needs/costs.
- Maintaining and widening along the existing alignment (Alternative 1) is preferred by Collier County staff and the public.
- Alternative 1 typically stays within the existing right-of-way. Right-of-way is required for turn lanes, and intersections and the quadrant roadway, as well as stormwater treatment ponds and floodplain compensation facilities.
- The City of Bonita Springs has included a new quadrant roadway between Old US 41 and Bonita Beach Road in their planning documents.
- Ensuring all proposed intersections will provide acceptable LOS in the design year.

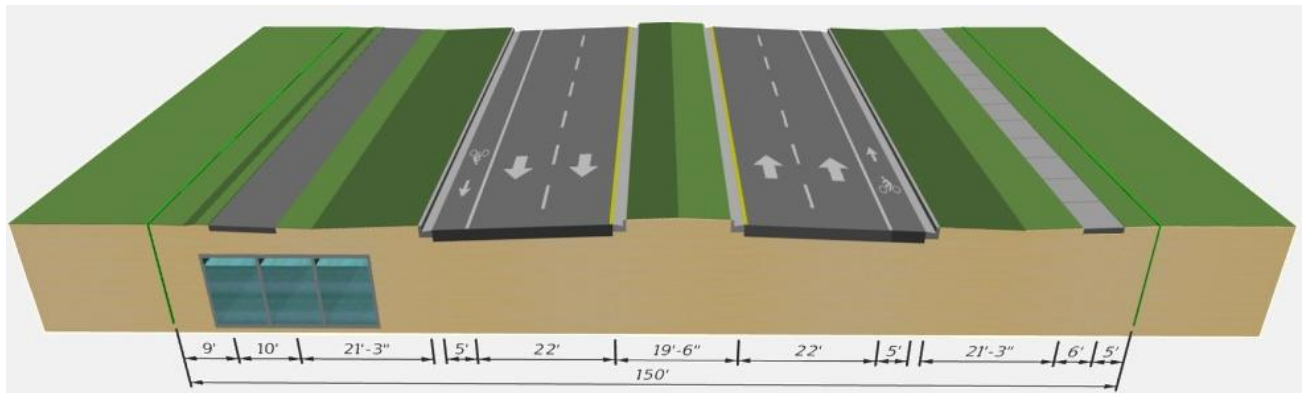
The overall preliminary estimated costs for Alternative 1 will be \$85,993,370 and for Alternative 2 \$83,300,053. The overall estimated costs were developed using the FDOT's Long Range Estimates (LRE) system. The No-Build Alternative will have zero cost.

After review with stakeholders and local government, Alternative 1 has been modified to better fit the needs of Collier County and the City of Bonita Springs in Lee County. Alternative 1 will still have an expansion of Old 41 from 2 to 4 lanes and the inclusion of bicycle lanes. However, the expansion will only continue until the intersection with the proposed new Quadrant Roadway. There are no improvements planned for Old 41 north of the proposed new Quadrant Roadway, including the Old 41 and Bonita Beach Road intersection. Additionally, the new Quadrant Roadway has been revised to remove the raised median and bike lanes to fit within 70 feet of the ROW.

1.4 Description of Preferred Alternative

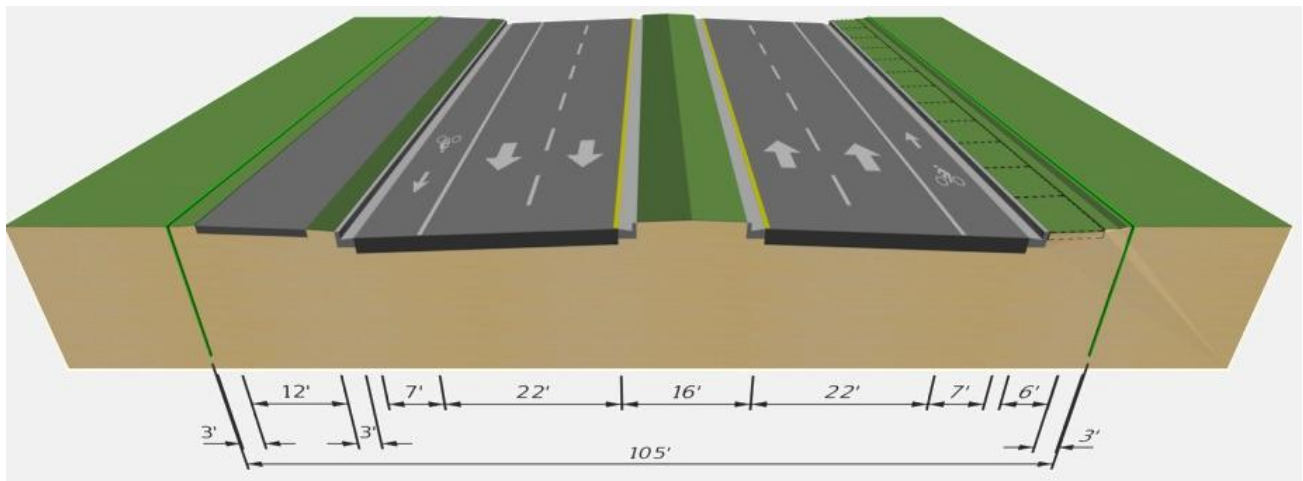
The Preferred Alternative includes widening Old 41 to a four-lane divided roadway with 11-foot travel lanes both northbound and southbound between US 41 and the proposed new Quadrant Roadway. The alternative includes a 5-ft bicycle lane in both directions, a 6-ft sidewalk and a 10-ft shared use path throughout Old 41 in the Collier County portion. See **Figure 1-3** below for the Preferred Alternative Typical Section in Collier County.

Figure 1-3 Preferred Alternative Collier County



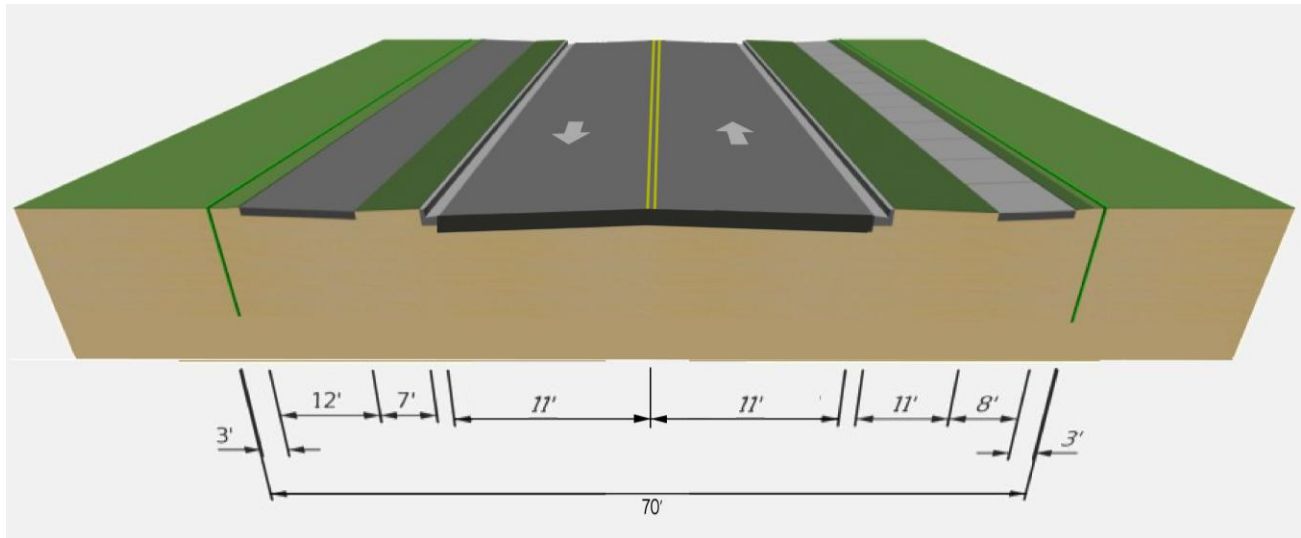
The Preferred Alternative includes a 7-ft bicycle lane in both directions and a 12-ft shared use path south of the new Quadrant Roadway in Bonita Springs (Lee County). There are no improvements planned for Old 41 north of the proposed new Quadrant Roadway, including the Old 41 and Bonita Beach Road intersection. See **Figure 1-4** below for the Preferred Alternative Typical Section in Lee County.

Figure 1-4 Preferred Alternative Lee County



The Preferred Alternative also includes a new Quadrant Roadway that will connect Old 41 with Race Track Road with 11-ft travel lanes, a 12-ft shared use path on the north/west side, and an 8-ft sidewalk on the south/east side within 70-ft of ROW. The design speed is 30 mph. See **Figure 1-5** below for the Preferred Alternative Typical Section for the new Quadrant Roadway.

Figure 1-5 Preferred Alternative new Quadrant Roadway



This new Quadrant Roadway will allow traffic traveling between the southern end of the study and Interstate 75 to bypass the intersection at Old 41 and Bonita Beach Road. The Preferred Alternative includes improvements on Bonita Beach Road east of Race Track Road. The intersection of Race Track Road/Bonita Beach Road would remain as a conventional traffic signal with an additional southbound receiving lane and westbound left turn lane. To accommodate the addition westbound left turn lane length the median opening at Bonita Beach Road/Pine Haven Way would be modified to a directional median opening allowing only westbound left turns and northbound left turns. Eastbound U-turns would no longer be permitted.

New traffic signals are proposed along Old 41 at Veterans Memorial Boulevard, Rail Head Boulevard, Via Palacio Avenue, Mediterra Drive, and the new Quadrant Roadway to balance safety, access management, and operational needs. Several intersections throughout the study corridor include pavement bulb outs to allow single unit trucks to safely make -turns.

The existing traffic signal at the US 41/Old 41 intersection would be modified into a Partial Median U-Turn (PMUT) intersection. The PMUT configuration prohibits left turns from northbound/southbound US 41 at Old 41 - these movements would be accomplished via U-turns at new signalized intersections located north/south of the main US 41/Old 41 intersection. Direct left turns from Old 41 onto SB US 41 would be allowed.

The proposed roadway typically stays within the existing ROW throughout the project area, with the exception of a few intersections, including the Seminole Gulf Railroad crossing and the new Quadrant Roadway. Stormwater management and floodplain compensation sites will be located throughout the study area and will require additional ROW.

The Preferred Alternative provides for the City of Bonita Springs desired new Quadrant Roadway found in their planning documents. The Preferred Alternative will meet the purpose and need of this project by widening the roadway to accommodate future travel demand. The Preferred Alternative also creates the opportunity for complete streets with implementations of shared use paths, sidewalks,

and bicycle lanes. **Appendix A** depicts the current concept plans for the Preferred Alternative and includes the locations of the stormwater mana

2 RELOCATION OVERVIEW

This CSRP documents anticipated relocations associated with implementing the Preferred Alternative. The results of the analysis estimate 138 business properties may be impacted (see **Appendix A**). Sufficient comparable replacement sites are available or will be made available for residences and businesses.

The number and type of relocations anticipated as a result of the Preferred Alternative are summarized in **Table 2-1**. Additional details and further discussion of potential displacements can be found in Section 4.

Table 2-1 Summary of Potential Relocations

	Residential	Business	Publicly Owned Facilities/Lands
Preferred Alternative	0	138	0

No special needs were observed that would prevent the successful relocation of residential and business displacees. In accordance with FS 339.09 and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (as described in Section 10, as amended), relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

3 STUDY AREA DEMOGRAPHIC CHARACTERISTICS

This section outlines the demographic conditions of the Census Block Groups that are directly impacted by the Preferred Alternative. Using data from both the 2010 and 2020 Decennial Census and the most recent 5-year American Community Survey (ACS 2019-2023) retrieved from the U.S Census Bureau, geographic information system (GIS) analysis was performed on the four Census Block Groups which intersect with the project study area. ACS data was utilized if a specific demographic parameter was not available at the block group level within the 2020 census data. The impacted block groups are shown in **Figure 3-1**. Major demographic indicators such as population, housing, and income statistics were evaluated for these impacted block groups, Collier County, Lee County, and the State of Florida, to determine if the project will have a disproportionate impact on low income and/or minority populations.

3.1 Population

Table 3-1 summarizes the total population of the State of Florida, Collier County, Lee County, and the eight block groups through which the study area passes. In comparing the 2010 and 2020 Decennial Census estimates, the population of Collier County increased by approximately 54,232 residents (16.9%) and the population of Lee County increased by approximately 142,068 residents (23.0%). Population growth statewide was approximately 14.6% during this same time period. The population of the impacted block groups increased by a total of 5,937 residents (248.0%). However, this data is not reflective of the actual population change within the project area due to block group additions and restructuring after 2010.

Table 3-1 Total Population

Area	2010 Decennial Census	2020 Decennial Census
State of Florida	18,801,310	21,538,187
Collier County	321,520	375,752
Impacted Block Groups in Collier County		
<i>Census Tract (CT) 101.02 BG 1</i>	953	1,006
<i>CT 101.02 BG 3</i>	1,441	1,214
<i>CT 101.11 BG 3</i>	N/A*	419
<i>CT 101.12 BG 1</i>	N/A*	902
<i>CT 101.12 BG 2</i>	N/A*	931
Lee County	618,754	760,822
Impacted Block Groups in Lee County		
<i>CT 505.02 BG 1</i>	N/A*	1,805
<i>CT 505.02 BG 3</i>	N/A*	911
<i>CT 506.04 BG 1</i>	N/A*	1,143
Impacted Block Groups (Total)	2,394	8,331

* - These block groups were created after the 2010 census

Source: US Census Bureau, 2010 Census, Summary File 1; Table P1. (<https://data.census.gov>).

LEGEND

- Project Limits
- Parcel Boundaries

Block Groups

- CT 101.02 BG 1
- CT 101.11 BG 3
- CT 101.12 BG 1
- CT 101.12 BG 2
- CT 101.12 BG 3
- CT 505.02 BG 1
- CT 505.02 BG 3
- CT 506.04 BG 1

3.1.1 Population by Race, Ethnicity, Age, and Disability

The population impacted by the Preferred Alternative is predominantly white. According to the 2020 census data, the percentages of the white population range from 48.1% to 96.2%. **Table 3-2** summarizes the population of the impacted block groups by race and ethnicity.

Overall, the White Alone population accounts for approximately 76.9% of the impacted block groups. The African American Alone population accounts for approximately 2.5% of the total population, Two or More Races accounts for 7.3%, Some Other Race Alone accounts for approximately 10.9%, and the remainder of the population is comprised of American Indian or Native Alaskan Alone, Native Hawaiian or Pacific Islander Alone, or Asian Alone.

According to the 2020 census data, 19.3% of the total population identifies as having a Hispanic or Latino origin within the four impacted block groups. However, within individual block groups, the percentages range from approximately 1.9% to 54.5% of the population.

Table 3-2 Population by Race and Ethnicity

Demographic Category	Collier County										Lee County					
	CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2		CT 505.02 BG 1		CT 505.02 BG 3		CT 506.04 BG 1	
	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*
RACE																
White Alone	924	91.8%	959	79.0%	403	96.2%	726	80.5%	698	75.0%	868	48.1%	799	87.7%	1,030	90.1%
Black or African American Alone	5	0.5%	51	4.2%	1	0.2%	54	6.0%	47	5.1%	22	1.2%	19	2.1%	9	0.8%
American Indian or Native Alaskan Alone	4	0.4%	2	0.2%	2	0.5%	0	0%	5	0.5%	21	1.2%	1	0.1%	6	0.5%
Asian Alone	7	0.7%	17	1.4%	0	0%	32	3.5%	46	4.9%	15	0.8%	16	1.8%	20	1.8%
Native Hawaiian/ Other Pacific Islander Alone	0	0%	0	0%	0	0%	1	0.1%	2	0.2%	0	0%	0	0%	0	0%
Some Other Race Alone	12	1.2%	96	7.9%	6	1.4%	42	4.7%	46	4.9%	668	37.0%	25	2.7%	17	1.5%
Two or More Races	54	5.4%	89	7.3%	7	1.7%	47	5.2%	87	9.4%	211	11.7%	51	5.6%	61	5.3%
ETHNICITY																
Hispanic	52	5.2%	169	13.9%	8	1.9%	117	13.0%	124	13.3%	983	54.5%	85	9.3%	67	5.9%

Demographic Category	Collier County										Lee County					
	CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2		CT 505.02 BG 1		CT 505.02 BG 3		CT 506.04 BG 1	
	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*
TOTAL POPULATION	1,006		1,214		419		902		931		1,805		911		1,143	

* - Percentages may not total 100% due to rounding.

Source: US Census Bureau, 2020 Census, Tables P1 and P9. (<https://data.census.gov>).

According to the 2019-2023 ACS data, approximately 47.4% of the total population of the block groups impacted by the Preferred Alternative is over the age of 65.

Table 3-3 Elderly Population

ELDERLY POPULATION																
Age Category	Collier County										Lee County					
	CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2		CT 505.02 BG 1		CT 505.02 BG 3		CT 506.04 BG 1	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
≥Age 65 years	727	63.7%	799	64.5%	402	61.5%	320	37.4%	566	40.3%	48	3.3%	358	61.6%	667	76.6%
TOTAL POPULATION *	1,141		1,239		654		856		1,403		1,464		581		871	

* - Total population numbers differ between data sources (2020 census data vs. 2019-2023 ACS data).

Source: US Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. Table B01001. (<https://data.census.gov>).

Disability data is only reported at the block group level in conjunction with poverty status. According to the 2019-2023 ACS data approximately 9.0% of the population for whom poverty status has been determined is disabled. This is slightly less than the corresponding percentages of the disabled population within Lee County (9.7%) and the State of Florida (10.2%); but more than Collier County (7.2%).

Table 3-4 Disabled Population

DISABLED POPULATION																
Disability Category	Collier County										Lee County					
	CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2		CT 505.02 BG 1		CT 505.02 BG 3		CT 506.04 BG 1	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
With a disability	147	35.5%	0	0.0%	0	0.0%	24	6.0%	75	10.6%	41	4.4%	0	0.0%	26	12.8%
TOTAL POPULATION *	414		379		201		401		711		943		207		204	

* - Population 20 to 64 years for whom poverty status has been determined.

Source: US Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. Table B23024. (<https://data.census.gov>).

3.2 Housing and Income

According to the 2019-2023 ACS data, there are 5,692 total housing units available within the impacted block groups. Of these units, 4,044 are occupied and 1,648 are vacant, giving the project area a 29.0% vacancy rate, which is less than the vacancy rate seen in Collier County (31.5%) but more than the vacancy rate seen in Lee County (25.7%).

Of the occupied housing units within the impacted block groups, 65.0% are owner occupied and approximately 35.0% are renter occupied units. These percentages are consistent with those of Collier and Lee Counties.

Of the occupied housing units in the impacted block groups, there are 53 households in which five persons or more live. This is about 1.3% of all occupied housing units in the impacted block groups. This is slightly lower than the county averages of 6.5% (Collier County) and 6.6% (Lee County).

Table 3-5 provides a summary of the housing characteristics.

Table 3-5 Housing Units and Occupancy Status

Housing Units	Collier County		CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2	
	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%
Occupied	160,867	68.5%	691	71.8%	577	70.3%	289	54.0%	416	74.2%	719	97.6%
Vacant	73,865	31.5%	272	28.2%	244	29.7%	246	46.0%	145	25.8%	18	2.4%
TOTAL HOUSING UNITS	234,732		963		821		535		561		737	
OCCUPANCY TYPE												
Owner-Occupied	122,225	76.0%	535	77.4%	440	76.3%	289	100.0%	255	61.3%	153	21.3%
Renter-Occupied	38,642	24.0%	156	22.6%	137	23.7%	0	0.0%	161	38.7%	566	78.7%
OCCUPANCY STATISTICS												
One Person	44,720	27.8%	311	45.0%	80	13.9%	23	8.0%	105	25.2%	389	54.1%
Two People	72,839	45.3%	338	48.9%	434	75.2%	231	79.9%	213	51.2%	225	31.3%
Three People	19,378	12.0%	42	6.1%	23	4.0%	9	3.1%	37	8.9%	23	3.2%
Four People	13,481	8.4%	0	0.0%	40	6.9%	0	0.0%	61	14.7%	82	11.4%
Five or More People	10,449	6.5%	0	0.0%	0	0.0%	26	9.0%	0	0.0%	0	0.0%

Source: US Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. Tables B25002, B25003, B25009. (<https://data.census.gov>).

Housing Units	Lee County		CT 505.02 BG 1		CT 505.02 BG 3		CT 506.04 BG 1	
	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%
Occupied	319,588	74.3%	508	84.8%	394	59.3%	450	55.4%
Vacant	110,655	25.7%	91	15.2%	270	40.7%	362	44.6%
TOTAL HOUSING UNITS	430,243		599		664		812	
Owner-Occupied	236,433	74.0%	221	43.5%	317	80.5%	419	93.1%
Renter-Occupied	83,155	26.0%	287	56.5%	77	19.5%	31	6.9%
One Person	90,329	28.3%	48	9.4%	196	49.7%	71	15.8%
Two People	142,895	44.7%	157	30.9%	198	50.3%	370	82.2%
Three People	37,216	11.6%	222	43.7%	0	0.0%	9	2.0%
Four People	28,142	8.8%	54	10.6%	0	0.0%	0	0.0%
Five or More People	21,006	6.6%	27	5.3%	0	0.0%	0	0.0%

Source: US Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. Tables B25002, B25003, B25009. (<https://data.census.gov>).

According to the 2019-2023 ACS data, 95.0% of the existing housing in the impacted block groups was built within the past 50 years (1970-2020). Approximately 48.2% of the existing housing stock was built between the years 1970 and 1999 with approximately 46.8% built from 2000-2020. Around 5.0% of the total housing stock was built in, or before 1969. The housing stock build dates are shown in **Table 3-6**.

Table 3-6 Housing Stock Build Dates

Housing Year Built	Collier County		CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2	
	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%
2020 or later	5,730	2.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
2010-2019	32,543	13.9%	172	17.9%	230	28.0%	0	0.0%	3	0.5%	244	33.1%
2000-2009	55,064	23.5%	40	4.2%	414	50.4%	118	22.1%	280	49.9%	221	30.0%
1990-1999	56,623	24.1%	138	14.3%	66	8.0%	406	75.9%	250	44.6%	246	33.4%
1980-1989	45,323	19.3%	355	36.9%	111	13.5%	11	2.1%	28	5.0%	18	2.4%
1970-1979	27,443	11.7%	201	20.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1960-1969	8,373	3.6%	42	4.4%	0	0.0%	0	0.0%	0	0.0%	8	1.1%
1950-1959	2,502	1.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1940-1949	510	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Housing Year Built	Collier County		CT 101.02 BG 1		CT 101.02 BG 3		CT 101.11 BG 3		CT 101.12 BG 1		CT 101.12 BG 2	
	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%
1939 or earlier	621	0.3%	15	1.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL HOUSING UNITS	234,732		963		821		535		561		737	

Source: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates. Table B25034. (<https://data.census.gov>).

Housing Year Built	Lee County		CT 505.02 BG 1		CT 505.02 BG 3		CT 506.04 BG 1	
	No. of Units	%	No. of Units	%	No. of Units	%	No. of Units	%
2020 or later	8,344	1.9%	0	0.0%	17	2.6%	17	2.1%
2010-2019	49,126	11.4%	73	12.2%	120	18.1%	180	22.2%
2000-2009	125,836	29.2%	33	5.5%	380	57.2%	121	14.9%
1990-1999	69,652	16.2%	26	4.3%	28	4.2%	174	21.4%
1980-1989	88,197	20.5%	186	31.1%	52	7.8%	312	38.4%
1970-1979	55,599	12.9%	63	10.5%	67	10.1%	8	1.0%
1960-1969	21,491	5.0%	173	28.9%	0	0.0%	0	0.0%
1950-1959	7,649	1.8%	45	7.5%	0	0.0%	0	0.0%
1940-1949	1,800	0.4%	0	0.0%	0	0.0%	0	0.0%
1939 or earlier	2,549	0.6%	0	0.0%	0	0.0%	0	0.0%
TOTAL HOUSING UNITS	430,243		599		664		812	

Source: US Census Bureau, 2018-2022 American Community Survey 5-Year Estimates. Table B25034. (<https://data.census.gov>).

As shown in **Table 3-7** the average median household income of the block groups that will be impacted by the Preferred Alternative is \$113,676. Median household incomes of individual block groups range from as low as \$46,783 to as high as \$250,000+ per year within the impacted area. Average median household incomes in the impacted block groups are approximately \$27,503 and \$40,577 greater than the average median household income in Collier County and Lee County respectively. Additionally, the average median household incomes in the impacted block groups are \$41,965 greater than the median household income of the State of Florida during that same time period.

Table 3-7 Median Household Income

	Florida	Collier County	CT 101.02 BG 1	CT 101.02 BG 3	CT 101.11 BG 3	CT 101.12 BG 1	CT 101.12 BG 2
Median Household Income	\$71,711	\$86,173	\$46,783	\$250,000+	\$120,096	\$107,368	\$87,969

Source: US Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. Table B19013. (<https://data.census.gov>).

	Florida	Lee County	CT 505.02 BG 1	CT 505.02 BG 3	CT 506.04 BG 1
Median Household Income	\$71,711	\$73,099	\$54,219	N/A	\$129,297

Source: US Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. Table B19013. (<https://data.census.gov>).

4 RESIDENTIAL OVERVIEW

4.1 Potential Residential Impacts

As of the date of this report, no residential impacts or relocations will result from the currently proposed project improvements. However, in case of future changes from the current preferred alternative, a comparison of available housing is provided.

4.2 Comparison of Available Housing

A search for residential properties for sale and for rent in the one zip code that encompasses the project area was performed using the online real estate site Zillow. The search revealed more than 600 properties for sale, and another 37 properties available for rent at this time. The sale properties ranged in price from \$100,000 to \$499,900 and included comparable homes with two to four bedrooms (the number of available properties available to purchase was filtered to exclude anything over \$500,000). The available residential properties are composed of various architectural styles including single family residences (including new construction), townhomes/condominiums, and manufactured homes. Rental properties found in the search ranged in monthly rents from \$1,200-\$2,500 and included homes with two to three bedrooms. Due to the amount of available housing, averages were shown for comparative housing in **Table 4-1** and **Table 4-2** below.

Table 4-1 Homes for Sale

Home Type	Description	Average List Price	Price Range	Average Area (square feet)
Apartment/Condo (2 Bed), Naples, FL 34110	2 Bed 1-2 Bath	\$369,258	\$229,900-\$499,900	1,337
Apartment/Condo (3 Bed), Naples, FL 34110	3 Bed 2-3 Bath	\$428,911	\$329,000-\$499,900	1,613
Manufactured (2 Bed), Naples, FL 34110	2 Bed 1-2 Bath	\$150,232	\$106,000-\$254,900	1,255
Manufactured (3 Bed), Naples, FL 34110	3 Bed 2 Bath	\$155,925	\$199,000-\$179,900	1,530
Single Family Home (2 Bed), Naples, FL 34110	2 Bed 2 Bath	\$350,700	\$164,999-\$499,900	1,233
Single Family Home (3 Bed), Naples, FL 34110	3 Bed 2 Bath	\$239,000	\$239,000	1,850
Townhouse (2 Bed), Naples, FL 34110	2 Bed 2-3 Bath	\$412,000	\$399,000-\$425,000	1,498
Townhouse (3 Bed), Naples, FL 34110	3 Bed 3 Bath	\$445,975	\$439,000-\$455,999	1,613

Home Type	Description	Average List Price	Price Range	Average Area (square feet)
Apartment/Condo (2 Bed), Bonita Springs, FL 34135	2 Bed 1-3 Bath	\$353,762	\$149,900-\$499,900	1,256
Apartment/Condo (3 Bed), Bonita Springs, FL 34135	3 Bed 2-3 Bath	\$405,578	\$266,000-\$499,000	1,565
Apartment/Condo (4 Bed), Bonita Springs, FL 34135	4 Bed 2 Bath	\$430,000	\$430,000	1,772
Manufactured (2 Bed), Bonita Springs, FL 34135	2 Bed 1-2 Bath	\$177,200	\$105,000-\$294,000	1,219
Manufactured (3 Bed), Bonita Springs, FL 34135	3 Bed 2-3 Bath	\$221,613	\$155,000-\$325,000	1,099
Single Family Home (2 Bed), Bonita Springs, FL 34135	2 Bed 1-2 Bath	\$396,181	\$150,000-\$499,900	1,280
Single Family Home (3 Bed), Bonita Springs, FL 34135	3 Bed 2-3 Bath	\$451,320	\$275,000-\$499,000	1,512
Single Family Home (4 Bed), Bonita Springs, FL 34135	4 Bed 3 Bath	\$499,000	\$499,000	1,908
Townhouse (2 Bed), Bonita Springs, FL 34135	2 Bed 2-3 Bath	\$387,513	\$235,000-\$499,900	1,543
Townhouse (3 Bed), Bonita Springs, FL 34135	3 Bed 3 Bath	\$458,720	\$400,000-\$494,900	1,838

Source: Zillow.com, March 14, 2025.

Table 4-2 Rental Properties

Address	Description	Average List Price (per month)	Price Range	Average Area (square feet)
Apartment/Condo (2 Bed), Naples, FL 34110	2 Bed 2 Bath	\$2,240	\$1,797-\$2,500	1,367
Apartment/Condo (3 Bed), Naples, FL 34110	3 Bed 2 Bath	\$2,492	\$2,450-\$2,500	1,494
Single Family Home (2 Bed), Naples, FL 34110	2 Bed 2 Bath	\$2,335	\$2,195-\$2,500	1,265
Single Family Home (3 Bed), Naples, FL 34110	3 Bed 2 Bath	\$2,500	\$2,500	1,267
Townhouse (3 Bed), Naples, FL 34110	3 Bed 3 Bath	\$2,400	\$2,400	1,580

Address	Description	Average List Price (per month)	Price Range	Average Area (square feet)
Apartment/Condo (2 Bed), Bonita Springs, FL 34135	2 Bed 1-3 Bath	\$1,977	\$1,750-\$2,200	1,067
Apartment/Condo (3 Bed), Bonita Springs, FL 34135	3 Bed 2 Bath	\$2,109	\$1,995-\$2,200	1,350
Manufactured (2 Bed), Bonita Springs, FL 34135	2 Bed 2 Bath	\$1,750	\$1,750	1,400
Single Family Home (2 Bed), Bonita Springs, FL 34135	2 Bed 2 Bath	\$2,083	\$1,850-\$2,200	1,142
Single Family Home (3 Bed), Bonita Springs, FL 34135	3 Bed 2 Bath	\$2,200	\$2,200	1,528
Townhouse (2 Bed), Bonita Springs, FL 34135	2 Bed 1 Bath	\$2,098	\$1,995-\$2,200	932

Source: Zillow.com, March 14, 2025

4.3 Special Relocation Advisory Services for Unusual Conditions or Unique Problems

Relocation advisory services are central to the success of this project to effectively accomplish relocation goals. Field observation did not reveal any obvious needs for specific special relocation advisory services. However, based on demographic information from the 2018-2022 ACS data, the impacted block groups indicate approximately 5.9% of people with any type of disability.

A copy of the various Community Resources and Services for the Highlands County area has been provided in Section 9 of this document. Based on the research obtained from various sources, any special need that may arise can be addressed by the appropriate service provider.

4.4 Last Resort Housing

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and FDOT Procedures provide last resort housing to accommodate residential displacees whose financial means or circumstances prevent their being provided for under normal program procedures. Last resort housing allows the District ROW Manager great latitude to develop creative means to accommodate those displacees on an individual or project wide basis. Remedial plans for insufficient replacement housing should not be necessary for this project. Resources for sale and rent should be continuously available to provide sufficient replacement housing, thereby minimizing the need for new construction or other last resort solutions. Should alternate housing become necessary, such housing may be provided, either directly or through third parties, by:

- a. Rehabilitation of and/or additions to existing properties
- b. Construction of new dwellings

- c. A replacement housing payment which exceeds the maximum payment amounts (Super Supplement Payments)
- d. The relocation and, if necessary, rehabilitation of a dwelling
- e. The purchase of land and/or replacement dwelling
- f. The removal of barriers to the displace with a disability
- g. The provision of a direct loan to the displacee

5 BUSINESS OVERVIEW

5.1 Potential Business Impacts

There are 138 anticipated business displacements. These consist of 128 total lessees and ten (10) property owners over fifteen (15) parcels. All displacements are due to the requirement for stormwater management features and floodplain compensation sites (FPCs); the proposed roadway improvements will not result in any displacements. All business/commercial properties to be impacted are identified in **Table 5-1**. A detailed listing of anticipated impacts is shown in **Appendix B**.

5.1.1 On Premise Signs

On premise signs will be evaluated and handled during the appraisal and acquisition phase. Owners are compensated for the value of the signs through the appraisal process.

Table 5-1 Potential Business Impacts

Impact Type	Existing Zone	Parcel ID	Business Name	Address	Acreage	Business Type	Occupation Type	Number of Employees (1)	Number of Tenants	Expected Level of Take (1)
Pond 1A	Community Shopping Centers	00152280008	4141 Baldridge LLC	13800 Tamiami Trl N, Naples 34110	1.91	Commercial Strip	Tenant/ Leasee-Occupied	>25	14	Full Take
FPC 1	Office Building	64040000802	Triple C Partners LLC	1004 Collier Center Way, Naples 34110	1.78	Office Space	Tenant/ Leasee-Occupied	>50	14	Full Take
FPC 1	Office Building	64040000747	Triple C Partners LLC	1016 Collier Center Way, Naples 34110	1.08	Office Space	Tenant/ Leasee-Occupied	>50	18	Full Take
FPC 1	Body Shop	64040000721	Florida Car Doctors Inc	1020 Collier Center Way, Naples 34110	0.54	Auto Body Shop	Owner Occupied	>25	N/A	Full Take

Impact Type	Existing Zone	Parcel ID	Business Name	Address	Acreage	Business Type	Occupation Type	Number of Employees (1)	Number of Tenants	Expected Level of Take (1)
FPC 1	Warehousing	64040000705	Forefront Collier Venture LLC	1030 Collier Center Way, Naples 34110	0.54	Warehouses	Tenant/ Leasee-Occupied	>25	2	Full Take
		64040000682			0.54				13	
		64040000666			0.43				6	
FPC 1	Warehousing	64040000640	Forefront Collier Venture LLC	1040 Collier Center Way, Naples 34110	0.65	Warehouses	Tenant/ Leasee-Occupied	>25	6	Full Take
		64040000624			0.54				8	
		64040000608			0.54				9	
		64040000585			0.74				8	
FPC 2	Manufacturing	00144040007	NTG Limited Partnership	1330 Rail Head Blvd, Naples, FL 34110	3.15	Warehouses	Tenant/ Leasee-Occupied	>25	20	Full Take
FPC 2	Warehousing	00145681106	1360 Rail Head LLC	1360 Rail Head Blvd, Naples, FL 34110	1.22	Warehouse	Owner Occupied	<10	N/A	Full Take

Impact Type	Existing Zone	Parcel ID	Business Name	Address	Acreage	Business Type	Occupation Type	Number of Employees (1)	Number of Tenants	Expected Level of Take (1)
FPC 2	Manufacturing	00143920005	Old 41 Flex LLC	1400 Rail Head Blvd, Naples, FL 34110	2.33	Flex Spaces	Tenant/ Leasee-Occupied	>25	8	Full Take
FPC 3	Warehousing	00144000005	Railhead Properties LLC	1401 Rail Head Blvd, Naples, FL 34110	3	Flex Spaces	Tenant/ Leasee-Occupied	<25	2	Full Take

(1) - Based on best available information at the time of report preparation. Subject to change.

5.2 Comparison of Available Commercial Property

A search for commercial properties in the project zip code was conducted using the online commercial real estate site LoopNet.com. The search revealed a total of eighteen commercial properties for sale (**Table 5-2**), and one for lease (**Table 5-3**). The properties listed for sale ranged in price from \$349,900 to \$3.6 million and leases ranged from \$11.00 to \$15.00 per square foot per year. Only one listing is shown in **Table 5-3** because it was the only listing available at the discussed lease range within the two zip codes the project occurs in.

Table 5-2 Commercial Properties for Sale

Address	List Price	Size (SQ FT/Acreage)	Built	Status	Property Type
28220 Old US Hwy 41, Unit 401, Bonita Springs, FL 34135	\$425,000	1,056 SF	2001	Vacant	Industrial Condo
8890 Terrene Ct, Bonita Springs, FL 34135	\$700,000	3,000	2000	Occupied	Office Building
26830 Old US 41, Bonita Springs, FL 34135	\$800,000	0.65 AC	N/A	Vacant	Undeveloped Commercial Lot
10981 Harmony Park Dr, Unit 1, Bonita Springs, FL 34135	\$849,000	2,812 SF	2002	Vacant	Industrial Condo
15405 Old 41 N, Naples, FL 34110	\$925,000	2.49 AC	N/A	Vacant	Undeveloped Industrial Lot
1209 Piper Blvd, Naples, FL 34110	\$995,000	0.15 AC	N/A	Vacant	Land Pad in Commercial Lot
8400 Murano del Lago Dr, Estero, FL 34135	\$1,100,000	4,052 SF	2024	Vacant	Undeveloped Retail Outparcel

Address	List Price	Size (SQ FT/Acreage)	Built	Status	Property Type
13541 E Terry St, Bonita Springs, FL 34135	\$1,275,000	9.86 AC	N/A	Vacant	Undeveloped Residential Lot
15805 Old US 41, Naples, FL 34110	\$1,300,000	3.69 AC	N/A	Vacant	Undeveloped Industrial Lot
28001 Old 41 Rd, Bonita Springs, FL 34135	\$1,500,000	0.49 AC	N/A	Occupied	Redevelopment Commercial Land
26240 Old US-41 Rd, Bonita Springs, FL 34135	\$1,500,000	1.90 AC	N/A	Vacant	Undeveloped Commercial Lot
14310 Bonita Beach Rd SE, Bonita Springs, FL 34135	\$2,150,000	12.45 AC	N/A	Vacant	Agricultural Lot
1497 Rail Head Blvd, Naples, FL 34110	\$2,200,000	5,300 SF	1992	Vacant	Industrial Building
28280 Old 41 Rd, Building 1, Bonita Springs, FL 34135	\$2,750,000	6,195 SF	2019	Occupied	Flex Condo
28621 N Cargo Ct, Bonita Springs, FL 34135	\$2,800,000	1.24 AC	N/A	Vacant	Light Industrial Zoned Lots
28401 Race Track Rd, Bonita Springs, FL 34135		1.23 AC			
24551 Production Cir, Bonita Springs, FL 34135	\$2,900,000	12,499 SF	2001	Occupied	Flex Building
1025 Collier Center Way, Naples, FL, 34110	\$3,399,000	8,687 SF	1999	Vacant	Industrial Building

Source: LoopNet.com, March 12, 2025

Table 5-3 Commercial Properties for Lease

Address	Rental Rate (SF/YR)	Size (SQ FT/Acreage)	Built	Status	Property Type
24850 Old US 41 Rd, Ste 6 & 27, Bonita Springs, FL 34135	\$11.30	5,411 SF	1996	Occupied	Office/Retail

Source: LoopNet.com, March 12, 2025

6 COMMUNITY IMPACT

Construction of this project will involve acquisition of additional ROW along the existing alignment of US 41. No public lands or public agency facilities occur immediately adjacent to the proposed improvements. No public facilities, major shopping centers, hospitals, schools, or related establishments are proposed to be displaced.

The proposed improvements are consistent with the Collier Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan and the MPO's Transportation Improvement Program (TIP) for fiscal years (FY) 2025-2029. Based on a review of Collier County's Growth Management & Community Development (GMCD) maps, existing land uses in the project vicinity are shown as planned unit development, industrial, commercial, residential, and agricultural. Collier County's GMCD shows future land uses in the project vicinity as urban residential subdistrict, industrial district, and mixed use activity center subdistrict. Additionally, the proposed improvements are also consistent with Lee County MPO's 2045 Long Range Transportation Plan for FY 2025-2029 and the MPO's Transportation Performance Management (TPM) Plan. Zoning information is unavailable for this portion of Lee County. Based on a review of Bonita Spring's Community Development Department's zoning maps, existing land uses in the project vicinity are shown as commercial, industrial, recreational vehicle, agricultural, residential, and mixed use. Bonita Spring's Community Development Department's zoning maps shows future land uses in the project vicinity as general commercial, industrial, public/semi-public, moderate density mixed use, downtown, and medium density residential.

Though ROW acquisition will be needed and there will be conversion of portions of existing land uses to transportation ROW, the proposed improvements will support both the existing and future land uses locally, as well as provide road network improvements necessary to support the future land uses projected for this part of Collier and Lee Counties.

6.1 Environmental Justice

Executive Order 12898 requires federal agencies to develop a strategy for the programs, policies, and activities to avoid disproportionate and adverse human health and environmental impacts on minority and low-income populations. The US Department of Transportation (USDOT) promotes nondiscrimination in the programs through a Department-wide strategy and process that integrate environmental justice principles into existing planning requirements.

6.2 Planning for Environmental Justice

The proposed improvements to US 41 are not expected to subdivide neighborhoods, negatively impact residential neighborhood identity, or separate residences from community facilities such as churches, schools, shopping areas, or civic or cultural facilities. The project is not expected to contribute to social isolation of any identifiable groups of elderly, handicapped, non-drivers, minorities, or transit-dependent persons through this project study area as the travel patterns of the community residents are not anticipated to be significantly altered due to the scope and location of the improvements proposed.

The Preferred Alternative would result in 138 businesses relocations. At the time of this document, there are no residential impacts.

Following the April 2022 alternatives public workshop, several comments and concerns were received regarding traffic and adequate lighting. Since the proposed improvements are expected to provide for enhanced traffic flow and safety for all roadway users, this project is expected to have a positive influence on the regional economic climate as a long-term result.

The project planning has included proactive elements to reduce the potential for issues related to environmental justice. NEPA requires the implementation of a public process to provide an opportunity for stakeholder involvement. During the course of this study, the FDOT implemented a Public Involvement Program (PIP) to allow the opportunity for public participation that exceeds NEPA requirements. Public engagement included one elected officials/agency kick-off meeting; one alternatives public workshop; meetings with the MPO ahead of public participation opportunities including meeting with the MPO Board, Transportation Advisory Committee (TAC), Community Advisory Community (CAC), and Bicycle and Pedestrian Advisory Committee (BPAC). A public hearing is anticipated to be completed in Summer 2025. In addition, the FDOT had thorough coordination with local government and other agencies, as well as local property owners, and other interested parties to ensure that the public was informed of project updates. Notification of public meetings was accomplished through advertisement in local newspapers and direct mailings to all affected property owners and tenants. Returned notifications were hand-delivered wherever possible. Input received throughout the study was considered for project evaluation.

As a result of the proactive public engagement process, principles of environmental justice are being satisfied. While minority, elderly, or low-income residents may experience some adverse effects as a result of the implementation of the Preferred Alternative, no group would experience disproportionately high and adverse effects as a result of the project. Based on the reviews and evaluation conducted, the Preferred Alternative is not expected to impact facilities considered to have special characteristics or provide services to specialized clientele or cultural orientation.

7 POTENTIAL CONTAMINATION CONCERNS

A *Contamination Screening Evaluation Report* (CSER) was prepared under separate cover for the project. Locations within a 500-foot buffer of the project study area were investigated for sites that may present the potential for finding petroleum contamination or hazardous materials, and therefore, may impact the proposed improvements for this project. Acquisition of additional ROW is anticipated to accommodate the proposed project improvements.

As documented in the CSER, a total of one High, 14 Medium, 14 Low, and eight No Risk sites are present within and adjacent to the project limits. For sites rated Low and No Risk for potential contamination, no further action is recommended at this time. The Preferred Alternative will require ROW acquisition from approximately 14 Medium Risk sites and one High Risk sites. These are discussed further in the CSER.

Where impacted by project construction activities, FDOT will oversee additional testing and, if necessary, remediation of contaminated sites. This will be further evaluated during the project's Design phase.

8 PUBLICLY-OWNED FACILITIES

When lands, buildings, or other improvements are needed for transportation purposes, but are held by a governmental entity and utilized for public purposes other than transportation, the acquiring body may compensate the entity for such properties by providing functionally equivalent replacement facilities. Based on this study, there are no public facilities requiring acquisition or functional replacement. As discussed previously in Section 6.0, minor changes are anticipated at several of the local side streets for roadway safety, roadway function, and access management considerations. The FDOT will continue coordination with Collier and Lee Counties as needed for improvements within their existing ROW.

9 COMMUNITY AND SOCIAL SERVICES

Within the Collier and Lee Counties area, there are numerous economic and social service organizations that are available to assist displaced individuals and businesses. The following list highlights available services in the area. However, this list should not be considered all-inclusive of potential assistance/service providers.

Collier County

Residential Services

St. Matthew's House

Homeless Shelter Service

2001 Airport Road S

Naples, FL 34112

Phone: 239-774-0500

Contact: info@stmatthewshouse.org

Collier County Housing Authority

Housing Assistance (Public Housing Agency)

1800 Farm Worker Way

Immokalee, FL 34142

Phone: 239-657-3649

Contact: info@cchafl.org

Collier County Hunger and Homeless Coalition

Housing Assistance (Florida Supportive Housing Coalition)

1800 Farm Worker Way

Immokalee, FL 34142

Phone: 239-657-3649

Contact: info@cchafl.org

Collier County Community and Human Services Division – Housing Operations

Community Assistance

3339 East Tamiami Trail

Naples, FL 34112

Phone: 239-450-2114

Contact: housing.info@colliercountyfl.gov

Habitat for Humanity of Collier County

Housing Assistance (Non-Profit)

11145 Tamiami Trail E

Naples, FL 34113

Phone: 239-775-0036

Contact: llefkw@habitatcollier.org

The Shelter for Abused Women & Children

Housing Assistance

PO Box 10102
Naples, FL 34101
Phone: 239-775-3862
Contact: Info@naplesshelter.org

Business Services

Collier County Economic Development Office

Business Assistance
3050 Horseshoe Dr N
Naples, FL 34104
Phone: 239-403-2914
Contact: www.collieredo.org

Florida Small Business Development Center (SBDC) at Florida Gulf Coast University

Business Assistance (Small businesses)
220 West Garden Ste. 302
Pensacola, FL 32502
Phone: 850-898-3479
Contact: info@FloridaSBDC.org

Greater Naples Chamber of Commerce

Business Assistance
2150 Goodlette-Frank Road N., Suite 101
Naples, FL 34102
Phone: 239-262-6376
Contact: info@napleschamber.org

Marco Island Area Chamber of Commerce

Business Assistance
1102 N Collier Blvd.
Marco Island, FL 34145
Phone: 239-394-7549
Contact: donna@marcoislandchamber.org

Immokalee Eastern Chamber of Commerce

Business Assistance
5072 Annunciation Circle
Ave Maria, FL 34142
Phone: 239-657-3237
Contact: immokaleechamberofcommerce@gmail.com

SCORE (Service Corps of Retired Executives) - Naples

Business Assistance
900 Goodlette Road North
Naples, FL 34102
Phone: 239-430-0081
Contact: scorenaples.org

Lee County

Residential Services

Lee County Housing Authority

Housing Assistance (Public Housing Agency)

14170 Warner Circle

North Fort Myers, FL 33903

Phone: 239-997-6688

Contact: lcha@lchauthority.org

City of Fort Myers Housing Authority

Housing Assistance (Public Housing Agency)

4224 Renaissance Preserve Way

Fort Myers, FL 33916

Phone: 239-344-3220

Contact: marcia@hacfm.org (Executive director)

Lee County Department of Human Services

Housing Assistance (Florida Supportive Housing Coalition)

2440 Thompson Street

Fort Myers, FL 33901

Phone: 239-533-7958

Contact: MRozdolski@leegov.com (Director of community development)

Lee County Housing Development Corporation

Housing Assistance (Public Housing Agency)

PO Box 2854

Fort Myers, FL 33902

Phone: 239-275-5105

Contact: ecooks@leecountyhdc.org (CEO)

Lee County Human & Veteran Services

Housing Assistance (Veteran Aid)

2440 Thompson Street

Fort Myers, FL 33901

Phone: 239-533-7930

Contact: JBoudreaux@leegov.com (Director)

Lee County Homeless Coalition

Housing Assistance

1500 Colonial Blvd., Suite 235

Fort Myers, FL 33907

Phone: 239-322-6600

Contact: leehomeless.org

Business Services

Lee County Housing Authority (Horizon Council)

Business Assistance

2201 Second Street, Suite 500

Fort Myers, FL 33901

Phone: 239-533-6800

Contact: edo@leegov.com

Florida Small Business Development Center (SBDC) at Florida Gulf Coast University

Business Assistance (Small businesses)

220 West Garden Ste. 302

Pensacola, FL 32502

Phone: 850-898-3479

Contact: info@FloridaSBDC.org

Great Fort Myers Chamber of Commerce

Community Empowerment

1520 Lee St #101

Fort Myers, FL 33901

Phone: 239-332-2930

Contact: info@fortmyers.org

Chamber of Commerce of Cape Coral

Community Empowerment

2051 Cape Coral Parkway E

Cape Coral, FL 33904

Phone: 239-549-6900

Contact: info@capecoralchamber.com

Chamber of Commerce of Bonita Springs

Community Empowerment

20041 South Tamiami Trail Unit #3

Estero, FL 33928

Phone: 239-992-2943

Contact: tiffany.esposito@myfloridahouse.gov (CEO)

10 ACQUISITION AND RELOCATION ASSISTANCE PROGRAM

To minimize the unavoidable effects of ROW acquisition and displacement of people, the FDOT will carry out a Right-of-Way Relocation Program in accordance with FS 339.09 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

The FDOT provides advance notification of impending ROW acquisition. Before acquiring ROW, all properties are appraised based on 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.

No person lawfully occupying real property will be required to move without at least receiving a 90-day written letter of assurance. 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 obtained and has the right of possession of replacement housing, or that FDOT has offered the relocatee decent, safe, and sanitary housing which is within their financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the Relocation Assistance and Payments program. A relocation specialist will contact each person to be relocated to determine individual needs, and to provide information, answer questions, and give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All tenants and owner-occupant displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursement for moving expenses; (2) rental replacement housing, either private or publicly subsidized; and (3) purchase of replacement housing.

Financial assistance is available to the eligible relocatee to:

- Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project.
- Make up the difference, if any, between the amounts paid for the acquired dwelling and the cost of a comparable decent, safe, and sanitary dwelling available on the private market, as determined by the Department.
- Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling.
- Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate.

A displaced tenant may be eligible to receive a payment, not to exceed \$7,200, to rent a replacement dwelling or room, or to use as a down payment, including closing costs, on the purchase of a replacement dwelling.

The brochures that describe in detail the FDOT’s Relocation Assistance Program are “*Residential Relocation Under the Florida Relocation Assistance Program*”, “*Relocation Assistance Business, Farms and Non-profit Organizations*”, “*Mobile Home Relocation Assistance*”, and “*Relocation Assistance Program Personal Property Moves*.” These brochures are distributed at all public hearings and to all displacees. They are also available upon request to any interested person.

Appendix A Preferred Alternative Concept Plan



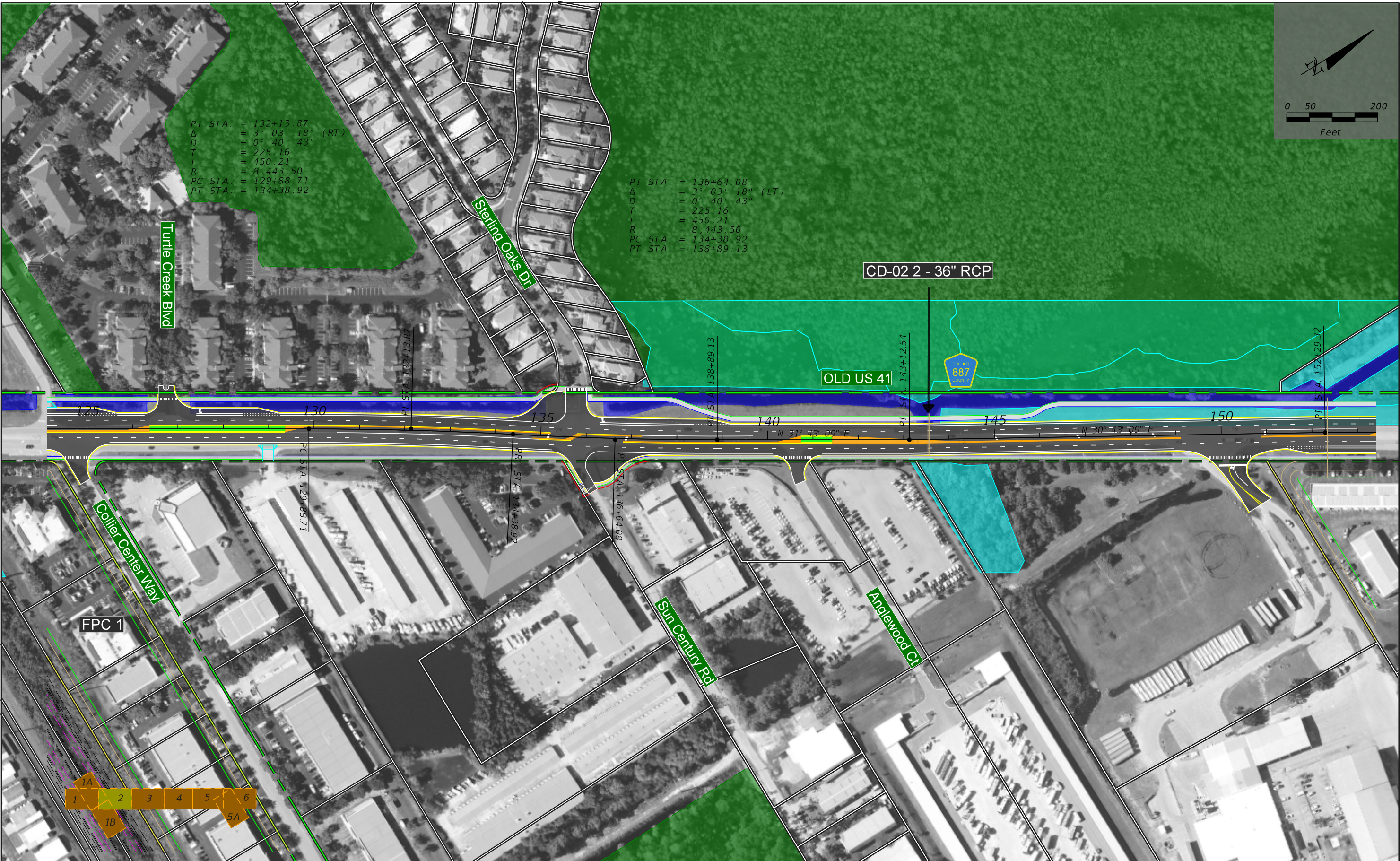
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				ROAD NO.				COUNTY		FINANCIAL PROJECT ID	
				CR 887			COLLIER AND LEE		435110-1-22-01 435347-1-22-01		



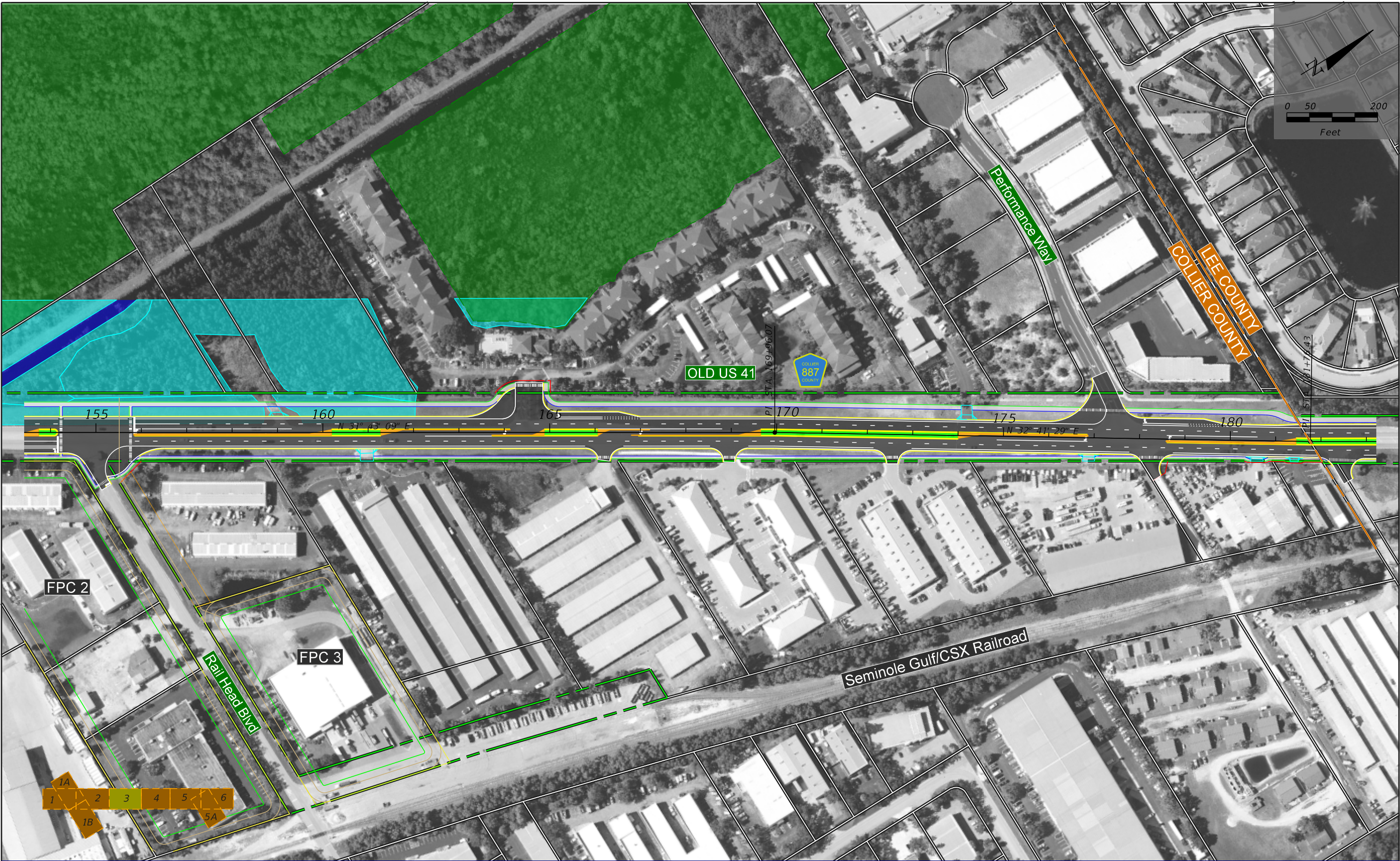
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				CR 887	COLLIER AND LEE	435110-1-22-01 435347-1-22-01				



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	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	PREFERRED ALTERNATIVE		
	CR 887	COLLIER AND LEE	435110-1-22-01 435347-1-22-01			
				1B		



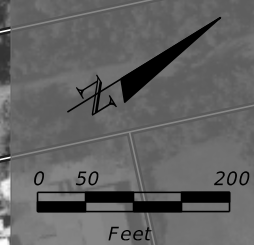
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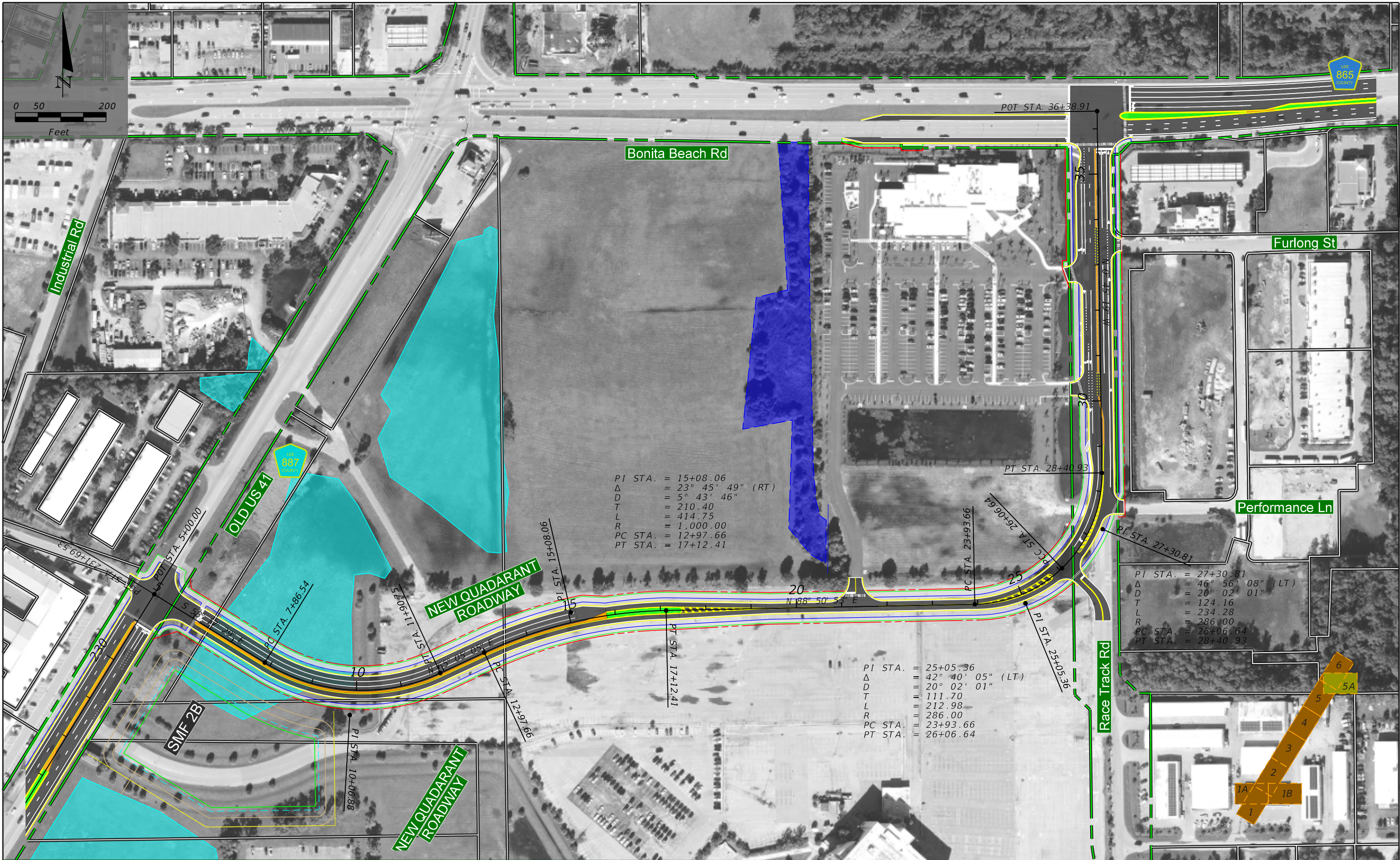
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						ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
						CR 887	COLLIER AND LEE	435110-1-22-01 435347-1-22-01	



COLLIER COUNTY				LEE COUNTY/CITY OF BONITA SPRINGS				SHEET NO.	
100	STATION		PROPOSED CONCRETE SEPARATOR	HNTB CORPORATION MATTHEW J.W. DOCKINS P.E. LICENSE NUMBER 79350 201 N. FRANKLIN STREET, SUITE 1200 TAMPA, FLORIDA 33602		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		<i>PREFERRED ALTERNATIVE</i>	4
	EXISTING ROW		PROPOSED SIDEWALK/PATH			ROAD NO.	COUNTY		
	PROPERTY LINES		PROPOSED PAVEMENT			CR 887	COLLIER AND LEE		435110-1-22-01 435347-1-22-01
	PROPOSED ROW		PROPOSED MEDIAN						
	PROPOSED EASEMENT		FUTURE BY-OTHERS						
	WETLANDS		CONSERVATION EASEMENTS						
	SURFACE WATERS								



LEE COUNTY/CITY OF BONITA SPRINGS									
		HNTB CORPORATION MATTHEW J.W. DOCKINS P.E. LICENSE NUMBER 79350 201 N. FRANKLIN STREET, SUITE 1200 TAMPA, FLORIDA 33602		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			<i>PREFERRED ALTERNATIVE</i>		SHEET NO.
				ROAD NO. CR 887	COUNTY COLLIER AND LEE	FINANCIAL PROJECT ID 435110-1-22-01 435347-1-22-01			5



LEE COUNTY/CITY OF BONITA SPRINGS									
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				ROAD NO.	COUNTY	FINANCIAL PROJECT ID			
				CR 887	COLLIER AND LEE	435110-1-22-01			5A
						435347-1-22-01			

Appendix B Pictures of Potential Business Impacts



Photo 1: 4141 Baldrige LLC, 13800 Tamiami Trl N, Naples 34110



Photo 2: North Collier Corporate Center I, 1004 Collier Center Way, Naples 34110



Photo 3: North Collier Corporate Center II, 1016 Collier Center Way, Naples 34110



Photo 4: Florida Car Doctors Inc, 1020 Collier Center Way, Naples 34110

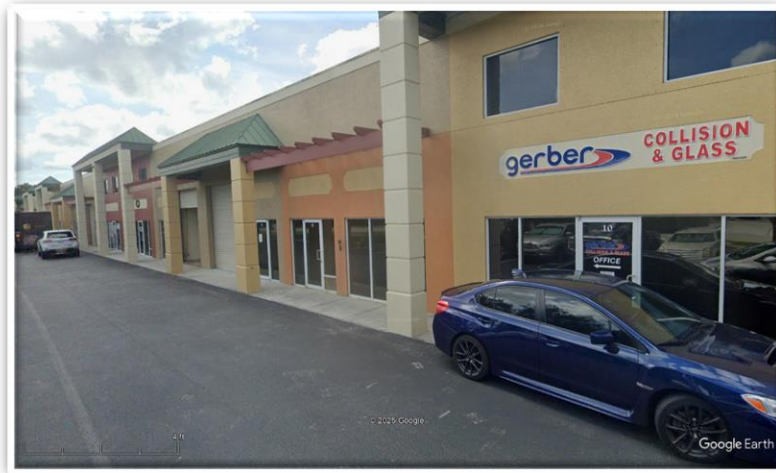


Photo 5: Forefront Collier Venture LLC, 1030 Collier Center Way, Naples 34110

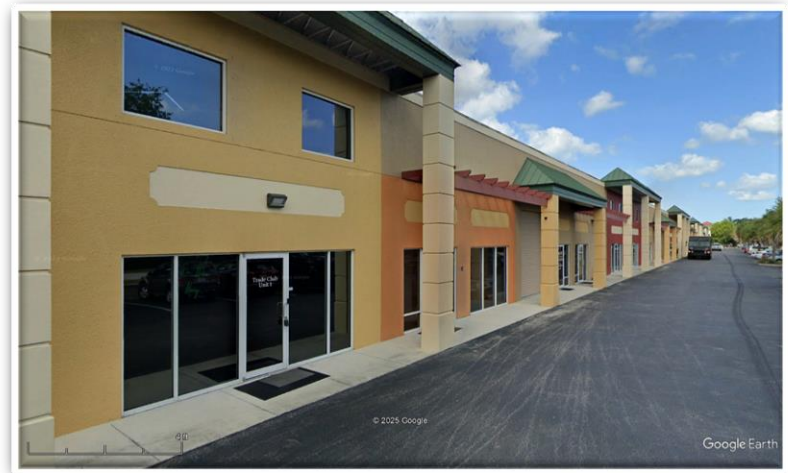


Photo 6: Forefront Collier Venture LLC, 1040 Collier Center Way, Naples 34110



Photo 7: NTG Limited Partnership, 1330 Rail Head Blvd, Naples, FL 34110



Photo 8: 1360 Rail Head LLC, 1360 Rail Head Blvd, Naples, FL 34110



Photo 9: Old 41 Flex LLC, 1400 Rail Head Blvd, Naples, FL 34110



Photo 10: Railhead Properties LLC, 1401 Rail Head Blvd, Naples, FL 34110