

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TECHNICAL REPORT COVERSHEET

650-050-38
ENVIRONMENTAL
MANAGEMENT
08/22

DRAFT CONCEPTUAL STAGE RELOCATION PLAN

Florida Department of Transportation

District One

S.R. 70 PD&E Study

Limits of Project: From C.R. 721 S to C.R. 599/128th Avenue

Highlands and Okeechobee Counties, Florida

Financial Management Number: 450334-1-22-01

ETDM Number: 14491

Date: November 2025

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), District One, is conducting a Project Development and Environment (PD&E) Study to evaluate the proposed widening of State Road (S.R.) 70 from a two-lane, undivided roadway to a four-lane, divided roadway, from County Road (C.R.) 721 South to C.R. 599/128th Avenue in unincorporated Highlands and Okeechobee Counties.

This Conceptual Stage Relocation Plan (CSRP) focuses on the right-of-way impacts associated with the proposed improvements to S.R. 70 and addresses any social or economic impacts in relation to potential relocations. Demographic data was gathered on the study area, Highlands and Okeechobee Counties, 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, and other household statistics.

There are two potential residential relocations on a single parcel, and no potential business displacements associated with the improvements to S.R. 70.

1.0 INTRODUCTION

This Conceptual Stage Relocation Plan (CSRP) was prepared in accordance with the Sociocultural Effects Evaluation chapter of the Florida Department of Transportation (FDOT) Project Development and Environment (PD&E) Manual, Section 9.1 of the FDOT Right of Way Manual, and Federal Highway Authority (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 proposed improvements to State Road (SR) 70 and to determine whether there is a sufficient supply of replacement housing or businesses available. Information is provided regarding the project area demographics, residential relocations, potential impacts to businesses and social facilities, available replacement property, and relocation assistance.

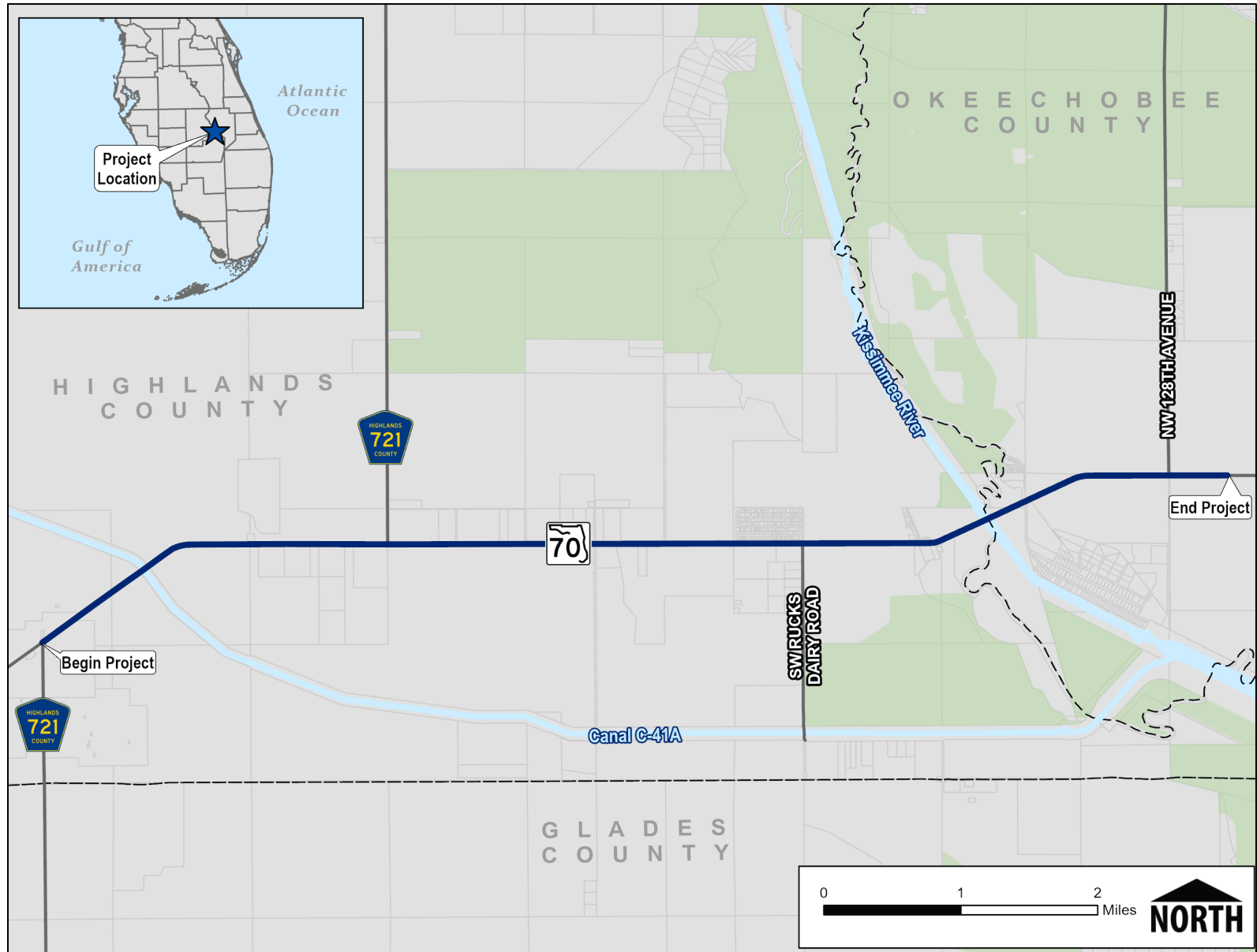
1.1 PROJECT DESCRIPTION

The FDOT, District One, is conducting a PD&E Study to evaluate the proposed widening of SR 70 from a two-lane, undivided roadway to a four-lane, divided roadway, from County Road (CR) 721 South to CR 599/128th Avenue in unincorporated Highlands and Okeechobee Counties. The existing facility is a two-lane, undivided roadway with no multi-modal accommodation. The proposed facility is a four-lane, divided roadway with a shared-use path on the south (eastbound) side. The total project length is approximately 8.6 miles and the project limits are shown in **Figure 1**. SR 70 is part of Florida's Strategic Intermodal System (SIS) highway network and designated state hurricane evacuation route network. As part of the National Highway System, SR 70 is critical in the transportation network as it facilitates local and regional traffic and the movement of goods/freight.

1.2 PURPOSE AND NEED

The purpose of the project is to address traffic safety conditions on S.R. 70 from C.R. 721 S to C.R. 599/128th Avenue in Highlands and Okeechobee Counties. Other goals of the project are to maintain important east-west connectivity within the regional transportation network and accommodate freight activity within the area. The need for the project is based on safety, area wide network/system linkage, and transportation demand. By addressing safety, emergency evacuation, traffic safety conditions, and incident response times will improve. Area wide network/system linkage will aid in maintaining important east-west connectivity within the regional transportation network and transportation demand will accommodate freight activity.

Figure 1: Project Location Map



1.3 PREFERRED ALTERNATIVE

The Preferred Alternative aligns with the goals of the SR 70 Corridor Vision Report and meets the purpose and need for the project as it provides for improved traffic safety conditions, emergency evacuation, and response times. It also enhances transportation network connectivity along this east-west roadway and in the region, as well as enhances freight movement. The Preferred Alternative has a rural typical section with an open roadway drainage system for the four-lane construction. The typical section includes: two (2) 12-foot travel lanes in each direction; a 40-foot median with eight-foot inside shoulders (four-feet paved); 12-foot outside shoulders (five-feet paved); and a 12-foot shared use path on the south side of SR 70 adjacent to the eastbound travel lanes. The average width needed for the right-of-way is 260 feet but varies throughout the alignment from 210 feet to 290 feet. The target, design and posted speed are 65 miles per hour (MPH). **Figures 2-4** depicts the Preferred Alternative typical sections for the roadway and bridges.

The roadway stormwater runoff will be collected and conveyed in roadside ditches on each side of the travel lanes to stormwater management facilities that will be constructed along the corridor. Offsite and onsite stormwater runoff will be handled separately. Therefore, the typical section includes a second ditch on the north (westbound) side of the roadway to collect and convey offsite stormwater flow.

The existing two-lane Kissimmee River bridge will require demolition and two new bridge structures, each carrying one-directional traffic, will be constructed. The existing bridge over the Slough Ditch (C-41A) Canal that currently carries two lanes of traffic will be retained and will carry westbound traffic in the future condition. A new two-lane bridge will be constructed on the south side of the existing bridge and will carry the eastbound traffic.

Figure 2: Roadway Typical Section

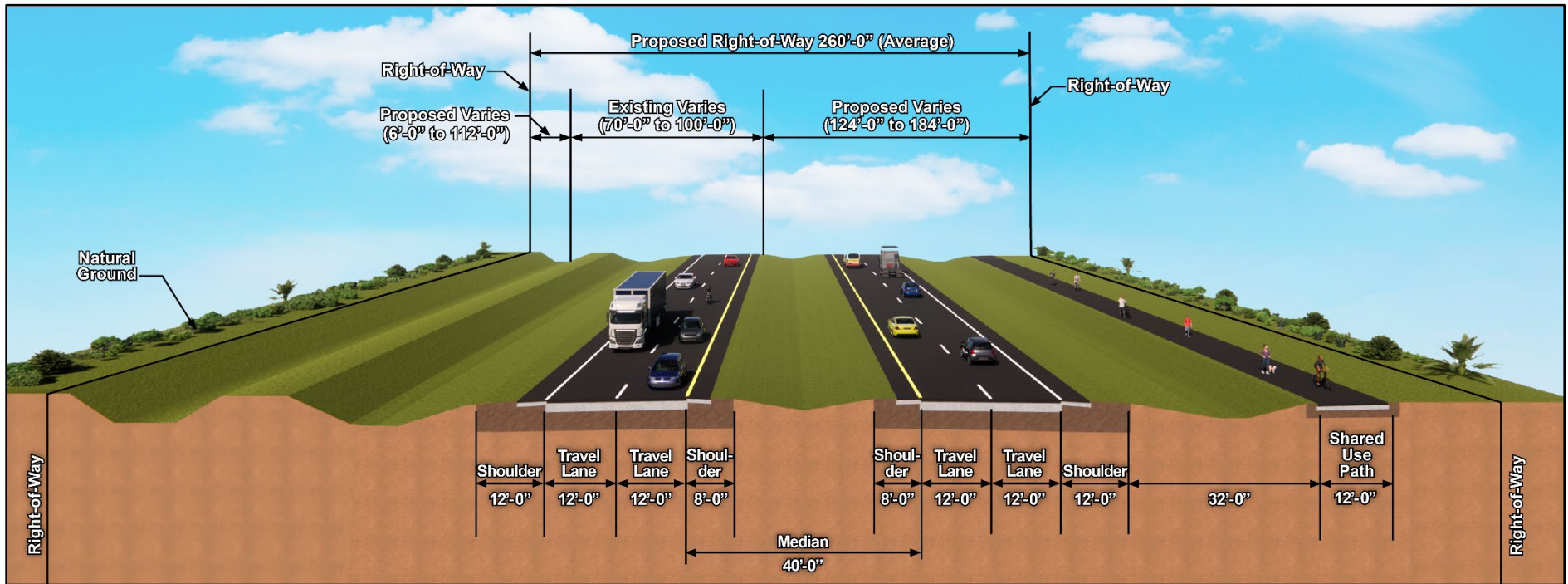


Figure 3: Kissimmee River Bridge Typical Section

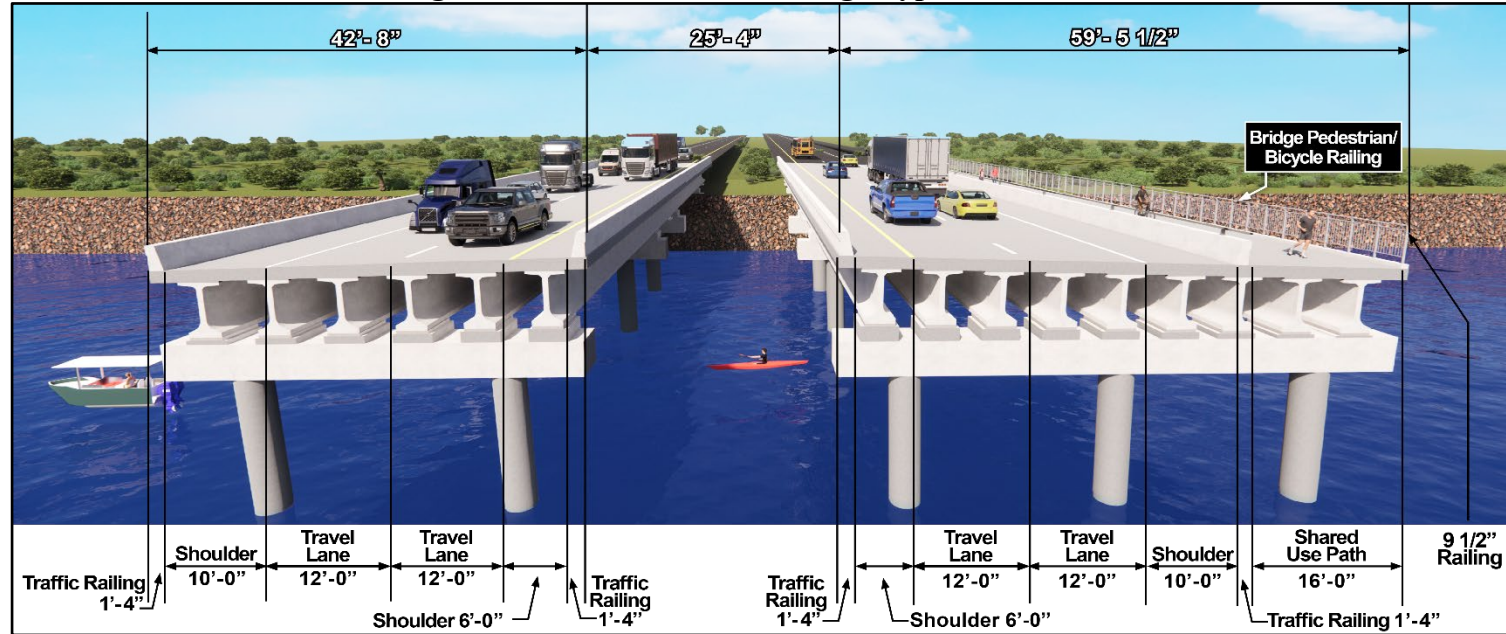
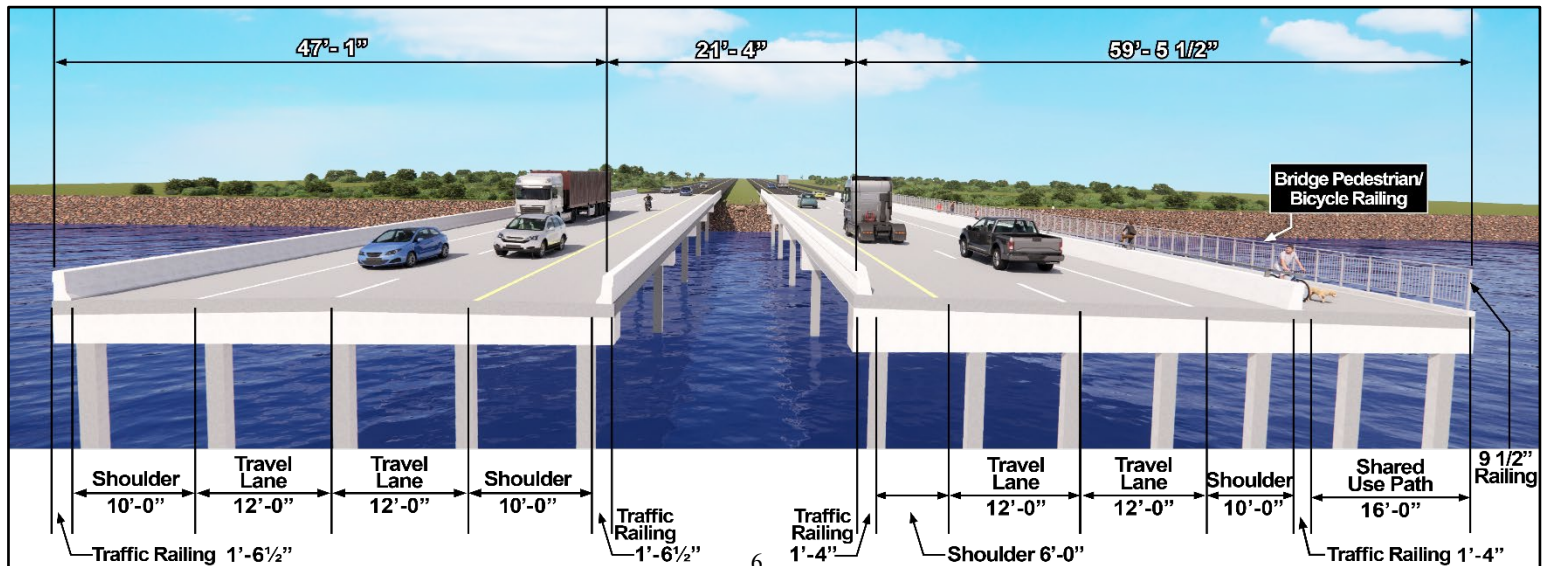


Figure 4: C-41A Canal Bridge Typical Section



2.0 DEMOGRAPHICS

This section describes the demographic data for the project area, Highlands County, Okeechobee County, and the State of Florida.

2.1 POPULATION

US Census data and estimates for the Highlands County, Okeechobee County, and the State of Florida are provided in **Table 1**.

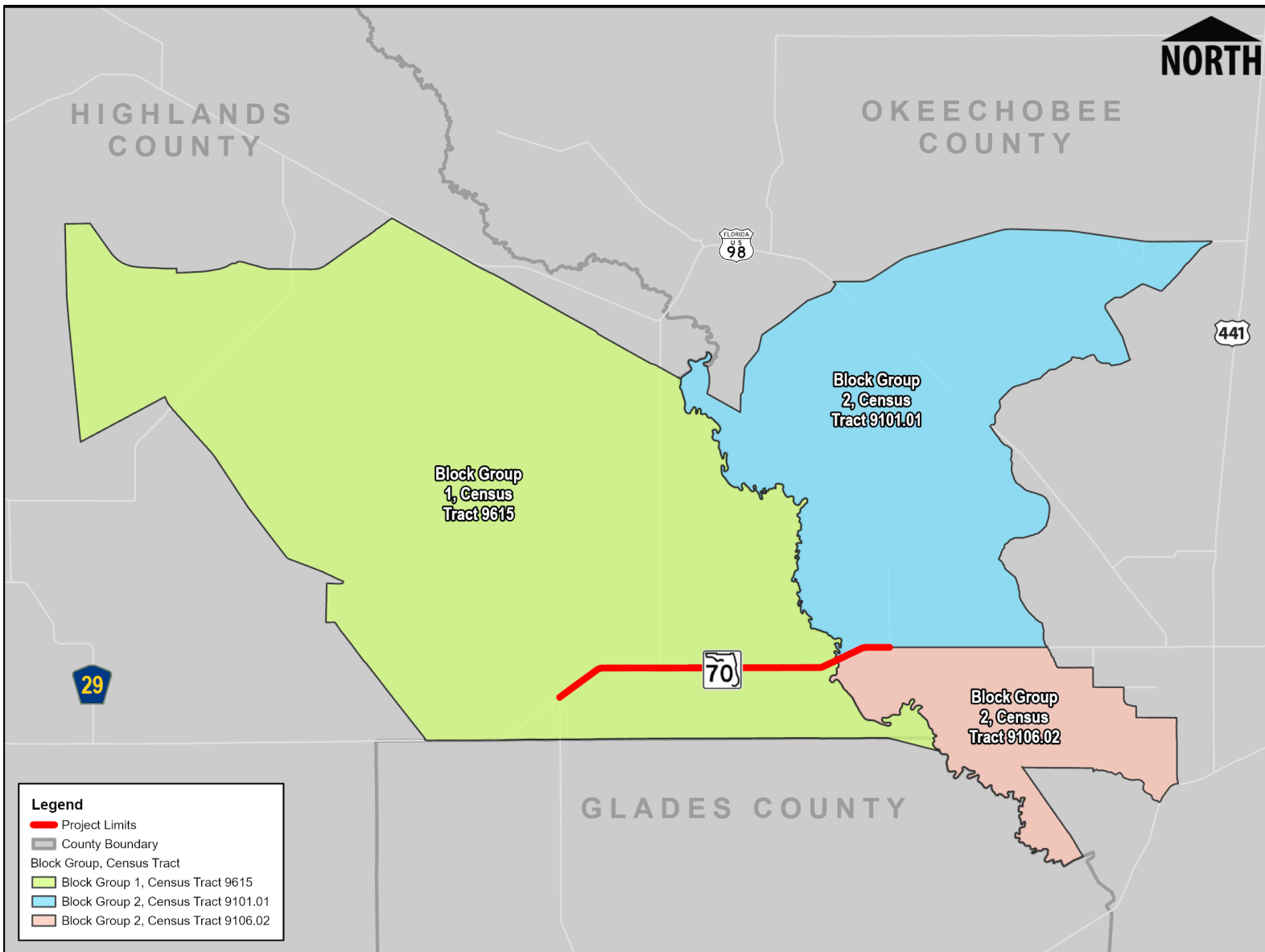
Table 1: Estimated Populations

| Area | 2020 | 2023 Estimates |
|-------------------|------------|----------------|
| Highlands County | 101,235 | 103,808 |
| Okeechobee County | 39,644 | 40,249 |
| Florida | 21,538,187 | 21,928,881 |

Source: US Census Bureau Annual Population Estimates April 1, 2020 and December 12, 2024

US Census Bureau, 2019 – 2023 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 Census Block Group 1 within Census Tract 9615.00 and Census Block Group 2 within Census Tracts 9106.02 and 9101.01. **Figure 5** identifies each Census Block Group evaluated and which tract it belongs to.

Figure 5: Project Specific Census Block Groups and Tracts



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

Table 2: Population by Sex

| Block Group, Census Tract | 1, 9615.00 (Highlands) | | 2, 9101.01 (Okeechobee) | | 2, 9106.02 (Okeechobee) | |
|--------------------------------------|---------------------------|-------|----------------------------|----|----------------------------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| Male | 200 | 66.01 | 411 | 60 | 649 | 50.31 |
| Female | 103 | 33.99 | 274 | 40 | 641 | 49.69 |

Source: US Census Bureau 2019-2023 American Community Survey (ASC) 5-Year Estimates

Table 3: Population by Race

| Block Group, Census Tract | 1, 9615.00 (Highlands) | | 2, 9101.01 (Okeechobee) | | 2, 9106.02 (Okeechobee) | |
|--|---------------------------|-------|----------------------------|-------|----------------------------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| Race | | | | | | |
| White Alone | 302 | 99.67 | 571 | 83.36 | 1124 | 87.13 |
| Black or African American Alone | 0 | 0 | 0 | 0 | 11 | 0.85 |
| American Indian & Alaskan Native Alone | 1 | 0.33 | 0 | 0 | 0 | 0 |
| Asian Alone | 0 | 0 | 0 | 0 | 10 | 0.78 |
| Native Hawaiian and Other Pacific Islander Alone | 0 | 0 | 0 | 0 | 0 | 0 |
| Some Other Race Alone | 0 | 0 | 0 | 0 | 137 | 10.62 |
| Two or More Races | 0 | 0 | 114 | 16.64 | 8 | 0.62 |

Source: US Census Bureau 2019-2023 American Community Survey (ASC) 5-Year Estimates

Table 4: Population Age 65 Years of Age and Over

| Block Group, Census Tract | 1, 9615.00 (Highlands) | | 2, 9101.01 (Okeechobee) | | 2, 9106.02 (Okeechobee) | |
|------------------------------|---------------------------|-------|----------------------------|-------|----------------------------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| Population Age 65+ | 267 | 88.12 | 313 | 88.67 | 276 | 21.40 |

Source: US Census Bureau 2019-2023 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

| Block Group, Census Tract | 1, 9615.00 (Highlands) | | 2, 9101.01 (Okeechobee) | | 2, 9106.02 (Okeechobee) | |
|------------------------------------|---------------------------|-----|----------------------------|-------|----------------------------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| Owner Occupied Housing | 183 | 100 | 278 | 78.75 | 495 | 92.52 |
| Renter Occupied Housing | 0 | 0 | 75 | 21.25 | 40 | 7.48 |
| *Housing Units Built Before 1950 | 0 | | 7 | | 5 | |
| **Average Household Size (persons) | 1.66 | | 1.94 | | 2.41 | |

Source: US Census Bureau 2019-2023 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 Highlands County, Okeechobee County and the State of Florida.

Table 6: Household Data

| Housing Units/Housing Status | | | |
|------------------------------|-------------------|------------------|-------------------|
| | Okeechobee County | Highlands County | Florida |
| Owner-Occupied | 11,323 | 36,257 | 5,756,809 |
| Renter-Occupied | 3,864 | 9,686 | 2,794,102 |
| Vacant | 3,345 | 12,143 | 1,531,445 |
| Total Housing Units | 18,532 | 58,086 | 10,082,356 |

Source: US Census Bureau 2019-2023 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

| Block Group, Census Tract | 1, 9615.00 (Highlands) | 2, 9101.01 (Okeechobee) | 2, 9106.02 (Okeechobee) |
|---|---------------------------|----------------------------|----------------------------|
| Median Household Income in the past 12 months* | \$30,456 | \$38,339 | \$46,097 |
| Households with income in the past 12 months below poverty level | 7 | 53 | 16 |

Source: US Census Bureau 2019-2023 American Community Survey (ASC) 5-Year Estimates

*In 2023 inflation-adjusted dollars

Table 8: Income Range by Household

| Block Group, Census Tract | 1, 9615.00 (Highlands) | | 2, 9101.01 (Okeechobee) | | 2, 9106.02 (Okeechobee) | |
|------------------------------|---------------------------|-------|----------------------------|-------|----------------------------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| <\$10,000 | 7 | 3.83 | 5 | 1.42 | 8 | 1.50 |
| \$10,000 to \$14,999 | 0 | 0 | 0 | 0 | 8 | 1.50 |
| \$15,000 to \$24,999 | 40 | 21.86 | 9 | 2.55 | 25 | 4.67 |
| \$25,000 to \$34,999 | 0 | 0 | 54 | 15.30 | 55 | 10.28 |
| \$35,000 to \$49,999 | 75 | 40.98 | 21 | 5.95 | 47 | 8.79 |
| \$50,000 to \$74,999 | 0 | 0 | 141 | 39.94 | 101 | 18.88 |
| \$75,000 to \$99,999 | 44 | 24.04 | 21 | 5.95 | 18 | 3.36 |
| \$100,000 to 149999 | 1 | 0.55 | 95 | 26.91 | 107 | 20 |
| \$150,000 to 199999 | 0 | 0 | 7 | 1.98 | 78 | 14.58 |
| \$200,000 or more | 16 | 8.74 | 0 | 0 | 88 | 16.45 |

Source: US Census Bureau 2019-2023 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

| Block Group, Census Tract | 1, 9615.00 (Highlands) | | 2, 9101.01 (Okeechobee) | | 2, 9106.02 (Okeechobee) | |
|------------------------------|---------------------------|-----|----------------------------|-----|----------------------------|-----|
| | Estimate | +/- | Estimate | +/- | Estimate | +/- |
| Employed | 1,796 | 453 | 1,809 | 359 | 786 | 154 |
| Unemployed | 21 | 41 | 61 | 52 | 38 | 36 |
| Armed Forces | 0 | 15 | 0 | 21 | 0 | 15 |
| Not in Labor Force | 1,920 | 324 | 3,283 | 254 | 1,103 | 223 |

Source: US Census Bureau 2019-2023 American Community Survey (ASC) 5 – Year Estimates

3.0 CONTAMINATION SITES

A total of nine sites adjacent to or within the vicinity of the project corridor were observed to have potential for contamination or are included in databases recording potential contamination. Of the nine sites, three are ranked as “no risk”, three are ranked as “low risk” and three are ranked as “medium risk”. The sites are identified in **Table 10** below.

Table 10: Potential Contamination Sites

| Site Number | Site Name | Site Location | Risk Rating |
|-------------|--|-----------------------------------|-------------|
| 1 | Lykes Bros Inc – FL Ranch | Corner of Hwy 721 & Hwy 70 | Low |
| 2 | Glades Electric Cooperative Inc Morris | 20899 FL-70 | No |
| 3 | Florida Gas Transmission Company | 20179 State Hwy 70 | Low |
| 4 | Arrow B Ranch | 150 Fulmar Terrace | Medium |
| 5 | Circle G Ranch | 7200 SW 196 th Terrace | Low |
| 6 | Kissimmee River Fishing Resort | 15601 Hwy 70 | Medium |
| 7 | SFWMD/Davis Tract | SE Quadrant of Hwy 70 and C-38 | No |
| 8 | Gloria Farms Inc | Platts Bluff Road | No |
| 9 | Rio Rancho Corp | 12300 Hwy 70 W | Medium |

4.0 PUBLIC LANDS

The Preferred Alternative results in unavoidable impacts to the Kissimmee River Public Use Area, consisting of 2.48 acres of property that will be converted to transportation use. Details on this impact are provided under separate cover and in the project file. No relocation or replacement of public land is expected to occur with this project.

5.0 RELOCATION IMPACTS

There are two potential residential displacements and no potential business relocations associated with the improvements to S.R. 70. Based on a field review conducted on September 4, 2025, the project team is not aware of any disabled or handicapped residential occupants that will need special assistance. Identified potential relocations are shown in **Appendix A**.

5.1 RESIDENTIAL IMPACTS

Two potential residential relocations are anticipated due to the proposed improvements to S.R. 70. These relocations are manufactured buildings/mobile homes that lie on a single parcel just south of S.R. 70. There are other manufactured buildings and homes that also lie on the same parcel but they are located further south and are not identified as relocations. **Table 11** identifies the potential residential relocations.

Table 11: Potentially Impacted Residences

| Property Address | Owner | Parcel Number | Residence Type |
|--|--|------------------------------|----------------|
| 15624 SR 70 W, Okeechobee, FL 34974 | Eustorgio Garcia Flores and Maricela Pinon | C-26-37-33-A00-0010- 0000 | Mobile home |
| 15624 SR 70 W, Okeechobee, FL 34974 | Eustorgio Garcia Flores and Maricela Pinon | C-26-37-33-A00-0010- 0000 | Mobile home |

As shown in Table 10, there are several potential contamination sites located along the project corridor. Site #6, the Kissimmee River Fishing Resort, which is noted as “high” risk, is located on the north side of S.R. 70 but within 200 feet of the residences identified above as potential relocations. As explained in the Contamination Screening Evaluation Report, prepared under separate cover, there is ongoing remediation for groundwater contamination at this site. The current remediation schedule extends into 2026. Based on a review of available records, documented discharges have extended into the existing and proposed roadway right-of-way. Therefore, future phase contamination evaluations of this site will determine if any additional impacts could occur to the properties identified for relocation related to contamination remediation.

5.2 BUSINESS IMPACTS

No relocation or replacement of business impacts is expected to occur with this project.

6.0 RELOCATION AND ASSISTANCE RESOURCES

6.1 RESIDENTIAL LISTINGS

Given the size of the residential parcel that will remain following right-of-way impacts associated with the Preferred Alternative, there is potential that the parcel can accommodate the displaced residences. However, should this not occur, 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 the project corridor 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 | For Rent or Sale | Home Type | Bed/Bath | Size (Sq. Ft.) | Year Built | Price |
|--|------------------|------------------------|----------|------------------|------------------|------------|
| 14725 NW 1 st Pkwy #4 Okeechobee, FL 34972 | Rental | Mobile Manufactured | 1/1 | Not available | Not available | \$1,100/mo |
| 17408 Brinkerhoff Lane Okeechobee, FL 34974 | Sale | Mobile Manufactured | 2/2 | 914 | 1968 | \$150,000 |
| 17502 Broadland Lane, Okeechobee, FL 34974 | Sale | Mobile Manufactured | 2/1 | 728 | 1982 | \$124,000 |
| 15601 SR 70 W #89, Okeechobee, FL 34974 | Sale | Mobile Manufactured | 2/2 | 1,203 | 1980 | \$36,900 |
| 15601 SR 70 W #104, Okeechobee, FL 34974 | Sale | Mobile Manufactured | 3/2 | 1,224 | 1974 | \$65,500 |
| 17402 Brynwood Ln, Okeechobee, FL 34974 | Sale | Mobile Manufactured | 3/2 | 1,456 | 1995 | \$220,000 |

6.2 RELOCATION ASSISTANCE PROCESS

In order to minimize the unavoidable effects of right-of-way acquisition and displacement of people, a Right of Way and Relocation Assistance Program will be carried out in accordance with Section 421.55, Florida Statutes, 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).

6.3 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 13** that may aid the residences being displaced.

Table 13: Local Social Services for Displaced Residents

| Organization Name | Location | Phone Number |
|---|---|--------------|
| Highlands County Housing Division | 618 S Commerce Avenue Sebring, FL 33870 | 863-402-6648 |
| Okeechobee County Board of County Commissioners- Affordable Housing Coordinator | 1700 NW 9 th Avenue, Ste C Okeechobee, FL 34972 | 863-824-3078 |
| Lake Placid Chamber of Commerce | 18 N Oak Avenue Lake Placid, FL 33852 | 863-385-8448 |
| Okeechobee Chamber of Commerce | 55 S Parrott Avenue Okeechobee, FL 34974 | 863-467-6246 |
| The Salvation Army Of Okeechobee County | 1600 SW 2 nd Avenue #B Okeechobee, FL 34972 | 863-763-6020 |

6.4 HOUSING OF LAST RESORT

Pursuant to the FDOT Right of Way Procedures Manual, 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 means. The determination may be made on a case-by-case or project-wide basis. Based on the housing research conducted for the preparation of this report, comparable replacement housing is available.

7.0 REFERENCES

ArcGIS World Imagery. Last Modified 2025 Map Images by ESRI.

(<https://www.arcgis.com/home/item.html?id=10df2279f9684e4a9f6a7f08febac2a9>).

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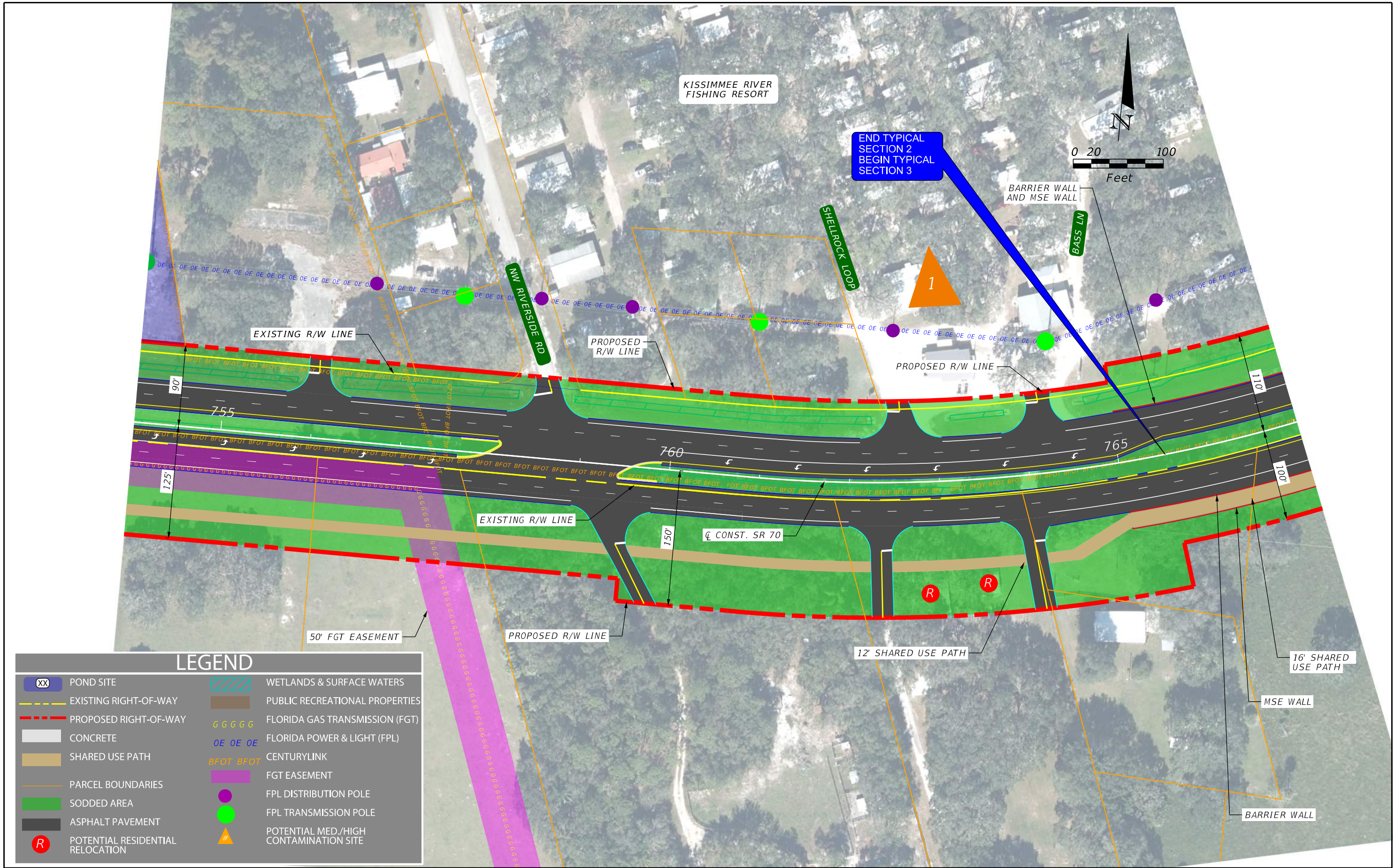
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Appendix A
Relocation Exhibit



XX

POND SITE

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

CONCRETE

SHARED USE PATH

PARCEL BOUNDARIES

SODDED AREA

ASPHALT PAVEMENT

R

POTENTIAL RESIDENTIAL RELOCATION

WETLANDS & SURFACE WATERS

PUBLIC RECREATIONAL PROPERTIES

GGGGG

FLORIDA GAS TRANSMISSION (FGT)

OE OE OE

FLORIDA POWER & LIGHT (FPL)

BFOT BFOT

CENTURYLINK

FGT EASEMENT

●

FPL DISTRIBUTION POLE

●

FPL TRANSMISSION POLE

▲

POTENTIAL MED./HIGH CONTAMINATION SITE

| REVISIONS | | | | ENGINEER OF RECORD | | STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION | | ALTERNATIVE 1 CONCEPT PLAN | SHEET NO. 26 |
|-----------|-------------|------|-------------|---|--|--|-------------------------|--|---------------------|
| DATE | DESCRIPTION | DATE | DESCRIPTION | NICHOLAS JOHN CLAVELO P.E. LICENSE NUMBER: 84366 SCALAR CONSULTING GROUP, LLC. 5713 CORPORATE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33407 | | ROAD NO. | COUNTY | | |
| | | | | | | SR 70 | HIGHLANDS OKEECHOBEE | FINANCIAL PROJECT ID 450334-1-22-01 | |

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.