

Conceptual Stage Relocation Plan

INTERSTATE 4 IMPROVEMENTS

State Project No. 99007-1407 ♦ WPI No. 7140016

**Interstate 4 from east of 50th Street
to the Hillsborough-Polk County Line,
Hillsborough County**

**Prepared For
FLORIDA DEPARTMENT
OF
TRANSPORTATION**

**Prepared By
Greiner, Inc.**

MAY 1992

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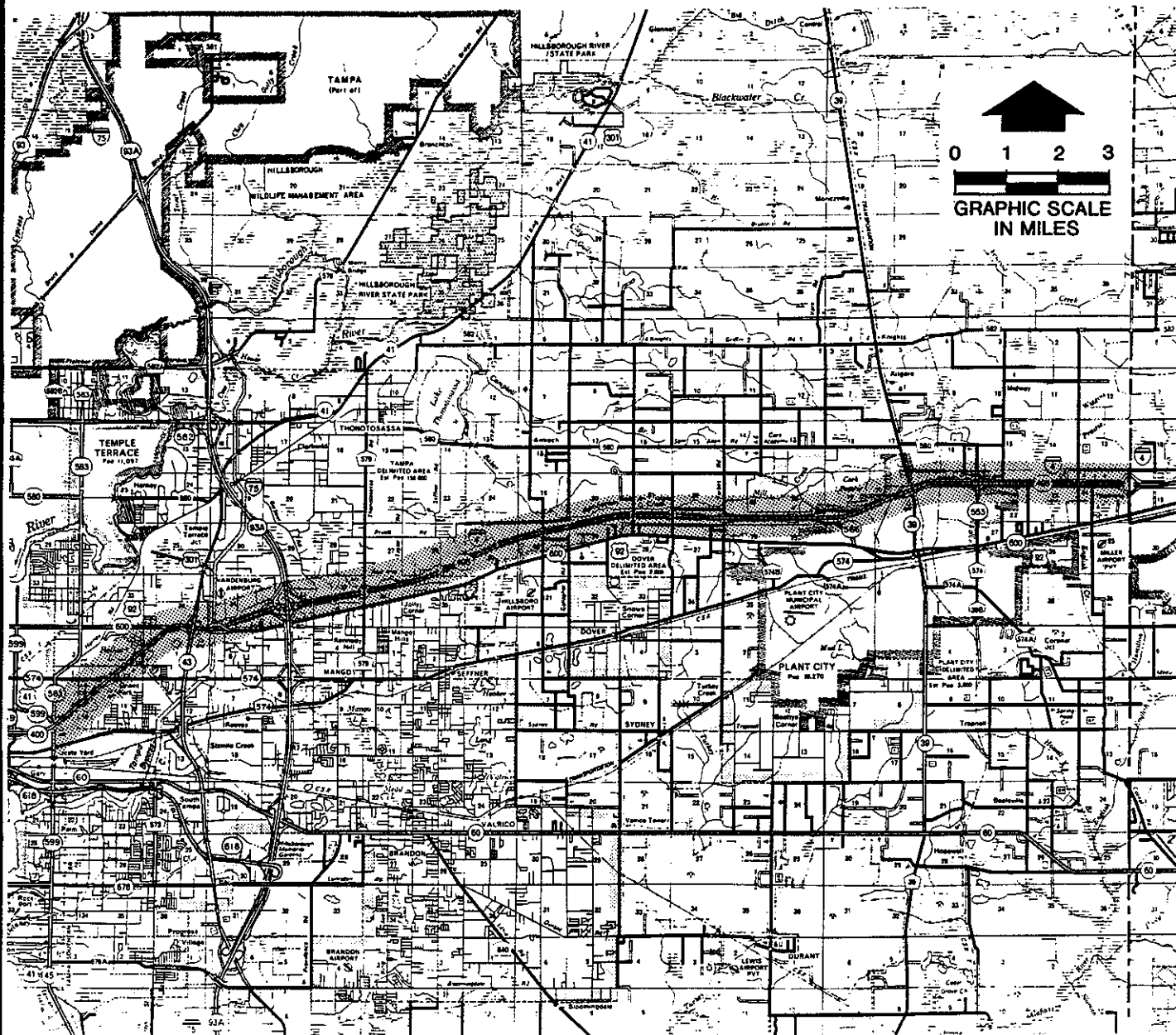
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I. INTRODUCTION

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 I-4 Interstate Program Management (IPM) consultant services and includes the section of I-4 from approximately 2,000 feet east of 50th Street to the Hillsborough-Polk County line in Hillsborough County (see Exhibit 1). The project is approximately 22.3 miles in length and involves the widening and improvement of the existing four-lane highway to an eight- to ten-lane facility that will include Collector-Distributor (C-D) roads and High Occupancy Vehicle (HOV) lanes, as required. In addition, the project will include major interchange improvements on I-4 at Dr. Martin Luther King, Jr. Boulevard, Orient Road, Hillsborough Avenue (U.S. 92), U.S. 301, I-75, S.R. 579, Antioch-McIntosh Road, Branch Forbes Road, Thonotosassa Road (S.R. 566), Alexander Street, S.R. 39 and Park Road (S.R. 553). Both eastbound and westbound weigh stations on I-4 east of Thonotosassa Road will also be constructed as part of the project.

The design of the I-4 improvements is currently programmed for funding in the FDOT's Transportation Improvement Plan (TIP) and is included in the 2010 Hillsborough County Long Range Transportation Plan.

The project extends through a small section of the City of Tampa near 50th Street, unincorporated Hillsborough County and Plant City. As the County seat, Tampa is situated midpoint on Florida's West Coast 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. Plant City is located in eastern Hillsborough County on the east and west sides of S.R. 39.



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LEGEND



I-4 Study Limits

FLORIDA DEPARTMENT OF TRANSPORTATION

**I-4 IPM CONCEPTUAL STAGE
RELOCATION PLAN**
Hillsborough County, Florida

PROJECT LOCATION MAP

EXHIBIT 1

Hillsborough County

Hillsborough County is comprised of 1,072 square miles with a 1990 population of 834,054 persons. The County is the 5th most populous county in Florida and the 44th largest agricultural-producing 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. Plant City is a major producer of citrus and vegetables for Hillsborough County.

Hillsborough County is home to many major developments and attractions, including Tampa's downtown skyscrapers, Sabal Industrial Park, Florida State Fairground, Busch Gardens, Adventure Island, Lowry Park Zoo and more. Festive activities, such as the annual Gasparilla Parade and events, Florida State Fair and Florida Strawberry Festival in Plant City, as well as football, soccer, polo, baseball and upcoming hockey events, make Hillsborough County a popular attraction for tourists and residents.

The 139 public schools that operate in Hillsborough County are consolidated into one school district comprising 96 elementary schools, 26 junior high schools and 14 senior high schools. The public school system also includes three special schools for exceptional children, including classes for the deaf, blind, 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), University of South Florida (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, Hillsborough County offers a variety of leisure activities, such as golf, sailing, canoeing, fishing, water-skiing, cycling swimming, spring training baseball and many more spectator events. The County also provides a park and recreation program with more than 500 civic clubs and organizations, as well as numerous shopping centers and churches representing many denominations.

Tampa

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 industry in Ybor City, which is listed as Ybor City National Landmark Historic District on the National Register of Historic Places.

The City of Tampa includes 110 square miles within its corporate boundaries with more than 40 percent of the land developed as single-family residential. Other important land uses within the city include office, commercial/retail and industrial.

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. These businesses include 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) and General Telephone Company (GTE).

Plant City

Plant City encompasses an area of 24 square miles, with its primary land uses being agricultural and single-family residential.

Settled in 1884, Plant City was named after the legendary tycoon, Henry B. Plant, who built rail lines for the transportation of the City's major crop, strawberries. Today, Plant City is known as the Winter Strawberry Capital of the World. Although Plant City appears to be a small agricultural community, it is slowly beginning to develop. Several large manufacturing firms, primarily in the food processing and building products industries, have located in Plant City because of its proximity to I-75 and I-4, CSX railroad service, availability of low cost land and adequate infrastructure. Fortune 500 companies, such as Amax (involved in manufacturing of building products), CF Industries, Fleetwood Homes and Consolidated Minerals, Inc., have operations in Plant City. International Paper Company, James Hardie Building Products, Inc. and Jennico, Inc. are examples of other companies locating and building facilities in Plant City.

Residential development includes Walden Lake, the closest, large planned community near I-4 and I-75. Hunter's Ridge, a 208-unit apartment complex, is located in Walden Lake, as well as a golf course, tennis and jogging trails, polo events and retail development.

Plant City is also the spring training home of the Cincinnati Reds baseball team. The City's next project is the proposed 20,000-seat, \$12 million amphitheatre to be built on 110 acres in the Gregg Business Centre. The amphitheatre is anticipated to open in late 1992.

II. POPULATION, HOUSEHOLD AND EMPLOYMENT CHARACTERISTICS FOR HILLSBOROUGH COUNTY

Population

According to the 1980 Census, the population of Hillsborough County was 646,939 persons. In 1985, the estimated population of Hillsborough County totaled 746,611 persons. According to the 1990 Census, the population in 1990 was 834,054 persons, while the 1991 estimate indicated that 839,185 persons lived in the County. 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 1980, 1985, 1990 and the 1991 estimate.

Between 1980 and 1991, unincorporated Hillsborough County contained more than half of the entire county population. This trend is projected to continue in the future. Plant City showed a decrease in population between 1980 and 1985, which could be attributed to the rapid development of Brandon and its attraction to residents of Plant City. However, after 1985, the Plant City population began to increase slowly. Temple Terrace showed significant percentage increases between 1980 and 1990, although it is the least populated of the three cities. The 1991 estimate shows minimal growth from 1990, with the City of Tampa actually decreasing in population. Table 2 highlights the population percentage change between 1980 and 1985 and between 1985 and 1990 for the same four areas.

Population by race and gender in Hillsborough County for the years 1980, 1987 and 1990 is shown in Table 3.

TABLE 1
HILLSBOROUGH COUNTY POPULATION STATISTICS
1980, 1985, 1990 and 1991

<u>Area</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1991</u>
Unincorporated Hillsborough County	344,995	439,380	514,841	519,961
City of Tampa	271,577	276,444	280,015	279,794
Plant City	19,270	18,118	22,754	22,801
Temple Terrace	<u>11,097</u>	<u>12,669</u>	<u>16,444</u>	<u>16,629</u>
TOTAL	646,939	746,611	834,054	839,185

Source: Hillsborough County City-County Planning Commission, 1988, 1989 and 1992.
Florida Statistical Abstract, 1991.

TABLE 2
HILLSBOROUGH COUNTY POPULATION
PERCENT CHANGE

<u>Area</u>	<u>1980-1985</u>	<u>1985-1990</u>
Unincorporated Hillsborough County	27.36	17.17
City of Tampa	1.79	1.29
Plant City	-5.98	29.80
Temple Terrace	14.17	11.71
Hillsborough County Percent Change	15.41	11.71

TABLE 3
HILLSBOROUGH COUNTY POPULATION BY RACE AND GENDER
1980, 1987 and 1990

<u>Area</u>	<u>1980</u>	<u>1987</u>	<u>1990</u>	<u>% Change 1980-1987</u>	<u>% Change 1987-1990</u>
All Races					
Female	336,408	415,187	427,837	23.42	3.05
Male	310,531	386,205	406,217	24.37	5.18
TOTAL	646,939	801,392	834,054	23.87	4.08
Whites					
Female	285,241	353,440	352,529	23.91	<1.00
Male	269,580	334,074	337,823	23.92	1.12
TOTAL	554,821	687,514	690,352	23.92	0.41
Blacks					
Female	46,146	57,793	58,428	25.24	1.10
Male	40,552	49,143	51,855	21.19	5.52
TOTAL	86,698	106,936	110,283	23.34	3.13

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

Florida Statistical Abstract, 1991.

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

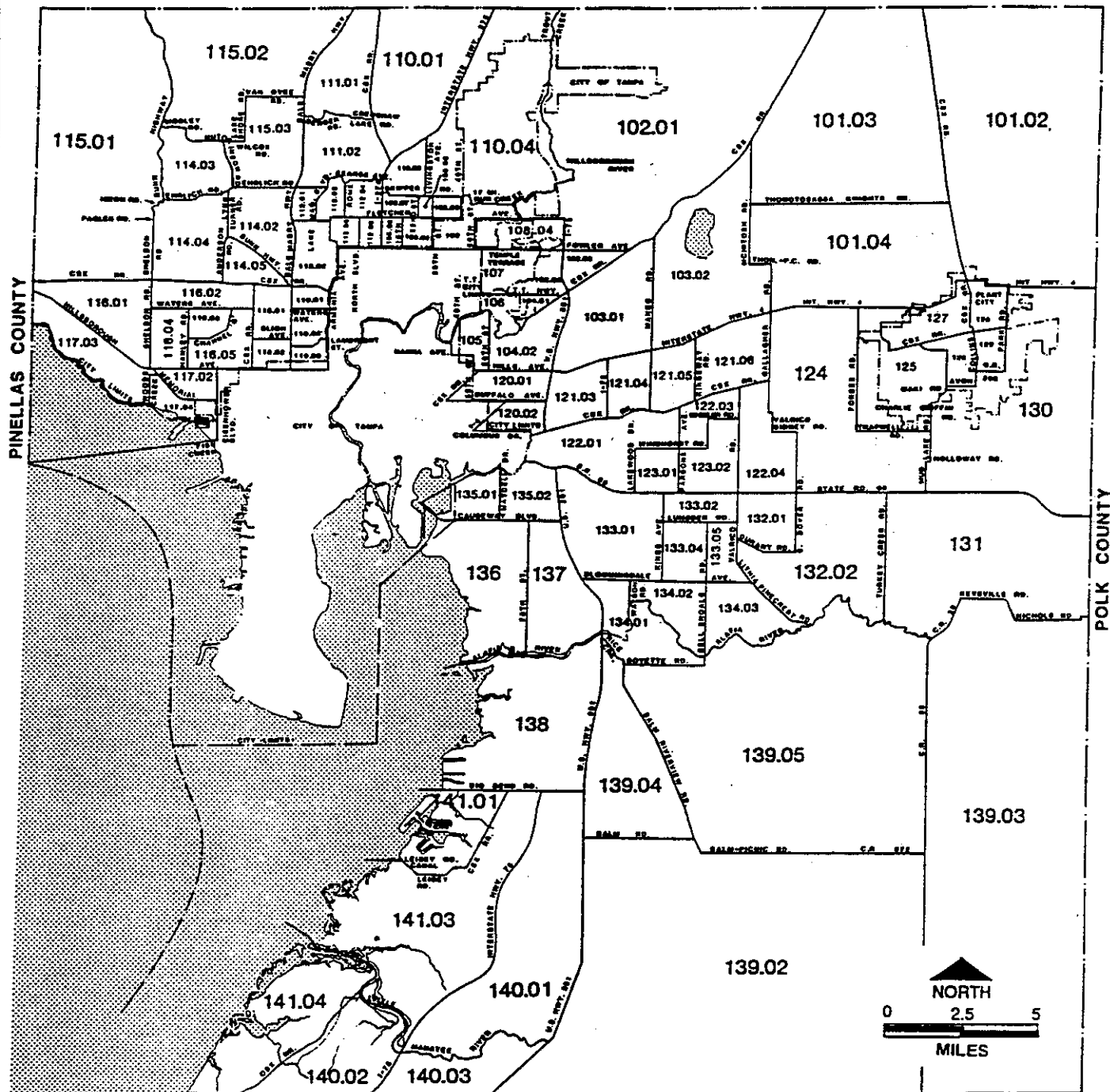
The table indicates a higher percentage of females in Hillsborough County in 1980, 1987 and 1990, according to the Bureau of Economic and Business Research and the Florida Statistical Abstract. Further information from the Bureau indicates that in 1980 and 1987, the majority of white females were between 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 25-44, followed by the 0-14 and 15-24 age groups.

During the same years (1980 and 1987), the majority of white males were in the 25-44 age group, followed by the 0-14 and 45-64 age groups. The majority of black males ranged between the ages of 0-14, followed by the 25-44 and 15-24 age groups.

The project area is located in a total of 17 Census Tracts within the City of Tampa, unincorporated Hillsborough County and Plant City (see Exhibits 2 and 3). Table 4 provides the population statistics and percentage change for the project's Census Tracts for the years 1980 and 1990.

The data in Table 4 indicates that in 1980 and 1990, the project area represented approximately 10 percent of the total County population. It should be noted that the project extends along the boundaries of several Census Tracts; therefore, the Census tracts on either side of I-4 were used in the analysis. Because entire Census Tracts are used rather than just that portion within the project study area, the estimate may appear high. Also, several of the 1990 Census Tract boundaries differ from the 1980 Census Tracts, as noted in Table 4.

PASCO COUNTY



MANATEE COUNTY

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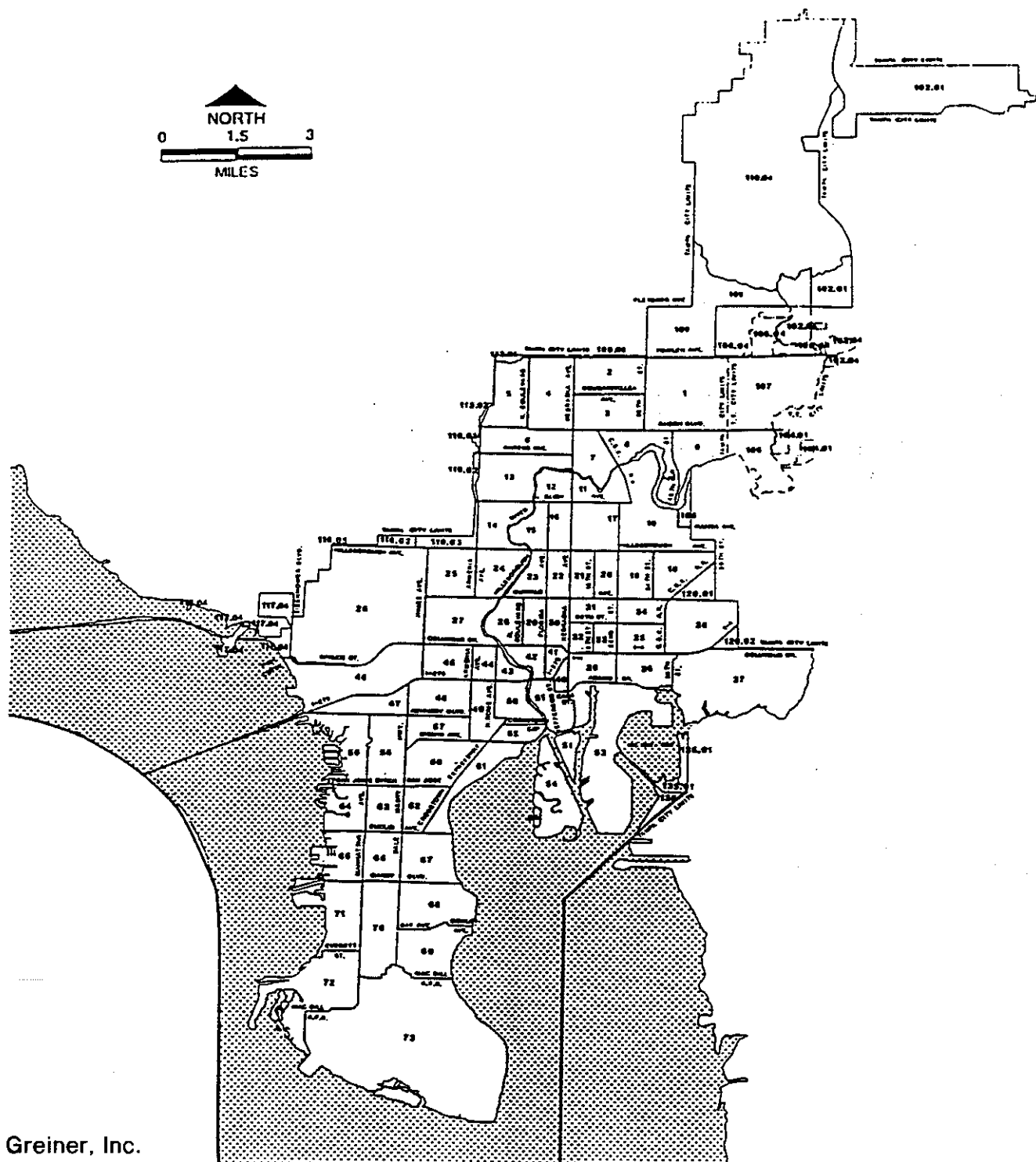
LEGEND

- Census Tract Line
- 133.01 Census Tract Number

FLORIDA DEPARTMENT OF TRANSPORTATION

**I-4 IPM CONCEPTUAL STAGE
RELOCATION PLAN**
Hillsborough County, Florida

1990 CENSUS TRACTS



LEGEND

Census Tract Line

27 Census Tract Number

FLORIDA DEPARTMENT OF TRANSPORTATION

I-4 IPM CONCEPTUAL STAGE RELOCATION PLAN Hillsborough County, Florida

1990 CENSUS TRACTS

EXHIBIT 3

TABLE 4
PROJECT AREA POPULATION BY CENSUS TRACT
1980, 1990 and 1991

<u>1980/1990 Census Tract</u>	<u>1980</u>	<u>1990</u>	<u>1991</u>	<u>% Change 1980-1990</u>	<u>% Change 1990-1991</u>
101.01/101.03 - .04*	7,962	10,800	10,879	35.64	0.07
101.02	2,439	4,395	4,393	80.20	<1.00
103.01	3,931	3,882	3,875	(1.25)	<1.00
103.02	3,335	4,505	4,559	35.08	1.20
104/104.02*	4,501	3,091	3,129	(31.33)	1.23
120.01	3,563	3,031	3,028	(14.93)	<1.00
120.02	2,994	3,822	3,817	27.66	<1.00
121.01/121.03*	4,041	3,204	3,772	(20.71)	17.73
121.02/121.04 - .06*	10,556	15,171	15,179	43.72	0.05
124/124 and Partial 125*	7,267	13,635	13,711	87.63	0.06
127	6,019	7,616	7,607	26.53	<1.00
128	2,707	3,159	3,161	16.70	0.06
130	<u>7,652</u>	<u>9,286</u>	<u>9,325</u>	21.35	0.42
TOTAL	66,967	85,597	86,435	27.82	1.01

* Census Tract boundaries changed between the 1980 and 1990 Census.

Source: Hillsborough County City-County Planning Commission, June 1988 and January 1992.

Housing

The total number of housing units in Hillsborough County increased between 1980 and 1991, as shown in Table 5. Both occupied and vacant units are included in the number of housing units. To show a more recent trend, the number of housing units for the years 1988, 1990 and 1991 were obtained. The overall growth in housing units during this period was very slow, with the City of Tampa having the slowest growth rate. Housing characteristics for Hillsborough County in 1990 are presented in Table 6. Based upon the figures presented in Table 6, the County maintained 55.7 and 32.6 percent of owner- and renter-occupied housing units, respectively. The remaining 11.7 percent were vacant units. Table 7 provides the number of new residential units in Hillsborough County between 1983 and 1991.

According to the figures in Table 7, total residential building activity has remained slow for the seventh consecutive year when compared to previous years. 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 due, in part, 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.

Most of the recent housing slump can be attributed to the general economic downturn and is reflected by the lack of multi-family building permit activity. However, the County's present housing condition is beginning to rebound. According to

TABLE 5
HILLSBOROUGH COUNTY HOUSING UNITS
1980, 1988, 1990 and 1991

<u>Area</u>	<u>1980</u>	<u>1988</u>	<u>1990</u>	<u>1991</u>	<u>% Change 1980-1988</u>	<u>% Change 1988-1991</u>
Unincorporated Hillsborough County	138,660	213,531	221,859	224,692	54.00	5.23
City of Tampa	114,189	129,452	129,681	129,882	13.37	0.33
Plant City	6,755	8,281	9,350	9,387	22.59	13.36
Temple Terrace	<u>4,015</u>	<u>5,725</u>	<u>6,850</u>	<u>6,978</u>	42.59	21.87
TOTAL	263,619	356,989	367,740	370,939	35.42	3.91

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

TABLE 6
HILLSBOROUGH COUNTY HOUSING CHARACTERISTICS
1990

Total Households (HH)	324,872
Family HH	219,585
Nonfamily HH	105,287
Persons Per HH	2.51
Total Housing Units	367,740
Owner-Occupied	204,966
Vacancy Rate	3.6%
Mean Value	\$73,100
Renter-Occupied	119,906
Vacany Rate	13.5%
Mean Rent	\$374

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

TABLE 7
HILLSBOROUGH COUNTY NEW RESIDENTIAL UNITS
1983-1991

<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	4,064	198	1,950	355	6,567
1990	2,578	102	2,385	298	5,363
1991	<u>3,143</u>	<u>82</u>	<u>547</u>	<u>244</u>	<u>4,016</u>
TOTAL	47,922	3,363	42,400	4,922	98,607

Source: "Permits," Hillsborough County City-County Planning Commission, April 1990 and February 1992.

Hillsborough County officials, new building permits for houses, mobile homes and multi-family units have shown a steady increase during the first quarter of 1992. The latest permitting figures show a 75 percent increase over the first three months of 1991. Although this figure implies a significant increase, the number of building permits only reflects 50 percent of the permits issued in the early to mid-1980's. However, County officials are remaining "cautiously optimistic."

The number of residential permits increased during the first quarter of 1992 when more than 950 single-family residential permits were issued, representing the highest quarterly total since mid-1989. In addition, approximately 147 multi-family permits were issued in the first quarter of 1992, compared to 11 in the first quarter 1991. The number of mobile home permits issued during the same quarter in 1992 was 68, up from 53 in the first quarter of 1991.

Construction also began on nearly 300 homes in unincorporated Hillsborough County, particularly in east and north Hillsborough suburbs. This increase may be attributed to an improved national economic picture, low mortgage rates and more competitive prices among builders who have reduced their profit margins.

Additional demographic comparisons of household and income characteristics for Florida, Hillsborough County and Tampa are presented in Table 8.

As shown in Table 8, the number of households in Tampa in 1989 represented approximately 37 percent of the entire county and 2.3 percent of Florida. Hillsborough County households represented 6.4 percent of the entire state. Hillsborough County's median household income of \$28,477 ranked higher than the

TABLE 8
HOUSEHOLD AND INCOME CHARACTERISTICS
1989

<u>Characteristic</u>	<u>Florida</u>	<u>Hillsborough County</u>	<u>Tampa</u>
Median Age	37.9	33.5	35.3
Households (\$000's)	5,229.7	333.6	123.2
Total Retail Sales (\$000's)	\$97,599,893	\$6,116,929	\$3,167,817
EBI* (\$000's)	\$172,175,222	\$11,052,112	\$3,667,787
Median Household Income	\$27,483	\$28,477	\$22,772

*Effective Buying Income

Source: Sales and Marketing Management, Survey of Buying Power, August 1990.
1990 Census (for Median Household Income).

State of Florida's \$27,483. However, Tampa's median household income of \$22,772 was significantly lower than both the State and the County.

The 1990 Census indicates that Hillsborough County boasted the highest median household income among the five Suncoast Counties (Hillsborough, Pinellas, Pasco, Hernando and Citrus). Economists and demographers indicate that Florida's increasing median household income is due to the growing number of households with two incomes. Approximately 53 percent of Florida's working-age women were in the labor force in 1990, up from 46 percent a decade earlier.

Table 9 provides the housing statistics and percentage change for the 17 Census Tracts included in the project study area. The data in Table 9 indicates that the project area represented approximately 9 percent of total housing units in Hillsborough County in 1980, 1990 and 1991.

Employment

Hillsborough County has shown steady growth in almost every major employment category in the early to mid 1980's. However, as the entire country began emerging into an economic recession in the late 1980's, employment figures showed a major slowdown. The recession has affected Hillsborough County, as shown in the more recent years which have been characterized by long periods of unemployment and high unemployment rates. In January 1992, the 5.8 percent unemployment rate in Hillsborough County was much less than the State of Florida and the U.S. unemployment rates of 7.4 and 7.1 percent, respectively. The County's unemployment rate increased by 21 percent from the 1990 rate of 4.8 percent. However, despite the recession, several major businesses and industries are relocating to the County, which

TABLE 9

**PROJECT AREA HOUSING ESTIMATES BY CENSUS TRACT
1980, 1990 and 1991**

<u>1980/1990 Census Tract</u>	<u>1980</u>	<u>1990</u>	<u>1991</u>	<u>% Change 1980-1990</u>	<u>% Change 1990-1991</u>
101.01/101.03 - .04*	2,869	3,899	3,935	35.90	1.00
101.02	1,003	2,303	2,307	129.61	0.17
103.01	1,388	1,452	1,452	4.61	No Change
103.02	1,288	1,859	1,885	44.33	1.40
104/104.02*	2,066	1,702	1,719	(17.62)	<1.00
120.01	1,078	1,088	1,089	1.00	No Change
120.02	1,113	1,468	1,469	31.90	No Change
121.01/121.03*	1,709	1,430	1,681	(16.33)	17.55
121.02/121.04 - .06*	4,116	5,886	5,900	43.00	0.24
124/124 & Partial 125*	2,928	4,951	4,990	69.09	0.79
127	2,714	3,326	3,328	22.55	No Change
128	1,091	1,259	1,262	15.40	No Change
130	2,709	3,297	3,317	21.71	0.61
TOTAL	26,072	33,920	34,334	30.10	1.22

* Census Tract boundaries changed between the 1980 and 1990 Census.

Source: Hillsborough County City-County Planning Commission, May 1989 and January 1992.

will provide many new job opportunities in the area. During the past two years, several of the economic development committee's in the County have been aggressively pursuing and encouraging major corporations to move from their long-established locations to the cities of Tampa and Plant City, and more specifically, in Hillsborough County. Table 10 charts employment growth by trade in Hillsborough County in 1980, 1985, 1988, 1989 and 1990. The consecutive years 1988 through 1990 were chosen to show the recent trend in employment categories.

As shown in Table 10, the current economic recession has primarily affected the construction and manufacturing industries. In the years prior to 1988 (although not reflected in Table 10), the trade industry suffered major setbacks due to the oversupply of retail opportunities, inability to realize profits and the downturn in the economy, resulting in major layoffs and organizational changes. By 1988, the service industry surpassed the trade industry and dominated the County by providing the highest percentage of employment. More recently, the construction industry has been hit the hardest since many potential or first time home buyers are reluctant to purchase new homes. Also, private developers are more cautious about committing money for the development of residential communities and retail/commercial centers. Manufacturing has also seen decreases in employment, particularly due to the closure of several major processing and defense plants in the area.

Although the trade industry shows an increase from 1988 to 1990, it was a very slow growth. Discussions with local retailers, wholesalers, developers and finance professionals have indicated that the trade industry, particularly retail, is anticipated to show flat or steady growth in the near future. The finance/real estate/insurance industry is also experiencing low employment growth due to takeovers, mergers and buyouts occurring in the industry.

TABLE 10
HILLSBOROUGH COUNTY EMPLOYMENT BY TYPE
1980, 1985, 1988, 1989 and 1990

<u>Type</u>	<u>1980</u>	<u>1985</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Construction	19,027	28,000	28,218	25,702	23,339
Trade (Retail & Wholesale)	81,251	98,900	111,051	114,945	115,002
Finance, Real Estate, Insurance	19,559	27,900	33,514	33,909	35,414
Service	63,690	81,500	140,497	149,923	162,860
Manufacturing	37,307	41,700	40,562	40,746	40,073
Government	41,615	49,700	19,617	20,689	21,800
Transportation, Public Utilities, Communication	<u>21,218</u>	<u>22,700</u>	<u>28,988</u>	<u>29,317</u>	<u>30,343</u>
TOTAL	283,667	350,400	402,447	415,231	428,831

Sources: Industry & Occupational Employment Projections to 1995, Florida Department of Labor and Employment Security, 1989.

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

Florida Statistical Abstract, 1991.

In regards to unemployment, Hillsborough County's unemployment rate has fluctuated over the years. The rate has risen from 5 percent in 1980 to 5.7 and 5.1 percent in 1986 and 1987, respectively. However, the rate has since dropped and risen in the following years. Although Hillsborough County affords a lower unemployment rate (5.8 in January 1992) when compared to Florida (7.4) and the national average (7.1), it still reflects a struggling economy. However, it also means that job seekers in the "Sunshine State" have a better chance of finding employment in Hillsborough County than they would in other parts of Florida and the country. Table 11 shows the unemployment rates in Hillsborough County for several of the past years.

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 much as 244,500 persons by 1995. Over 60 percent of the total 1995 labor force is projected to fall into two divisions: "Services and Wholesale," which includes such indirect professions as switchboard operators and secretaries and "Retail Trade," which includes professions such as sales clerks and restaurant personnel.

TABLE 11
HILLSBOROUGH COUNTY UNEMPLOYMENT RATES
1980 and 1986-1991

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployed</u>	<u>Unemployment Rate</u>
1980	296,422	281,738	14,684	5.0
1986	418,077	394,289	23,788	5.7
1987	436,647	414,333	22,314	5.1
1988	454,421	433,913	20,507	4.5
1989	456,055	433,672	22,383	4.9
1990	466,231	433,789	22,441	4.8
1991*	469,562	442,117	27,445	5.8

* Preliminary estimate as of 12/91. The rate for January 1992 was also 5.8 percent.

Sources: Florida Department of Labor and Employment Security, Bureau of Labor Statistics, 1989 and 1991.

Florida Statistical Abstract, 1989 and 1991.

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 this project include 25 residential owners (includes 24 single-family residences and one mobile home) and 23 residential tenants. Anticipated business displacements include six business owners, no business tenants or non-profit organizations, six identified personal property displacements and 66 on-premise I.D. signs and/or billboards to be either moved to a new site or onto a portion of the remaining existing site.

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

The resources available are more than adequate to accommodate all displacements. A brief explanation of the FDOT's Acquisition and Relocation Assistance Program is provided in Section XIII 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. Several factors used in the selection process 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 Neighborhood Study Areas defined in this Plan 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 and type of structure. 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:

018	Horticultural Specialties
251	Household Furniture
366	Communications Equipment
422	Public Warehousing and Storage
449	Water Transportation Services
551	New and Used Car Dealers
554	Gasoline Service Stations
566	Shoe Stores
571	Furniture and Home Furnishing Stores
573	Radio, Television, and Computer Stores

581	Eating and Drinking Places
594	Miscellaneous Shopping Goods Stores
651	Real Estate Operators and Lessors
701	Hotels and Motels
721	Laundry, Cleaning, and Garment Services
801	Offices and Clinics of Medical Doctors
802	Offices and Clinics of Dentists
913	Executive and Legislative Combined
922	Public Order and Safety
951	Environmental Quality
953	Housing and Urban Development
999	Nonclassifiable Establishments

Immediately following the discussions of the Neighborhood Study Areas are the Resource Overview and Community Impacts sections. Following these sections are listings of numerous health and social services facilities located within the project area, as well as a brief summary of public transportation.

V. PREFERRED ALIGNMENT

Prior to the selection of a preferred alignment, several alternative alignments were studied during the conceptual planning phase. These alternatives included a No-Project Alternative, Transportation System Management and various design alternatives. The former two alternatives were not found to be feasible; therefore, a detailed evaluation analysis was conducted to determine and select a preferred alignment.

The preferred alignment is identified for this project relative to engineering and design specification criteria. The alignment extends approximately 2,000 feet east of 50th Street to the Hillsborough-Polk County line. The project will entail major reconstruction of the interstate and revisions to 14 interchanges and accesses to I-4. The following briefly highlights the preferred alignment:

- * Ten-lane facility from 50th Street to Orient Road.
- * Improved eight-lane facility from Orient Road to Hillsborough Avenue (U.S. 92), west of U.S. 301.
- * Three eastbound lanes and four westbound lanes from U.S. 92 interchange to U.S. 92, east of U.S. 301.
- * Ten-lane facility from east of U.S. 301 to Thonotosassa Road (S.R. 566).
- * Eight-lane facility from S.R. 566 to west of County Line Road, thereby connecting to a six-lane facility (I-4) at the county line.

Crossroad laneage will be as follows:

One-Lane Each Direction

- * Kingsway Road
- * Fritzke Road
- * Bethlehem Road
- * Taylor Road

Two-Lanes Each Direction

- | | |
|-------------------------|----------------------|
| * Orient Road | * Branch Forbes Road |
| * U.S. 301 | * Thonotosassa Road |
| * Faulkenburg Road | * Alexander Street |
| * C.R. 579 | * S.R. 39 |
| * Antioch-McIntosh Road | * Park Road |

Three-Lanes Each Direction

- * Dr. Martin Luther King, Jr. Boulevard

Other crossroad modifications will include the following:

- * Terminate Chelsea Avenue, east of Dr. Martin Luther King, Jr. Boulevard.
- * Faulkenburg Road will overpass I-4, connecting U.S. 92 to Sligh Avenue.
- * Existing Williams Road overpass will be replaced.
- * Kingsway, Fritzke and Bethlehem Roads will overpass I-4.
- * Franklin Street will be provided a cul-de-sac at two locations.
- * Taylor Road will underpass I-4, west of County Line Road.

The following 14 interchanges and accesses to I-4 will be revised:

- | | |
|---|-------------------------|
| * 50th Street (Westbound Off-Ramp Only) | * Antioch-McIntosh Road |
| * Dr. Martin Luther King, Jr. Boulevard | * Branch Forbes Road |
| * Orient Road | * Thonotosassa Road |
| * U.S. 92 | * Alexander Street |
| * U.S. 301 | * S.R. 39 |
| * I-75 | * Park Road |
| * C.R. 579 | * County Line Road |

HOV lanes, one in each direction, are proposed on I-4 between 50th Street and I-75, with HOV access provided at Orient Road. Access to I-4 via Maple Lane, Eureka Springs Road and Wilkins Road will be altered. These streets will no longer access I-4,

as currently done. Further, Elm Fair Boulevard, Bennet Avenue and the frontage roads from S.R. 39 to County Line Road will also be affected by the improvements to I-4. A major weigh station, to be located on both the eastbound and westbound sides of I-4 between Fritzke and Bethlehem Roads, will also be developed.

The design layout of the proposed I-4 improvements is shown on 1"=100' and 1"=200' scale aerals, which are available for viewing at the Department.

VI. NEIGHBORHOOD STUDY AREA "A"

Neighborhood Study Area "A" is approximately 3.4 miles in length and includes the section of I-4 from approximately 2,000 feet east of 50th Street to U.S. 301. The major cross street in the area is Orient Road. Table 12 summarizes the demographics of Neighborhood Study Area "A". Exhibits 2 and 3, previously referenced, illustrate the location of Census Tracts 104.02, 120.01 and 120.02 by which the information in Table 12 is organized.

Notable enterprises/landmarks in the area include the Florida State Fairgrounds, Corporate Business Park and East Lake. Neighborhood Study Area "A" exhibits characteristics of a true residential neighborhood on the northwest side of the interstate near East Lake. Pardeau Shores, a single-family residential subdivision, is located in this area. The presence of several churches, East Lake Park Civic Association and the Mary Help of Christians School for Boys, as well as a major shopping area to the northwest of the study area (East Lake Square Mall), lends credence to this assessment of Neighborhood Study Area "A" as a true neighborhood. Commercial and industrial development is abundant in the area, particularly along U.S. 301 near the interstate.

Located in the southwest quadrant of I-4 and U.S. 301 are the Florida State Fairgrounds and Exposition Hall. Major events are held at the fairgrounds throughout the year, which helps boost the local economy.

Approximately seven residences within the Pardeau Shores subdivision will be impacted by right-of-way acquisition, thereby requiring relocation. One barn/shed and six billboards will also be impacted by the improvement of I-4. Table 13 provides displacement information for Neighborhood Study Area "A".

TABLE 12
NEIGHBORHOOD STUDY AREA "A" DEMOGRAPHICS

	<u>Census</u> <u>Tract 104.02</u>		<u>Census</u> <u>Tract 120.01</u>		<u>Census</u> <u>Tract 120.02</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>Population</u>						
White	2,574	83.3	1,851	61.1	2,985	78.1
Black	419	13.5	1,083	35.7	698	18.3
Other	98	3.2	97	3.2	139	3.6
TOTAL	3,091		3,031		3,822	
<u>Sex</u>						
Male	1,482	47.9	1,467	48.4	1,915	50.1
Female	1,609	52.1	1,564	51.6	1,907	49.9
<u>Median Age</u>	32.5		34.2		29.9	
<u>Age 65 or Older</u>	251	8.1	297	9.8	338	8.8
<u>Total Households</u>	1,396		1,031		1,326	
<u>Persons Per Household</u>	2.21		2.94		2.88	
<u>Total Housing Units</u>	1,702		1,088		1,468	
<u>Housing Status</u>						
Owner-Occupied	609	35.8	840	77.2	923	62.9
Mean Value	\$76,100		\$49,900		\$46,700	
Vacancy Rate	3.8%		3.1%		3.8%	
Tenant-Occupied	787	46.2	191	17.6	403	27.5
Mean Rent	\$421		\$384		\$339	
Vacancy Rate	23.3%		5.4%		13.1%	
Vacant Units	306	18.0	57	5.2	142	9.6

Source: 1990 Census.

TABLE 13
DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "A"

<u>Residential</u>	
Owner	7
Tenant	0

TOTAL

<u>Businesses</u>	
Owner	0
Tenant	0
Non-Profit Organization	0

TOTAL

<u>Other</u>	
Personal Property Only	1
On-Premise I.D. Signs	6

VII. NEIGHBORHOOD STUDY AREA "B"

Neighborhood Study Area "B" is approximately 3.5 miles in length and includes the section of I-4 from U.S. 301 to Mango Road (C.R. 579). Major roadways in the area include I-75 and Hillsborough Avenue. Table 14 summarizes the demographics of Neighborhood Study Area "B". Exhibit 2, previously referenced, illustrates the location of Census Tracts 103.01, 121.03 and 121.04 by which the information in Table 14 is organized.

The Vandenburg Airport is located in this area, as well as numerous small commercial and agricultural developments. Major industrial development is located along I-75 near I-4. Neighborhood Study Area "B" exhibits major characteristics of a rural neighborhood. Scattered mobile homes, single-family residences and a few mobile home parks are located in the area.

Just east of the Tampa Bypass Canal are several small businesses that front Hillsborough Avenue near its interchange with I-4. Due to the right-of-way required, the entire Park Lane Mobile Home Park will be impacted, as well as four mobile homes within the Carousel Family Rental Park. A total of 23 mobile homes (residential tenants) and ten single-family homes in Neighborhood Study Area "B" will require relocation, for a total of 33 residential displacements. Five businesses and 14 billboards will also be impacted. Table 15 provides displacement information for Neighborhood Study Area "B".

TABLE 14
NEIGHBORHOOD STUDY AREA "B" DEMOGRAPHICS

	<u>Census</u> <u>Tract 103.01</u>		<u>Census</u> <u>Tract 121.03</u>		<u>Census</u> <u>Tract 121.04</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>Population</u>						
White	3,180	81.9	3,080	96.1	4,961	95.9
Black	654	16.9	47	1.5	111	2.1
Other	48	1.2	77	2.4	99	2.0
TOTAL	3,882		3,204		5,171	
<u>Sex</u>						
Male	1,996	51.4	1,626	50.7	2,617	50.6
Female	1,886	48.6	1,578	49.3	2,554	49.4
<u>Median Age</u>	30.9		30.5		30.4	
<u>Age 65 or Older</u>	380	9.8	289	9.0	462	8.9
<u>Total Households</u>	1,333		1,237		1,912	
<u>Persons Per Household</u>	2.86		2.57		2.66	
<u>Total Housing Units</u>	1,452		1,430		2,052	
<u>Housing Status</u>						
Owner-Occupied	979	67.4	809	56.6	1,386	67.6
Mean Value	\$69,600		\$55,900		\$66,900	
Vacancy Rate	2.3%		1.8%		2.4%	
Tenant-Occupied	354	24.4	428	29.9	526	25.6
Mean Rent	\$323		\$352		\$366	
Vacancy Rate	11.7%		11.4%		8.8%	
Vacant Units	119	8.2	193	13.5	140	6.8

Source: 1990 Census.

TABLE 15
DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "B"

Residential

Owner	10
Tenant	23

TOTAL

Businesses

Owner	5
Tenant	0
Non-Profit Organization	0

TOTAL

Other

Personal Property Only	0
On Premise I.D. Signs	14

<u>Business Name</u>	<u>SIC Code</u>	<u>Structure Type</u>
Hillsborough County EMS (Mobile Unit)	4119/9229	Metal
Eastpointe - Hillsborough County Parks and Recreation Construction Unit	9999	Concrete Block
Insulated Roof Systems	5211	Wood Frame
Majik Market (Texaco Gas Pumps)	5411/5541	Concrete Block
Carousel Family Rental Park Office	6515	Wood Frame and Brick

VIII. NEIGHBORHOOD STUDY AREA "C"

Neighborhood Study Area "C" is approximately 4.2 miles in length and includes the section of I-4 from Mango Road to Gallagher Road. Major cross streets in the area include Taylor, Kingsway and McIntosh Roads and Parsons Avenue. Table 16 summarizes the demographics of Neighborhood Study Area "C". Exhibit 2, previously referenced, illustrates the location of Census Tracts 103.02, 121.05 and 121.06 by which the information in Table 16 is organized.

Notable land uses/landmarks in the area include Parsons Mobile Home Park, Armwood High School, Hillsborough County Landfill, Evans Park and campgrounds at McIntosh Road. Neighborhood Study Area "C" is typical of many rural areas in Hillsborough County, with several mobile home parks, scattered mobile homes and trailers, some single-family residences and farms in the area. The presence of mobile homes, churches, schools, vacant land, farmland and mom- and pop-type businesses lends credence to this assessment of Neighborhood Study Area "C" as a typical rural area.

Fronting I-4 along the length of this study area is vacant land, county resources and Armwood High School. A concentration of mobile home parks and single-family residences is located south of I-4 near Parsons Avenue. A total of two single-family residential units have been identified for relocation. In addition, one barn/shed will require relocation due to right-of-way required, as well as 16 billboards. Table 17 provides displacement information for Neighborhood Study Area "C".

TABLE 16
NEIGHBORHOOD STUDY AREA "C" DEMOGRAPHICS

	<u>Census</u> <u>Tract 103.02</u>		<u>Census</u> <u>Tract 121.05</u>		<u>Census</u> <u>Tract 121.06</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>Population</u>						
White	4,171	92.6	5,737	89.9	3,377	93.4
Black	265	5.9	512	8.0	85	2.3
Other	69	1.5	134	2.1	155	4.3
TOTAL	4,505		6,383		3,617	
<u>Sex</u>						
Male	2,232	49.5	3,040	47.6	1,787	49.4
Female	2,273	50.5	3,343	52.4	1,830	50.6
<u>Median Age</u>	35.1		30.5		35.0	
<u>Age 65 or Older</u>	641	14.2	660	10.3	399	11.0
<u>Total Households</u>	1,574		2,331		1,195	
<u>Persons Per Household</u>	2.76		2.73		2.90	
<u>Total Housing Units</u>	1,859		2,536		1,298	
<u>Housing Status</u>						
Owner-Occupied	1,261	67.8	1,524	60.1	1,040	80.1
Mean Value	\$95,900		\$64,500		\$85,300	
Vacancy Rate	2.4%		1.8%		2.4%	
Tenant-Occupied	313	16.9	807	31.8	155	12.0
Mean Rent	\$330		\$369		\$370	
Vacancy Rate	17.0%		9.3%		15.5%	
Vacant Units	285	15.3	205	8.1	103	7.9

Source: 1990 Census.

TABLE 17

DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "C"

Residential

Owner	2
Tenant	0

TOTAL

Businesses

Owner	0
Tenant	0
Non-Profit Organization	0

TOTAL

Other

Personal Property Only	1
On Premise I.D. Signs	16

IX. NEIGHBORHOOD STUDY AREA "D"

Neighborhood Study Area "D" is approximately 6.3 miles in length and includes the section along I-4 from Gallagher Road to Alexander Street (S.R. 39A). Major cross streets in the area include Branch Forbes and Thonotosassa Roads. Table 18 summarizes the demographics of Neighborhood Study Area "D". Exhibit 2, previously referenced, illustrates the location of Census Tracts 101.03, 101.04, 124, 125 and 127 by which the information in Table 18 is organized.

A notable landmark in the area includes the Strawberry Square Market located just west of Plant City limits. Neighborhood Study Area "D" exhibits major characteristics of a rural neighborhood through its farmland orientation, presence of mobile home parks and scattered residences, service-related businesses and community facilities. The presence of churches, local businesses and markets, primarily located in Plant City, lends credence to this assessment of Neighborhood Study Area "D" as a true rural neighborhood.

Fronting I-4 along the length of this study area are primarily vacant land and farmland. However, as the project nears Plant City, land uses include small commercial businesses, produce stands, single-family residences, fast food restaurants and community facilities. The project will impact three single-family residences and one mobile home owner, for a total of four residential displacements. Four barns/sheds, 12 billboards and one sign (Towngate) will also be impacted, as well as five or six greenhouses within Phuoc Le's Nursery. Table 19 provides displacement information for Neighborhood Study Area "D".

TABLE 18
NEIGHBORHOOD STUDY AREA "D" DEMOGRAPHICS

	Census Tract 101.03		Census Tract 101.04		Census Tract 124		Census Tract 125		Census Tract 127	
	Number	%	Number	%	Number	%	Number	%	Number	%
<u>Population</u>										
White	3,019	96.9	7,437	96.8	9,083	85.8	5,823	95.4	6,938	91.1
Black	39	1.2	38	0.5	45	0.4	71	1.2	270	3.5
Other	58	1.9	209	2.7	1,456	13.8	209	3.4	408	5.4
TOTAL	3,116		7,684		10,583		6,103		7,616	
<u>Sex</u>										
Male	1,547	49.6	3,759	48.9	5,445	51.5	3,071	50.3	3,578	47.0
Female	1,569	50.4	3,925	51.1	5,138	48.5	3,032	49.7	4,038	53.0
<u>Median Age</u>	31.3		32.7		30.1		33.9		32.2	
<u>Age 65 or Older</u>	253	8.1	700	9.1	919	8.7	734	12.0	1,293	17.0
<u>Total Households</u>	1,006		2,623		3,345		2,149		2,949	
<u>Persons Per Household</u>	3.01		2.88		3.03		2.80		2.50	
<u>Total Housing Units</u>	1,075		2,824		3,671		2,559		3,326	
<u>Housing Status</u>										
Owner-Occupied	878	81.7	2,163	76.6	2,519	68.6	1,842	72.0	1,619	48.7
Mean Value	\$91,100		\$78,600		\$65,500		\$99,600		\$49,200	
Vacancy Rate	0.9%		1.1%		1.5%		6.5%		2.4%	
Tenant-Occupied	128	11.9	460	16.3	826	22.5	307	12.0	1,330	40.0
Mean Rent	\$303		\$318		\$305		\$319		\$327	
Vacancy Rate	16.3%		15.4%		8.1%		19.0%		11.0%	
Vacant Units	69	6.4	201	7.1	326	8.9	410	16.0	377	11.3

Source: 1990 Census.

TABLE 19
DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "D"

Residential

Owner	4
Tenant	0

TOTAL

Businesses

Owner	1
Tenant	0
Non-Profit Organization	0

TOTAL

Other

Personal Property Only	4
On Premise I.D. Signs	13

Business Name

SIC Code

Structure Type

Phuoc Le Nursery

0181

Plastic Greenhouses

X. NEIGHBORHOOD STUDY AREA "E"

Neighborhood Study Area "E" is approximately 4.8 miles in length and includes the section of I-4 from Alexander Street to County Line Road at the Hillsborough-Polk County line. Major cross streets in the area include S.R. 39 and Park Road. Table 20 summarizes the demographics of Neighborhood Study Area "E". Exhibit 2, previously referenced, illustrates the location of Census Tracts 101.02, 128 and 130 by which the information in Table 20 is organized.

Notable landmarks in the area include Wilson Elementary School, Hillsborough Community College (Plant City campus) and the Strawberry Festival grounds. Neighborhood Study Area "E" exhibits major characteristics of a neighborhood through its presence of single-family residences, service-related businesses, churches, schools, farmland, several cemeteries and community facilities. These land uses lend credence to this assessment of Neighborhood Study Area "E" as a true neighborhood.

Fronting I-4 through Plant City are two cemeteries and some scattered residences. East of Plant City, the dominant land uses are vacant land, farmland, some industrial development and scattered residential areas. Two single-family residences near the Park Road/I-4 area will require relocation due to right-of-way acquisition. Further, 15 billboards and two signs will also be impacted. Table 21 provides displacement information for Neighborhood Study Area "E".

TABLE 20
NEIGHBORHOOD STUDY AREA "E" DEMOGRAPHICS

	<u>Census Tract 101.02</u>		<u>Census Tract 128</u>		<u>Census Tract 130</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>Population</u>						
White	4,209	95.8	2,967	93.9	7,658	82.5
Black	134	3.0	106	3.4	1,131	12.2
Other	52	1.2	86	2.7	497	5.3
TOTAL	4,395		3,159		9,286	
<u>Sex</u>						
Male	2,197	50.0	1,478	46.8	4,571	49.2
Female	2,198	50.0	1,681	53.2	4,715	50.8
<u>Median Age</u>	50.8		33.9		30.7	
<u>Age 65 or Older</u>	1,207	27.5	494	15.6	948	10.2
<u>Total Households</u>	1,839		1,185		3,033	
<u>Persons Per Household</u>	2.37		2.67		2.95	
<u>Total Housing Units</u>	2,303		1,259		3,297	
<u>Housing Status</u>						
Owner-Occupied	1,643	71.3	952	75.6	2,325	70.5
Mean Value	\$70,600		\$56,400		\$60,800	
Vacancy Rate	2.2%		2.3%		1.4%	
Tenant-Occupied	196	8.5	233	18.5	708	21.5
Mean Rent	\$307		\$373		\$325	
Vacancy Rate	45.3%		9.3%		11.4%	
Vacant Units	464	20.2	74	5.9	264	8.0

Source: 1990 Census.

TABLE 21

DISPLACEMENTS IN NEIGHBORHOOD STUDY AREA "E"

Residential

Owner	2
Tenant	0

TOTAL

Businesses

Owner	0
Tenant	0
Non-Profit Organization	0

TOTAL

Other

Personal Property Only	0
On Premise I.D. Signs	17

XI. 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 was searched for the availability of sufficient resources to accomplish this purpose. At the current time, sufficient resources are available to accommodate all relocations associated with this project. Both commercial and single-family residential resources are abundant. A summary of available resources follows:

- * A sufficient amount of commercial space is available for relocated business tenants. Currently, 19.7 million square feet of leasable space is available in Hillsborough County.
- * The Tampa CBD area has 5.83 million square feet of total available space, of which 1.34 million square feet is vacant. This equates to a 23 percent vacancy rate. The CBD also has one new building, Two Mack Center, and two buildings that are currently under construction, C&S Bank Plaza and Landmark Centre. The total space available under construction is 1.08 million square feet. Only 23 percent of that space is pre-leased.
- * The I-75 Parkway has approximately 1.40 million square feet of leasable space, with 247,300 square feet available for rent. This area exhibits a 17.7 percent vacancy rate.
- * For displaced business owners wishing to purchase again, a limited amount of commercial space for sale exists, as well as sufficient vacant land for construction and older residential units that could potentially be converted to commercial usage with a change in zoning. This would enable displacees 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.
- * Single-family dwellings are available for purchase by those displacees who would be able to or want to purchase a home. The Multiple Listing Service (MLS) listed over 500 homes for sale in April 1992 for the areas in which the proposed relocations would occur. The actual number of homes for sale, however, is actually higher since this figure does not include unlisted homes for sale by owner. Thus, additional opportunities exist for displaced owners to relocate.

- * Rental units are also abundant in the area. The Bay Area Apartment Association listed over 800 multi-family units available in the area, ranging from efficiencies and one bedroom/one bath units to three bedroom/two bath units. Those relocatees wishing to rent will find plenty of rental opportunities.

Homes which are for sale by owner, as well as homes listed outside the immediate area, provide an abundance of dwellings for relocatees to purchase. Sufficient amounts of multi-family units are also available to rent if owner or tenant relocatees choose to rent. Additional single-family dwellings may become available for rent since owners generally rent and lease their homes when the housing market is slow. A field review of the project area also indicated several mobile home rentals available.

As of October 1991, Hillsborough County had 55,105 total available multi-family units, of which 3,772 (6.85 percent) were vacant. More specifically, the study area included 12,969 total available multi-family units, of which 864 (6.7 percent) were vacant. Rental property management indicated that 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. However, should last resort housing become necessary because of low income and low rental payments, rent supplements and last resort replacement housing payments would be provided to ensure decent, safe and sanitary housing for relocatees. Condominium resources were not examined because no condominiums are being displaced; however, condominiums are plentiful in Hillsborough County. The resources in this report are considered Equal Opportunity Housing; however, no handicapped or disabled relocatees are anticipated.

At some future date, "Plan B" of this Conceptual Stage Relocation Plan 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 April 1992 MLS list of adjacent single-family dwellings for sale and the Availability Survey compiled for the Apartment Association (1991), Tables 22, 23 and 24 outline the available resources and housing prices.

TABLE 22
RESOURCE AVAILABILITY
SINGLE-FAMILY HOMES, 1992

<u>No. of Bedrooms</u>	<u>Neighborhood Study Area*</u>					<u>Total</u>
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	
1 - Bedroom	1	1	0	0	1	3
2 - Bedroom	45	3	7	27	30	112
3 - Bedroom	145	3	29	64	82	323
4 - Bedroom	21	0	11	23	26	81
5 - Bedroom	<u>1</u>	<u>2</u>	<u>5</u>	<u>3</u>	<u>2</u>	<u>13</u>
TOTAL	213	9	52	117	141	532

* The Neighborhood Study Areas (NSA) differ from the real estate sections for which the single-family home data was obtained. Therefore, it was necessary to group the study areas together, as shown below:

NSA "A" - Includes real estate sections 39, 63 and 66.

NSA "B" - Includes real estate section 42.

NSA "C" - Includes real estate section 55.

NSA "D" - Includes real estate section 52.

NSA "E" - Includes real estate section 54.

Source: MLS, April 1992

TABLE 23
RESOURCE AVAILABILITY
SINGLE-FAMILY HOMES TO PURCHASE, 1992

<u>No. of Bedrooms</u>	<u>Neighborhood Study Area</u>				
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
<u>1-BR</u>					
Average List Price	\$35,000	\$75,000	N/A	N/A	\$25,500
Lowest Price	35,000	75,000	N/A	N/A	25,500
Highest Price	35,000	75,000	N/A	N/A	25,500
<u>2-BR</u>					
Average List Price	\$54,079	\$57,633	\$96,771	\$59,537	\$48,737
Lowest Price	6,000	22,000	29,000	19,500	12,000
Highest Price	105,000	85,000	172,500	395,000	105,000
<u>3-BR</u>					
Average List Price	\$79,235	\$88,933	\$123,924	\$87,948	\$79,195
Lowest Price	20,000	66,900	32,900	29,900	36,500
Highest Price	320,000	130,000	367,000	420,000	245,000
<u>4-BR</u>					
Average List Price	\$74,587	N/A	\$154,052	\$185,278	\$109,521
Lowest Price	8,600	N/A	79,900	32,500	32,000
Highest Price	155,000	N/A	225,000	315,000	299,900
<u>5-BR</u>					
Average List Price	\$49,900	\$600,000	\$234,760	\$210,633	\$92,400
Lowest Price	49,900	200,000	149,900	74,900	54,900
Highest Price	49,900	1,000,000	299,900	298,000	129,900

* The neighborhood study areas (NSA) differ from the real estate sections for which the single-family home data was obtained. Therefore, it was necessary to group the study areas together, as shown below:

NSA "A" - Includes real estate sections 39, 63 and 66.
 NSA "B" - Includes real estate section 42.
 NSA "C" - Includes real estate section 55.
 NSA "D" - Includes real estate section 52.
 NSA "E" - Includes real estate section 54.

Source: MLS, April 1992

TABLE 24
RESOURCE AVAILABILITY
MULTI-FAMILY UNITS, 1991

<u>Unit Type</u>	<u>Study Area*</u>			<u>Avg. Rent</u>
	<u>Total Units</u>	<u>Vacant</u>	<u>Percent Available</u>	
Efficiency	453	41	9.1	\$321
1BR/1BA	5,758	341	5.9	\$421
2BR/1BA	2,232	210	9.4	\$485
2BR/2BA	3,784	241	6.4	\$549
3BR/2BA	<u>742</u>	<u>31</u>	4.2	\$612
TOTAL	12,969	864	6.7	

* Includes areas 4 (Temple Terrace) and 6 (Brandon and eastern Hillsborough County) from the Bay Area Apartment Association Map.

Source: Availability Survey, Bay Area Apartment Association, Third Quarter 1991.

XII. IMPACTS ON THE COMMUNITY

The construction of this proposed transportation project will impact the immediate local community with respect to relocations. However, due to the nature of a widening project, the project should result in minimal disruption to neighborhoods. Although 24 single-family residences and 24 mobile homes (23 of which are tenants) will be acquired, most of the single-family dwellings are adjacent to the existing interstate. One residential neighborhood near I-4 will require the purchase of an entire row of houses due to right-of-way acquisition. These homes are located within the Pardeau Shores Subdivision near East Lake. However, the widening and improvement of the interstate will not divide or separate this neighborhood, nor any others in the study area. Currently, the interstate acts as a boundary for neighborhoods in the area. The 23 mobile home rentals are located on Faulkenburg Road on the north side of U.S. 92. Based upon available information, all of the relocatees should be able to relocate within or near the areas they currently reside.

The number of business displacements is few considering the available leasable square footage in eastern Hillsborough County (i.e., Brandon, Plant City and the I-75 Parkway area), which is approximately 1.4 million square feet. No hospitals, nursing homes, civic associations or schools will be displaced.

Data was collected and analyzed representing the availability of resources for each type of land use displacement. 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 suitable replacement housing, including rentals, is available to accommodate anticipated residential displacements, although some replacement housing may be outside of their immediate neighborhood. Comparable replacement housing was located using MLS, realtors, rental publications and field reviews.

A local realtor provided MLS computer information for real estate areas 39, 42, 52, 54, 55, 63 and 66, encompassing the area generally between 50th Street and the Hillsborough-Polk County line, as described below:

Areas 39, 63 and 66 (NSA "A") - Comprises the area north and south of I-4 between east of 50th Street and U.S. 301.

Area 42 (NSA "B") - Comprises the area north and south of I-4 between U.S. 301 and Parsons Avenue (east of Mango Road).

Area 55 (NSA "C") - Comprises the area north and south of I-4 between Parsons Avenue and east of Moores Lake Road.

Area 52 (NSA "D") - Comprises the area north and south of I-4 between east of Moores Lake Road and Alexander Street in Plant City.

Area 54 (NSA "E") - Comprises the area north and south of I-4 between Alexander Street and the Hillsborough-Polk County line.

The information indicated approximately 532 available single-family dwelling units ranging from \$6,000 (2BR/1BA in area 63) to \$1,000,000 (5BR/3BA in area 42).

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. Although the housing market has been depressed in the past, more recent conditions indicate an improvement in the housing market, as noted in the increased number of building permits issued in the first quarter of 1992. In general, the replacement housing available is comparable, or superior, in terms of location, aesthetic appeal, environmental quality and property value. Seasonal immigration and minorities with low income will not be a factor. As stated previously, if last resort housing is required, ample single-family dwellings and multi-family units exist for purchase or rental by those displacees. In addition, last resort housing would be a result of low income and low rental payments rather than a lack of available housing. No handicapped or disabled displacees are anticipated.

A public involvement program was developed as an integral part of the I-4 project. The purpose was to establish and maintain communication with the general public, businesses, agencies and local governments concerned with the project. A Public Workshop and Hearing were held in 1990 to present the project to and obtain input from the public. Written notices were mailed to all property owners, as well as other interested parties. An advertisement announcing the Workshop and Hearing was placed in the local newspapers.

A coordination meeting with Plant City was also held in which the entire project design was discussed and, in particular, the area near S.R. 39 and Alexander Street. Plant City staff was very supportive of the project.

The I-4 project will be designed in three sections, the first of which is scheduled in July 1992. The remaining two sections are scheduled for design in September/October 1992. At this time, consultants are submitting proposals for the design work. Therefore, specific relocation incentives for displaced businesses and individuals have not been pursued. It is recommended that such incentives be discussed and coordinated with the appropriate local governments once all design phase schedules have been developed.

Hazardous material/petroleum contamination sites located within and adjacent to the proposed right-of-way have been identified by the Department. A Hazardous Waste and Petroleum Contamination Site Survey report is currently being prepared by the Department in which the location, risk rating and other detailed information about each site is included.

In summary, minimal negative community impacts are anticipated for this project. Resources are plentiful and all displacees should be able to relocate within the project area. Positive impacts resulting from the I-4 improvements include safer and more efficient traffic movement, better accessibility for adjoining properties, improved intersection/interchange movements and addition of HOV lanes to encourage car- and vanpooling and increase bus ridership.

XIII. 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 and 1992.
- * Population and Housing Estimates, Hillsborough County City-County Planning Commission, May 1989 and January 1992.
- * Standard Industrial Classification Manual, Executive Office of the President, Office of Management and Budget, 1987.
- * "Permits," Hillsborough County City-County Planning Commission, April 1990 and February 1992.
- * Sales and Marketing Management, Survey of Buying Power, August 1990.
- * U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census.
- * County Comparisons, 1980: Edited ES202 Reports.
- * Labor Trends of the Tampa Bay Region, Tampa Bay Regional Planning Council.
- * Labor Market Trends, Florida Department of Labor & Employment Security, Bureau of Labor Market Information, February 1992.
- * Florida Statistical Abstract, 1989, 1990 and 1991.
- * MLS Realtors Listing, April 1992.
- * Maddux Report, December 1991 and January 1992.
- * St. Petersburg Times, Pages 1A and 4A, April 3, 1992 and Pages 1 and 2 of the Tampa section, April 21, 1992.

APPENDIX

ADVISORY HEALTH AND SOCIAL SERVICE ORGANIZATIONS

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Aging Services	2015 N. 15th St.	272-6630
Alcoholics Anonymous	8019 Himes Ave.	933-9123
American Cancer Society	301 Alexander St. N.	757-1232
Alzheimer Association	2700 MacDill Ave. N.	875-7766
Bay Area Legal Services	1001 Baker E.	752-1335
Catholic Social Services	730 Sterling Ave. S.	870-6220
Civil Service (County Employment)	818 E. Zack Street	272-5621
Community Affairs	306 E. Jackson St.	223-8611
Deaf Service Center Inc.	5010 Kennedy Blvd. W.	289-6016
Department of Health	1105 E. Kennedy Blvd.	272-6200
Department of Social Services	2103 Rome Ave N.	272-5074
Drug Abuse Comprehensive Coordinating Office (DACCO)	4288 U.S. 98, W.	752-6960
Equal Opportunity and Human Relations Department	412 Madison St.	272-5969
Head Start	1304 E. Alsobrook St.	752-4706
Hillsborough County School Board	901 E. Kennedy Boulevard	272-4000
Hospice of Hillsborough, Inc.	3010 Azeele W.	877-2200
Human Resources	412 E. Madison St.	272-6400
Leukemia Society of America	3725 Grace W.	870-1099
Mental Health Association of Hillsborough County	4601 Kennedy Blvd.	289-6937
Neighborhood Service Centers	702 E. Alsobrook St.	754-2621
Plant City Health Clinic	302 N. Michigan Ave.	754-2621
Plant City Housing Authority	1306 Larrick Lane	752-0589
Plant City Outpatient Program	206 Evers St.	752-6960
Senior Citizens Nutrition and Activity Program	2015 15th St. N.	272-5160
Share-a-Van	2103 N. Rome Ave.	684-8822
Social Security Administration	700 E. Twiggs Street	223-4911
Tampa Jaycees	5010 Kennedy Blvd. W.	289-6911
Veterans Affairs	412 Madison Street	272-5700
Victim Assistance Program	902 N. Florida Ave.	272-6472
Welfare (Public Assistance)	5550 W. Idlewild Ave.	272-6530
The Centre for Women	305 S. Hyde Park Ave.	251-8437
YMCA	502 Young Ave. E.	757-6677
Youth Enhancement Service	2716 Swann Avenue	876-2290

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.