



CONCEPTUAL STAGE RELOCATION PLAN

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT 4

PROJECT DEVELOPMENT AND ENVIRONMENT STUDY
COUNTY ROAD 510/85 STREET

From County Road 512 (M.P. 0.0) to 58 Ave (M.P. 5.283),
Indian River County, Florida

ETDM Number: 14233

Financial Management Number: 405606-2-22-02

Federal Aid Project No.: 4984-004-S

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 December 14, 2016, and executed by the Federal Highway Administration and FDOT.

Prepared for
Florida Department of Transportation
District Four
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

DECEMBER 2017



Florida Department of
TRANSPORTATION

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Metric Engineering, Inc.
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EXECUTIVE SUMMARY

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to investigate widening a segment of County Road (C.R.) 510 from two to four lanes, extending from C.R. 512 (Sebastian Boulevard/85 Street) to 58 Avenue, in Indian River County, Florida. The project corridor stretches 5.27 miles, is generally rural in nature and includes a mixture of agricultural, educational, commercial, industrial and residential facilities.

The purpose of this Conceptual Stage Relocation Plan (CSRP) is to identify residences and businesses impacted by the project and to identify special relocation needs. The CSRP also discusses community characteristics and analyzes the impacts of the project on the community. This CSRP is submitted in compliance with Florida Statute 339.09, and the Uniform Relocation Assistance and Real Property Acquisition Act of 1987 (Public Law 91-646) and is consistent with Part 2, Chapter 4 of FDOT's PD&E Manual, last updated June 14, 2017.

The "No-Build" and Transportation Systems Management and Operations (TSM&O) Alternatives would not result in any relocations; however, the "No-Build" and TSM&O Alternatives would not address the needs of the proposed project. The recommended alternative would result in one residential relocation, zero business relocations and the displacement of four signs. Three of those signs are small, wooden signs and one is a larger metal sign for Treasure Coast Elementary School.

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1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to evaluate alternatives for mobility and safety improvements to County Road (C.R.) 510 in Indian River County, Florida. The project extends 5.27 miles along C.R. 510 from its intersection with C.R. 512/Sebastian Boulevard to 58 Avenue. A project location map is provided as **Figure 1-1**. C.R. 510 is primarily a two-lane roadway that is functionally classified as an Urban Principal Arterial for east-west traffic movements. There are three bridge structures along C.R. 510 and an open drainage system.

PROJECT BACKGROUND

The subject project is located just west and south of Sebastian, a city in Indian River County, Florida. This area is within the northern part of Florida's Treasure Coast, so named after the discovery of treasure from the 1715 Spanish Treasure Fleet, lost in a hurricane near the Sebastian Inlet.

The project entails the investigation of widening a segment of County Road (C.R.) 510 from two to four lanes extending from C.R. 512 (Sebastian Boulevard) to 58 Avenue for a total distance of 5.27 miles (**Figure 1-1**). C.R. 510 links the local community of Wabasso to C.R. 512 (Sebastian Boulevard), the main east-west arterial serving Sebastian. The project corridor is generally rural in nature and includes a mixture of agricultural, educational, commercial, industrial and residential facilities.

C.R. 510 is owned and maintained by Indian River County and is functionally classified as an urban principal arterial. The proposed project will provide additional capacity to meet the future traffic needs resulting from projected population and employment growth within the projected area expected as a result of various residential development. The Indian River County Metropolitan Planning Organization (MPO) has identified C.R. 510 in their 2040 Long Range Transportation Plan (LRTP) initial roadway needs plan alternative projects, cost feasible plan as a "Core Project" and in their Transportation Improvement Program (TIP).



	Aerial Imagery by: Florida Department of Transportation Dated 2015	CR 510 PD&E Study FM No. 405606-2-22-01 ETDM No. 14233	Project Location	0 .25 .50 Miles
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Figure 1-1 Project Location

2.0 PURPOSE AND NEED

PROJECT OBJECTIVE

This project consists of improving capacity on C.R. 510 from C.R. 512 to 58 Avenue, in Indian River County (IRC), Florida, in order to achieve an acceptable Level of Service (LOS) on the facility in the future condition. While the roadway generally operates at an acceptable LOS (LOS D or better), conditions will deteriorate below acceptable standards if no improvement occurs by 2040, as the roadway will have insufficient capacity to accommodate the project travel demand.

PROJECT NEED

It is important to note that this roadway is deemed deficient in the Indian River County 2040 Long Range Transportation Plan (LRTP) based on the projected 2035 Average Annual Daily Traffic (AADT) volumes derived from the Greater Treasure Coast Regional Planning Model for the Grid Densification Roadway Needs Plan Alternative. The results of the analysis revealed that portions of the project segment are expected to have volume to capacity (V/C) ratio of 0.63 – 1.35 and above 1.65. Roadways are deemed deficient if the volume to capacity (V/C) ratio exceeds 0.9. As such, this segment of C.R. 510 will experience congestion by 2035 if additional improvements are not made. Overall, the proposed improvement is anticipated to allow C.R. 510 to continue to serve as a critical arterial in facilitating the west-east movement of local and regional traffic (including truck traffic) as it traverses Indian River County connecting C.R. 512 to S.R. A1A on the barrier island. The increased capacity on C.R. 510 is intended to improve traffic operations along the corridor and enhance access to targeted areas of growth within the county.

There are three bridge structures (880047, 880063, 880044), one at M.P. 1.276 - 1.284, one at M.P. 2.226 - M.P. 2.240, and one at M.P. 2.726 - M.P. 2.735. The project is 5.27 miles in length and the acquisition of some right-of-way is anticipated. C.R. 510 is owned and maintained by Indian River County. According to the adopted Indian River County Comprehensive Plan, C.R. 510 is classified as an Urban Principal Arterial and is critical in facilitating the west-east movement of traffic in Indian River County. It connects Interstate 95 (I-95) to S.R. A1A. Additionally this roadway provides access to commercial, educational, residential and agricultural uses. C.R. 510 from C.R. 512/85 Street to 58 Avenue is identified as a cost-feasible project in the Indian River County 2040 LRTP.

C.R. 510 is designated as an emergency evacuation route by both the Florida Division of Emergency Management and Indian River County. By increasing capacity, the improvement on C.R. 510 is anticipated to enhance emergency evacuation and response times by:

- Improving access to other emergency evacuation routes designated by the Florida Division of Emergency Management (C.R. 510, C.R. 512, and I-95); and
- Increasing the number of residents from the coastal communities of eastern Indian River County that can be evacuated during an emergency event.

The project is also identified within the Indian River County Metropolitan Planning Organization's (MPO) FY 2016/2017 -FY 2020/21 Transportation Improvement Program (TIP). As the Indian River County 2040 LRTP Infill Alternative Land Use scenario matures along the C.R. 510 corridor encouraging higher densities and mixed-use development, premium transit service will be considered on C.R. 510 to serve and connect the transit-supportive land uses. Sidewalks and bicycle lanes are additionally anticipated as part of the widening as the corridor is intended to provide for adequate multi-modal facilities. While paved shoulders are currently present, they are also anticipated to be maintained as part of the project. Overall, the project is expected to accommodate multi-modal facilities and enhance corridor access for transit users, bicyclists, and pedestrians.

The logical termini begins at the signalized intersection of C.R. 512/85 Street and terminates at the signalized intersection of 58 Avenue. C.R. 510 is designated as an emergency evacuation route by both the Florida Division of Emergency Management and Indian River County. By increasing capacity, the improvement on C.R. 510 is anticipated to enhance emergency evacuation and response times.

The primary need for additional capacity on of C.R. 510 from C.R. 512/85 Street to 58 Avenue is in order to achieve an acceptable Level of Service (LOS) on the facility in the future condition. While the roadway currently operates at an acceptable LOS, conditions will deteriorate below acceptable standards if no improvement occurs by 2040, as the roadway will have insufficient capacity to accommodate the project travel demand. The need for the project is based on the following criteria.

CRITERIA:

CAPACITY/TRANSPORTATION DEMAND: Improve Traffic Operations (LOS and Volume to Capacity Ratio)

This project is anticipated to improve traffic operations along C.R. 510 by increasing operational capacity to meet the future travel demand projected as a result of Indian River County population and employment growth. The existing and future traffic conditions for the project corridor are as follows (**Tables 1 and 2**):

Table 1 Existing (2015) Conditions

Limits		# of Lanes	LOS D	AADT Existing	
From	To	(speed limit)	SV	2015	V/C
CR 512	Mako Way	3 Lanes Divided (>40 MPH)	26,280	13,000	0.49
Mako Way	800' West Of Treasure Coast Elementary	2 Lanes Divided (>40 MPH) with LT lanes	16,730	12,800	0.77
800' West Of Treasure Coast Elementary	500' East Of Treasure Coast Elementary	2 Lane Undivided (<35 MPH) with LT lanes	13,320	12,000	0.90
500' East Of Treasure Coast Elementary	66 Avenue	2 Lane Undivided (>40 MPH)	12,740	13,000	1.02
66 Avenue	58 Avenue	2 Lane Undivided (<35 MPH) with LT lanes	13,320	11,000	0.83

Table 2 Future (2040) Conditions

Limits		# of Lanes	LOS D	AADT NO BUILD		# of Lanes	LOS D	AADT BUILD	
From	To	(speed limit)	SV	2040	V/C	(speed limit)	SV	2040	V/C
CR 512	Mako Way	3 Lanes Divided (>40 MPH)	26,280	16,500	0.63	4 Lanes Divided (>40 MPH)	35,820	18,500	0.52
Mako Way	800' West Of Treasure Coast Elementary	2 Lanes Divided (>40 MPH) with LT lanes	16,730	17,400	1.04	4 Lanes Divided (>40 MPH)	35,820	19,200	0.54
800' West Of Treasure Coast Elementary	500' East Of Treasure Coast Elementary	2 Lanes Undivided (<35 MPH) with LT lanes	13,320	18,000	1.35	4 Lanes Divided (<35 MPH)	29,160	19,000	0.65
500' East Of Treasure Coast Elementary	66 Avenue	2 Lanes Undivided (>40 MPH)	12,740	21,000	1.65	4 Lanes Divided (>40 MPH)	35,820	23,250	0.65
66 Avenue	58 Avenue	2 Lanes Undivided (<35 MPH) with LT lanes	13,320	17,000	1.28	4 Lanes Divided (<35 MPH)	29,160	21,000	0.72

Further, two (2) Planned Unit Developments and zero (0) approved Developments of Regional Impact are present along the corridor.

System Linkage

The proposed capacity improvements to C.R. 510 will help improve connectivity within the roadway network by enhancing mobility to the C.R. 510 corridor. Enhancing mobility in this area will provide an additional route and improve the movement of people, goods and services to and from Indian River County.

Economic Development: Currently, the land around the proposed project is mainly agricultural and industrial. A review on satellite view illustrated green space and undisturbed land with a low density residential land use area in the northern part of the proposed project. Within the proposed project are two major employers; i.e., a Publix Supermarket and a Winn-Dixie. There are also two (2) churches and five (5) parks. The North Indian River County Library is identified as a cultural facility. During ETDM screening the median household income of the Sebastian South community was \$53,750, above the countywide median household income of \$47,341.

The 2040 Indian River County LRTP Public Process and Land Use Vision Plan identified land uses centered on an "infill and clustered" development pattern. The future land use plan included the following focus growth areas:

- Downtown districts
- Neighborhood commercial districts
- Neighborhood infill development districts
- US 1 development corridor
- Regional workplace districts
- Airport workplace districts
- Fellsmere Annex

3.0 PROJECT ALTERNATIVES

The alternatives considered include the No Build Alternative, Transportation Systems Management and Operations Alternatives, and Build Alternatives. A multi-phase alternative development, evaluation and selection process was employed to properly assess all Alternatives considered for the proposed improvements of C.R. 510 within the project limits.

No Build

The “No Build” alternative assumes the retainment of existing conditions. It is used as a benchmark condition in order to compare the costs and benefits of implementing the proposed improvements to those incurred by continuing to use the existing facility. In this case, the “No Build” alternative would entail the retainage of the existing conditions within the project limits with its present geometric, operational and access deficiencies. The existing facility within the project confines is inadequate in terms of future capacity. It is evident that adoption of this alternative would not solve any of the existing needs associated with the project. However, the “No Build” alternative will be maintained as a viable option providing an effective yardstick or baseline condition by which other project alternatives will be compared throughout the project alternative selection process.

Transportation Systems Management & Operations (TSM&O) Alternatives

The Transportation Systems Management and Operations (TSM&O) alternatives are comprised of minor improvements options that are usually generated to alleviate specific traffic congestion/safety problems, or to obtain maximum utilization out of the existing facility by improving operational efficiency. These alternatives do not serve as a benchmark function but rather they insure that a wide range of realistic alternatives are considered by decision makers. The various TSM&O alternatives that were investigated include the upgrade of the existing facility by means of intersection widening and turning lane storage enhancements, improved/modified signalization, improved signing, markings and delineation.

Even though some beneficial effects can be obtained through the use of low cost improvements, the overall capacity restriction of maintaining the existing roadway section precludes the attainment of any significant improvement in the overall project level of service. It is because of this fact that these alternatives were considered to have minimum value. As stated, several of the proposed intersection improvements previously identified will be incorporated into the design of the major project alternatives.

Build Alternatives

Prior to initiating the development of alternatives, the project was broken down into four (4) distinct segments. Each segment has rather unique characteristics as well as potential differences in right-of-way, operational, geometric and environmental features and are shown on **Figure 3-1**. The segmental breakdown methodology ensures that the generated alternatives are more responsive to the needs of each segment rather than to the generalized project's needs.

After a comprehensive alternative generation and evaluation process which includes more than twelve (12) typical section/alignment combinations, one (1) alternative was selected as being the most effective option within each segment. **Figures 3-2** through **3-5** depict the Recommended Alternative Features per segment, and **Figure 3-6** depicts the typical section details.

A brief description of the recommended alternative per segment follows:

Segment 1

Typical Section E1 with East Alignment is a 4-lane urban typical sections with a Design Speed of 45 mph. The total proposed right-of-way for this section is 108-feet. This typical section features 11-foot travel lanes, 7-foot bicycle lanes, a 22-foot median, and 6-foot sidewalks with a 6-foot utility strip behind the sidewalks. An access class 5 is proposed for this segment. **Figure 3-2** shows some of the most distinctive features of this option within Segment 1, including the proposed median openings.

Segment 2

Typical Section E1 with East/North Alignment is a 4-lane urban typical sections with a Design Speed of 45 mph. The total proposed right-of-way for this section is 108-feet. This typical section features 11-foot travel lanes, 7-foot bicycle lanes, a 22-foot median, and a 6-foot utility strip behind the sidewalks. The horizontal curve within this segment will be reconstructed to allow 45 mph design speed and improve safety conditions. The access provided for the Vero Lake Estate to C.R. 510 has been limited to 87 Street. Also, access to C.R. 510 from 86 Street and 86 Place has been eliminated. This alternative proposes to close the existing C.R. 510 and remove the existing bridge over Lateral Canal D. **Figure 3-3** illustrates some of the most distinctive features of this option within Segment 2.

Segment 3

Typical Section A with Center Alignment is a 4-lane sub-urban typical section with a design speed of 50 mph. The total proposed right-of-way for this section is 168 feet. This typical section features 12-foot travel lanes, 7-foot bicycle lanes, 4-foot inside shoulders, curb and gutter on both sides and 5-foot sidewalks with a wide buffer between the roadway and the sidewalks. Additionally, there is a 32-foot drainage easement along the north side of the roadway to treat offsite drainage impacted by the project. Median openings have been given throughout the segment to allow access for the various stakeholders/property owners along the segment. **Figure 3-4** illustrates some of the most distinctive features of this option within Segment 3.

Segment 4

Typical Section E with North Alignment from 66 Avenue to 61 Drive and **South Alignment** from 61 Drive to 58 Avenue is a 4-lane urban typical section with a Design Speed of 45 mph. The total proposed right-of-way for this section is 104-feet. This typical section features 11-foot travel lanes, 7-foot bicycle lanes, 6-foot sidewalks against the curb and a 22 -foot median. **Figure 3-5**

illustrates some of the salient characteristics of this alternative within this segment including the various partial median openings that have been given to the communities along this segment.

Stormwater Ponds

For stormwater treatment and attenuation design the project was divided into separate stormwater management basins. Four (4) potential pond locations per basin were evaluated as per the Pond Siting Report prepared as part of this PD&E study. The two ponds that were ranked first and second as part of the pond siting process are shown in **Figures 3-7** and **3-8**. During final design, only one recommended pond will be selected per basin for water quality treatment and storage capacity. None of the potential ponds would result in any relocations.

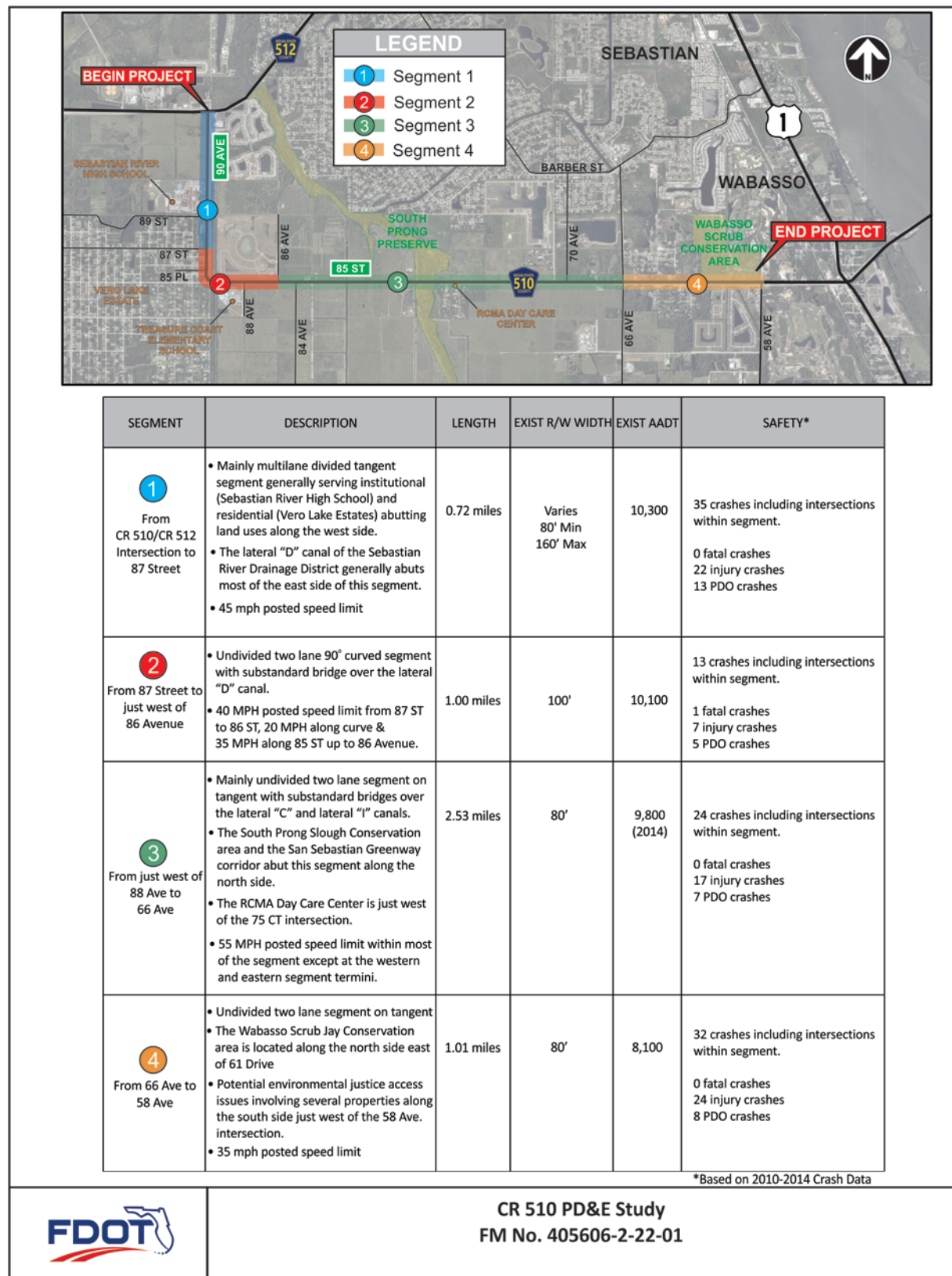


Figure 3-1 Project Segmentation

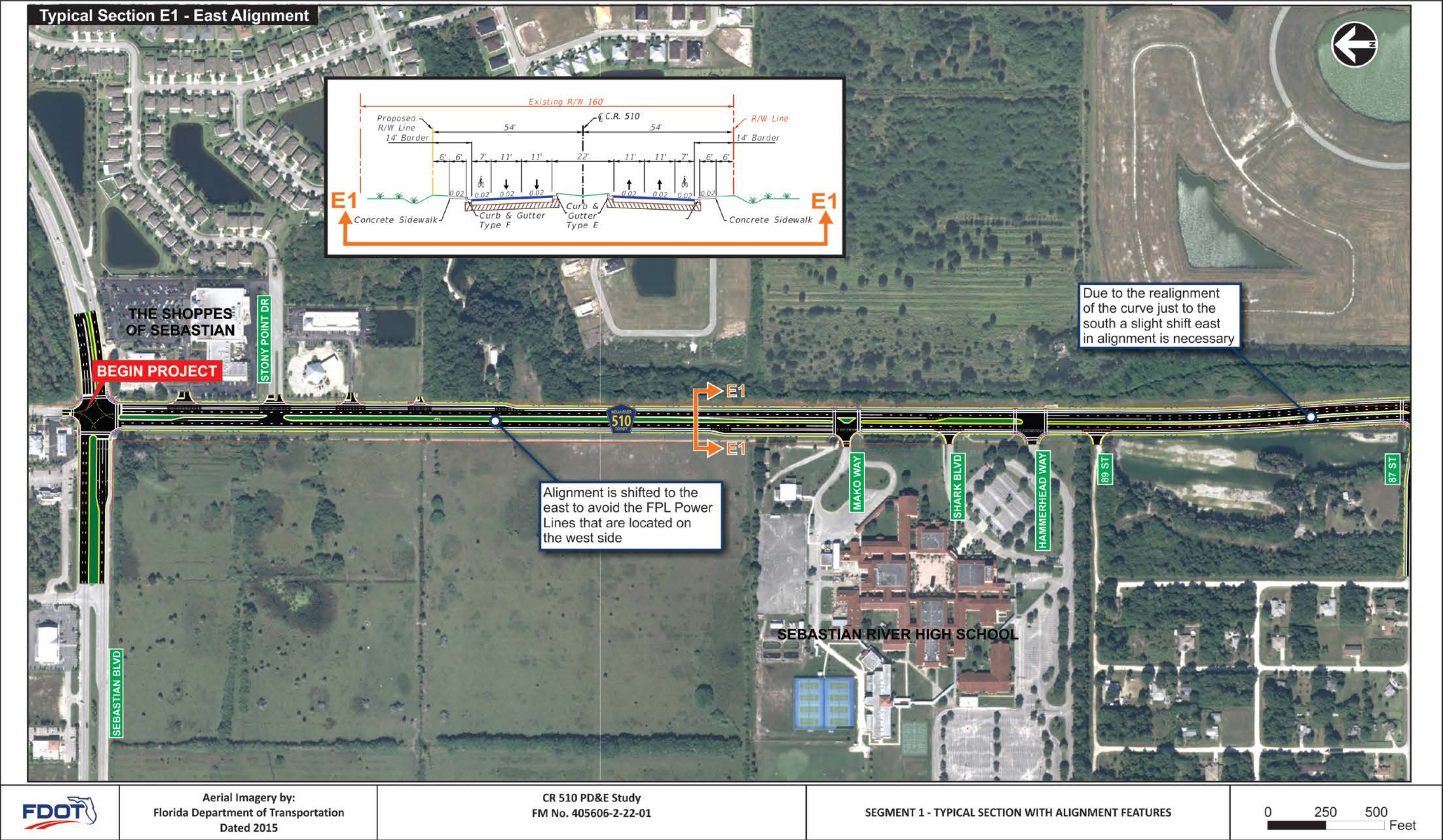


Figure 3-2 Segment 1 Typical Section with Alignment Features

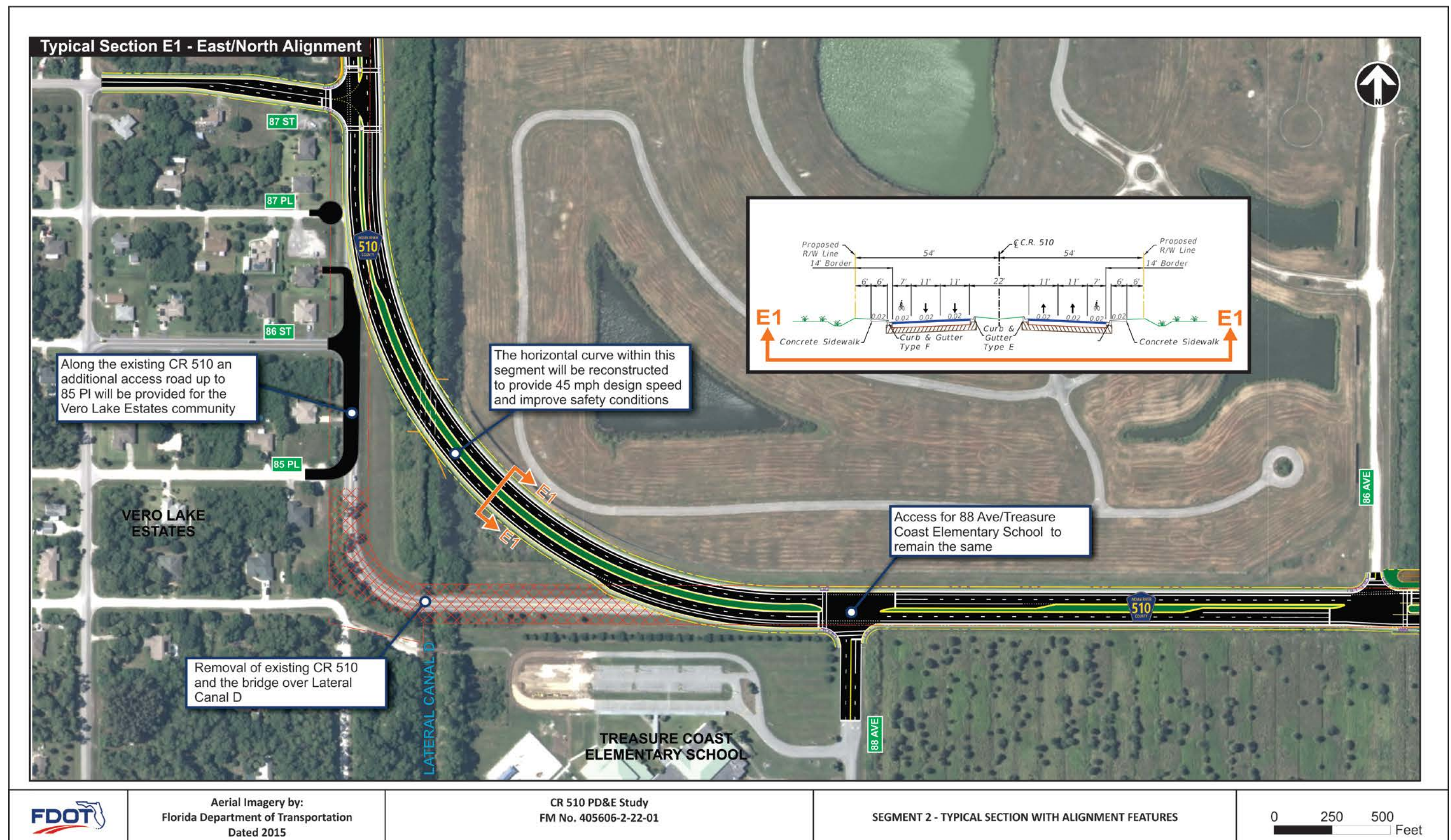


Figure 3-3 Segment 2 Typical Section with Alignment Features

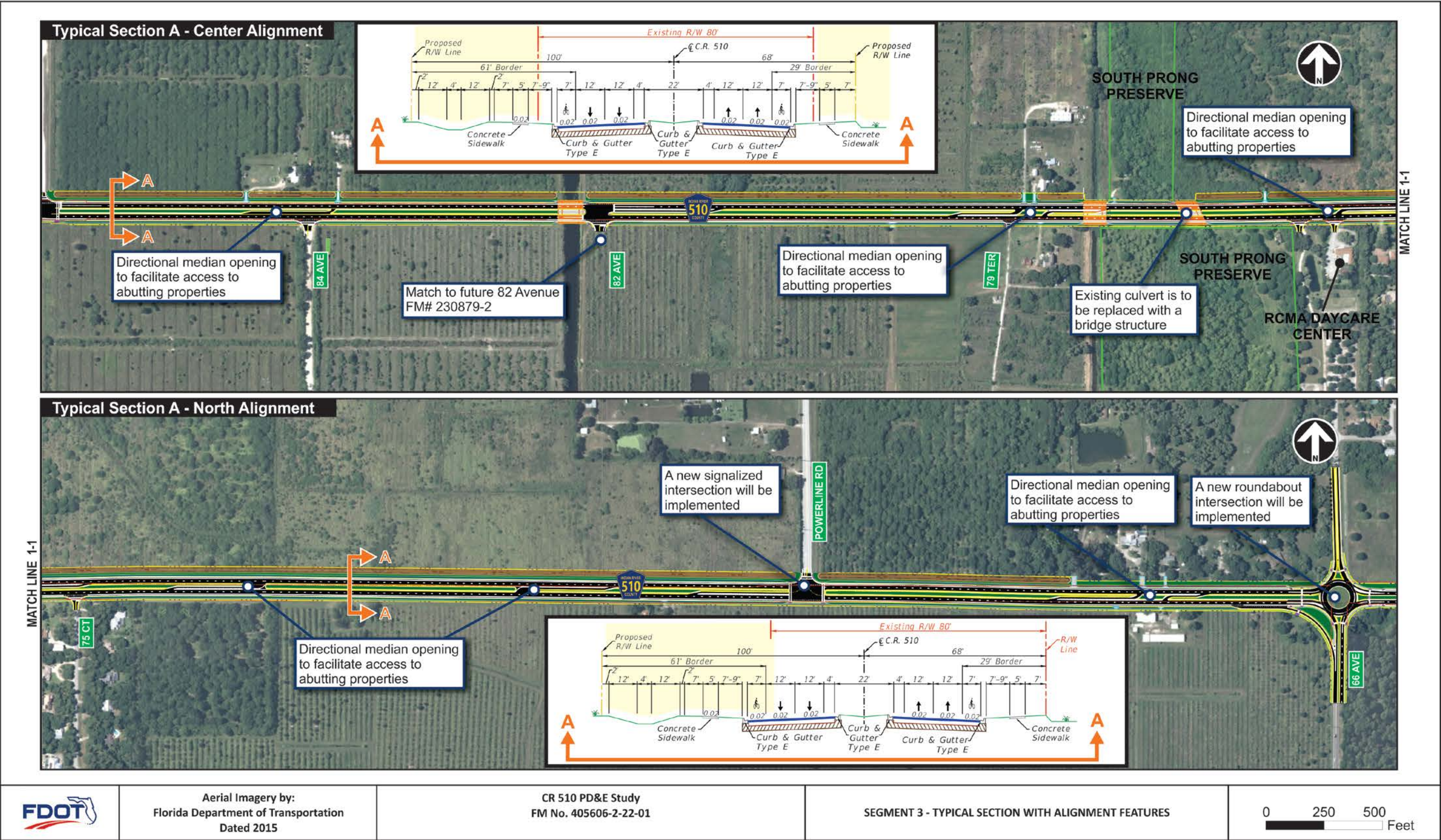


Figure 3-4 Segment 3 Typical Section with Alignment Features

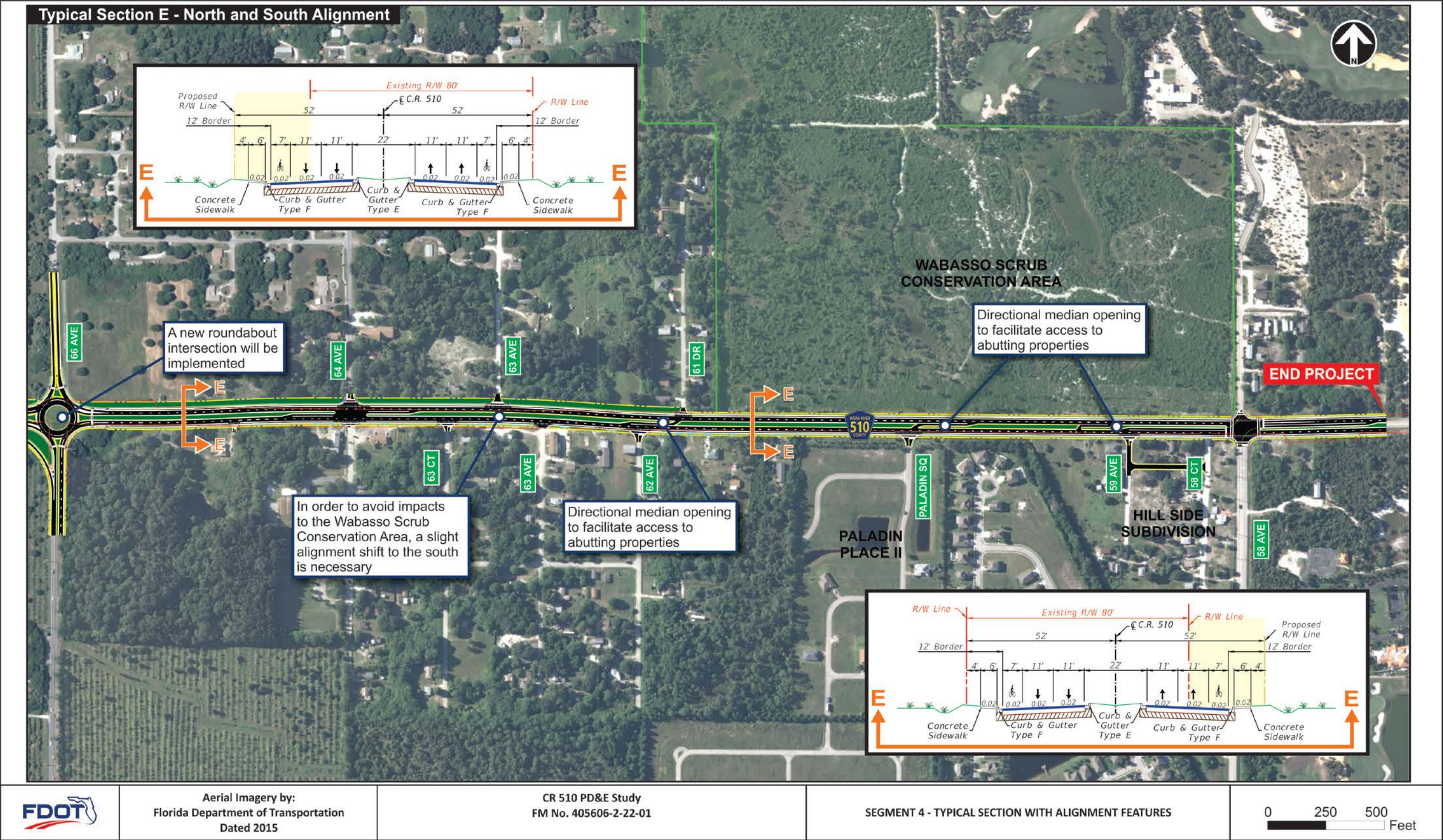


Figure 3-5 Segment 4 Typical Section with Alignment Features

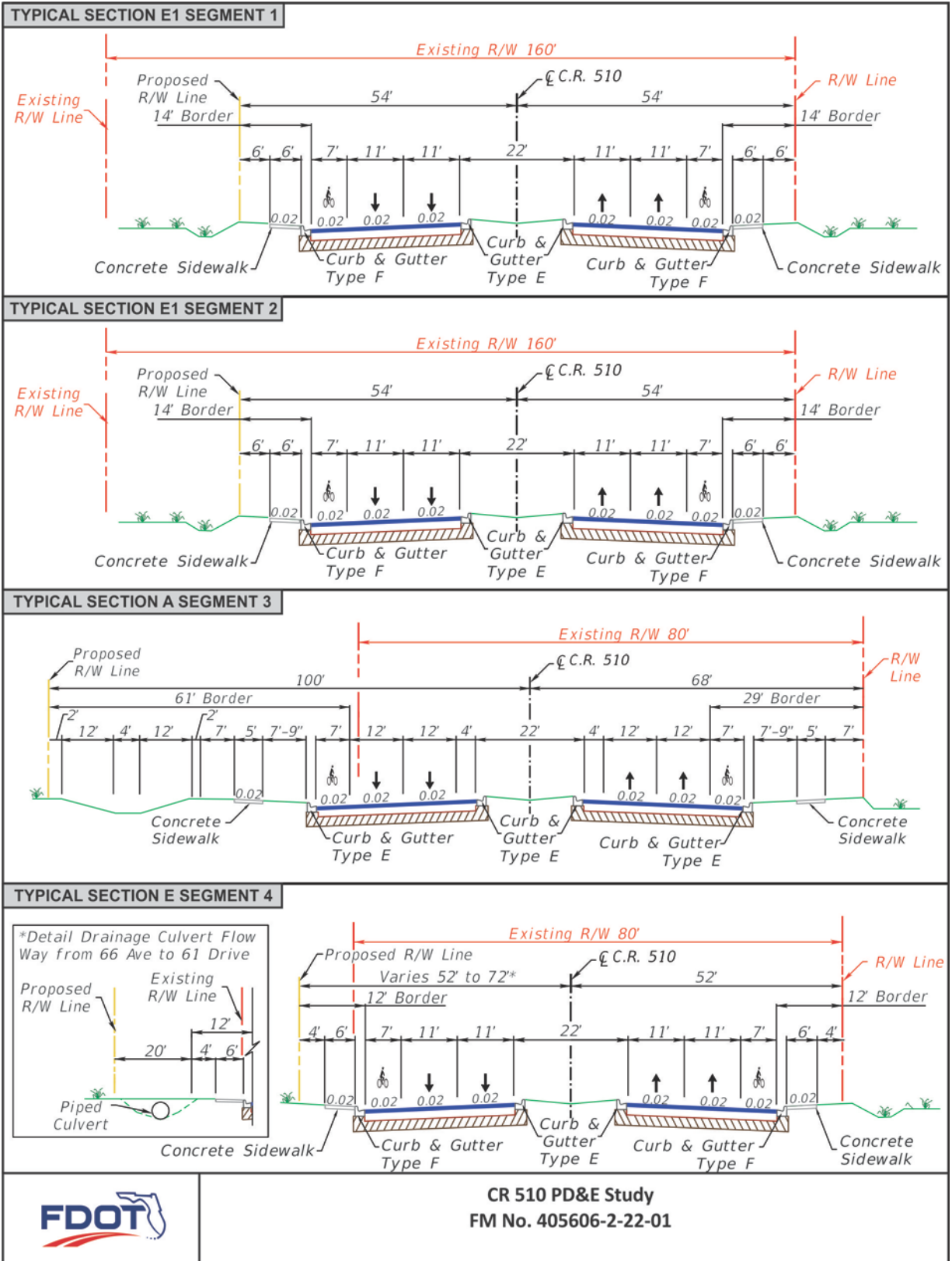
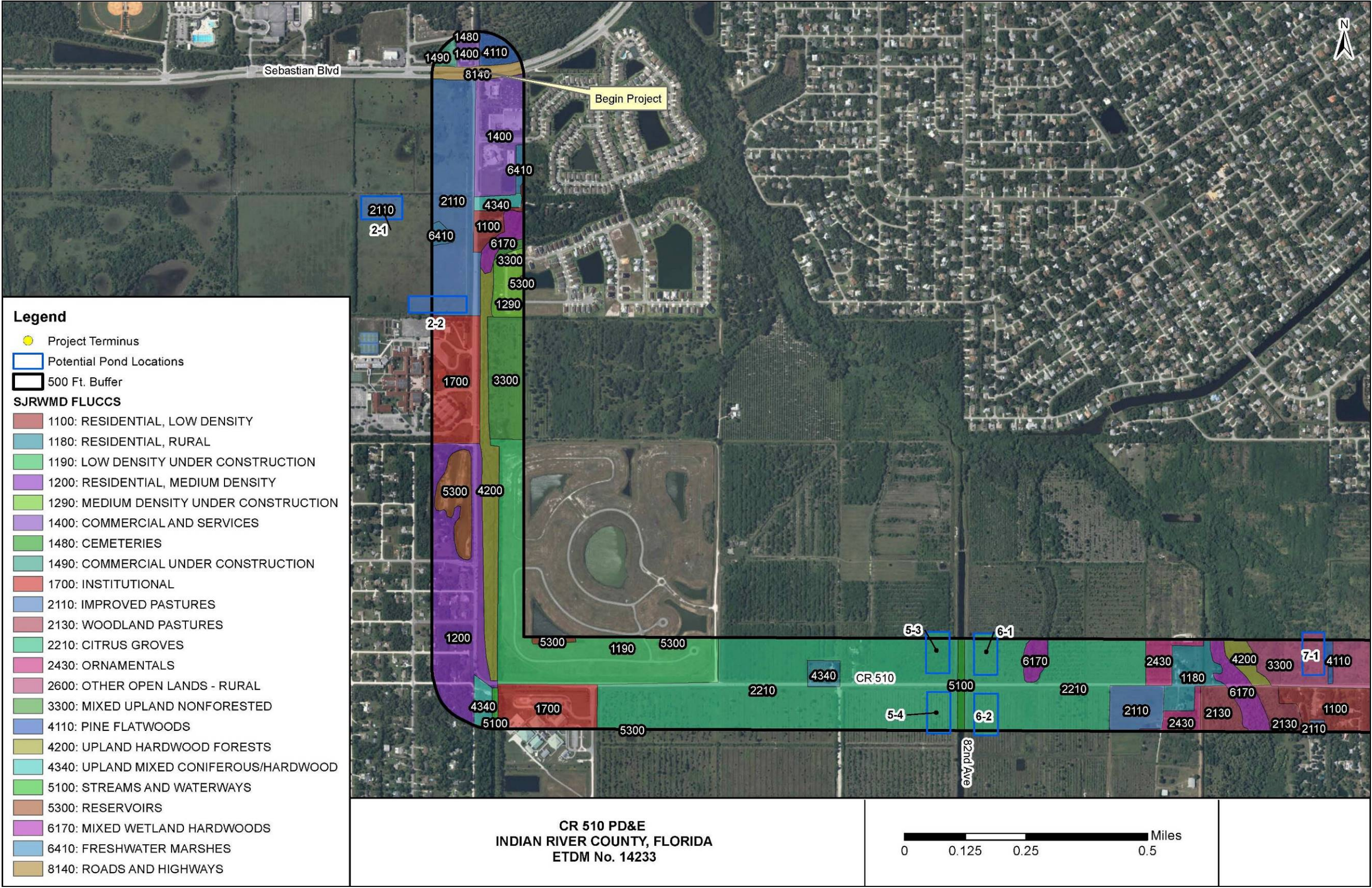


Figure 3-6 Typical Section Details



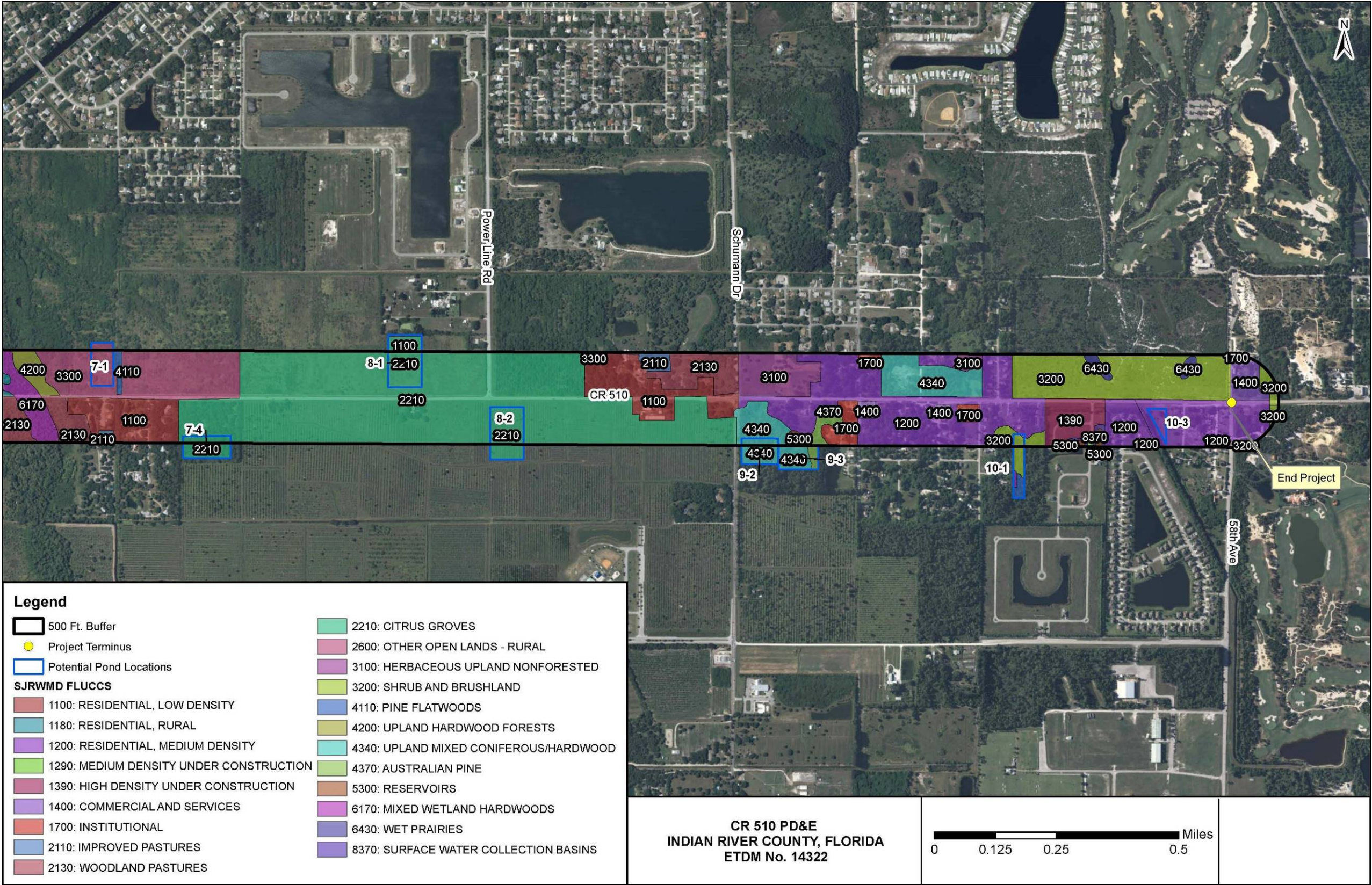


Figure 3-8 Land Use in Eastern Half of Project Area

4.0 STUDY METHODOLOGY

Information from the PD&E study reports, project maps, and aerial photographs were used to identify properties that would be acquired or directly impacted by the proposed project, as well as field inspections to identify local community services (**Appendix A**) that could be affected by the project. The analysis of impacts included a review of U.S. census data (**Appendix B**) to identify potential social justice concerns. The most recent and applicable census data was used, generally 2012, but occasionally 2010 census data was used because it contained unique data categories not represented in the 2012 census data. Parcel data was obtained through the Indian River County Property Appraiser website. Listings of properties in the vicinity that are available for potential purchase and relocation of people, businesses and other entities impacted by this project are provided in **Appendix C**. Research of available relocation options was conducted using standard real estate listing databases. Lists of relocation and social services were compiled for use by those being affected and are included in **Appendix A**.

5.0 RELOCATION OVERVIEW

The “No-Build” and TSM&O Alternatives would not result in any relocations; however, the “No-Build” and TSM&O Alternatives would not address the needs of the proposed project. The recommended alternative would result in one residential relocation, zero business relocations and the displacement of four signs. The top two recommended ponds per basin as well as two additional ponds per basin were evaluated for potential relocation impacts. None of the potential ponds would result in any relocations.

DEMOGRAPHICS

Minority Displacement

US Census Bureau data collected for the Cities of Sebastian and Vero Beach indicate that 90.3 percent and 93.0 percent of the population are white, 7.2 percent and 3.3 percent are African American, 5.9 percent and 7.0 percent are Hispanic or Latino (which could be of any race), and 0.5 percent and 0.4 percent are Asian respectively. According to 2010 US Census Bureau data for Indian River County, 86.3 percent of the population was white, 9 percent was African American, and 1.2 percent was Asian. The displacee of 5845 85 Street is African American; however, none of the alternatives appears to disproportionately adversely affect any particular race.

Income Range

The median household income in Indian River County was \$44,645 according to the 2010-2014 US Census Bureau data. For the same year, the median household incomes in the Cities of Vero Beach and Sebastian were \$37,937 and \$42,591, respectively.

Tenure of Structures

The one residence affected by the project, 5845 85 Street, was constructed in 1969.

Elderly Households

A determination of the exact age of the occupant being impacted by the proposed project has not been made at this time. The 2010-2014 US Census data collected for the Cities of Vero Beach and Sebastian indicate that 27.6% and 28.2% of residents are aged 65 or older, which is above the average for the State of Florida (18.2%).

Number of persons in Households

2010-2014 US Census Bureau data indicates that the average households in the Cities of Vero Beach and Sebastian had 2.20 and 2.46 persons, slightly less than the state average of 2.63 persons. Therefore, it is unlikely that the affected household will contain more than five (5) individuals.

Handicapped or Disabled Relocations

There were no special cases identified on this project such as handicapped or disabled displacements that warrant special assistance. Visual observations of the property to be acquired did not reveal any exterior accommodations for disabled occupants.

Comparison of Available Housing

The Recommended Alternative is the only alternative that meets the projects purpose and need and would require the relocation of residents at 5845 85 Street. A review of Indian River Property Appraiser data indicates that this household receives a Homestead Exemption. While the absence of a Homestead Exemption is not a precise indication of whether or not a household is owner or tenant occupied, we estimate that the household is owner occupied.

A review of the area revealed that there is a sufficient number of decent, safe, and sanitary comparable single-family homes in Indian River County available for sale at this time. Sale prices for comparable single-family homes within the Indian River County area range from \$70,000 to \$575,000 for single family homes (per listings available on Realtor.com and Homes.com). Features of the homes vary as follows: gross living space from 1,396 to 3,102

square feet; 2 to 4 bedrooms; and 1 to 2 bathrooms. Please see **Appendix C** of his report for property listings.

RELOCATION POTENTIAL

Residential Relocations

One single family residence, located at 5845 85 Street, is proposed for relocation under the Recommended Alternative. That property is presented in **Table 3** and photographs are provided in **Appendix D**. Property cards from the Indian River Property Appraisers office website are provided in **Appendix E**.

Table 3 Residential Displacements

Address (Parcel Number)	Property Type	Year Built
5845 85 Street Vero Beach, FL (31393200002002000004.0)	Single Family Residential	1969

Businesses Relocations

The proposed project, as presently conceived, will not displace any businesses within the community. Should this change over the course of the project, the Florida Department of Transportation will carry out a Right of Way and Relocation Program in accordance with Florida Statute 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 brochures that describe in detail the FDOT's Relocation Assistance Program and Right of Way acquisition program are "Residential Relocation Under the Florida Relocation Assistance Program", "Relocation Assistance Business, Farms and Non-profit Organizations", "Sign Relocation Under the Florida Relocation Assistance Program", "Mobile Home Relocation Assistance", and "Relocation Assistance Program Personal Property Moves". All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

On-Premises Sign Relocation

Four signs may be directly impacted by the project where additional right of way is proposed (**Table 4**). Photographs of those signs are provided in **Appendix D**. A wooden sign in the northeast corner of the intersection of CR 510 and 86 Avenue advertising a cattle ranch would be displaced. A wooden sign for "Brian Davis Septic" located in the southwest corner of the intersection of C.R. 510 and 84 Avenue would be displaced, and a wooden "Remax" Realtor sign in the northwest corner of the intersection of CR 510 and Power Line Road would also be

displaced. A metal sign for Treasure Coast Elementary, in the southwest corner of the intersection of C.R. 510 and the entrance drive to the school would be displaced. No billboards will require relocation.

Table 4 Estimated Sign and Business Displacements

Type of Impact	Recommended Alternative
Total Business Displacements	0
Total On-Premises Sign Displacements	4
Outdoor Advertising Sign Displacements	0

Publicly Owned Lands and Discussion with Local Officials/ Social Agencies

The Recommended Alternative would require the acquisition of land owned by Indian River County known as the South Prong Slough. This land is north and south of C.R. 510 and surrounds the south prong of the St. Sebastian River. C.R. 510 at this location would be widened and the current culvert replaced with a bridge. Extensive coordination has occurred with Indian River County and the Florida Department of Environmental Protection (FDEP) regarding potential impacts and the conversion of the land to transportation use. Further coordination with FDOT, The Florida Communities Trust (FCT) section of FDEP, and Indian River County in the scheduling and development of this project will occur.

Impact on Cemeteries or Burial Plots

No cemeteries or burial plots have been identified within the project corridor and no impacts are anticipated.

Potential Hazardous Waste Concerns

None of the properties within the project limits appear to contain hazardous waste.

RELOCATION EFFECTS

General Effect of Relocation on Local Economy

No significant negative impacts on the local economy are anticipated as a result of this project as no businesses would be relocated and only one single family residence would require relocation. No resources would be displaced that provide specialized services that are difficult to duplicate nearby.

Impacts on the Community and Special Populations

This project is anticipated to result in the displacement of one residence and no businesses. Access to the Vero Lake Estates community would be limited to 87 Street after removing direct access to C.R. 510 at 86 Street, 86 Place, and 85 Place. An access road would be constructed connecting 85 Place with 86 Street and access to all existing residences would be provided. A cul-de-sac would be constructed at the eastern terminus of 86 Place.

RELOCATION ASSISTANCE

Replacement Housing Remedy

When residential relocations are necessary, comparable decent, safe and sanitary replacement dwellings within the financial means of the displacees will be provided. Should replacement housing not be available because of insufficient inventory, or available comparable dwellings are not within the financial means of the displacees, or are not within the decent, safe and sanitary standards of the Agency, cost effective *Replacement Housing of Last Resort* may be provided. Variations from the usual methods of obtaining comparability will result neither in a lowering of housing standards nor quality of living style for the displaced households. Physical characteristics of the comparable replacement dwelling may be dissimilar to those of the displacement dwelling but they will not be inferior. If Housing of Last Resort becomes necessary, compensation greater than the current maximum replacement housing payment of \$31,000 for owner occupants and \$7,200 for tenants will be provided. Additional replacement housing options are available to persons being relocated under Housing of Last Resort provisions.

Special Relocation Advisory Services

Relocation advisory services are extremely important in order to effectively accomplish relocation goals. Relocation and other community services information were compiled to assist with residential relocations and are provided in **Appendix A**.

Relocation services will be provided and will include appropriate Advisory Services as well as Relocation Assistance. Property acquisitions and relocation services will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the Uniform Act), Title VI of the 14 Civil Rights Act, Title VIII of the Civil Rights Act of 1968, and relocation resources in the form of relocation advisory services. Relocation assistance will be provided to displaced residential and business entities without discrimination. The objectives of the Uniform Act are to:

- Provide uniform, fair and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects.

- Ensure that relocation assistance is provided to displaced persons to lessen the emotional and financial impact of displacement.
- Ensure that no household is displaced unless decent, safe, and sanitary housing is available within the displaced household's financial means.
- Encourage and expedite property acquisition by agreement and without coercion.

A relocation specialist is assigned to assist all affected parties, to provide relocation advisory services, relocation assistance, aid in finding suitable replacement locations and to assist with the submission of relocation claims. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

6.0 EARLY CONSULTATION WITH LOCAL GOVERNMENTS

Potential relocations were presented to the public and discussed at the Alternatives Public Workshop on October 16, 2016 and Indian River County is also aware of the potential need for relocations. There has been no additional formal coordination with Indian River County or any other local governments specifically regarding relocations due to this project.

Conclusion

The purpose of the project is to enhance overall traffic operations through widening a segment C.R. 510 from two to four lanes. Relocation impacts are limited along the corridor, yet residential replacement properties are plentiful in the area. Relocation advisory services and assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act). This project will require relocations as shown in **Table 5**.

Table 5 Relocation Summary

Relocations			
Residential	Business	Signs	Personal Property
1	0	4	0

**APPENDIX A :
COMMUNITY CENTERS AND SERVICES**

Sebastian Directory: Community Centers

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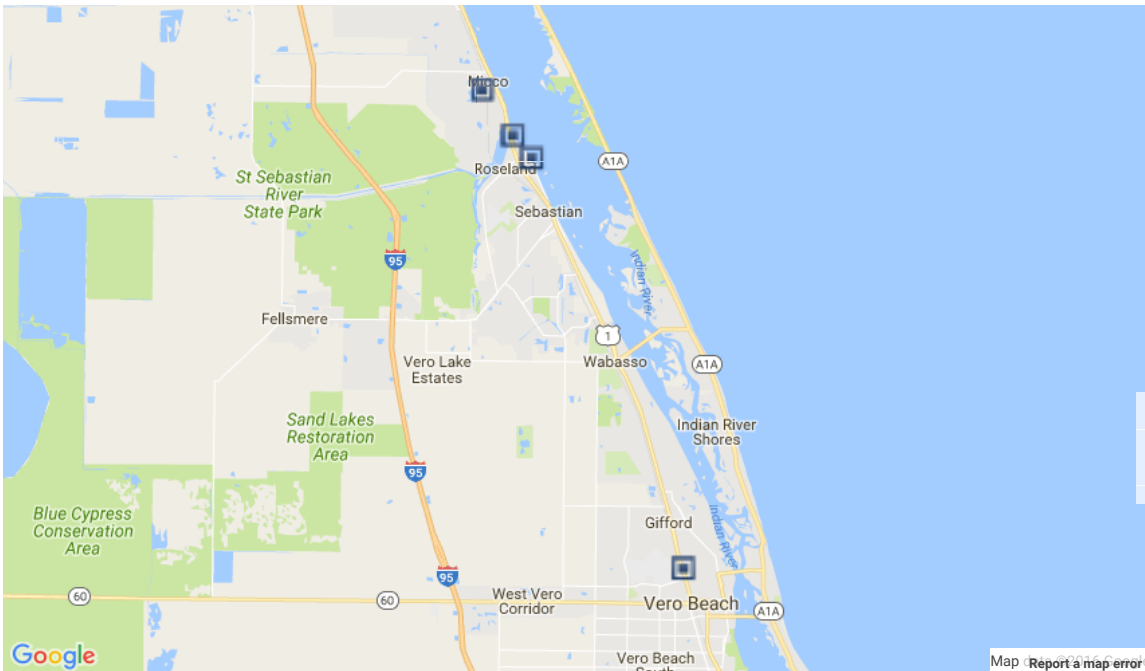
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[Vero Beach Community Center](#)

2266 14th Ave, Vero Beach, FL 32960
(772) 978-4592

[Port St. Lucie Community Center](#)

2195 SE Airoso Blvd, Port St Lucie, FL 34984
(772) 878-2277

[South Mainland Community Center](#)

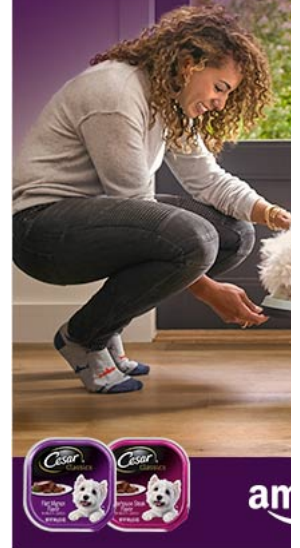
3700 Allen Ave, Sebastian, FL 32976
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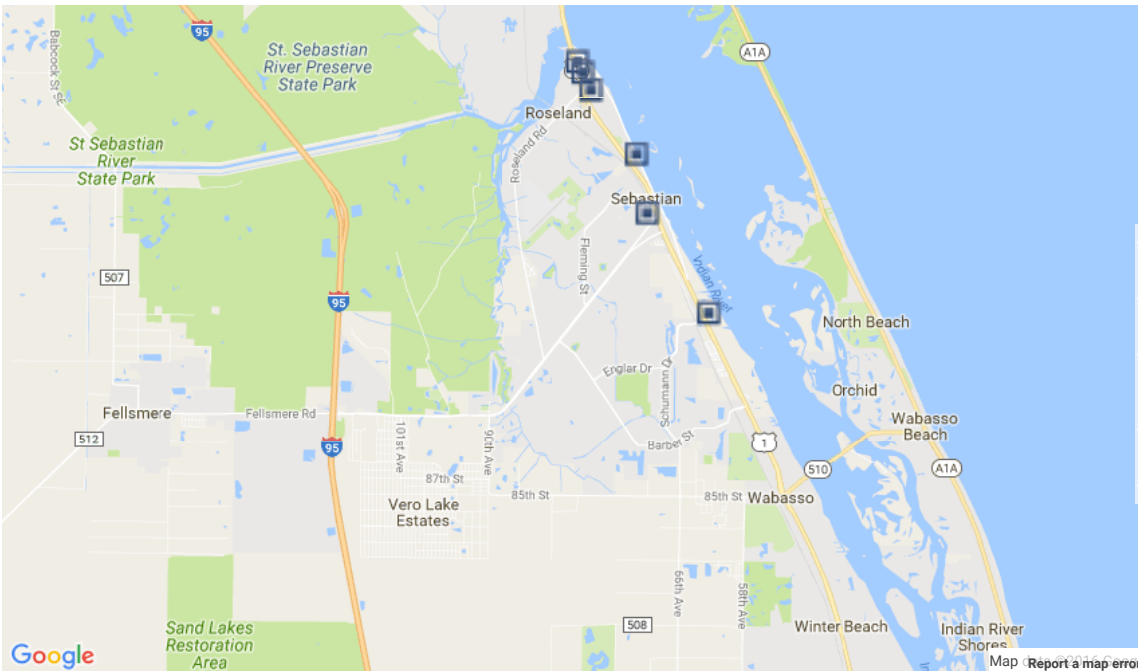
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(772) 778-6803

[Community Credit Union](#)

6269 US-1, Port St John, FL 32927
(321) 631-4611

[ACTS Retirement-Life Community Inc](#)

7730 Indian Oaks Dr, Vero Beach, FL 32966
(772) 569-2085

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(904) 321-4097

[Professional Community Services Inc](#)

4380 US-1, Vero Beach, FL 32967
(772) 564-7440

[Community Home Health](#)

1515 US-1 #103, Sebastian, FL 32958
(276) 963-9899

[John's Island Community Condominium](#)

1 Turtle Beach Rd, Vero Beach, FL 32963
(772) 231-1666

[Lehigh Community Services](#)

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Public Records: **Online** Status: **Active**

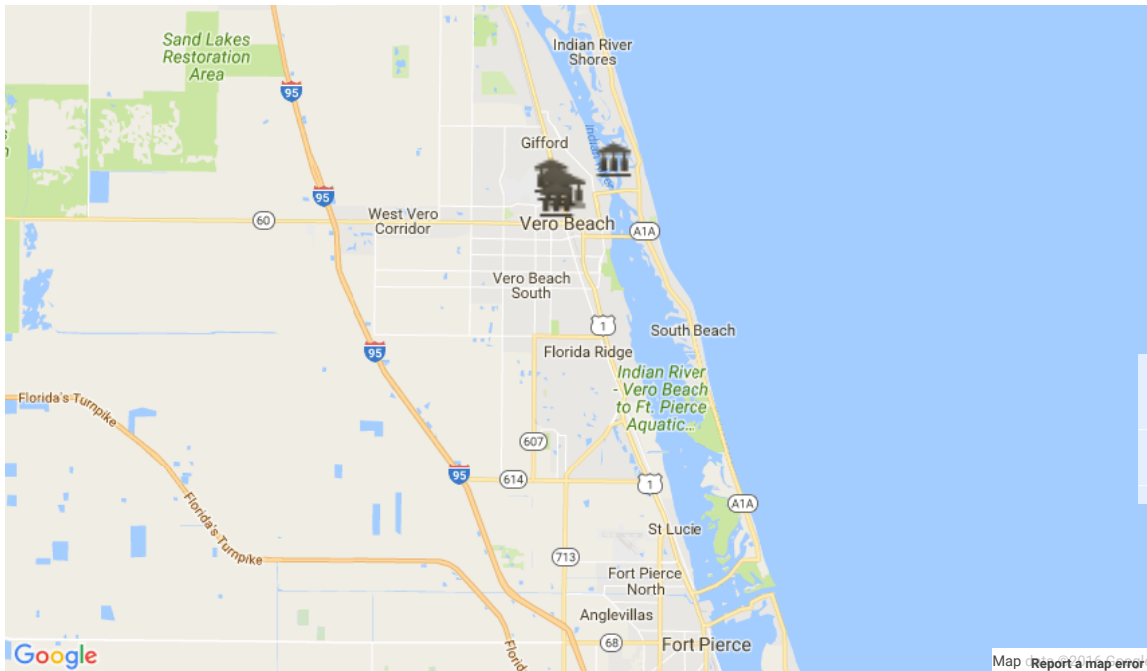
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Business Name or Category

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(772) 226-1732

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[Center For Spiritual Care](#)

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(772) 567-1233

[Treasure Coast Community Health Center](#)

2182 Ponce De Leon Cir, Vero Beach, FL 32960
(772) 257-8224

[Technical Center for Career & Adult Education](#)

1426 19th St, Vero Beach, FL 32960
(772) 564-4995

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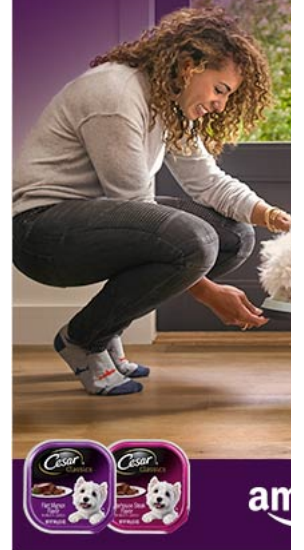
305 Acacia Rd, Vero Beach, FL 32963
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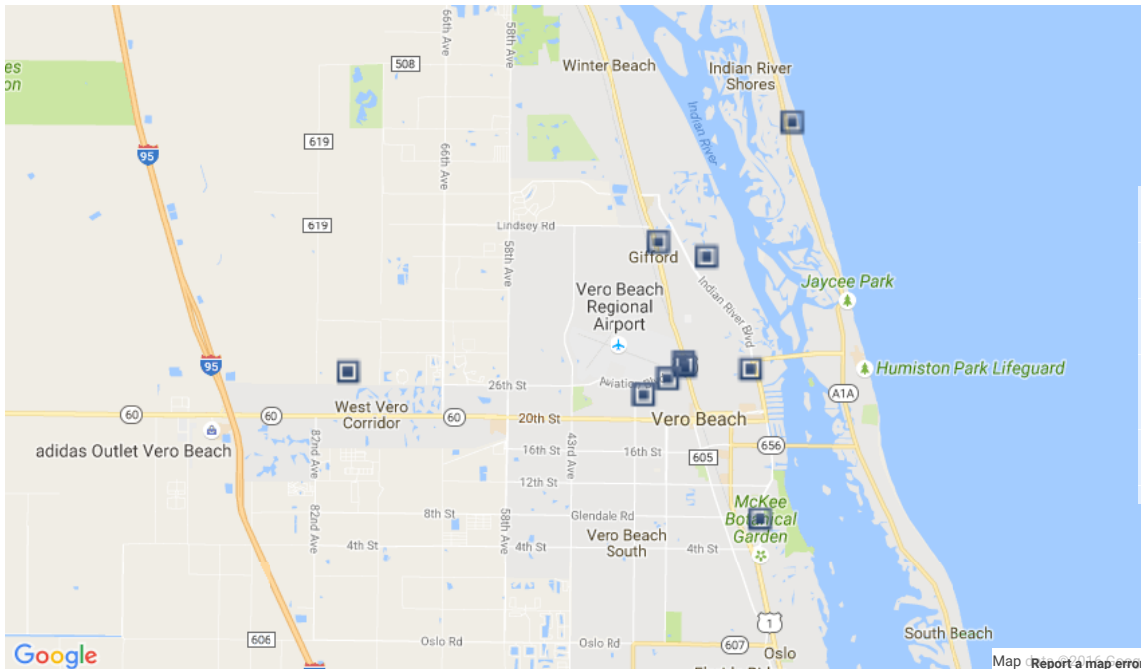
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[Community Church](#)

1901 23rd St, Vero Beach, FL 32960
(772) 562-3633

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**APPENDIX B:
CENSUS DATA**

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2010-2014 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

2014
2013
2012
2011
2010

1
-
81
of
81

Subject	Indian River County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	140,918	*****	140,918	(X)
Male	67,809	+/- 139	48.1%	+/-0.1
Female	73,109	+/- 139	51.9%	+/-0.1
Under 5 years	6,335	+/-67	4.5%	+/-0.1
5 to 9 years	7,056	+/-446	5.0%	+/-0.3
10 to 14 years	7,321	+/-429	5.2%	+/-0.3
15 to 19 years	7,674	+/-178	5.4%	+/-0.1
20 to 24 years	6,718	+/-230	4.8%	+/-0.2
25 to 34 years	12,557	+/-242	8.9%	+/-0.2
35 to 44 years	13,740	+/-178	9.8%	+/-0.1
45 to 54 years	18,604	+/-159	13.2%	+/-0.1
55 to 59 years	10,194	+/-586	7.2%	+/-0.4
60 to 64 years	10,397	+/-574	7.4%	+/-0.4
65 to 74 years	19,843	+/-110	14.1%	+/-0.1
75 to 84 years	13,997	+/-480	9.9%	+/-0.3
85 years and over	6,482	+/-497	4.6%	+/-0.4
Median age (years)	50.2	+/-0.1	(X)	(X)
18 years and over	115,283	+/-91	81.8%	+/-0.1
21 years and over	110,884	+/-333	78.7%	+/-0.2
62 years and over	46,374	+/-548	32.9%	+/-0.4
65 years and over	40,322	+/-118	28.6%	+/-0.1
18 years and over	115,283	+/-91	115,283	(X)
Male	54,659	+/-107	47.4%	+/-0.1
Female	60,624	+/-61	52.6%	+/-0.1
65 years and over	40,322	+/-118	40,322	(X)
Male	18,316	+/-58	45.4%	+/-0.2
Female	22,006	+/-117	54.6%	+/-0.2
RACE				
Total population	140,918	*****	140,918	(X)
One race	138,458	+/-489	98.3%	+/-0.3
Two or more races	2,460	+/-489	1.7%	+/-0.3
One race	138,458	+/-489	98.3%	+/-0.3
White	121,670	+/-982	86.3%	+/-0.7

Subject	Indian River County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Black or African American	12,735	+/-415	9.0%	+/-0.3
American Indian and Alaska Native	280	+/-108	0.2%	+/-0.1
Cherokee tribal grouping	102	+/-97	0.1%	+/-0.1
Chippewa tribal grouping	0	+/-31	0.0%	+/-0.1
Navajo tribal grouping	6	+/-10	0.0%	+/-0.1
Sioux tribal grouping	0	+/-31	0.0%	+/-0.1
Asian	1,655	+/-221	1.2%	+/-0.2
Asian Indian	252	+/-175	0.2%	+/-0.1
Chinese	354	+/-184	0.3%	+/-0.1
Filipino	371	+/-191	0.3%	+/-0.1
Japanese	76	+/-78	0.1%	+/-0.1
Korean	44	+/-40	0.0%	+/-0.1
Vietnamese	130	+/-101	0.1%	+/-0.1
Other Asian	428	+/-282	0.3%	+/-0.2
Native Hawaiian and Other Pacific Islander	10	+/-14	0.0%	+/-0.1
Native Hawaiian	10	+/-14	0.0%	+/-0.1
Guamanian or Chamorro	0	+/-31	0.0%	+/-0.1
Samoaan	0	+/-31	0.0%	+/-0.1
Other Pacific Islander	0	+/-31	0.0%	+/-0.1
Some other race	2,108	+/-880	1.5%	+/-0.6
Two or more races	2,460	+/-489	1.7%	+/-0.3
White and Black or African American	955	+/-307	0.7%	+/-0.2
White and American Indian and Alaska Native	450	+/-108	0.3%	+/-0.1
White and Asian	536	+/-208	0.4%	+/-0.1
Black or African American and American Indian and Alaska Native	7	+/-13	0.0%	+/-0.1
Race alone or in combination with one or more other races				
Total population	140,918	*****	140,918	(X)
White	124,031	+/-1,030	88.0%	+/-0.7
Black or African American	13,877	+/-227	9.8%	+/-0.2
American Indian and Alaska Native	846	+/-103	0.6%	+/-0.1
Asian	2,347	+/-92	1.7%	+/-0.1
Native Hawaiian and Other Pacific Islander	19	+/-19	0.0%	+/-0.1
Some other race	2,393	+/-928	1.7%	+/-0.7
HISPANIC OR LATINO AND RACE				
Total population	140,918	*****	140,918	(X)
Hispanic or Latino (of any race)	16,338	*****	11.6%	*****
Mexican	8,711	+/-1,028	6.2%	+/-0.7
Puerto Rican	2,497	+/-506	1.8%	+/-0.4
Cuban	1,430	+/-455	1.0%	+/-0.3
Other Hispanic or Latino	3,700	+/-817	2.6%	+/-0.6
Not Hispanic or Latino	124,580	*****	88.4%	*****
White alone	108,116	+/-90	76.7%	+/-0.1
Black or African American alone	12,345	+/-334	8.8%	+/-0.2
American Indian and Alaska Native alone	274	+/-108	0.2%	+/-0.1
Asian alone	1,641	+/-219	1.2%	+/-0.2
Native Hawaiian and Other Pacific Islander alone	10	+/-14	0.0%	+/-0.1
Some other race alone	70	+/-68	0.0%	+/-0.1
Two or more races	2,124	+/-417	1.5%	+/-0.3
Two races including Some other race	51	+/-75	0.0%	+/-0.1
Two races excluding Some other race, and Three or more races	2,073	+/-404	1.5%	+/-0.3

Subject	Indian River County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Total housing units	76,786	+/-121	(X)	(X)

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, [Overview of Race and Hispanic Origin: 2010](#), issued March 2011. (pdf format)

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

INCOME IN THE PAST 12 MONTHS (IN 2014 INFLATION-ADJUSTED DOLLARS) 2010-2014 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

2014
2013
2012
2011
2010
2009

1
-
16
of
16

Subject	Indian River County, Florida							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	57,342	+/-934	36,275	+/-979	28,429	+/-944	21,067	+/-907
Less than \$10,000	5.9%	+/-0.8	2.8%	+/-0.8	1.5%	+/-0.6	11.4%	+/-1.7
\$10,000 to \$14,999	5.7%	+/-0.9	3.6%	+/-0.8	1.8%	+/-0.7	9.9%	+/-1.6
\$15,000 to \$24,999	15.6%	+/-1.0	11.0%	+/-1.1	8.1%	+/-1.0	24.2%	+/-2.4
\$25,000 to \$34,999	13.3%	+/-1.0	12.2%	+/-1.3	9.9%	+/-1.3	15.7%	+/-1.9
\$35,000 to \$49,999	13.8%	+/-0.8	13.5%	+/-1.2	13.4%	+/-1.3	14.3%	+/-1.7
\$50,000 to \$74,999	16.9%	+/-1.0	19.1%	+/-1.4	20.3%	+/-1.6	12.3%	+/-1.5
\$75,000 to \$99,999	10.0%	+/-0.8	12.7%	+/-1.1	14.7%	+/-1.4	5.0%	+/-0.9
\$100,000 to \$149,999	10.5%	+/-1.0	13.7%	+/-1.5	16.1%	+/-1.7	4.5%	+/-0.9
\$150,000 to \$199,999	3.0%	+/-0.4	4.2%	+/-0.6	5.2%	+/-0.7	0.8%	+/-0.4
\$200,000 or more	5.3%	+/-0.5	7.2%	+/-0.8	9.0%	+/-1.0	1.8%	+/-0.5
Median income (dollars)	44,645	+/-1,367	57,235	+/-1,986	67,645	+/-2,544	27,241	+/-1,347
Mean income (dollars)	72,695	+/-2,958	88,759	+/-4,783	102,205	+/-5,796	43,459	+/-2,853
PERCENT IMPUTED								
Household income in the past 12 months	30.1%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	30.6%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	29.0%	(X)

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

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An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

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An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2010-2014 American Community Survey 5-Year Estimates

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Versions of this table are available for the following years:

2014
2013
2012
2011
2010

1
-
81
of
81

Subject	Sebastian city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	22,485	+/-30	22,485	(X)
Male	10,774	+/-361	47.9%	+/-1.6
Female	11,711	+/-361	52.1%	+/-1.6
Under 5 years	984	+/-219	4.4%	+/-1.0
5 to 9 years	1,375	+/-228	6.1%	+/-1.0
10 to 14 years	1,117	+/-246	5.0%	+/-1.1
15 to 19 years	1,554	+/-250	6.9%	+/-1.1
20 to 24 years	474	+/-202	2.1%	+/-0.9
25 to 34 years	1,603	+/-323	7.1%	+/-1.4
35 to 44 years	2,226	+/-263	9.9%	+/-1.2
45 to 54 years	3,456	+/-378	15.4%	+/-1.7
55 to 59 years	1,671	+/-332	7.4%	+/-1.5
60 to 64 years	1,694	+/-378	7.5%	+/-1.7
65 to 74 years	3,157	+/-332	14.0%	+/-1.5
75 to 84 years	2,369	+/-318	10.5%	+/-1.4
85 years and over	805	+/-240	3.6%	+/-1.1
Median age (years)	50.6	+/-1.2	(X)	(X)
18 years and over	18,154	+/-403	80.7%	+/-1.8
21 years and over	17,441	+/-446	77.6%	+/-2.0
62 years and over	7,221	+/-464	32.1%	+/-2.1
65 years and over	6,331	+/-394	28.2%	+/-1.7
18 years and over	18,154	+/-403	18,154	(X)
Male	8,581	+/-394	47.3%	+/-1.8
Female	9,573	+/-365	52.7%	+/-1.8
65 years and over	6,331	+/-394	6,331	(X)
Male	2,960	+/-227	46.8%	+/-2.6
Female	3,371	+/-287	53.2%	+/-2.6
RACE				
Total population	22,485	+/-30	22,485	(X)
One race	22,126	+/-175	98.4%	+/-0.8
Two or more races	359	+/-176	1.6%	+/-0.8
One race	22,126	+/-175	98.4%	+/-0.8
White	20,296	+/-539	90.3%	+/-2.4

Subject	Sebastian city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Black or African American	1,627	+/-471	7.2%	+/-2.1
American Indian and Alaska Native	28	+/-34	0.1%	+/-0.1
Cherokee tribal grouping	0	+/-25	0.0%	+/-0.2
Chippewa tribal grouping	0	+/-25	0.0%	+/-0.2
Navajo tribal grouping	0	+/-25	0.0%	+/-0.2
Sioux tribal grouping	0	+/-25	0.0%	+/-0.2
Asian	103	+/-77	0.5%	+/-0.3
Asian Indian	28	+/-37	0.1%	+/-0.2
Chinese	0	+/-25	0.0%	+/-0.2
Filipino	56	+/-53	0.2%	+/-0.2
Japanese	0	+/-25	0.0%	+/-0.2
Korean	0	+/-25	0.0%	+/-0.2
Vietnamese	0	+/-25	0.0%	+/-0.2
Other Asian	19	+/-33	0.1%	+/-0.1
Native Hawaiian and Other Pacific Islander	0	+/-25	0.0%	+/-0.2
Native Hawaiian	0	+/-25	0.0%	+/-0.2
Guamanian or Chamorro	0	+/-25	0.0%	+/-0.2
Samoan	0	+/-25	0.0%	+/-0.2
Other Pacific Islander	0	+/-25	0.0%	+/-0.2
Some other race	72	+/-72	0.3%	+/-0.3
Two or more races	359	+/-176	1.6%	+/-0.8
White and Black or African American	36	+/-43	0.2%	+/-0.2
White and American Indian and Alaska Native	52	+/-43	0.2%	+/-0.2
White and Asian	200	+/-155	0.9%	+/-0.7
Black or African American and American Indian and Alaska Native	0	+/-25	0.0%	+/-0.2
Race alone or in combination with one or more other races				
Total population	22,485	+/-30	22,485	(X)
White	20,655	+/-479	91.9%	+/-2.1
Black or African American	1,734	+/-472	7.7%	+/-2.1
American Indian and Alaska Native	151	+/-92	0.7%	+/-0.4
Asian	303	+/-192	1.3%	+/-0.9
Native Hawaiian and Other Pacific Islander	0	+/-25	0.0%	+/-0.2
Some other race	72	+/-72	0.3%	+/-0.3
HISPANIC OR LATINO AND RACE				
Total population	22,485	+/-30	22,485	(X)
Hispanic or Latino (of any race)	1,336	+/-361	5.9%	+/-1.6
Mexican	218	+/-171	1.0%	+/-0.8
Puerto Rican	601	+/-302	2.7%	+/-1.3
Cuban	125	+/-114	0.6%	+/-0.5
Other Hispanic or Latino	392	+/-166	1.7%	+/-0.7
Not Hispanic or Latino	21,149	+/-357	94.1%	+/-1.6
White alone	19,109	+/-569	85.0%	+/-2.5
Black or African American alone	1,523	+/-452	6.8%	+/-2.0
American Indian and Alaska Native alone	28	+/-34	0.1%	+/-0.1
Asian alone	103	+/-77	0.5%	+/-0.3
Native Hawaiian and Other Pacific Islander alone	0	+/-25	0.0%	+/-0.2
Some other race alone	36	+/-48	0.2%	+/-0.2
Two or more races	350	+/-175	1.6%	+/-0.8
Two races including Some other race	0	+/-25	0.0%	+/-0.2
Two races excluding Some other race, and Three or more races	350	+/-175	1.6%	+/-0.8

Subject	Sebastian city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Total housing units	10,459	+/-431	(X)	(X)

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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INCOME IN THE PAST 12 MONTHS (IN 2014 INFLATION-ADJUSTED DOLLARS) 2010-2014 American Community Survey 5-Year Estimates

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Versions of this table are available for the following years:

2014
2013
2012
2011
2010
2009

1
-
16
of
16

Subject	Sebastian city, Florida							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	9,128	+/-329	5,993	+/-340	4,763	+/-377	3,135	+/-392
Less than \$10,000	4.4%	+/-1.5	2.7%	+/-1.6	1.4%	+/-1.6	8.0%	+/-3.1
\$10,000 to \$14,999	4.6%	+/-1.3	2.3%	+/-1.4	0.7%	+/-0.8	8.6%	+/-2.7
\$15,000 to \$24,999	15.4%	+/-2.7	11.3%	+/-2.9	9.9%	+/-3.5	23.2%	+/-5.7
\$25,000 to \$34,999	16.3%	+/-2.3	14.0%	+/-2.9	12.0%	+/-3.2	21.4%	+/-4.9
\$35,000 to \$49,999	14.6%	+/-2.9	17.8%	+/-3.8	16.7%	+/-4.3	11.7%	+/-3.7
\$50,000 to \$74,999	20.6%	+/-2.8	22.0%	+/-3.5	24.9%	+/-4.1	15.7%	+/-5.6
\$75,000 to \$99,999	10.9%	+/-2.2	13.1%	+/-3.0	16.1%	+/-3.7	7.0%	+/-3.1
\$100,000 to \$149,999	10.8%	+/-2.6	13.4%	+/-3.8	14.3%	+/-4.1	4.1%	+/-2.4
\$150,000 to \$199,999	1.2%	+/-0.9	1.8%	+/-1.4	2.3%	+/-1.7	0.0%	+/-1.3
\$200,000 or more	1.1%	+/-0.7	1.5%	+/-0.9	1.7%	+/-1.2	0.4%	+/-0.6
Median income (dollars)	42,591	+/-3,926	53,051	+/-7,339	59,564	+/-4,286	29,583	+/-3,418
Mean income (dollars)	54,891	+/-3,416	62,710	+/-4,806	N	N	38,114	+/-3,475
PERCENT IMPUTED								
Household income in the past 12 months	27.7%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	28.6%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	25.1%	(X)

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

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ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2010-2014 American Community Survey 5-Year Estimates

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1 - 81 of 81	Subject	Vero Beach city, Florida			
		Estimate	Margin of Error	Percent	Percent Margin of Error
	SEX AND AGE				
	Total population	15,577	+/-31	15,577	(X)
	Male	7,325	+/-358	47.0%	+/-2.3
	Female	8,252	+/-357	53.0%	+/-2.3
	Under 5 years	432	+/-174	2.8%	+/-1.1
	5 to 9 years	694	+/-157	4.5%	+/-1.0
	10 to 14 years	552	+/-171	3.5%	+/-1.1
	15 to 19 years	656	+/-188	4.2%	+/-1.2
	20 to 24 years	843	+/-246	5.4%	+/-1.6
	25 to 34 years	1,402	+/-386	9.0%	+/-2.5
	35 to 44 years	1,510	+/-322	9.7%	+/-2.1
	45 to 54 years	2,506	+/-506	16.1%	+/-3.2
	55 to 59 years	1,534	+/-336	9.8%	+/-2.2
	60 to 64 years	1,154	+/-270	7.4%	+/-1.7
	65 to 74 years	2,187	+/-291	14.0%	+/-1.9
	75 to 84 years	1,198	+/-219	7.7%	+/-1.4
	85 years and over	909	+/-208	5.8%	+/-1.3
	Median age (years)	51.6	+/-1.7	(X)	(X)
	18 years and over	13,487	+/-283	86.6%	+/-1.8
	21 years and over	12,952	+/-316	83.1%	+/-2.0
	62 years and over	4,940	+/-398	31.7%	+/-2.6
	65 years and over	4,294	+/-336	27.6%	+/-2.2
	18 years and over	13,487	+/-283	13,487	(X)
	Male	6,122	+/-364	45.4%	+/-2.4
	Female	7,365	+/-347	54.6%	+/-2.4
	65 years and over	4,294	+/-336	4,294	(X)
	Male	1,829	+/-257	42.6%	+/-5.4
	Female	2,465	+/-325	57.4%	+/-5.4
	RACE				
	Total population	15,577	+/-31	15,577	(X)
	One race	15,177	+/-204	97.4%	+/-1.3
	Two or more races	400	+/-203	2.6%	+/-1.3
	One race	15,177	+/-204	97.4%	+/-1.3
	White	14,492	+/-371	93.0%	+/-2.4

Versions of this table are available

for the following
years:

2014
2013
2012
2011
2010

Subject	Vero Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Black or African American	520	+/-291	3.3%	+/-1.9
American Indian and Alaska Native	67	+/-77	0.4%	+/-0.5
Cherokee tribal grouping	0	+/-21	0.0%	+/-0.3
Chippewa tribal grouping	0	+/-21	0.0%	+/-0.3
Navajo tribal grouping	0	+/-21	0.0%	+/-0.3
Sioux tribal grouping	0	+/-21	0.0%	+/-0.3
Asian	64	+/-66	0.4%	+/-0.4
Asian Indian	1	+/-2	0.0%	+/-0.1
Chinese	18	+/-31	0.1%	+/-0.2
Filipino	0	+/-21	0.0%	+/-0.3
Japanese	0	+/-21	0.0%	+/-0.3
Korean	12	+/-22	0.1%	+/-0.1
Vietnamese	33	+/-54	0.2%	+/-0.3
Other Asian	0	+/-21	0.0%	+/-0.3
Native Hawaiian and Other Pacific Islander	0	+/-21	0.0%	+/-0.3
Native Hawaiian	0	+/-21	0.0%	+/-0.3
Guamanian or Chamorro	0	+/-21	0.0%	+/-0.3
Samoan	0	+/-21	0.0%	+/-0.3
Other Pacific Islander	0	+/-21	0.0%	+/-0.3
Some other race	34	+/-49	0.2%	+/-0.3
Two or more races	400	+/-203	2.6%	+/-1.3
White and Black or African American	129	+/-84	0.8%	+/-0.5
White and American Indian and Alaska Native	144	+/-130	0.9%	+/-0.8
White and Asian	15	+/-25	0.1%	+/-0.2
Black or African American and American Indian and Alaska Native	0	+/-21	0.0%	+/-0.3
Race alone or in combination with one or more other races				
Total population	15,577	+/-31	15,577	(X)
White	14,800	+/-328	95.0%	+/-2.1
Black or African American	741	+/-318	4.8%	+/-2.0
American Indian and Alaska Native	211	+/-147	1.4%	+/-0.9
Asian	171	+/-99	1.1%	+/-0.6
Native Hawaiian and Other Pacific Islander	0	+/-21	0.0%	+/-0.3
Some other race	54	+/-60	0.3%	+/-0.4
HISPANIC OR LATINO AND RACE				
Total population	15,577	+/-31	15,577	(X)
Hispanic or Latino (of any race)	1,097	+/-387	7.0%	+/-2.5
Mexican	639	+/-374	4.1%	+/-2.4
Puerto Rican	92	+/-69	0.6%	+/-0.4
Cuban	133	+/-141	0.9%	+/-0.9
Other Hispanic or Latino	233	+/-147	1.5%	+/-0.9
Not Hispanic or Latino	14,480	+/-385	93.0%	+/-2.5
White alone	13,426	+/-534	86.2%	+/-3.4
Black or African American alone	519	+/-291	3.3%	+/-1.9
American Indian and Alaska Native alone	67	+/-77	0.4%	+/-0.5
Asian alone	64	+/-66	0.4%	+/-0.4
Native Hawaiian and Other Pacific Islander alone	0	+/-21	0.0%	+/-0.3
Some other race alone	4	+/-8	0.0%	+/-0.1
Two or more races	400	+/-203	2.6%	+/-1.3
Two races including Some other race	20	+/-33	0.1%	+/-0.2
Two races excluding Some other race, and Three or more races	380	+/-196	2.4%	+/-1.3

Subject	Vero Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Total housing units	10,176	+/-693	(X)	(X)

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

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2013
2012
2011
2010
2009

1
-
16
of
16

Subject	Vero Beach city, Florida							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	7,012	+/-565	3,391	+/-253	2,435	+/-313	3,621	+/-584
Less than \$10,000	10.1%	+/-3.1	4.0%	+/-3.2	4.1%	+/-4.2	15.8%	+/-5.0
\$10,000 to \$14,999	7.3%	+/-2.5	3.2%	+/-2.5	1.6%	+/-1.4	11.2%	+/-3.9
\$15,000 to \$24,999	17.0%	+/-3.6	10.5%	+/-5.5	4.6%	+/-1.9	23.4%	+/-5.5
\$25,000 to \$34,999	12.7%	+/-2.6	12.7%	+/-4.4	9.7%	+/-4.2	12.8%	+/-4.0
\$35,000 to \$49,999	13.6%	+/-2.9	14.3%	+/-4.0	13.3%	+/-4.1	13.2%	+/-3.8
\$50,000 to \$74,999	13.0%	+/-2.5	12.7%	+/-3.5	10.8%	+/-3.4	12.8%	+/-3.5
\$75,000 to \$99,999	7.0%	+/-1.5	10.7%	+/-2.8	12.9%	+/-3.6	3.5%	+/-1.5
\$100,000 to \$149,999	8.4%	+/-2.2	12.8%	+/-3.9	17.8%	+/-5.2	4.4%	+/-2.3
\$150,000 to \$199,999	3.0%	+/-1.3	5.6%	+/-2.4	7.4%	+/-3.0	0.6%	+/-0.7
\$200,000 or more	7.8%	+/-1.8	13.6%	+/-3.5	17.9%	+/-4.3	2.3%	+/-1.4
Median income (dollars)	37,937	+/-4,284	61,267	+/-13,892	82,346	+/-12,045	24,772	+/-3,504
Mean income (dollars)	74,444	+/-9,334	107,591	+/-17,179	N	N	43,209	+/-8,356
PERCENT IMPUTED								
Household income in the past 12 months	30.9%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	35.1%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	27.0%	(X)

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.



DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	19,361,792	*****	19,361,792	(X)
Male	9,464,651	+/-1,325	48.9%	+/-0.1
Female	9,897,141	+/-1,325	51.1%	+/-0.1
Under 5 years	1,076,836	+/-630	5.6%	+/-0.1
5 to 9 years	1,100,919	+/-6,354	5.7%	+/-0.1
10 to 14 years	1,135,272	+/-6,359	5.9%	+/-0.1
15 to 19 years	1,192,305	+/-1,476	6.2%	+/-0.1
20 to 24 years	1,294,864	+/-1,603	6.7%	+/-0.1
25 to 34 years	2,408,242	+/-1,793	12.4%	+/-0.1
35 to 44 years	2,419,436	+/-1,395	12.5%	+/-0.1
45 to 54 years	2,746,426	+/-1,256	14.2%	+/-0.1
55 to 59 years	1,283,859	+/-5,613	6.6%	+/-0.1
60 to 64 years	1,185,073	+/-5,781	6.1%	+/-0.1
65 to 74 years	1,896,734	+/-880	9.8%	+/-0.1
75 to 84 years	1,139,305	+/-4,905	5.9%	+/-0.1
85 years and over	482,521	+/-4,955	2.5%	+/-0.1
Median age (years)	41.2	+/-0.1	(X)	(X)
18 years and over	15,340,815	+/-482	79.2%	+/-0.1
21 years and over	14,574,951	+/-4,954	75.3%	+/-0.1
62 years and over	4,218,208	+/-5,866	21.8%	+/-0.1
65 years and over	3,518,560	+/-833	18.2%	+/-0.1
18 years and over	15,340,815	+/-482	15,340,815	(X)
Male	7,408,547	+/-787	48.3%	+/-0.1
Female	7,932,268	+/-748	51.7%	+/-0.1
65 years and over	3,518,560	+/-833	3,518,560	(X)
Male	1,572,084	+/-552	44.7%	+/-0.1
Female	1,946,476	+/-600	55.3%	+/-0.1

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
RACE				
Total population	19,361,792	*****	19,361,792	(X)
One race	18,908,393	+/-9,152	97.7%	+/-0.1
Two or more races	453,399	+/-9,152	2.3%	+/-0.1
One race	18,908,393	+/-9,152	97.7%	+/-0.1
White	14,747,196	+/-12,051	76.2%	+/-0.1
Black or African American	3,114,841	+/-6,863	16.1%	+/-0.1
American Indian and Alaska Native	59,121	+/-2,895	0.3%	+/-0.1
Cherokee tribal grouping	10,455	+/-1,189	0.1%	+/-0.1
Chippewa tribal grouping	1,385	+/-281	0.0%	+/-0.1
Navajo tribal grouping	543	+/-202	0.0%	+/-0.1
Sioux tribal grouping	1,250	+/-285	0.0%	+/-0.1
Asian	490,833	+/-3,470	2.5%	+/-0.1
Asian Indian	132,347	+/-3,524	0.7%	+/-0.1
Chinese	85,598	+/-3,318	0.4%	+/-0.1
Filipino	92,454	+/-3,571	0.5%	+/-0.1
Japanese	13,641	+/-1,177	0.1%	+/-0.1
Korean	26,010	+/-1,919	0.1%	+/-0.1
Vietnamese	71,784	+/-3,421	0.4%	+/-0.1
Other Asian	68,999	+/-2,745	0.4%	+/-0.1
Native Hawaiian and Other Pacific Islander	12,128	+/-877	0.1%	+/-0.1
Native Hawaiian	3,498	+/-504	0.0%	+/-0.1
Guamanian or Chamorro	3,512	+/-843	0.0%	+/-0.1
Samoa	1,157	+/-316	0.0%	+/-0.1
Other Pacific Islander	3,961	+/-750	0.0%	+/-0.1
Some other race	484,274	+/-10,867	2.5%	+/-0.1
Two or more races	453,399	+/-9,152	2.3%	+/-0.1
White and Black or African American	145,163	+/-4,209	0.7%	+/-0.1
White and American Indian and Alaska Native	64,842	+/-2,230	0.3%	+/-0.1
White and Asian	78,475	+/-3,214	0.4%	+/-0.1
Black or African American and American Indian and Alaska Native	11,567	+/-1,368	0.1%	+/-0.1
Race alone or in combination with one or more other races				
Total population	19,361,792	*****	19,361,792	(X)
White	15,122,879	+/-12,801	78.1%	+/-0.1
Black or African American	3,335,877	+/-5,484	17.2%	+/-0.1
American Indian and Alaska Native	157,018	+/-3,415	0.8%	+/-0.1
Asian	619,839	+/-3,166	3.2%	+/-0.1
Native Hawaiian and Other Pacific Islander	36,242	+/-1,710	0.2%	+/-0.1
Some other race	579,779	+/-11,661	3.0%	+/-0.1
HISPANIC OR LATINO AND RACE				
Total population	19,361,792	*****	19,361,792	(X)
Hispanic or Latino (of any race)	4,517,191	+/-170	23.3%	+/-0.1
Mexican	646,081	+/-10,030	3.3%	+/-0.1
Puerto Rican	936,290	+/-11,408	4.8%	+/-0.1
Cuban	1,331,893	+/-12,767	6.9%	+/-0.1
Other Hispanic or Latino	1,602,927	+/-13,629	8.3%	+/-0.1
Not Hispanic or Latino	14,844,601	+/-170	76.7%	+/-0.1
White alone	10,958,680	+/-3,470	56.6%	+/-0.1
Black or African American alone	2,979,524	+/-5,942	15.4%	+/-0.1
American Indian and Alaska Native alone	42,175	+/-1,799	0.2%	+/-0.1
Asian alone	482,166	+/-3,395	2.5%	+/-0.1
Native Hawaiian and Other Pacific Islander alone	10,880	+/-734	0.1%	+/-0.1
Some other race alone	51,634	+/-3,988	0.3%	+/-0.1
Two or more races	319,542	+/-7,130	1.7%	+/-0.1

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Two races including Some other race	22,016	+/-1,621	0.1%	+/-0.1
Two races excluding Some other race, and Three or more races	297,526	+/-6,717	1.5%	+/-0.1
Total housing units	9,051,851	+/-700	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.

APPENDIX C:
PROPERTY LISTINGS

Homes for Sale in Sebastian, FL - 597 Results

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Featured Agent: Jennifer Goodall - 3 Properties


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\$284,500



\$11,000



\$425,000


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 Min Price to Max Price

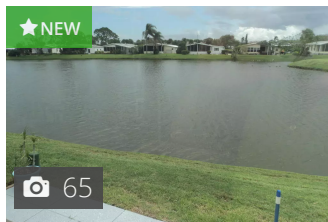
 Property Type

 Beds

 Baths

Sebastian, Florida, is located on the eastern side of the state and is part of the Sebastian-Vero Beach metropolitan statistical area. When you start looking at [SHOW MORE](#)

Sort by: **Relevance** [Price High to Low](#) [Price Low to High](#) [More](#)

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★ NEW

65

5325 Bison Street #11

Sebastian FL, 32976

Mobile/Manufactured Home
Laundry Room · Washer · Dryer

[View Details](#)

Est. Payment \$810/mo

2 Bedrooms 2 Bathrooms 1,100 Sqft \$142/Sqft



★ NEW

27

342 Harp

Sebastian FL, 32958 JUST LIST

Multi-Family
Tile

\$194,900

Est. Payment \$1,007/mo



SunCoast Real Estate Group

3,102 Sqft \$63/Sqft



★ NEW

23

307 Egret Circle

Sebastian FL, 32976

Mobile/Manufactured Home

\$84,750

Est. Payment \$439/mo

2 Bedrooms 2 Bathrooms 1,104 Sqft \$77/Sqft



★ NEW

14

476 Dolphin Circle

Sebastian FL, 32976

\$98,500

Est. Payment \$509/mo

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Dollar Shave Club

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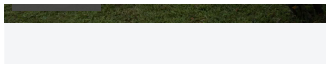
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Request a Free Moving Quote





Mobile/Manufactured Home
Laundry Room · Deck · Washer

2 Bedrooms 2 Bathrooms ? 1,152 Sqft \$86/Sqft

★ NEW



 14

1321 Whitmore Street



Sebastian FL, 32958

House
Laundry Room · Refrigerator · Pool - In Ground

\$214,000

Est. Payment \$1,106/mo

3 Bedrooms 2 Bathrooms ? 1,530 Sqft \$140/Sqft

★ NEW



 18

633 Puffin Drive

Sebastian FL, 32976 JUST LIST

Mobile/Manufactured Home
Porch · Water Heater - Electric · Walk In Closet

\$92,500

Est. Payment \$478/mo

2 Bedrooms 2 Bathrooms ? 1,104 Sqft \$84/Sqft




★ NEW



 23

573 Dolphin Circle

Sebastian FL, 32976 JUST LISTED


Mobile/Manufactured Home
Porch · Water Heater - Electric · Refrigerator

\$139,900

Est. Payment \$723/mo

2 Bedrooms 2 Bathrooms ? 1,269 Sqft \$110/Sqft








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★ NEW



 25

7543 Chasta Road



Sebastian FL, 32976

Mobile/Manufactured Home
Breakfast Nook · Refrigerator · Pool - In Ground

\$128,900

Est. Payment \$666/mo

3 Bedrooms 2 Bathrooms ? 1,296 Sqft \$99/Sqft





★ NEW



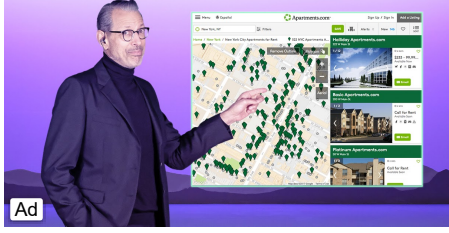
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Q What are the CCD fees for MLS 889016 and what do they cover? 1 answers

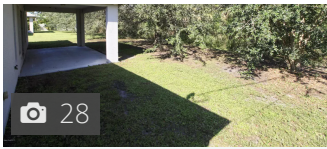
Q what are the CCD fees for 899766? What do they cover? 0 answers

Enter Your Question

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Ask



28

Avenue

Sebastian FL, 32958

\$221,900

Est. Payment \$1,148/mo

House
Tile · Carpet

3 Bedrooms 2 Bathrooms ? 2,150 Sqft \$103/Sqft



2

159 Sandcrest Cir.

Sebastian FL, 32958

\$269,900

Est. Payment \$1,395/mo

House



Maronda Homes

3 Bedrooms 2 Bathrooms ? 1,777 Sqft



36

★ NEW

366 Watercrest Street

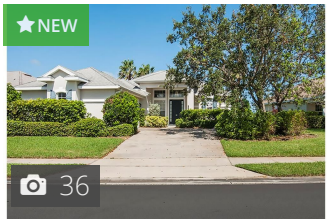
Sebastian FL, 32958

\$175,000

Est. Payment \$904/mo

House

3 Bedrooms 2 Bathrooms ? 1,602 Sqft \$109/Sqft



36

★ NEW

660 Brush Foot Drive

Sebastian FL, 32958 🏠 JUST LISTED

\$309,000

Est. Payment \$1,597/mo

House
Laundry Room · Washer · Dryer



Keller Williams Vero Beach

3 Bedrooms 2 Bathrooms ?



1

★ NEW

520 Periwinkle Drive

Sebastian FL, 32958

\$269,000

Est. Payment \$1,390/mo

House
Washer · Dryer · Refrigerator

3 Bedrooms 2 Bathrooms ? 1,618 Sqft \$166/Sqft



22

★ NEW

741 Periwinkle Circle

Sebastian FL, 32976 🏠 JUST LISTED

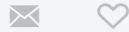
\$87,900

Est. Payment \$455/mo

Mobile/Manufactured Home
Porch · Washer · Dryer



RE/MAX CROWN REALTY



Homes for Sale in Vero Beach, FL - 2,155 Results

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 Min Price to Max Price

 Property Type

 Beds

 Baths

Sort by: **Relevance** [Price High to Low](#) [Price Low to High](#) [More](#)

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5630 Las Brisas Drive

Vero Beach FL, 32967

\$849,000

Est. Payment \$4,389/mo

House
Laundry Room · Washer · Dryer

4 Bedrooms 3 Bathrooms



1560 17th Court Sw

Vero Beach FL, 32962 **JUST LISTED** Est. Payment \$723/mo

\$139,900

House



Vero Beach -
WEICHERT, REALTORS -
Hallm

3 Bedrooms 2 Bathrooms



1803 Berkshire Circle Sw

Vero Beach FL, 32968

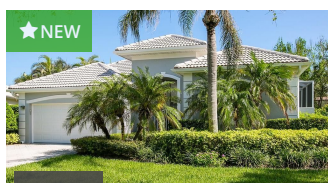
\$269,990

Est. Payment \$1,395/mo

House

LENNAR Lennar

3 Bedrooms 3 Bathrooms 2,046 Sqft



975 Island Club

Vero Beach FL, 32963

\$480,000

Est. Payment \$2,481/mo

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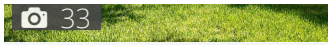
Request a Free Moving Quote



New phone?

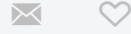
2017 Foreclosure Alert





House
Laundry Room · Washer · Dryer

3 Bedrooms 3 Bathrooms ?

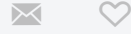


9025 Somerset Bay Lane 401

Vero Beach FL, 32963

House
Laundry Room · Washer · Dryer

3 Bedrooms 3 Bathrooms ?



\$989,000

Est. Payment \$5,112/mo

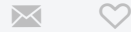


118 Hidden Oak Drive

Vero Beach FL, 32963

House
Laundry Room · Washer · Dryer

3 Bedrooms 4 Bathrooms ?



\$1,395,000

Est. Payment \$7,211/mo

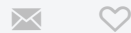


5307 Antigua Circle

Vero Beach FL, 32967 JUST LISTED

House
Porch · Laundry Room · Washer

3 Bedrooms 2 Bathrooms ?



\$387,000

Est. Payment \$2,000/mo



Coldwell Banker
Paradise - Sebastian



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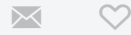


1345 41st Avenue

Vero Beach FL, 32960

House

3 Bedrooms 2 Bathrooms ? 1,410 Sqft \$141/Sqft



\$199,000

Est. Payment \$1,029/mo



8525 95th Court

Vero Beach FL, 32967

\$169,900



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what are the CCD fees for 899766? What do they cover? 0 answers

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20

Est. Payment \$878/mo

House
Laundry Room · Tile · Carpet

2 Bedrooms 1 Bathroom ? 1,216 Sqft \$140/Sqft



★ NEW

8

1035 42nd Avenue

Vero Beach FL, 32960 🏠 JUST LISTED

Est. Payment \$770/mo

House
Laundry Room · Washer · Garage
- Attached



Keller Williams
Vero Beach

3 Bedrooms 2 Bathrooms ?



★ NEW

3

601 27th Avenue Sw

Vero Beach FL, 32968

Lots/Land

\$80,000

Est. Payment \$414/mo



★ NEW

3

611 27th Avenue Sw

Vero Beach FL, 32968

Lots/Land

\$80,000

Est. Payment \$414/mo



★ NEW

3

604 28th Avenue Sw

Vero Beach FL, 32968

Lots/Land

\$60,000

Est. Payment \$310/mo



★ NEW

3

623 27th Avenue Sw

Vero Beach FL, 32968

Lots/Land

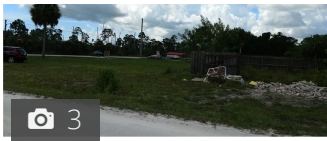
\$80,000

Est. Payment \$414/mo



★ NEW

614 28th Avenue



Sw

Vero Beach FL, 32968

\$60,000

Est. Payment \$310/mo

Lots/Land



1

2

3

4

5

6

7

8

9

10

28

56

84

112

144

>

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Millstone Landing
Grove Isle Condominiums
Vista Plantation
Orchid Island

Indian River Club
Citrus Springs Village
The Polo Grounds at Pointe West

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\$194,000

3 bd 2 ba 1,922 sq ft

836 Green Leaf Cir, Vero Beach, FL 32960

Brokered by Suncoast Realty & Rental Mgmt

[Contact Agent](#)



\$87,900

2 bd 2 ba 1,400 sq ft

600 Royal Palm Blvd Apt 4B, Vero Beach, FL 32960

Brokered by Keller Williams Of Vero Beach

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Multiple Listings found for 2306 1st St SW [Listing 1](#) | [Listing 2](#)



coming
soon

\$269,000

3 bd 2 ba 1,824 sq ft

2306 1st St SW, Vero Beach, FL 32962

Brokered by Sea Turtle Real Estate LLC

[Contact Agent](#)

New

\$575,000

3 bd 2 ba

940 Turtle Cove Ln Apt 303, Vero Beach, FL 32963

Brokered by Dale Sorensen Real Estate - Cardinal Office

[Contact Agent](#)

New

\$254,990

2 bd 2 ba 1,862 sq ft

Vero Beach, FL 32962

Brokered by Irre Group

[Contact Agent](#)



\$70,000

886 10th Ct SW, Vero Beach, FL 32962

Brokered by Treasure Coast Sotheby's International Realty

[Contact Agent](#)



\$149,000

3 bd 2 ba 1,396 sq ft

1035 42nd Ave, Vero Beach, FL 32960

Brokered by Keller Williams Of Vero Beach

[Contact Agent](#)





\$145,000

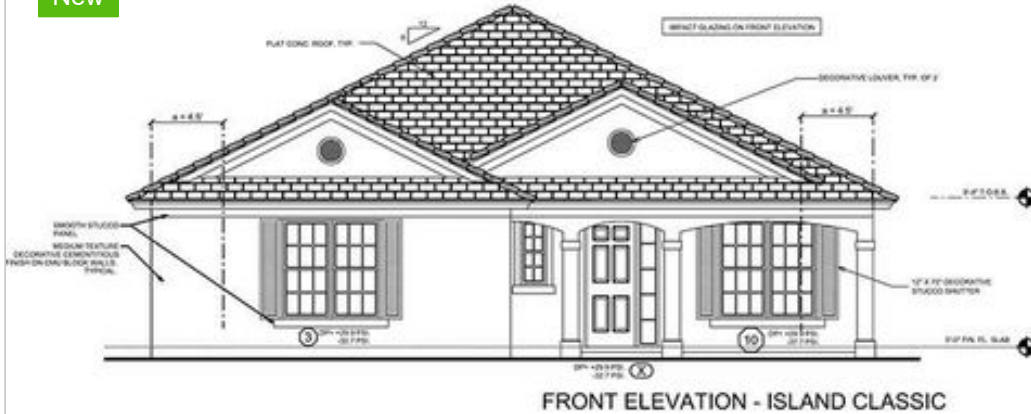
4 bd 2 ba

1640 29th Ave, Vero Beach, FL 32960

Brokered by Keller Williams Of Vero Beach

[Contact Agent](#)

New



2 bd 2 ba 1,954 sq ft

Biscayne Grande SP, Vero Beach, FL 32962

Built by GHO Homes

New



\$852,000

3 bd 3 ba 2,325 sq ft

65 N Island Plantation Ter, Vero Beach, FL 32963

Brokered by Addvantage Real Estate Service

[Contact Agent](#)

Multiple Listings found for 4344 2nd Sq SW [Listing 1](#) | [Listing 2](#) | [Listing 3](#)

New

Open House 10/22



\$375,000

3 bd 2+ ba 2,434 sq ft

4344 2nd Sq SW, Vero Beach, FL 32968

Brokered by Ron Rennick Auctions, Inc.

[Contact Agent](#)

New



\$300,000

2 bd 2 ba 1,400 sq ft

5540 N Harbor Village Dr Apt 103, Vero Beach, FL 32967

Brokered by Alex MacWilliam, Inc. Real Estate

[Contact Agent](#)

New



\$287,000

\$587,000

3 bd 2 ba

5307 Antigua Cir, Vero Beach, FL 32967

Brokered by Coldwell Banker Paradise

[Contact Agent](#)

Multiple Listings found for 1560 17th Ct SW [Listing 1](#) | [Listing 2](#)

New

Open House 10/20



3 bd 2 ba 1,136 sq ft

1560 17th Ct SW, Vero Beach, FL 32962

Brokered by WEICHERT, REALTORS - Hallmark Properties

[Contact Agent](#)

Multiple Listings found for 4235 70th Ave [Listing 1](#) | [Listing 2](#)

New



3 bd 1 ba

4235 70th Ave, Vero Beach, FL 32967

Brokered by Live Oaks Realty Inc

[Contact Agent](#)

Multiple Listings found for 550 Riomar Dr Apt 35 [Listing 1](#) | [Listing 2](#) | [Listing 3](#)

New



\$399,000

2 bd 2 ba 1,200 sq ft

550 Riomar Dr Apt 35, Vero Beach, FL 32963

Brokered by Custom Real Estate Services

[Contact Agent](#)

Multiple Listings found for 9690 E Maiden Ct [Listing 1](#) | [Listing 2](#)

New



\$422,000

3 bd 2 ba 1,903 sq ft

9690 E Maiden Ct, Vero Beach, FL 32963

Brokered by Coldwell Banker Paradise

[Contact Agent](#)

Multiple Listings found for 620 E Pointe Ct SWSW [Listing 1](#) | [Listing 2](#)

New





\$225,000

2 bd 2 ba 1,719 sq ft

620 E Pointe Ct SWSW, Vero Beach, FL 32962

Brokered by Custom Real Estate Services

[Contact Agent](#)

Multiple Listings found for 635 24th Pl SW [Listing 1](#) | [Listing 2](#)



\$175,000

3 bd 2 ba 1,422 sq ft

635 24th Pl SW, Vero Beach, FL 32962

Brokered by Keller Williams Port St. Lucie

[Contact Agent](#)



\$872,000

3 bd 4+ ba 3,666 sq ft

1800 Paseo Del Lago Ln, Vero Beach, FL 32967

List

New



\$256,000

4 bd 3 ba
1,859 sq ft
101 Academy Ter, Seb...
Brokered by Keller Williams...
[Contact Agent](#)

New



\$156,500

2 bd 2 ba 1,100 sq ft
5325 Bison St Unit 11, Micco, FL 32976
Brokered by First Choice Properties, Inc.
[Contact Agent](#)

New



\$194,900

3,102 sq ft

342 Harp Ter, Sebastian, FL 32958

Brokered by SunCoast Real Estate Group

[Contact Agent](#)

Multiple Listings found for 573 Dolphin Cir [Listing 1](#) | [Listing 2](#)

New



\$139,900

2 bd 2 ba 1,269 sq ft

573 Dolphin Cir, Barefoot Bay, FL 32976

Brokered by RE/MAX Crown Realty

[Contact Agent](#)

New



\$79,900

2 bd 2 ba 995 sq ft

1003 Wren Cir, Barefoot Bay, FL 32976

Brokered by PROVIDIAN PROPERTIES, INC

[Contact Agent](#)

New



\$105,500

2 bd 2 ba 1,367 sq ft

819 Oleander Cir, Barefoot Bay, FL 32976

Brokered by Barefoot Bay Realty, Inc.

[Contact Agent](#)

New



\$98,500

2 bd 2 ba 1,152 sq ft

476 Dolphin Cir, Barefoot Bay, FL 32976

Brokered by Marge Frego Realty, Inc

[Contact Agent](#)

Multiple Listings found for 144 Morgan Cir [Listing 1](#) | [Listing 2](#)

New





\$199,900

4 bd 2 ba 1,931 sq ft

144 Morgan Cir, Sebastian, FL 32958

Brokered by Pare Realty, Inc.

[Contact Agent](#)

Multiple Listings found for 158 Spring Valley Ave [Listing 1](#) | [Listing 2](#) | [Listing 3](#)

New



\$221,900

3 bd 2 ba 2,150 sq ft

158 Spring Valley Ave, Sebastian, FL 32958

Brokered by Rennick Real Estate

[Contact Agent](#)

New



\$269,000

3 bd 2 ba 1,818 sq ft

520 Periwinkle Dr, Sebastian, FL 32958

Brokered by Curri Kirschner Real Estate Group LLC

[Contact Agent](#)

Multiple Listings found for 881 Foster Ave [Listing 1](#) | [Listing 2](#)

New



\$198,000

3 bd 2 ba

881 Foster Ave, Sebastian, FL 32958

[Contact Agent](#)

New



\$68,900

2 bd 1 ba

Barefoot Bay, FL 32976

Brokered by Sebastian Realty, INC.

[Contact Agent](#)

Multiple Listings found for 660 Brush Foot Dr [Listing 1](#) | [Listing 2](#)

New

Open House 10/21





\$309,000

3 bd 2 ba 1,976 sq ft

660 Brush Foot Dr, Sebastian, FL 32958

Brokered by Keller Williams Of Vero Beach

[Contact Agent](#)



\$87,900

2 bd 2 ba 924 sq ft

741 Periwinkle Cir, Barefoot Bay, FL 32976

Brokered by RE/MAX Crown Realty

[Contact Agent](#)



\$159,900

2 bd 2 ba 1,335 sq ft

6155 S Mirror Lake Dr Apt 110, Sebastian, FL 32958

Brokered by Dale Sorensen Real Estate - Cardinal Office

[Contact Agent](#)



New



\$159,900

3 bd 2 ba 1,404 sq ft

1110 Navajo Dr, Barefoot Bay, FL 32976

Brokered by RE/MAX Crown Realty

[Contact Agent](#)

New



\$231,700

4 bd 2 ba

116 Coply Ter, Sebastian, FL 32958

Brokered by Adams Homes Realty, Inc.

[Contact Agent](#)

New



\$219,900

3 bd 2 ba

361 Benchor St, Sebastian, FL 32958

Brokered by Adams Homes Realty, Inc.

[Contact Agent](#)

New



3 bd 2 ba 1,296 sq ft

7543 Chasta Rd, Micco, FL 32976

Brokered by Curri Properties

[Contact Agent](#)

New



2 bd 2 ba 1,104 sq ft

307 Egret Cir, Barefoot Bay, FL 32976

Brokered by Barefoot Bay Realty, Inc.

[Contact Agent](#)

List



\$256,000

4 bd 3 ba
1,859 sq ft
101 Academy Ter, Seb...
Brokered by Keller Williams...
[Contact Agent](#)



\$194,000

3 bd 2 ba 1,922 sq ft
836 Green Leaf Cir, Vero Beach, FL 32960
Brokered by Suncoast Realty & Rental Mgmt
[Contact Agent](#)



New



\$87,900

2 bd 2 ba 1,400 sq ft

600 Royal Palm Blvd Apt 4B, Vero Beach, FL 32960

Brokered by Keller Williams Of Vero Beach

[Contact Agent](#)

Multiple Listings found for 2306 1st St SW [Listing 1](#) | [Listing 2](#)

New

Photo
coming
soon

\$269,000

3 bd 2 ba 1,824 sq ft

2306 1st St SW, Vero Beach, FL 32962

Brokered by Sea Turtle Real Estate Llc

[Contact Agent](#)

New



\$194,900

3,102 sq ft

342 Harp Ter, Sebastian, FL 32958

Brokered by SunCoast Real Estate Group

[Contact Agent](#)



New

\$575,000

3 bd 2 ba

940 Turtle Cove Ln Apt 303, Vero Beach, FL 32963

Brokered by Dale Sorensen Real Estate - Cardinal Office

[Contact Agent](#)

New

\$254,990

2 bd 2 ba 1,862 sq ft

Vero Beach, FL 32962

Brokered by Irre Group

[Contact Agent](#)

New

\$70,000

\$70,000

886 10th Ct SW, Vero Beach, FL 32962

Brokered by Treasure Coast Sotheby's International Realty

[Contact Agent](#)

New



\$149,000

3 bd 2 ba 1,396 sq ft

1035 42nd Ave, Vero Beach, FL 32960

Brokered by Keller Williams Of Vero Beach

[Contact Agent](#)

New



\$145,000

4 bd 2 ba

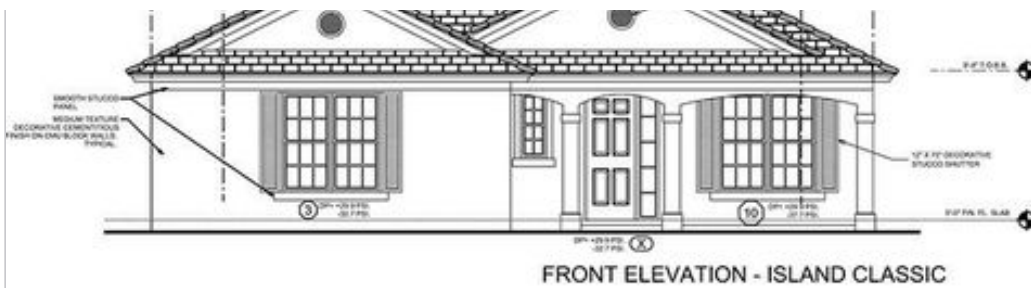
1640 29th Ave, Vero Beach, FL 32960

Brokered by Keller Williams Of Vero Beach

[Contact Agent](#)

New





2 bd 2 ba 1,954 sq ft

Biscayne Grande SP, Vero Beach, FL 32962

Built by GHO Homes

New



3 bd 3 ba 2,325 sq ft

65 N Island Plantation Ter, Vero Beach, FL 32963

Brokered by Addvantage Real Estate Service

[Contact Agent](#)

Multiple Listings found for 4344 2nd Sq SW [Listing 1](#) | [Listing 2](#) | [Listing 3](#)

New

Open House 10/22



3 bd 2+ ba 2,434 sq ft

4344 2nd Sq SW, Vero Beach, FL 32968

Brokered by Ron Rennick Auctions, Inc

Brokered by Kott Kottick Auctions, Inc.

[Contact Agent](#)



2 bd 2 ba 1,400 sq ft

5540 N Harbor Village Dr Apt 103, Vero Beach, FL 32967

Brokered by Alex MacWilliam, Inc. Real Estate

[Contact Agent](#)



3 bd 2 ba

5307 Antigua Cir, Vero Beach, FL 32967

Brokered by Coldwell Banker Paradise

[Contact Agent](#)

Multiple Listings found for 1560 17th Ct SW [Listing 1](#) | [Listing 2](#)





\$139,900

3 bd 2 ba 1,136 sq ft

1560 17th Ct SW, Vero Beach, FL 32962

Brokered by WEICHERT, REALTORS - Hallmark Properties

[Contact Agent](#)

Multiple Listings found for 4235 70th Ave [Listing 1](#) | [Listing 2](#)



New

\$109,000

3 bd 1 ba

4235 70th Ave, Vero Beach, FL 32967

Brokered by Live Oaks Realty Inc

[Contact Agent](#)

Multiple Listings found for 550 Riomar Dr Apt 35 [Listing 1](#) | [Listing 2](#) | [Listing 3](#)



New

\$399,000

2 bd 2 ba 1,200 sq ft

550 Riomar Dr Apt 35, Vero Beach, FL 32963

Brokered by Custom Real Estate Services

[Contact Agent](#)

Multiple Listings found for 9690 E Maiden Ct [Listing 1](#) | [Listing 2](#)



3 bd 2 ba 1,903 sq ft

9690 E Maiden Ct, Vero Beach, FL 32963

Brokered by Coldwell Banker Paradise

[Contact Agent](#)

Multiple Listings found for 620 E Pointe Ct SWSW [Listing 1](#) | [Listing 2](#)



2 bd 2 ba 1,719 sq ft

620 E Pointe Ct SWSW, Vero Beach, FL 32962

Brokered by Custom Real Estate Services

[Contact Agent](#)

APPENDIX D:
PHOTOGRAPHS



Photograph 1- Residence at 5845 85th Street proposed for relocation, facing south from CR 510



Photograph 2- Residence at 5845 85th Street proposed for relocation, aerial view



Beef cattle ranch sign, facing north along 86 Avenue from C.R. 510



Brian Davis Septic Service sign, facing west along C.R. 510



Remax realtor sign, facing northeast from C.R. 510



Metal Treasure Coast Elementary sign, facing west along C.R. 510

APPENDIX E:
PROPERTY CARDS

PROPERTY 39680
Legal Description
HILL SIDE SUBDIVISION - BLK 2 LOT 4, LESS N 15 FT RD
R/W PBI 2-53

R RES 10/20/2015
OWNER ID: 141617

CLARK JETHROW & JESSIE PEARL *
5845 85TH ST
VERO BEACH, FL 32967

TAX AREA: 1
39680
ACRES: 0.1500
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE
LAND MARKET + 3,188
TOTAL MARKET VALUE = 15,853
AG VALUE = 0
PRODUCTIVITY LOSS = 0
ASSESSED VALUE = 15,642
EXEMPTION VALUE = 15,642
TAXABLE VALUE = 0

31393200002002000004.0
SITUS 5845 85TH ST VERO BEACH, FL 32967

DBA:

GENERAL

UTILITIES
TOPOGRAGPHY
ROAD ACCESS
ZONING RS-3
PRIMARY USE 0100
NEXT REASON
REMARKS

LAST APPR.
LAST APPR. YR 2009
LAST INSP. DATE 01/15/2009
NEXT INSP. DATE
OF IMPRV 1

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALES INFORMATION

SALE DT PRICE GRANTOR DEED INFO

SKETCH FOR IMPROVEMENT #1

EXEMPTIONS

HEX
HEX-A

Exemption of Homesteads Reporting requirement on tax roll accordi
Additional 25,000 Homestead Exemption

PICTURE

REGION:		SUBD: 3139320002 (100 NBHD: 690041.00 (100% SUBSET:										IMPROVEMENT VALUATION				LIVING AREA: 760				APPR/SQFT: 20.86				SALE/SQFT:				0.00 B-USE:			
#	TYPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	DESCRIPTION	UNITS	CODE	VALUE						
1	*BASE	RES	R3-/WLCO		100	0.00	0.00	760.0	29.17	1	1969	1969		24,269	52%					0.52	12,620	Substructure Code	0.00	Concrete Piers	0						
2	OP20	RES	R3-/WLCO		100	0.00	0.00	15.0	5.83	1	1969	1969		87	52%					0.52	45	Exterior Wall	0.00	Siding no sheathing	0						
1	Residence								775.0 (E1969) Homesite: (100)				24,356		Living Area: 760				12,665		Roof Data	0.00	Gabl,WTruss,Asph,3-4.5/12	0							
																								Fir St/Cv	0.00	Single; Softwood	0				
																								Interior Wall	0.00	Ply panel	0				
																								Total Rooms	5.00	Total Rooms	0				
																								Bedrooms	2.00	Bedrooms	0				
																								Bathrooms	1.00	Bathrooms	0				
																								Shape Code	0.00	Square	0				
																								Bath Fixtures	3.00	Bath Fixtures	2,100				

REGION:		SUBD: 3139320002 (100 NBHD: 690041.00 (85% SUBSET:										LAND VALUATION				IRR Wells:				Capacity:				IRR Acres:				Oil Wells:			
L#	DESCRIPTION	TYPE	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL	AG	AG USE	AG TABLE	AG UNIT PRC	AG VALUE											
1	F		01C			SPECIAL	Y	FF-W	50.00X135.00	75.00	3,750	1.00	0.85	A	3,188	N			0.00	0											
Land Total : 3,188									6750.0000						3,188																

PRODUCTIVITY VALUATION			
AG	AG USE	AG TABLE	AG UNIT PRC
			0