

see 8/97

Task A5b12 Conceptual Stage Relocation Plan

TAMPA INTERSTATE STUDY

State Project No. 99007-1402, WPI No. 7140004, FAP No. IR-9999(43)

Interstate 275 (I-275) from the Howard Frankland Bridge/Kennedy Boulevard ramps to the Dale Mabry Highway interchange on the east and just north of Cypress Street on Memorial Highway (S.R. 60), Hillsborough County.

Prepared For FLORIDA DEPARTMENT OF TRANSPORTATION

**Prepared By
GREINER, INC.**

**In Association With
KNIGHT APPRAISAL SERVICES, INC.
JANUS RESEARCH / PIPER ARCHAEOLOGY**

SEPTEMBER 1993

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I. INTRODUCTION

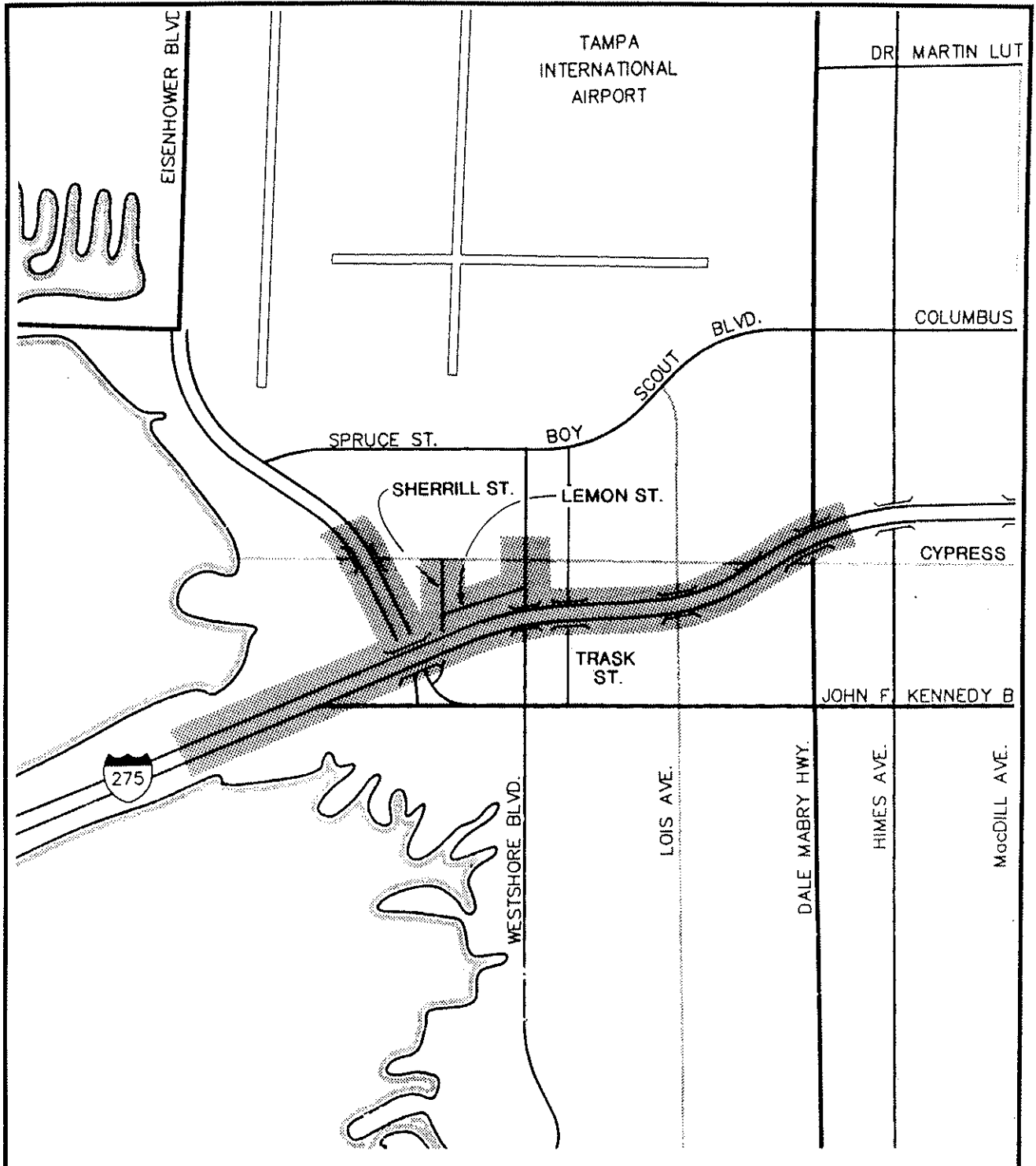
This Conceptual Stage Relocation Plan is submitted in compliance with Volume 7, Chapter 5, Section 1, Paragraph II of the Federal Aid Highway Manual. The proposed project is part of the Tampa Interstate Study (TIS) and includes the section of I-275 from the Howard Frankland Bridge eastward to east of the interchange at Dale Mabry Highway and Memorial Highway (S.R. 60) from I-275 to just north of Cypress Street in Tampa, Florida. Other new non-interstate improvements include the Sherrill Street extension north from Memorial Highway (S.R. 60) under I-275 to Cypress Street, Westshore Boulevard from Gray Street to Laurel Street, Trask Street from Gray Street to Cypress Street, Cypress Street from I-275 to Lois Avenue, and the Lemon Street connector to Westshore Boulevard from Occident Street.

Right-of-way and relocation funds for this project have been programmed in the Florida Department of Transportation's Five-Year Work Program beginning in 1994. Therefore, the Department has requested that relocation and right-of-way cost information for this project be updated. This Conceptual Stage Relocation Plan contains new relocation and right-of-way costs, superseding those previously published in the Conceptual Stage Relocation Plan dated November 1991. This report also includes some minor revisions reflecting new census data now available. Otherwise, the text of this report remains essentially the same as the previous version. This updated relocation and right-of-way cost information has also been included in the FHWA-approved Environmental Assessment/Finding of No Significant Impact (EA/FONSI) report for TIS dated August 16, 1993.

The project is approximately three miles in length and involves the widening and improvement of the existing four- to six-lane highway to a four-roadway system made up of interstate express lanes and separate local access freeway lanes. HOV/Transitway lanes will be included within the interstate alignment ending at Trask Street with an envelope reserved to carry the HOV/Transitway lanes across the Howard Frankland Bridge. In addition, the project will include major interchange improvements at Memorial Highway, the Veterans Expressway (now under construction), Westshore Boulevard, Lois Avenue and Dale Mabry Highway, with ramp improvements at the Kennedy Boulevard interchange.

In 1987, the Florida Department of Transportation (FDOT) began Phase I of TIS. The final product of Phase I was an in-depth Master Plan for I-275, I-75 and I-4 in Hillsborough and Pasco Counties. The Master Plan for the entire TIS project, which is approximately 35 miles in length, has been adopted for inclusion in the Year 2010 Hillsborough County Long Range Transportation Plan.

Phase II of the TIS project includes a portion of the original master plan study limits. For analysis purposes, Phase II has been divided into two studies. The first study (which this report addresses) includes I-275 from the Howard Frankland Bridge to just east of the interchange at Dale Mabry Highway and has been evaluated in an EA/FONSI document. The second study, due to its greater impacts to the surrounding area, will be evaluated in an Environmental Impact Statement (EIS). The study area boundaries for the EIS are as follows: I-275 from just east of the the Dale Mabry Highway interchange north to Dr. Martin Luther King Jr. Boulevard (formerly Buffalo Avenue), I-4 from I-275 (including interchange) to east of 50th Street (U.S. 41) and the proposed Crosstown Connector from I-4 southward to the existing Tampa South Crosstown Expressway. The EA/FONSI study limits are shown on Exhibit 1.



FLORIDA DEPARTMENT OF TRANSPORTATION

CONCEPTUAL STAGE RELOCATION PLAN

TAMPA INTERSTATE STUDY

ENVIRONMENTAL ASSESSMENT

HILLSBOROUGH COUNTY, FLORIDA

LEGEND

 EA/FONSI Study Limits

PROJECT LOCATION

EXHIBIT 1

The design of the EA/FONSI portion of the project, currently programmed for funding in the FDOT's Five-Year Work Program, is ongoing.

Because the EA/FONSI and the EIS are being treated as two separate studies, a transitional plan has been developed in the event that the EA/FONSI section is constructed before the EIS section. Should this occur, the newly reconstructed EA/FONSI section would need to transition back into the existing geometry. Therefore, in this document, Neighborhood Study Area "A" addresses the EA/FONSI section and Neighborhood Study Area "B" addresses the additional right-of-way required for the transitional section, if needed.

The EA/FONSI study area is located in Hillsborough County within the City of Tampa's Westshore area. The Westshore area has developed into the single largest commercial office business market in Florida and contains some of the oldest and most established neighborhoods in the city. As such, the Westshore area is a desirable location for both business and residential living.

As the county seat, Tampa is situated midpoint on Florida's Suncoast and is bordered by the Upper and Old Tampa Bays. Hillsborough County is bordered on the north by Pasco County, on the east by Polk County, on the south by Manatee County and on the west by Pinellas County.

Tampa's heritage is of Spanish descent and was originally known as the "Cigar City." Today, old vacant cigar manufacturing buildings and warehouses stand as reminders of what was once a thriving business in the historical Ybor City National Landmark District, which is listed on the National Register of Historic Places.

The City of Tampa includes 120 square miles within its corporate boundaries with more than 40 percent of land developed as single-family residential. The primary land uses are residential, office, commercial/retail and industrial. In 1989, Hillsborough County boasted 8,953,383 square feet of office space; 6,269,222 square feet of commercial space; 5,556,404 square feet of industrial space; and 10,484 residential units. The Westshore area contains primarily commercial/retail/hotel establishments, residential and office uses.

Tampa is home to many major developments and attractions, including the new Convention Center in downtown Tampa, the Performing Arts Center, NCNB Tower, University of Tampa, the Harbour Island retail and hotel complex, Busch Gardens, Adventure Island and Lowry Park Zoo. Festive activities such as the Annual Gasparilla Festival, Florida State Fair, Tampa Bay Buccaneers football events, Tampa Bay Rowdies soccer events, and the Tampa Bay Lightning hockey events, as well as numerous other outdoor and indoor concerts and sporting activities, make Tampa a popular attraction for tourists and residents of surrounding areas.

Employment opportunities for residents and outlying communities are provided by numerous public and private commercial and industrial companies and institutions in the Tampa Bay area. Major employers include MacDill Air Force Base, the University of South Florida (USF), Tampa General Hospital, Port of Tampa, Barnett Bank, Tampa International Airport, CSX Railroad, Anheuser-Busch, Honeywell, IBM, Tampa Electric Company (TECO), General Telephone Company (GTE), Jim Walter Corporation and others.

Hillsborough County is the 44th largest agricultural county in the United States. The agribusiness sector includes major investments in citrus, cattle and vegetables, as well as tropical fish, ornamental plants and flowers.

Tampa has become the medical center of Florida and a major medical center for the southeastern United States. Hillsborough County's human medical resources include more than 1,400 physicians, representing 50 recognized specialists, 295 licensed dentists and a well-staffed registry of nurses. A total of 23 major general, specialty and military hospitals provide care and conduct research in Hillsborough County, including the H. Lee Moffitt Cancer Center and Research Institute on the USF campus, which opened in 1986. Rehabilitation services, including physical therapy programs are offered by both private companies and public institutions, including Health South, the Sports Medicine Center at Tampa General Hospital and the Florida Orthopedic Institute.

The 156 public schools that operate in Hillsborough County are consolidated into one school district that contains 108 elementary schools, 26 junior high schools and 14 senior high schools. The public school system also contains two special schools for exceptional children, including classes for the deaf, physically handicapped, learning disabled and gifted. There are over 50 private schools and universities in the Tampa Bay area which are members of the Greater Tampa Bay Chamber of Commerce.

The four major colleges and universities located in Hillsborough County are the University of Tampa (private), USF, Hillsborough Community College (HCC) and Tampa College. Technical and vocational schools are also located in the county.

Because of the year-round mild climate, Tampa offers a variety of leisure activities, such as golf, sailing, water-skiing, windsurfing, cycling, swimming, and many more spectator events. The city also provides a park and recreation program with more than 500 civic clubs and organizations. Tampa has more than 50 shopping centers and over 600 churches representing all denominations.

II. POPULATION, HOUSEHOLD AND EMPLOYMENT CHARACTERISTICS FOR THE TAMPA BAY AREA

Population

According to the 1980 Census, the population of Hillsborough County was 646,960 persons, a 32 percent increase from the 1970 Census population of 490,265 persons. In 1985, the population was estimated at 746,611 persons; in 1988, the population was estimated at 825,871 persons; and according to the 1990 Census, the population was determined to be 834,054 persons. The majority of the population resides in unincorporated Hillsborough County, followed by the City of Tampa, Plant City and Temple Terrace. Table 1 presents a comparison of population statistics within these four areas for the years 1970, 1980, 1985, 1988 and 1990.

TABLE 1
HILLSBOROUGH COUNTY POPULATION STATISTICS
1970, 1980, 1985, 1988 and 1990

<u>Area</u>	<u>1970</u>	<u>1980</u>	<u>1985</u>	<u>1988</u>	<u>1990</u>
Unincorporated Hillsborough County	189,714	347,276	439,380	503,804	514,841
City of Tampa	277,753	271,523	276,444	286,832	280,015
Plant City	15,451	17,064	18,118	20,254	22,754
Temple Terrace	<u>7,347</u>	<u>11,097</u>	<u>12,669</u>	<u>14,981</u>	<u>16,444</u>
TOTAL	490,265	646,960	746,611	825,871	834,054

Source: Hillsborough County City-County Planning Commission, 1988 and 1989.

U.S. Department of Commerce, Bureau of the Census, General Population Characteristics, 1990 Census of Population and Housing, Florida, June 1992.

Between 1980 and 1990, unincorporated Hillsborough County contained more than half of the entire county population. This trend is projected to continue in the future. Table 2 highlights the population percentage change between 1980 and 1985 and 1985 and 1990 for the same four areas.

TABLE 2
HILLSBOROUGH COUNTY POPULATION
PERCENT CHANGE

<u>Area</u>	<u>1980-1985</u>	<u>1985-1990</u>
Unincorporated Hillsborough County	26.52%	17.77%
City of Tampa	1.81%	1.29%
Plant City	6.18%	25.58%
Temple Terrace	<u>14.17%</u>	<u>28.79%</u>
AVERAGE PERCENT CHANGE	15.40%	18.60%

Source: Hillsborough County City-County Planning Commission, 1988 and 1989.

U.S. Department of Commerce, Bureau of the Census, General Population Characteristics, 1990 Census of Population and Housing, Florida, June 1992.

Temple Terrace showed significant percentage increases between 1980 and 1990 although it is the least populated of the three cities. Population by race in Hillsborough County for the years 1980 and 1987 is shown in Table 3.

TABLE 3
HILLSBOROUGH COUNTY POPULATION BY RACE AND GENDER
1980 AND 1987

<u>Area</u>	<u>1980</u>	<u>1987</u>	<u>% Change 1980-1987</u>
All Races			
Female	334,434	415,187	24.15%
Male	312,526	386,205	23.58%
TOTAL	646,960	801,392	23.87%
Whites			
Female	285,241	353,440	23.91%
Male	269,580	334,074	23.92%
TOTAL	554,821	687,514	23.92%
Blacks			
Female	46,146	57,793	25.24%
Male	40,552	49,143	21.19%
TOTAL	86,698	106,936	23.34%

Source: Population Studies, Bulletin No. 85-86, Bureau of Economic and Business Research, University of Florida, 1988.

The table indicates that there was a higher percentage of females in Hillsborough County in both 1980 and 1987, according to the Bureau of Economic and Business Research. Further information from the Bureau indicates that during these years, the majority of white females were between the ages of 25-44, followed by the 45-64 and 0-14 age groups. In 1980, the majority of black females ranged between the ages of 0-14, followed by the 25-44 and 15-24 age groups. In 1987, most black females were between the ages of 24-44, followed by the 0-14 and 15-24 age groups.

During the same years, white males were dominant in the 25-44 age group, followed by the 0-14 and 45-64 age groups (just the opposite of their female counterparts). The majority of black males ranged between the ages of 0-14, followed by the 25-44 and 15-24 age groups (the same as their female counterparts in 1980).

The EA project area is located in Census Tracts 046 and 047 in the city of Tampa (as shown on Exhibit 2). Table 4 provides the population statistics and percentage change for two tracts for the years 1980 and 1990.

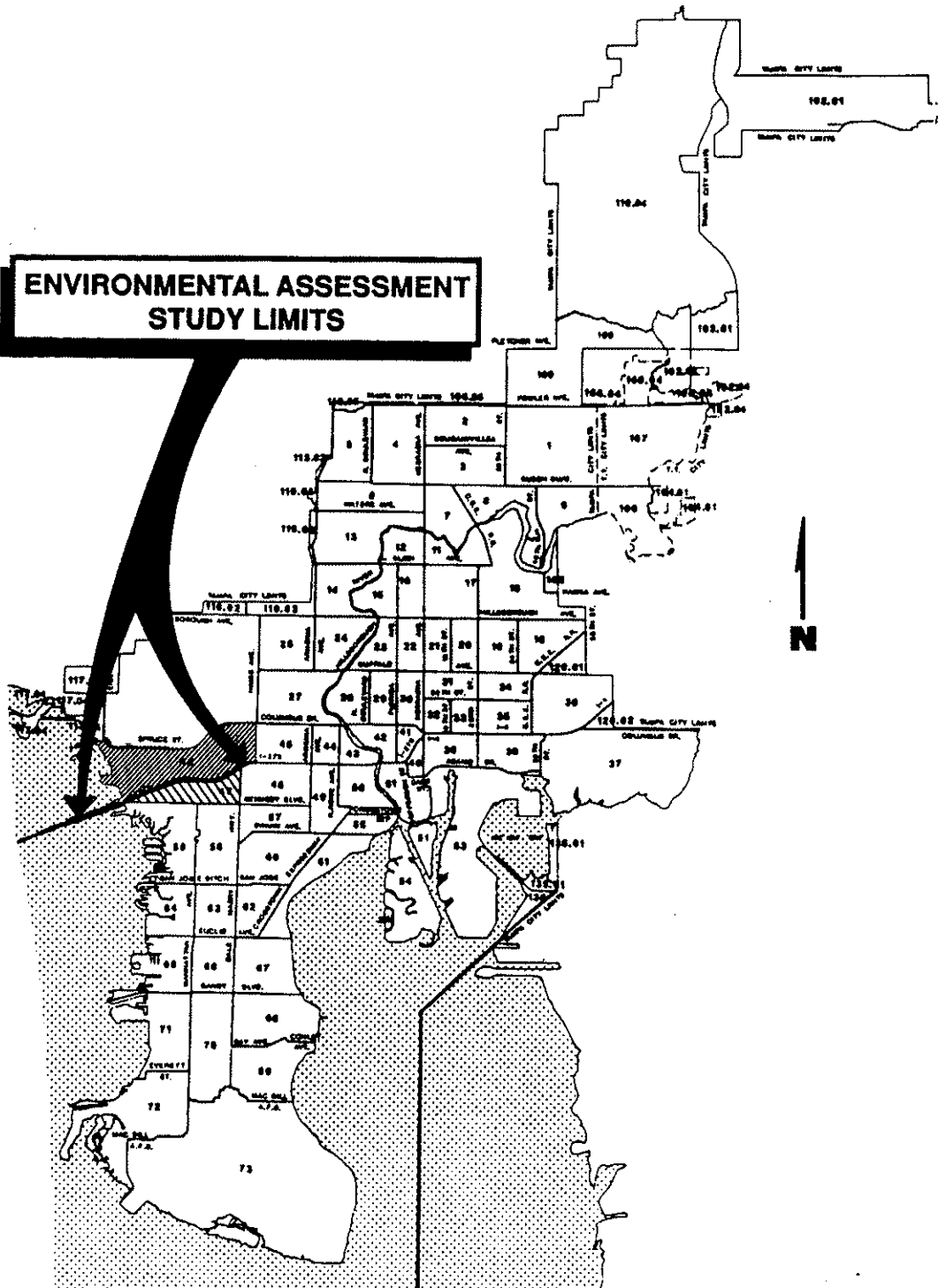
TABLE 4
PROJECT AREA POPULATION BY CENSUS TRACT
1980 AND 1990

<u>Census Tract</u>	<u>1980</u>	<u>1990</u>	<u>% Change 1980-1990</u>
046	2,804	3,459	23.35%
047	2,764	2,518	-8.90%
TOTAL	5,568	5,977	7.34%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census.

The data in Table 4 indicates that in 1980 and 1990, the project area represented approximately 2 percent of the total population in Tampa and about 0.8 percent (1980) and 0.7 percent (1990), respectively, of the total county population. It is also interesting to note that within Tract 047, the population decreased during this time period although the overall city and county population increased. The decrease in population suggests that residents are seeking housing in outlying areas of the county and outside the city limits.



ENVIRONMENTAL ASSESSMENT STUDY LIMITS



FLORIDA DEPARTMENT OF TRANSPORTATION

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HILLSBOROUGH COUNTY, FLORIDA

LEGEND

-  Census Tracts
46
-  Census Tracts
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CENSUS TRACT BOUNDARIES

EXHIBIT 2

Household

The total number of housing units in Hillsborough County also increased between 1970 and 1990, as shown in Table 5. Both occupied and vacant units are included in the number of housing units. According to "Permits," a report issued by the Hillsborough County City-County Planning Commission, April 1990, fewer residential building permits were issued in 1989 than in any other year during the 1980's. Table 6 provides the number of new residential units in Hillsborough County between 1983 and 1989.

TABLE 5
HILLSBOROUGH COUNTY HOUSING UNITS
1970, 1980, 1988 and 1990.

<u>Area</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>% Change 1970-1980</u>	<u>% Change 1980-1990</u>
Unincorporated Hillsborough County	60,125	138,660	221,859	130.62%	60.00%
City of Tampa	100,840	114,189	129,681	13.24%	13.56%
Plant City	5,332	6,755	9,350	26.69%	38.41%
Temple Terrace	<u>2,258</u>	<u>4,015</u>	<u>6,850</u>	77.81%	70.61%
TOTAL	168,555	263,619	367,740	56.40%	39.49%

Source: Hillsborough County City-County Planning Commission, 1992.

U.S. Department of Commerce, Bureau of the Census, General Population Characteristics, 1990 Census of Population and Housing, Florida, June 1992.

TABLE 6
HILLSBOROUGH COUNTY NEW RESIDENTIAL UNITS
1983 - 1989

<u>Year</u>	<u>Single-Family</u>	<u>Duplex</u>	<u>Multi-Family</u>	<u>Mobile Home</u>	<u>Total</u>
1983	7,890	720	6,110	848	15,568
1984	7,117	654	10,709	869	19,349
1985	6,832	478	8,327	865	16,502
1986	7,051	606	6,382	776	14,815
1987	5,281	330	3,053	429	9,093
1988	3,966	193	2,937	238	7,334
1989	<u>4,064</u>	<u>198</u>	<u>1,950</u>	<u>355</u>	<u>6,567</u>
TOTAL	42,201	3,179	39,468	4,380	89,228

Source: "Permits," Hillsborough County City-County Planning Commission, 1990.

Overall, residential building permit activity was down 10.4 percent in 1989 compared to 1988. Single-family activity was stabilized on an annual basis; however, over 38 percent of this activity in 1989 occurred within the first three months. This increase was at least partially due to the increase in impact fees implemented at the beginning of the second quarter of 1989. Multi-family activity was slower in 1989 than in any other year in the decade and compared to 1984, the most active year, multi-family activity was down 81.8 percent.

Additional demographic comparisons of household and income characteristics for Florida, Hillsborough County and Tampa are presented in Table 7.

TABLE 7
HOUSEHOLD AND INCOME CHARACTERISTICS
1992

<u>Characteristic</u>	<u>Florida</u>	<u>Hillsborough County</u>	<u>Tampa</u>
Median Age	36.3	33.0	33.2
Households (000's)	6,100.2	367.7	129.6
EBI* (\$000's)	\$195,035,892	\$12,103,314	\$3,794,413
Median Household EBI	\$28,287	\$29,011	\$23,688

*Effective Buying Income

Source: Sales and Marketing Management, 1992 Survey of Buying Power, August 1992.
"Metro and County Totals, Florida, Effective Buying Income."

As shown in Table 7, the number of households in Tampa in 1989 represented approximately 35 percent of the entire county and 2.1 percent of the state of Florida. Hillsborough County households represented six percent of the entire state. With regard to median household effective buying income (EBI), the county ranked higher with \$29,011 than the state of Florida with \$28,287, compared with Tampa's median household EBI of \$23,688, which was significantly lower than both the state and county's EBI.

According to Sales & Marketing Management, August 1992, the Tampa-St. Petersburg-Clearwater metropolitan area ranked 34th among all metropolitan markets in the U.S. With regard to households with EBI's greater than \$50,000, the area also ranked 255th among all metropolitan markets in median household EBI.

Table 8 provides the housing statistics and percentage change for the two census tracts involved with the EA/FONSI study area for the years 1980 and 1990.

TABLE 8
PROJECT AREA HOUSING ESTIMATES BY CENSUS TRACT
1980 AND 1985

<u>Census Tract</u>	<u>1980</u>	<u>1990</u>	<u>Percent Change</u>
046	825	1,124	36.24%
047	1,341	1,346	0.37%

Source: U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census.

The data in Table 8 indicates that the project area represented approximately 1.9 percent of the total housing in Tampa in 1980 and about 1.9 percent of the total housing in Tampa in 1990. Although population in these two census tracts has had a net decrease, the available housing continues to increase.

Employment

The Tampa Bay region (Hillsborough, Manatee, Pasco and Pinellas counties) has shown steady growth in almost every major employment category over the past 18 years. This trend of a rising work force has had only one major setback, which occurred during the recession of 1975. This year was characterized by long periods of inflation and unemployment, with slow employment rates in all four counties. However, since 1970, no decrease in overall employment in the region has occurred. Major businesses

and industries which relocate to the Tampa Bay region provide many new job opportunities. During the past three years, major corporations have moved from their long-established locations to open their doors in the Tampa Bay area, and more specifically, in Hillsborough County. Table 9 charts employment growth by trade in Hillsborough County, while Table 10 provides a comparison of employment between Hillsborough County and the Tampa Bay region in 1985.

TABLE 9
HILLSBOROUGH COUNTY
EMPLOYMENT BY TYPE
1970, 1975, 1980, 1985 and 1990

<u>Type</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>
Construction	13,076	16,2000	19,027	28,000	22,881
Trade	48,636	62,320	81,251	98,900	114,427
Finance, Real Estate, Insurance	8,944	14,155	19,559	27,900	34,928
Service	29,483	40,300	63,690	81,500	129,424
Manufacturing	31,515	30,768	37,307	41,700	40,059
Government	27,913	36,373	41,615	49,700	61,849
Transportation, Public Utilities, Communication	<u>14,497</u>	<u>17,286</u>	<u>21,218</u>	<u>22,700</u>	<u>25,412</u>
TOTAL	174,064	217,402	283,667	350,400	403,568

Sources: Labor Trends of the Tampa Bay Region, Tampa Bay Regional Planning Council.

Florida Department of Labor and Employment Security, Bureau of Labor Market Information, ES-202 Program, Telephone (904)488-1048, Hillsborough County Statistics.

TABLE 10
COMPARISON OF EMPLOYMENT CHARACTERISTICS
HILLSBOROUGH COUNTY AND TAMPA BAY REGION
1985

<u>Industry</u>	<u>Hillsborough County</u>	<u>Tampa Bay Region</u>	<u>% of Region</u>
Construction	28,000	63,800	43.89%
Trade	98,900	214,500	46.11%
Finance, Real Estate, Insurance	27,900	59,500	46.89%
Service	81,500	317,100	25.70%
Manufacturing	41,700	99,200	42.04%
Government	49,700	46,600	N/A
Transportation, Public Utilities, Communication	22,700	44,500	51.01%
TOTAL	350,400	845,200	41.46%

Sources: Labor Trends of the Tampa Bay Region, Tampa Bay Regional Planning Council.

Florida Department of Labor and Employment Security, Bureau of Labor Market Information, June 1989.

In the early 1970's, the trade industry provided the highest employment (28%) in Hillsborough County, followed by the manufacturing and service industries. By 1975, manufacturing jobs were decreasing at a slow rate while the service industry showed dramatic increases. This change was due, in part, to the effect of the recession on the trade and manufacturing industries and the trend toward a more service-oriented and "customer convenience" market. This trend continued in Hillsborough County through 1985 as the wholesale and retail trade industries enjoyed prosperity and healthy

growth. The advent of the enclosed shopping malls occurred and developers took advantage of prime and available real estate to build these conglomerates. However, in recent past years, the trade industry suffered major setbacks due to the oversupply of retail opportunities, inability to realize profits and the downturn in the economy, which resulted in major layoffs and organizational changes. By 1990, the service industry surpassed the trade industry and dominated the county by providing the highest percentage of employment (32%).

Although the labor market has grown over the past two decades, a sector of the population continues to remain unemployed. Unemployment rates reached national and local peaks during the 1975 recession and have since steadily dropped and leveled to the national average of approximately 5.4 percent (1990 rate).

Although Hillsborough County affords a comparable unemployment rate when compared to the national average, it is much lower when compared to the state of Florida at a rate of 5.6 percent. This means that job seekers in the "Sunshine State" have a better chance of finding employment in Hillsborough County than in other parts of Florida and the country. Hillsborough County's unemployment rate dropped from 5 percent in 1980 to 4.5 percent in 1988, then rose briefly to 5.6 percent in 1989 before dropping again to 4.8 percent in 1990. Table 11 shows the unemployment rates in Hillsborough County for several of the past 20 years.

TABLE 11
HILLSBOROUGH COUNTY
UNEMPLOYMENT RATES
1970, 1975, 1980, 1988, 1989 and 1990

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployed</u>	<u>Unemployment Rate</u>
1970	200,349	192,495	7,854	3.9
1975	264,465	240,080	24,385	9.2
1980	296,422	281,738	14,684	5.0
1988	453,326	432,736	20,590	4.5
1989	457,318	434,911	22,407	5.6
1990	466,200	443,800	22,400	4.8

Sources: Florida Department of Labor and Employment Security, Bureau of Labor Market Information, ES-202 Program - Telephone (904)488-1048, Hillsborough County Statistics.

Florida Statistical Abstract, 1991.

According to a report by the Florida Department of Labor and Employment Security, the labor force in the Tampa Bay region may increase by as many as 157,000 persons by 1995. Over 60 percent of the total 1995 labor force will fall into two divisions: "Services and Wholesale," which includes such indirect professions as switchboard operators and secretaries and "Retail Trade," including professions such as sales clerks and restaurant personnel.

III. RELOCATION OVERVIEW

The following synopsis of the displacements anticipated by this project precedes the detailed analysis provided for each Neighborhood Study Area. The relocation overview provides an indication of the relocation activity and costs generated by the proposed project.

For this analysis, the main categories are residential owner-occupants, residential tenant-occupants, businesses as rental of real property, other businesses and non-profit organizations. Rental of real property is defined as any landlord or property owner renting or leasing part or all of a residential or commercial property and deriving income from said rental. Non-profit organizations include churches, civic groups, social clubs and certain other establishments.

Anticipated residential displacements for the EA/FONSI project area include 97 residential owners and 50 residential tenants, for a total of 147 residential displacements. Anticipated business displacements include 4 business owners, 13 business tenants, 2 non-profit organizations, no identified personal property displacements and 20 on-premise I.D. signs to be either moved to a new site or onto a portion of the remaining existing site. In addition, anticipated displacements within the EA/FONSI-EIS transition area, should it be necessary, include 89 residential owners and 4 residential tenants for a total of 93 residential displacements. Anticipated business displacements would include 1 business owner, 6 business tenants, 2 non-profit organizations, no personal property displacements and 10 on-premise I.D. signs.

The estimated right-of-way and relocation costs for the EA/FONSI and transition area for all phases of acquisition and relocation, are as follows:

Right-of-Way

Support Cost	\$2,520,000
Operations Costs	13,533,000
Land Costs	105,407,000
Acquisition Consultant	2,187,000

SUBTOTAL	\$123,647,000
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Relocations

Replacement Housing	\$5,233,500
Moving Costs	3,235,500

SUBTOTAL	\$8,469,000
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TOTAL	\$132,116,000 *
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* Not consistent with EA/FONSI document dated August 16, 1993 due to minor revisions requested by the Department.

Replacement sites are available to accommodate the successful and timely relocation of the residential occupant within the respective areas of Hillsborough County (refer to Resource Overview section). This would not preclude the possibility that relocation could occur outside the respective Neighborhood Study Areas. However, the Neighborhood Study Areas must be considered as analytical tools, not as economic entities whose relative importance becomes exaggerated.

The resources available are adequate to accommodate all displacements. A brief explanation of the FDOT's Acquisition and Relocation Assistance Program is provided in Section X of this plan.

IV. ALTERNATIVES OVERVIEW

After careful consideration of relevant data collected through observations, interviews, and printed sources, one alignment within the project area has been identified. Some of the factors used in this decision were land use, population density, quality and type of housing construction, amount of vacant land, community cohesion, natural and man-made boundaries, zoning, and/or industrial development. Several minor divisions within these major areas were distinguished mostly by dominant residential structures, population density, and type of commercial development.

Although a few areas along the project corridor demonstrate the cohesiveness and definitive characteristics of a true neighborhood, the two Neighborhood Study Areas defined in this report offer an effective mechanism for assessing the overall community impact generated by this project. The analysis of each Neighborhood Study Area will provide a listing of each displaced business, its Standard Industrial Classification (SIC) Code Number, and Planning Segment designation. The SIC codes were developed by the U.S. Bureau of the Budget, Office of Statistical Standards to provide a uniform method of collecting and analyzing statistical data on the economic structure within this framework. Some SIC codes are listed below to assist in determining the nature of services provided by those businesses whose names are not self-explanatory:

251	Household Furniture
366	Communication Equipment
442	Public Warehousing
446	Services Incidental to Water Transportation
526	Retail Nursery
551	Motor Vehicle Dealers (New and Used)
554	Service Station
566	Shoe Stores
571	Furniture, Home Furnishing and Equipment Stores

573	Radio, Television, Consumer Electronics and Music Store
581	Eating and Drinking Places
594	Miscellaneous Shopping Goods Stores
651	Real Estate Lessor
701	Hotel, Motel and Tourist Court
721	Laundry, Cleaning, and Garment Services
801	Offices of Physicians
802	Offices of Dentists

Immediately following the discussions of the Neighborhood Study Areas are the Resources and Community Impacts sections. Following these sections are listings of numerous facilities found within the project area, i.e., churches, schools, cemeteries, health services, etc., and a brief summary of public transportation in the project area.

V. ALIGNMENT AND PLANNING SEGMENTS

One proposed design alignment was analyzed within this plan. However, several alignments and alternatives were studied during the Tier I, II and III analysis. The preferred alternative was shown at the April 30, 1991 alternatives public meeting and displayed with minor modifications at the public hearing on March 22, 1993.

Because the project is under three miles in length and involves only two census tracts, Neighborhood Study Area "A" represents the entire study area for the EA/FONSI portion of the study. (The EIS study area will be divided into several neighborhood study areas.)

The alignment is identified on this project relative to specific engineering and design specification criteria. The alignment is as follows: I-275 from the Howard Frankland Bridge eastward to just east of the interchange at Dale Mabry Highway and Memorial Highway (S.R. 60) from I-275 to just north of Cypress Street.

Proposed Alternative for the EA/FONSI Section of TIS

Residential Owners	97
Residential Tenants	50
Business Owners	4
Business Tenants	13
Non-Profit	2
Personal Property	0
On-Premise, I.D. Signs	20

Estimated Project Cost - EA/FONSI Section

Right-of-Way

Support Cost	\$1,460,000
Operations Costs	9,077,000
Land Costs	85,141,000
Acquisition Consultant	1,233,000
SUBTOTAL	\$96,911,000

Relocations

Replacement Housing	\$2,961,000
Moving Costs	2,530,500
SUBTOTAL	\$5,491,500
TOTAL	\$102,402,500

As discussed in the Introduction, in the event that the EIS section of Phase II is delayed, it will be necessary to construct a transition section from east of the Dale Mabry Highway interchange back into the existing roadway. The transition section will require additional residential and business relocations from just east of the Dale Mabry Highway interchange to Armenia Avenue. These required relocations are addressed in the discussion of Neighborhood Study Area "B". The transition area has been included in this report to make it apparent that the relocation impact could extend beyond the EA/FONSI study area boundaries.

Proposed EA/FONSI-EIS Transition Section of TIS

Residential Owners	89
Residential Tenants	4
Business Owners	1
Business Tenants	6
Non-Profit	2
Personal Property	0
On-Premise, I.D. Signs	10

Estimated Project Cost - EA/FONSI-EIS Transition Section

Right-of-Way

Support Cost	\$1,060,000
Operations Costs	4,453,000
Land Costs	20,266,000
Acquisition Consultant	954,000

SUBTOTAL \$26,733,000

Relocations

Replacement Housing	\$2,272,500
Moving Costs	705,000

SUBTOTAL \$2,977,500

TOTAL \$29,710,500

VI. NEIGHBORHOOD STUDY AREA "A" - ENVIRONMENTAL ASSESSMENT

Neighborhood Study Area "A" is approximately 2.9 miles in length and includes the section of I-275 from the Howard Frankland Bridge eastward to just east of the interchange at Dale Mabry Highway and Memorial Highway (S.R. 60) from I-275 to just north of Cypress Street. Major cross streets in the area include: Westshore Boulevard, Cypress Street, Lois Avenue, and Dale Mabry Highway. Table 12 summarizes the demographics of Neighborhood Study Area "A".

Notable enterprises/landmarks in the area are Westshore Plaza and Jefferson High School. Neighborhood Study Area "A" exhibits major characteristics of a true neighborhood through its commercial orientation, dominance of single-family residences in established subdivisions, presence of service-related businesses, overall economic self-sufficiency and community facilities. The presence of numerous churches, civic groups, numerous local strip shopping centers as well as the major shopping area at the west end of the study area lend credence to this assessment of Neighborhood Study Area "A" as a true neighborhood.

Fronting I-275 along the length of this study area, single-family residences are the dominant land use. One large multi-family unit is adjacent to I-275 near the Westshore Boulevard interchange and may account for 45 multi-family units being displaced. Table 13 provides displacement information for Neighborhood Study Area "A". Exhibit 2, previously referenced, illustrates the location of census tracts by which the information in Table 13 is organized.

Numerous commercial operations are located in the study area, 19 of which will be affected by this alternative.

TABLE 12
NEIGHBORHOOD STUDY AREA "A" DEMOGRAPHICS

<u>Population</u>	<u>Census Tract 46</u>		<u>Census Tract 47</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
White	897	25.93%	2,276	90.40%
Black	2,417	69.87%	156	6.19%
Other	145	4.20%	86	3.41%
Total Persons	3,459	100.00%	2,518	100.00%
<u>Sex</u>				
Male	1,922	55.56%	1,195	47.45%
Female	1,537	44.44%	1,323	52.55%
<u>Median Age</u>				
	32.5 years old		42.2 years old	
<u>Age 62 or Older</u>	470	13.58%	722	28.67%
<u>Persons Per Household</u>	2.43		1.98	
<u>One Person Households</u>	326		527	
<u>Total Housing Units</u>	1,124		1,346	
<u>Total Occupied Housing Units</u>	1,017		1,296	
<u>Housing Status</u>				
Owner Occupied	589	52.40%	736	54.68%
Mean Value	\$52,700		\$61,600	
Tenant Occupied	428	38.07%	560	41.60%
Median Rent	\$446		\$410	
Vacancy Rate	107	9.53%	50	3.72%

TABLE 13
DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "A"

Residential

Owner	97
Tenant	50
TOTAL	147

Businesses

Owner	4
Tenant	13
Non-Profit Organization	2
TOTAL	19

Other

Personal Property Only	--
On Premise I.D. Signs	20

<u>Business Name</u>	<u>SIC Code</u>	<u>Structure Type</u>
1. Pearlless Pump	5084	C/B
2. ADP (Automatic Data Processing)	7376	C/B
3. Nevada Bob's Golf and Tennis	5941	C/B
4. Raoul's Styling for Men and Women	7231	C/B
5. * Semco Printing	2752	Brick W/Metal Siding
6. * Jestco Transmissions	7537	Brick W/Metal Siding
7. * Saab Store	7538	Brick W/Metal Siding
8. Tune Town Keyboards	5736	C/B
9. o Chisom's Unisex Barbering & Hair Styling	7231/7241	C/B
10. o Vacant		C/B
11. o Vacant		C/B
12. o Carver Sandwich Shop	5812	C/B
13. o Gil New and Used Plumbing	5251	C/B
14. Silent Partner Software, Inc.	7372	C/B
15. Automated Office Systems	7873	C/B
16. Inhome - Day Care Center	8351	C/B
17. Continental Water Systems	1711	C/B
18. Mt. Glory Missionary Baptist Church	8661	C/B
19. Iglesia Misionera Asambleas De Dios	8661	C/B

- * Housed in Same Building with Separate Leases
o Housed in Same Building with Separate Leases

VII. NEIGHBORHOOD STUDY AREA "B" - EA TRANSITION AREA

Neighborhood Study Area "B" is the transition area that will be required in the event that the EA/FONSI section is constructed before the EIS section. Should this occur, the newly constructed EA/FONSI section would need to transition back into the existing geometry.

Neighborhood Study Area "B" is approximately 1.7 miles in length and includes the section of I-275 from just east of the Dale Mabry Highway interchange to Armenia Avenue. Major cross streets in the area include Himes Avenue, MacDill Avenue, Armenia Avenue, and Howard Avenue. Table 14 summarizes the demographics of Neighborhood Study Area "B".

Notable enterprises/landmarks in the area are Tampa Bay Center, Tampa Stadium, MacFarlane Park, Boys and Girls Club of Greater America, MacFarlane Elementary School and Dunbar School. Neighborhood Study Area "B" traverses several areas that could be identified as separate neighborhoods. Each community has its own churches and civic groups. Community shopping is located in several strip centers; however, the Tampa Bay Center located just north of the study area provides large scale shopping opportunities to the entire Neighborhood Study Area "B". One of the neighborhoods within this area is nationally designated as the West Tampa Historic District. The transitional area will not require the relocation of any dwelling units located within this historic district.

TABLE 14
NEIGHBORHOOD STUDY AREA "B" DEMOGRAPHICS

<u>Population</u>	<u>Census Tract 044</u>		<u>Census Tract 045</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
White	296	12.51%	2,805	73.82%
Black	2,030	85.80%	653	17.18%
Other	40	1.69%	342	9.00%
TOTAL PERSONS	2,366	100.00%	3,800	100.00%
 <u>Sex</u>				
Male	1,081	45.69%	1,789	47.08%
Female	1,285	54.31%	2,011	52.92%
 <u>Median Age</u>				
	35.6 years old		43.7 years old	
 <u>Age 62 or Older</u>				
	400	16.91%	1,088	28.63%
 <u>Persons Per Household</u>				
	2.90		2.59	
 <u>One Person Households</u>				
	177		386	
 <u>Total Housing Units</u>				
	972		1,553	
 <u>Total Occupied Housing Units</u>				
	817		1,466	
 <u>Housing Status</u>				
Owner Occupied	440	55.36%	952	61.30%
Mean Value	\$33,512		\$44,257	
Tenant Occupied	377	38.79%	514	33.10%
Median Rent	\$361		\$313	
Vacancy Rate	155	15.95%	87	5.60%

TABLE 14
NEIGHBORHOOD STUDY AREA "B" DEMOGRAPHICS
(Continued)

<u>Population</u>	<u>Census Tract 048</u>		<u>Census Tract 049</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
White	3,400	80.93%	1,354	42.88%
Black	544	12.95%	1,581	50.06%
Other	257	6.12%	223	7.06%
TOTAL PERSONS	4,201	100.00%	3,158	100.00%
(Persons of Spanish origin may be of any race)				
 <u>Sex</u>				
Male	1,979	47.11%	1,555	49.24%
Female	2,222	52.89%	1,603	50.76%
 <u>Median Age</u>				
	41.9 years old		33.5 years old	
 <u>Age 62 or Older</u>				
	1,162	27.66%	628	19.89%
 <u>Persons Per Household</u>				
	2.40		2.17	
 <u>One Person Households</u>				
	457		565	
 <u>Total Housing Units</u>				
	1,874		1,687	
 <u>Total Occupied Housing Units</u>				
	1,748		1,453	
 <u>Housing Status</u>				
Owner Occupied	1,250	66.70%	541	32.07%
Mean Value	\$47,890		\$37,841	
Tenant Occupied	498	26.57%	912	54.06%
Median Rent	\$404		\$369	
Vacancy Rate	126	6.72%	234	13.87%

Fronting I-275 along the length of this study area, single-family residences are the dominant land use. Scattered duplexes account for the four multi-family units being displaced. Table 15 provides displacement information for Neighborhood Study Area "B".

Numerous commercial operations are located in the study area, nine of which will be affected by this alternative.

TABLE 15
DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "B"

Residential

Owner	89
Tenant	4
TOTAL	93

Businesses

Owner	1
Tenant	6
Non-Profit Organization	2
TOTAL	9

Other

Personal Property Only	--
On Premise I.D. Signs	10

<u>Business Name</u>	<u>SIC Code</u>	<u>Structure type</u>
1. Drew Tile	5713	C/B
2. Industrial Tapes, Adhesives & Abrasives (ITA)	5085	C/B
3. Castle Floor Coverings	5713	Metal Siding
4. Central Hydraulic Service	7699	C/B
5. Moneyland Pawn	5932	C/B
6. Vacant (formerly Automan)		C/B
7. J.C. Carpet	1752	C/B
8. Tampa Bay Church of God	8661	C/B
9. Boys and Girls Club	8322	C/B

VIII. RESOURCE OVERVIEW

During the survey process, data was collected and analyzed to determine the resource needs of each potential displacement. An inventory of displacee needs was compiled to determine the type and quality of housing that would be necessary to accomplish successful relocation of all displacees. The market has been searched for the availability of sufficient resources to accomplish this purpose. At the current time, sufficient resources are available to accommodate all relocations due to this project.

- 1) There is an abundance of rental units for all the business tenants. Currently, approximately 20,000,000 square feet of leasable space is available in Hillsborough County. The Westshore area has over 9,000,000 square feet of the total available space (a complete list is provided in the Appendix). No new office space construction is underway in the Westshore area; however, the current 11 percent vacancy rate will provide ample locations for required relocations. For business owners, provisions have been made for the purchase of available units; vacant land for construction; and older residential units which can be purchased for less and apply for re-zoning, enabling the displacee to remain within this area and renovate the property thereby upgrading the neighborhood. According to the Tampa Zoning Department, this process takes at least 3 to 6 months. Displacees should be informed about this process before entering into such contracts.
- 2) Ample single-family dwellings are available for purchase by those displacees who would be able to or want to purchase a home. The MLS listed over 300 homes for sale in May 1991 for the southern area in which the proposed relocations would occur.

Homes which are for sale by owner along with homes listed outside the immediate area provide an abundance of dwellings for relocatees to purchase. There are also ample amounts of single-family and multi-family units to rent. As the housing market has become slow, more owners are renting and leasing their homes. Ample apartments and duplexes in which to relocate all the multi-family displacees are available. As of October 1990, Hillsborough County had 51,685 total units, 3,639 (7.04 percent) of which were vacant. More specific to the study area, the southern portion of Hillsborough County has 3,159 total units, 170 (5.38 percent) of which were vacant. After consulting rental management, this vacancy rate is typical of the resources available and is more than ample to fulfill the resources needed for the area. Consequently, no last resort housing is anticipated.

Last resort housing may be necessary for approximately 20 percent of the residential relocatees, primarily in the Carver City area, because of low income and low rental payments. Rent supplements and last resort replacement housing payments will be provided to ensure decent safe and sanitary housing for relocatees. Should last resort housing be constructed, the housing would be available before the displacees are required to vacate their dwellings. There are scattered residential lots available for new construction within the Tampa area. Lot sizes start at approximately 5,000 square feet and prices start at approximately \$7,500. Condominium resources were not examined because no condominiums are being displaced; however, condominiums are plentiful in the Tampa Bay area.

The resources in this report are considered Equal Opportunity Housing no handicapped or disabled relocatees are anticipated. In the event of elderly displacees who currently live in multi-family residences which supply elevator service to 2nd and 3rd levels, a random survey of the study area apartment complexes indicated that sufficient ground level and handicap access is available.

"Plan B" of this Relocation Report will include the results of the door-to-door survey. At that time, an accurate assessment of resources required, specifically the number of rooms in each dwelling, will be available. Based upon the May 1991 Multiple Listing Service (MLS) list of adjacent single-family dwellings for sale, the Availability Survey compiled for the Apartment Association, and single-family rental information published in the local newspaper, the chart below outlines available resources:

<u>Resource Availability</u>	<u>Effic.</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-BR</u>
Single-family to purchase*	--	0	54	164	82	10
Multi-family to rent**	19	95	56	0	0	--
Single-family to rent***	--	1	25	37	6	--

Key:

* South Tampa - includes Real Estate sections 7, 9, 10 and 11

** South Tampa - boundary area defined by Tampa Bay, the Courtney Campbell Causeway and Columbus Drive, 34th Street, and Hillsborough Bay.

*** Based on rental information published in the Tampa Tribune dated October 27, 1991.

It is believed that all displaced businesses and non-profit organizations should be able to be relocated within the respective segment areas, if so desired.

IX. IMPACTS ON THE COMMUNITY

In assessing the impact of this proposed transportation project upon the immediate local community, it is noted that construction of this project should have minimal disruption of neighborhoods. Although 97 single-family and 50 multi-family units will be acquired in the EA/FONSI section, and potentially 89 single-family and 4 multi-family units in the EA/FONSI-EIS transition section, the dwellings are all adjacent to the existing interstate. Widening and improving the interstate will not divide or separate neighborhoods. Currently, the interstate acts as a boundary for neighborhoods in the area. Based upon the available information, all relocatees should be able to relocate within the area they currently reside.

The number of business displacements is few considering the available leasable square footage in the Westshore area, over 9 million square feet. No hospitals, nursing homes, or schools will be replaced.

Data was collected and analyzed representing the availability of resources for each type of land use replacement. A field inventory was completed to determine the type and quality of each unit. It has been determined through field surveys and market data that more than sufficient suitable replacement housing is available to accommodate anticipated residential displacements. Comparable replacement housing was located using newspapers, MLS, and realtors.

A local realtor provided MLS computer information for real estate areas 7, 10, and 11, encompassing the area between Tampa Bay and Dale Mabry Highway and Columbus Drive and Euclid Avenue. The information indicated over 100 available single-family dwelling units ranging from \$53,000 to \$230,000 on approximately 50-foot by 140-foot lots.

As more people move into the suburbs, housing availability will increase. The current trend indicated by the 1980 and 1990 Census shows more housing and fewer people living in the City of Tampa. With the depressed housing market, people may wait until the economic climate improves before putting their house on the market. Information indicates that the existing inventory is typical and may increase. In general, the replacement housing available is comparable, or superior, in terms of location, aesthetic appeal, environmental quality and property value. Seasonal immigration will not be a factor. Field investigation revealed that minorities with low income will be a factor. As stated previously, last resort housing may be required for approximately 20 percent of the relocatees because of low income and low rental payments rather than a lack of available housing. Ample single-family dwellings exist for purchase or rental by those displacees. No handicapped or disabled displacees are anticipated.

Because of the nature of the project and the size of the overall project (both EA/FONSI and EIS sections), a Relocation Task Force has been created to assist in shaping goals and objectives for a smooth relocation phase of the project. Representatives from the School Board, Westshore Alliance, Tampa Housing Authority, Preservation Board, Tampa Habitat, the Florida Department of Transportation as well as the City of Tampa have met numerous times to define how best to handle a project of this size. This Task Force has provided an opportunity for early coordination with local government officials as well as local entities that may be able to contribute to a smoother relocation plan. Issues such as the following have been discussed: flexible zoning, policies on impact fees, coordinating city staff to assist state staff, etc. Further discussions will be necessary; however, many issues have surfaced and will continue to be addressed over time.

During one of the Relocation Task Force meetings, the representative from the City of Tampa outlined the willingness of the city to coordinate and cooperate with the project. The city has defined means by which the city can aid in reducing relocation costs for the relocatees. Coordination will continue and become more defined as the process continues.

Six hazardous material sites have been identified within the existing right-of-way. Location and risk rating, as well as other detailed information, is included in the Hazardous Materials Technical Memorandum for this project. Sites include the typical service stations/auto repair establishments which use underground gasoline and waste oil storage tanks as well as other miscellaneous services.

In summary, little negative community impact should result by implementing the proposed improvements discussed in the EA/FONSI for the Tampa Interstate Study. This is the case considering the small number of businesses impacted, the large amount of leasable space available, and the large number of both single-family and multi-family units available.

Resources are plentiful and, if desired, all of the displacees would be able to relocate within the project area. Positive effects will be created as traffic flows more smoothly and accessing adjacent property becomes easier. Reconstruction of the interstate will also improve overall motor safety.

X. ACQUISITION AND RELOCATION ASSISTANCE PROGRAM

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people, the FDOT will carry out a Right-of-Way Acquisition and Relocation Assistance Program in accordance with Florida Statutes, Chapter 339.09 (5), the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), and the established guidelines by which these programs are administered.

The FDOT provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised on the basis of comparable sales and land use values in the area. Owners of property to be acquired will be offered and paid fair market value for their property rights.

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

Financial assistance is available to the eligible owner-occupant to (a) make up the difference, if any, between the amount paid for the acquired dwelling and the cost of an available dwelling on the private market, (b) provide reimbursement of expenses such as legal fees and other closing costs incurred by buying a replacement dwelling or selling the acquired property to the FDOT, and (c) make payment for an increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments are limited to \$22,500.00.

A displaced tenant may be eligible to receive a supplement, not to exceed \$5,250.00, to rent a replacement dwelling or room, or to use as a down payment (including closing costs) on the purchase of a replacement dwelling.

An individual, family, business, farm operation, or non-profit organization is entitled to payment for actual, reasonable and necessary moving expenses for a distance of not more than 50 miles, in most cases, provided that the eligibility requirements are met for an initial or subsequent occupant and the property is subsequently acquired by the FDOT.

No persons lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe, and sanitary replacement housing is "made available." "Made available" means that the affected person has either by himself obtained and had the right of possession of replacement housing, or that the FDOT has offered the locatee decent, safe, and sanitary housing which is within his financial means and available for immediate occupancy.

The "Real Estate Acquisition Process" is a brochure which describes in detail the Right-of-Way Acquisition Program. The Relocation Assistance and Payments Program is outlined in the "Your Relocation" brochure. These booklets are distributed at all public hearings and are made available upon request to any interested persons.

RESOURCES

- * Availability Survey, Bay Area Apartment Association, Third Quarter, 1990.
- * Florida Department of Labor and Employment Security, Bureau of Labor Market Information, 1990.
- * Hillsborough County City - County Planning Commission, 1988 and 1989.
- * Population Studies, Bulletin Number 85-86, Bureau of Economic and Business Research, University of Florida, 1988.
- * Standard Industrial Classification Manual, Executive office of the President Office of Management and Budget, 1987.
- * "Permits," Hillsborough County City-County Planning Commission, 1990.
- * Sales and Marketing Management, Survey of Buying Power, August 1990.
- * U.S. Department of Commerce, Bureau of Census, 1980 Census.
- * U.S. Department of Commerce, 1985 General Population and Housing Statistics Test Census.
- * County Companions, 1980: Edited ES202 Reports.
- * Labor Trends of the Tampa Bay Region, Tampa Bay Regional Council.
- * Florida Department of Labor & Employment Security, Bureau of Labor Market Information, June 1989.
- * Florida Statistical Abstract, 1990.
- * MLS Realtors Listing, Tam Bay Realty, May, 1991.
- * U.S. Department of Commerce, Bureau of the Census, General Population Characteristics, 1990 Census of Population and Housing, Florida, June 1992.
- * U.S. Department of Commerce, Bureau of Census, 1990 Census.
- * Sales and Marketing Management, 1992 Survey of Buying Power, August 1992, Metro and County Totals, Florida, Effective Buying Income.
- * Florida Department of Labor and Employment Security, Bureau of Labor Market Information, ES-202 Program, Telephone (904)488-1048, Hillsborough County Statistics.

APPENDIX

LEASABLE SPACE AVAILABLE IN THE WESTSHORE AREA

WESTSHORE
 Bordered by Kennedy Boulevard to the south; Himes Avenue to the east; Hillsborough Avenue to the north; Eisenhower and Courtney Campbell to the west.

NAME/ LOCATION	LEASING CO/ AGENT	PHONE/ YR. OPEN	T. S.F. VACANT	LG. CONTIG. 3-M ABSORP.	RENT RANGE TYPE OF LEASE
E3 Airport Exec. Center 2203 N. Lois Ave.	Ryon & Associates Danielle Kieley	876-2455 1985	293,000 41,302	20,000 0	\$14.50 FS
E3 Armour Insurance Bldg. 3725 W. Grace St.	Armour Real Estate Rose Marie Davis	874-7777 1975	48,000 2,000	2,000 0	\$13 FS
E3 Austin Center East 1111-1411 N. Westshore	Austin Cos. John Drinkard	289-3886 1967-73	313,602 42,175	10,000 13,440	\$10.75 FS
E3 Austin Center South 600 N. Westshore Blvd.	The Hogan Group Cheryl McDonnell	221-7700 1989	168,960 23,525	16,000 15,066	\$17-\$20 FS
E3 Austin Center West 1408 N. Westshore Blvd.	Austin Cos. John Drinkard	289-3886 1981	280,333 12,094	5,347 0	\$15-\$16 FS
E3 Austin Laurel 4905 Laurel St.	VRS NR	876-2455 1989	29,000 4,350	3,500 0	\$12-\$13 FS
E3 Barnett Bank Bldg. 4600 W. Cypress St.	Barnett Bank Tim Martin	229-8842 1977	47,674 3,824	2,000 0	\$12.50 FS
E3 Bayport Plaza 6200 Courtney Campbell	Wilson Co. Barry Hanerfeld	281-8888 1985	259,000 43,000	25,000 0	\$18-\$22 FS
E3 Beaumont Business VI, VII 5411 Beaumont Center	Beaumont Propert. Cheri Herring	887-5959 1983/86	46,355 5,297	3,000 932	\$7.50-\$10 TN/CI
E3 Centrepoin 5100 W. Lemon St.	USAA Realty Co. John Kimbrough	289-8788 1985	162,598 15,213	9,749 0	\$13-\$15 FS
E3 Concourse Center 3501 Frontage Rd.	The Reider Cos. Jeff Reider	(301) 469-3880 1982	300,000 43,791	26,000 NR	\$12.50-\$14 FS
E3 Corporate Oaks 5405 W. Cypress St.	USAA Realty Co. John Kimbrough	289-8788 1983	122,570 8,520	8,520 10,250	\$14-\$16 FS
E3 Cypress Buildings 5521 & 5523 W. Cypress St.	Davis Baldwin Sally L. Baldwin	287-1936 1980/85	25,000 6,000	2,000 1,000	\$10-\$12 FS
E3 Cypress Center I 5405 W. Cypress Center Dr.	Southern Investment Wade Pickers	282-0577 1982	152,788 0	0 0	\$14-\$17 FS
E3 Cypress Center III 5405 W. Cypress Center Dr.	Paragon Group Roxanne Kempf	286-7700 1983	82,841 0	0 0	\$13 FS
E3 Cypress Commons 5300 W. Cypress St.	VRS Realty Services Dale Ray	281-0601 1985	115,071 19,925	10,500 9,291	NEG. FS
E3 Cypress West 5301 W. Cypress St.	The Hogan Group Claire Caylor	286-8008 1984	64,977 7,396	2,797 1,742	\$13.50 FS
E3 Executive Square 406 Reo St.	Florida Real Estate Adv. Lisa Jackson	289-6159 1970/77	121,505 28,147	10,000 24,453	\$10-\$12 FS
E3 550 N. Reo 550 N. Reo St.	Newport Partners John Carter	223-9666 1985	76,000 0	0 1,600	\$12-\$15 FS
E3 Florida Federal 220 N. Westshore Blvd.	Wilder Mgmt. Assoc. Pam Zoellner	286-0790 1974	28,000 NA	NR NR	\$12 FS
E3 4200 Cypress 4200 Cypress St.	Normandale Properties Pat McGuire	876-1515 1989	215,000 100,000	60,000 0	\$18-\$19 FS
E3 4300 Cypress 4300 Cypress St.	Normandale Properties Pat McGuire	876-1515 1987	168,500 31,000	NR -6,000	\$17-\$19 FS
E3 Fountain Square Eisenhower & Memorial	Wilson Co. Barry Hanerfeld	281-8888 1988	367,000 0	0 0	\$18.50-\$20 FS
E3 4401 W. Kennedy 4401 W. Kennedy Blvd.	Anthony & Assoc. Andrew Arena	933-8100 1986	27,071 5,500	1,866 -942	\$13-\$15 FS
E3 4427 W. Kennedy 4427 W. Kennedy Blvd.	Anthony & Assoc. Andrew Arena	933-8100 1988	29,595 0	1,891 1,891	\$13-\$15 FS
E3 Hilldale Building 5205 & 5215 N. Lois	The Krause Organ. Philip Price	885-5656 1960	40,400 24,900	16,400 0	\$4.50-\$6 TN
E3 Island Center 2701 Rocky Point Dr.	Oxford Properties Fla. Gregory Morgan	281-1110 1986	246,340 9,944	6,994 2,019	\$18-\$22 FS
E3 Independence Centre 5225 Memorial Highway	Burt Co. Hoffmeyer/Cockrell	253-0545 NA	23,617 23,617	23,617 0	\$11.50-\$13.50 FS
E3 Kennedy Center 5100 W. Kennedy Blvd.	The Hogan Group Jan Chaffee	286-8008 1978	93,165 6,242	1,400 203	\$14.50 FS
E3 Kennedy Square 4950 W. Kennedy Blvd.	Galbreath Co. Kevin Kellogg	286-1799 1975	86,939 62,815	62,815 -4,666	\$13 FS
E3 Kennedy West Bldg. 4601 W. Kennedy Blvd.	Ryon & Assoc. Ron Trowbridge	876-2455 1972/74	30,467 10,400	1,500 NR	\$8.50-\$11 FS

LEASABLE SPACE AVAILABLE IN THE WESTSHORE AREA (Continued)

E3	Koger Center Tampa 5415 Mariner St.	Koger Management Jim Crows	286-7921 1973	432,050 53,000	36,000 13,530	\$12.50-\$14.50 PS
E3	Laurel Center 5005 W. Laurel St.	Spectrum David Repka	791-0700 1984	42,000 8,000	8,000 0	\$10-\$11 PS
E3	Lincoln Center 5401 W. Kennedy Blvd.	Normandale Props. Chris Butler	287-1430 1973/84	216,226 50,000	22,000 0	\$14-\$16 PS
E3	One Memorial Center I 4919 Memorial Hwy.	CLW Realty Asset Pat Cowart	884-7692 1983	120,000 6,000	3,110 0	\$15.75 PS
E3	One Memorial Center II 4921 Memorial Hwy.	CLW Realty Asset Pat Cowart	884-7692 1986	63,000 12,000	5,339 0	\$15.75 PS
E3	One Metrocenter 4010 Boy Scout Blvd.	Paragon Group Ann Adams	286-3010 1988	240,325 29,979	14,765 2,021	\$18.50-\$21.50 PS
E3	Orion Center 3001 N. Rocky Point Rd.	Orion Properties Art DeCosta	281-0028 1987	66,500 4,000	4,000 0	\$16-\$17 PS
E3	Pan Am Circle 2001 Pan Am Circle	EGP Realty George Post	221-7368 1972	27,812 8,900	4,600 0	\$9 PS
E3	Paragon Center 5201 W. Kennedy Blvd.	Paragon Group Anne Adams	286-3010 1980	166,545 13,362	6,058 -1,766	\$16-\$18 PS
E3	Pepper Mound Prof. 6105 Memorial Hwy.	VRS Realty Dale Petersen	281-0601 1987	26,000 11,352	NR NR	\$9 PS
E3	Plaza at Fountain Square 4925 Independence Pkwy.	Wilson Co. Barry Hanerfeld	281-8888 1989	133,500 0	0 0	\$18.50-20 G
E3	The Poinc 2502 Rocky Point Dr.	The Hogan Group Chris Mahoney	281-0190 1982	243,409 9,503	25,000 0	\$16-\$21 PS
E3	President's Plaza I 4902 Eisenhower Blvd.	Grubb & Ellis R. Bierkan/V. Jopeck	223-6464 1985	94,000 12,284	7,100 0	\$14 PS
E3	President's Plaza II 4904 Eisenhower Blvd.	The Wilson Co. Barry Hanerfeld	622-8000 1986	93,882 11,789	8,600 2,383	\$14 PS
E3	Rocky Point Center 3030 N. Rocky Point Dr.	CLW Ward Viator	223-9300 1984	182,464 12,000	5,000 2,000	\$21 PS
E3	Sunforest Executive Park 5110-5130 Eisenhower Blvd.	Newport Partners J. Carter/ D. Matthes	223-9666 1985-86	174,000 19,934	6,067 26,453	\$13-\$14 PS
E3	Summit Center 4893-4899 W. Waters Ave.	The Krauss Org. J. Marshy/G. Andretta	894-6500 1985	75,360 29,400	13,000 -14,400	\$4.50-\$8.50 IG
E3	Tampa Airport Marriott Tampa International Airport	Marriott Corp. Charlie Bell	879-5151 1973	65,000 5,775	2,800 -2,800	\$12-\$15 PS
E3	Tampa Bay Marina 205 S. Hoover St.	CLW Realty Ward Viator	223-9300 1975	53,000 21,000	13,750 6,000	\$12-\$16 PS
E3	Tampa Commons 1 N. Dale Mabry Hwy.	The Galbreath Co. Tom Fearster	872-6005 1985	248,354 5,406	2,540 16,823	\$16-\$18 G
E3	1300 Westshore 1300 N. Westshore Blvd.	Property Pro David Rayburn	835-7747 1974	36,626 2,008	3,158 7,590	\$11 PS
E3	Tower Place 1511 N. Westshore Blvd.	Towermarc Corp. Steve Garrity	287-8855 1988	181,500 9,908	1,488 -2,485	\$18-\$22 PS
E3	Transworld Center 4100 W. Kennedy Blvd.	J.M. Kaller Real Estate Leanne Hamilton	876-6300 1974	45,474 19,317	6,000 -835	\$10.50 PS
E3	2007 Pan Am Circle 2007 Pan Am Circle	Faison Bob Alter	229-8545 1974	31,420 422	422 0	\$13 NA
E3	Urban Centre One 4830 W. Kennedy Blvd.	Lincoln Property Ron Berglund	286-4001 1984	264,500 39,559	12,000 0	\$15-\$16 PS
E3	Urban Centre Two 4890 W. Kennedy Blvd.	Lincoln Property Ron Berglund	286-4001 1988	268,085 3,632	2,038 1,478	\$15-\$16 PS
E3	Waterford Plaza 7650 W. Courtney Campbell	Oxford Properties Gregory Morgan	281-1110 1987	235,070 4,106	2,310 1,943	\$19-\$23 PS
E3	Westshore Center 1715 N. Westshore Blvd.	Paragon Group Roxanne Kempf	286-7700 1984	215,823 25,000	10,000 0	\$16-\$19.50 PS
E3	Westshore 500 500 N. Westshore Blvd.	The Hogan Group Claire Caylor	286-8144 1984/89 ren	127,872 11,687	7,136 -399	\$15.50 PS
E3	Westshore Office Center 4909 S. Westshore Blvd.	Bay Living Ed Thornburg	837-6477 1982	37,544 6,498	2,800 -3,610	\$7.50 N
E3	Westshore Place 4350 W. Cypress St.	Normandale Properties Pat McGuire	873-3675 1984	194,000 43,500	15,000 -12,500	\$16.50-\$18 PS
E3	Westwood Center 2002 N. Lois Ave.	Newport Partners John Carter	223-6300 1984	126,998 10,405	4,200 -4,405	\$13-\$15 PS
E3	Zara Building 405 N. Roo St.	Cushman & Wakefield John Fish	223-6300 1982	76,076 18,388	4,755 -3,388	\$14-\$16 PS

ADVISORY HEALTH AND SOCIAL SERVICE ORGANIZATIONS

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Alcoholics Anonymous	4601 W. Kennedy Blvd.	286-4233
Anti Defamation League of B'nai B'rith	5002 Lemon Street	289-5574
Catholic Social Services	730 Sterling Ave. S.	870-6220
Cystic Fibrosis Foundation	1221 Westshore Blvd. N.	286-0266
Deaf Service Center Inc.	5010 Kennedy Blvd. W.	289-6016
Head Start	2103 N. Rome Ave.	272-5140
Hospice of Hillsborough, Inc.	3010 Azeele W.	877-2200
Jewish Community Center of Tampa	2808 Horatio	872-4451
Leukemia Society of America	3725 Grace W.	870-1099
Mental Health Association of Hillsborough County	3815 Henderson Blvd.	289-6937
Project Ayuda/ANPPM	730 Sterling Ave. S.	870-3172
Sunshine Thrift Stores, Inc.	4304 Dale Mabry Hwy. S.	831-4377
Tampa Jaycees	5010 Kennedy Blvd. W.	289-6911
Women's Center	1302 S. Dale Mabry Hwy.	251-0505
YMCA Childcare Research Referral	4320 El Prado Ave.	831-5515
Youth Enhancement Service	2716 Swann Avenue	876-2290
Aging Services	700 E. Twiggs Street	272-6630
Bay Area Legal Services	700 E. Twiggs Street	272-5600
Building Department	800 E. Twiggs Street	272-5600
Civil Service (County Employment)	818 E. Zack Street	272-5621
Consumer Affairs	412 Madison Street	272-6750
Health Department	1105 E. Kennedy Boulevard	272-5870
Planning Commission	201 E. Kennedy Boulevard	272-6100
Property Appraiser	Hillsborough Co. Courthouse	272-6100
School Board	901 E. Kennedy Boulevard	272-4000
Social Security Administration	700 E. Twiggs Street	223-4911
Solid Waste	925 E. Twiggs Street	272-6655
Veterans Affairs	412 Madison Street	272-5700
Water and Wastewater Utilities	925 E. Twiggs Street	272-6664

PUBLIC TRANSPORTATION

EXPRESS SERVICE - \$1.50 ONE WAY

LOCAL SERVICE - \$.85 ONE WAY

HARTline provides express and local bus service throughout Hillsborough County. For convenient bus stops and Park'N'Ride locations in your area, call 254-HART.

SENIOR CITIZENS AND HANDICAPPED

DISCOUNT FARE - \$.40 ONE WAY (local)

EXPRESS SERVICE - \$.75 ONE WAY

Good during all hours: weekdays, weekends, and holidays. A medicare card or HARTline discount I.D. is required to get this rate. Express fares are \$.75 one way. Senior citizen patrons must be 65 years of age and older to receive this discounted fare. For handicap eligibility requirements, contact HARTline.

STUDENT FARES - \$.40 ONE WAY (local)

Students under 18 years must show a HART I.D. to get this rate, which is good all hours excluding Saturday, Sunday, and holidays. This card is available through school offices. Express fares are \$.75 one way and all transfers are free.

A Sunday schedule will be used for Thanksgiving Day, Christmas Day, New Years Day, Memorial Day, Independence Day, and Labor Day. The day after Thanksgiving will have a Saturday schedule.

For no additional cost, your bus operator will issue a transfer to continue on another route at designated transfer points.

HARTSaver provides express and local service discounts. Two passes are available. A monthly flash pass can be purchased at the beginning of the month and used throughout the month for an unlimited number of rides with no extra cost for transfers. The second pass available is the 20 punch pass which remains valid until the twenty punches have been used. Transfers have to be purchased for an additional \$.10 per transfer. Either pass is available for purchase at local Jordan Marsh, Maas Brothers and Eckerd Drug stores as well as the Barnett Plaza on Kennedy, Tampa Theatre in downtown Tampa and the main office of HARTline.

The monthly flash pass can be purchased for \$27 for local line service. The 20 punch pass can be purchased for \$15 for local line service.