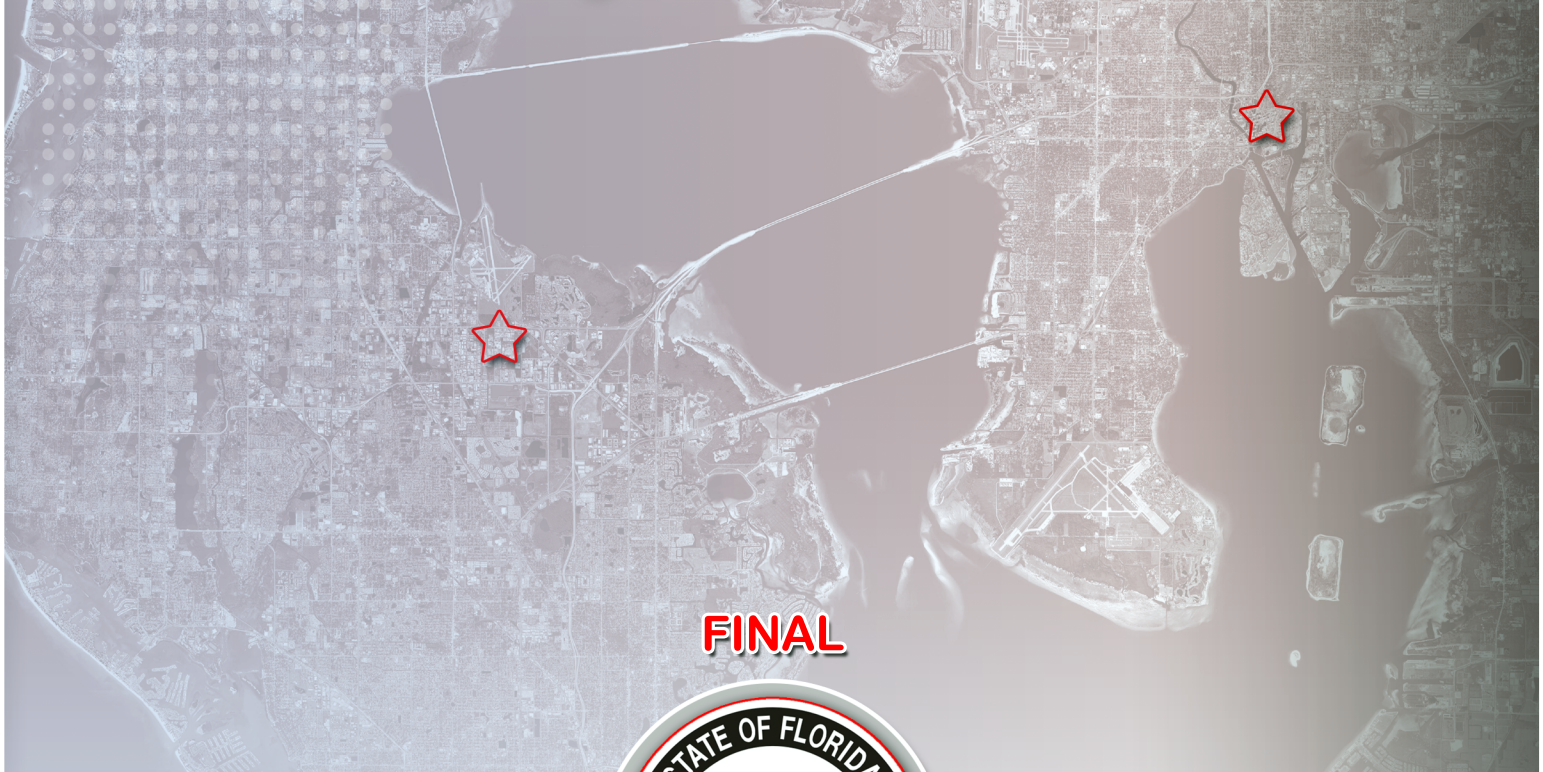


Tampa Bay Intermodal Center(s)

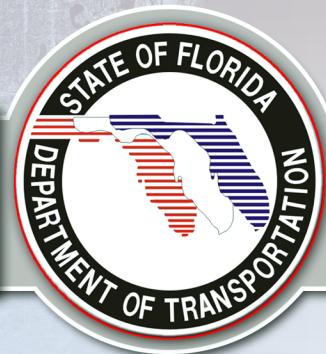


Tampa Bay Intermodal Center(s)

Conceptual Stage Relocation Plan
Project Development and Environment (PD&E) Study
Hillsborough/Pinellas Counties, Florida



FINAL



**Florida Department of Transportation
District Seven**

Financial Project Number: 415348 1 94 01
December 2005

DRAFT CONCEPTUAL STAGE RELOCATION PLAN

**Tampa Bay Intermodal Center(s)
Project Development and Environment Study
Hillsborough/Pinellas Counties, Florida**

FPN: 415348 1 94 01

Contract No. C8947

Prepared for:

**Florida Department of Transportation
District Seven
11201 N. Malcolm McKinley Drive
Tampa, Florida 33612-6403**

Prepared by:



**5300 West Cypress Street
Suite 200
Tampa, Florida 33607**

April 2005

Revised July 2005

TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page</u>
	TABLE OF CONTENTS.....	i
	LIST OF TABLES.....	iii
1.0	Scope and Purpose	1-1
1.1	Project Area	1-1
1.2	Methodology and Sources of Information	1-1
2.0	Downtown Tampa Intermodal Center	2-1
2.1	Household Displacement	2-1
2.2	Available Housing Analysis	2-1
2.3	Unique Relocation Advisory Services	2-1
2.4	Insufficient Replacement Housing Considerations.....	2-1
2.5	Business Displacements.....	2-1
2.6	Local Government Assistance	2-2
2.7	Last Resort Housing.....	2-2
2.8	Social Agencies.....	2-2
2.9	Hazardous Waste Concerns	2-2
2.10	Publicly Owned Lands.....	2-3
3.0	Gateway Intermodal Center	3-1
3.1	Household Displacement	3-1
3.2	Available Housing Analysis	3-1
3.3	Unique Relocation Advisory Services	3-1
3.4	Insufficient Replacement Housing Considerations.....	3-1
3.5	Business Displacements.....	3-1
3.6	Local Government Assistance	3-2
3.7	Last Resort Housing.....	3-2
3.8	Social Agencies.....	3-2
3.9	Hazardous Waste Concerns	3-2
3.10	Publicly Owned Lands.....	3-2
4.0	Residential Relocation Assistance	4-1
4.1	Available Housing to Meet Needs of Displacees	4-1
4.2	Special Cases and Considerations.....	4-1
4.3	Availability of Government and Social Service Agencies	4-2
4.4	Last Resort Housing Consideration	4-3
4.5	Relocation Assistance Provisions	4-4

TABLE OF CONTENTS (cont.)

<u>Section</u>	<u>Title</u>	<u>Page</u>
5.0	Non-Residential Relocation Assistance	5-1
5.1	Summary	5-2
6.0	Demographics	6-1
6.1	Households to be Displaced.....	6-1
6.2	Minority Households to be Displaced.....	6-1
6.3	Estimated Income Range of Affected Neighborhood.....	6-2
6.4	Estimate of Tenure or Age of Structures to be Displaced	6-3
6.5	Percent Elderly Households to be Displaced.....	6-4
6.6	Percent Households Containing 5+ Persons	6-5
6.7	Estimate of Handicapped or Displaced Occupants.....	6-5

APPENDIX

LIST OF TABLES

<u>Table Number</u>	<u>Title</u>	<u>Page</u>
2-1	Potential Relocations	2-2
6-1	Potential Displaced Households	6-1
6-2	Minority Households (Hillsborough County).....	6-1
6-3	Minority Households (Pinellas County)	6-2
6-4	Average Household Income (Hillsborough County)	6-2
6-5	Average Household Income (Pinellas County).....	6-3
6-6	Average Year Structure Built (Hillsborough County)	6-3
6-7	Average Year Structure Built (Pinellas County)	6-4
6-8	Age of Household Occupants (Hillsborough County).....	6-4
6-9	Age of Household Occupants (Pinellas County)	6-5
6-10	Percentage Handicapped/Disabled (Hillsborough County)	6-6
6-11	Percentage Handicapped/Disabled (Pinellas County)	6-6

Section 1.0

SCOPE AND PURPOSE

This Conceptual Stage Relocation Plan (CSRP) is to be incorporated into the Florida Department of Transportation's Project Development and Environment (PD&E) Study for the proposed Tampa Bay Intermodal Center(s) servicing the Tampa Bay area. This CSRP discusses the potential displacement of any residential and/or non-residential entities due to the locations of the proposed regional Intermodal Centers, and impacts to the surrounding neighborhoods.

1.1 PROJECT AREA

Two Regional Tampa Bay Intermodal Centers, one in Hillsborough County and one in Pinellas County, are identified in this study. Several alternative sites were proposed. However, these sites were deemed the most suited to provide the highest degree of connectivity to all available modes of transportation throughout the Tampa Bay area. They are discussed in further detail in the body of this document.

1.2 METHODOLOGY AND SOURCES OF INFORMATION

The methodology utilized in preparing this study includes analysis of the impact of the proposed Regional Intermodal Centers on the surrounding neighborhoods, real estate market research, and field research. It is noted that secondary sources of information were relied upon. Due to the fact that this is a Conceptual Stage Relocation Plan, wherever possible no potential displacees were contacted directly or personally interviewed by persons preparing this document. In addition to the information gained from field study, information from authoritative sources such as the U.S. Census Bureau, the Tampa Bay Intermodal official website, State of Florida, Hillsborough County, and City of Tampa websites, and data from the Tampa Bay area real estate markets were relied upon. A discussion of the proposed Regional Intermodal Centers follows.

Section 2.0

DOWNTOWN TAMPA INTERMODAL CENTER

The Downtown Tampa Intermodal Center location is comprised of one vacant and several improved properties along the south corridor of the Tampa downtown interchange. Six buildings, one double-face ODA sign, and several parking lots are located in the proposed area of acquisition. To date seven businesses and a church have been identified as being displaced by this proposed location.

2.1 HOUSEHOLD DISPLACEMENT

There are no household displacements due to the proposed locations of this Regional Intermodal Center and no further discussion of residential displacements will be included in this report.

2.2 N/A

2.3 N/A

2.4 N/A

2.5 BUSINESS DISPLACEMENTS

Based on the proposed site boundaries of the Downtown Intermodal Center, there are seven potential non-residential relocations and one ODA sign in the impacted areas. In addition, one of the impacted sites is occupied by the State of Florida, Department of General Services and one site by Hillsborough County Sheriff's Office – Criminal Registration Center (f/k/a Morgan Street Jail). These two displacements are discussed further in Section 2.10 of this report regarding publicly owned lands. The non-residential displacements are identified as follows:

**TABLE 2-1
POTENTIAL RELOCATIONS**

PARCEL ID	NAME	ADDRESS	CURRENT ZONING	BUSINESS TYPE	EST. # OF EMPLOYEES
1893	Department of General Services	1313 N. Tampa Street	CBD-1	State Government	200+
2118	National Advertising	SW corner of Scott Street and Marion Street	CBD-1	ODA Signage	N/A
2119	Tampa Blue Print Company, Inc.	1319 N. Florida Avenue	CBD-1	Reprographics; Copying & Duplicating	20 - 25
2120	Henry Shell Insurance	1309 N. Florida Avenue	CBD-1	Real Estate and Insurance (Based on Yellow Pages & Insurance License)	5 - 10
2120	Shell Brokers	1309 N. Florida Avenue	CBD-1	No listing; assumed real estate business with above	Included with above
2121	Chem-Tel, Inc.	1305 N. Florida Avenue	CBD-1	Administrative Office	10 - 15
2126	Gietzen and Associates, Inc.	1302 N. Marion Street*	CBD-1	Private Detective	1-5
2126	Alamo Couriers, Inc.	1302 N. Marion Street	CBD-1	Courier/Delivery Service	Included with above
2123	HCSO Criminal Registration Center	1301 Morgan Street	CBD-1	Criminal Registration and Inmate Programs	
2129	The Church of Jesus Christ of Latter Day Saints	1221 N. Florida Avenue	CBD-1	Church	1-3 Employees; 50 – 100 members

*This owner occupied site is currently listed for sale by Coldwell Banker in the amount of \$400,000.

2.6 LOCAL GOVERNMENT ASSISTANCE

Information on local government programs and assistance regarding planning, incentive packages, zoning, building requirements etc., for non-residential displacees is included in Section 5 of this report.

2.7 N/A

2.8 SOCIAL AGENCIES

A discussion of social agencies providing services applicable to non-residential displacements is included in Section 5 of this report.

2.9 HAZARDOUS WASTE CONCERNS

A Contamination Screening Evaluation Report was prepared as part of the PD&E study by Nodarse & Associates, Inc. This report indicated that twenty (20) sites were reviewed for the downtown Tampa project site. Sixteen (16) sites were ranked low, one (1) site ranked medium, and three (3) sites were ranked as a high risk.

Of the sites impacted by this project, the property occupied by the Department of General Services and the HCSO Criminal Registration Center are both ranked as high risk sites. Tampa Blue Print and Chem-Tel were both ranked low, and the remaining sites were not identified in this study. Additional comments follow:

Parcel #2119 – Tampa Blue Print Company, Inc. – Despite the low ranking of the Tampa Blue Print site, consideration should still be given to the types of chemicals and processes used in this particular operation. Any site that produces, uses, stores or generates liquid crude oil derivatives is considered a potentially hazardous material site under the Florida Administrative Code (FAC) 62-770.

Parcel #2121 – Chem-Tel, Inc. – The name of this business operation may imply the potential for hazardous materials stored, used, or produced on this site. However, the City of Tampa business license for this site indicates that it is used as an administrative office. In addition, information derived from the company’s website indicates this company provides environmental consulting services to governmental concerns, including hazardous substance identification and clean up, and emergency services. Based on this information, it does not appear that this business operation will produce a hazardous material concern for this project.

It should be noted that this synopsis is done with only a drive-by field review. It is unknown at this time of any other environmental concerns such as dumping, unidentified business operations, and/or personal hobbies that may generate hazardous waste.

2.10 PUBLICLY OWNED LANDS

Real property needed for a transportation project, but currently owned and used by a governmental entity for a non-transportation purpose, must be given special consideration for functional replacement of the subject property as described in Section 7.10.4, FDOT

Right of Way Procedures Manual. The following parcels have been identified for functional replacement consideration:

Parcel #1893 is owned by the Trustees of the Internal Improvement Trust Fund (TIITF) on behalf of the Department of General Services. The Ultimate Concept Plan (Phase III) does not impact the state building itself, however, it is noted that some parking for this building will be removed if this phase is constructed. The lost parking is proposed to be replaced via a parking garage located adjacent to the south side of the I-275 as part of the Phase III portion of this project.

Parcel # 2123 is owned by Hillsborough County and is occupied by the HCSO Criminal Registration Center and the former Morgan Street Jail (decommissioned). This site is currently being negotiated for purchase by the FDOT as part of the I-275 corridor expansion and improvement project. The consideration being paid for the site should eliminate the need for any functional replacement of improvements.

Section 3.0

GATEWAY INTERMODAL CENTER

The Gateway Intermodal Center site is located in Pinellas County. It is the location of the former Sunshine Speedway race track, and also encompasses a horse farm. Both entities were displaced by a Florida Department of Transportation project (Roosevelt/CR 296 extension). Therefore, they are not deemed to be impacted as a result of the proposed Gateway Intermodal Center.

3.1 HOUSEHOLD DISPLACEMENT

There are no household displacements due to the proposed location of the Gateway Regional Intermodal Center and no further discussion of residential displacements will be included in this report.

3.2 N/A

3.3 N/A

3.4 N/A

3.5 BUSINESS DISPLACEMENTS

Parcel ID# #3268 – Gateway (Former Sunshine Speedway) is currently owned by the State of Florida Department of Transportation. As previously discussed, the business is displaced by a current FDOT project. Therefore, there are no business displacements to be addressed on this site.

3.6 LOCAL GOVERNMENT ASSISTANCE

Information on local government programs and assistance regarding planning, incentive packages, zoning, building requirements etc., for non-residential displacees is included in Section 5 of this report.

3.7 N/A

3.8 SOCIAL AGENCIES

A discussion of social agencies providing services applicable to non-residential displacements is included in Section 5 of this report.

3.9 HAZARDOUS WASTE CONCERNS

Based on the aforementioned Contamination Screening Evaluation Report, fifty-eight (58) sites were investigated for this project area. Of these sites, fifty-four (54) were ranked as a low risk and the remaining four sites were ranked with a high risk hazard ranking, including the former Sunshine Speedway site encompassing three of the four high risk sites. As previously indicated, this site has already been purchased by the FDOT. Therefore, any hazardous conditions or contamination issues should be resolved by the Department in conjunction with their Roosevelt/CR 296 expansion project.

It should be noted that this synopsis is done without field review. It is unknown at this time of any other environmental concerns such as dumping, unidentified business operations, and/or personal hobbies that may generate hazardous waste.

3.10 PUBLICLY OWNED LANDS

This property is now owned by the State of Florida Department of Transportation and was purchased as part of a road expansion and improvement project. Functional replacement of this publicly owned property does not apply.

Section 4.0

***RESIDENTIAL RELOCATION
ASSISTANCE***

There are no residential displacements associated with either project site; therefore no further discussion of residential relocation will be included in this report.

Section 5.0

NON-RESIDENTIAL RELOCATION ASSISTANCE

5.1 POTENTIAL REPLACEMENT SITES

The non-residential displacements all appear to be primarily general office/administrative type businesses, except for Tampa Blue Print. Each of these businesses are currently located within a commercial business district (CBD-1), which provides for incentives and standards for redeveloping and improving this particular area. Office space is readily available in the downtown area however, available office space is primarily located in the large corporate/financial high-rise buildings. These may not be suitable locations for a few of the displacees impacted by this project due to the cost and location within these large buildings. Smaller, low-rise buildings are becoming rare in this area as improvements to downtown Tampa and the surrounding area continue to be developed. The smaller, privately owned businesses may have to move outside of the immediate area to locate affordable and suitable replacement properties. It does not appear that any of these businesses have specific zoning requirements other than commercial uses. However, it is likely that any location chosen by Tampa Blue Print will require modifications to the building in order to provide adequate ventilation for their blue printing process.

5.2 SPECIAL CASES AND CONSIDERATIONS

In addition to the non-residential displacees discussed thus far, additional consideration needs to be given to potential landlord reestablishment eligibility. Of the six (6) privately owned sites being impacted, three (4) appear to be non-owner occupied implying the potential for landlord reestablishment.

5.3 SERVICES AND AGENCIES

The Tampa Bay area is preparing for growth by providing numerous infrastructure improvements, pre-approved development sites, specialized job training, as well as extending business incentives. Also, the State of Florida and Small Business Administration offer numerous programs and financing assistance to allow for the growth and development of businesses in Florida. These incentives and financing opportunities vary and would potentially be available to any and all commercial enterprises impacted by the potential roadway improvement.

The State of Florida offers tax incentives in the form of:

- No state personal income tax
- No sales tax on food and medicine
- No state-level ad valorem tax
- No inventory tax
- No ad valorem tax on goods-in-transit
- Exemptions from sales tax on manufacturing machinery and equipment used in production
- Exemptions from sales tax on electricity used during the manufacturing process
- Sales and use tax exemptions for research and development costs
- No sales tax on containers, packing, and materials incorporated into a final product
- No sales tax on boiler fuels
- Sales tax exemptions for motion picture, television, and recording industries
- Tax refunds up to \$3,000 per job for qualified target industries

The State of Florida also offers financing incentives, such as:

- Industrial Revenue Bond financing
- Enterprise Bonds
- Enterprise Florida provides capital for start-ups, expansions, technology-transfer and businesses seeking to export goods and services
- Florida First Capital Finance Corporation is a non-profit corporation certified to issue SBA debentures

Regarding small business resources, the following entities may be contacted to provide assistance to small businesses displaced by this project:

Small Business Development Center @ USF
 Main Office
 1101 Channelside Drive, Suite 210
 Tampa, FL 33602
 (813) 905-5800
www.sbdc.usf.edu

Small Business Information Center
 7402 N. 56th Street, Suite 425
 Tampa, FL 33617
 (813) 914-4028
www.hillsboroughcounty.org/sbic/

Tampa Bay Economic Development Corporation (TEDCO)
2105 N. Nebraska Avenue
Tampa, Florida
(813)274-7969
www.tampagove.net/dept_tedco/index.asp

Tampa Minority Business Development
102 E. 7th Avenue
Tampa, Florida
(813)274-5522

5.4 RELOCATION ASSISTANCE PROVISIONS

In order to minimize the unabordable effects of right-of-way acquisition and displacement of individuals and businesses, the Florida Department of Transportation will carry out a right-of-way program in accordance with Florida Statutes 339.09 and the Uniform Relocation and Assistance and Real Property Acquisitions Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17). Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

The proposed project, as presently conceived, will not displace any residences within the community. Should this change over the course of the project, the Florida Department of Transportation will carry out a residential right-of-way and relocation program in accordance with the Statutes and Act listed above.

The Florida Department of Transportation provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised on the basis of the three standard real estate valuation methodologies, as applicable, including comparable sales, income, and depreciated replacement cost. Property owners will be offered and paid fair market value for their property rights.

No person lawfully occupying the real property will be required to move without at least ninety (90) days written notice of the intended vacating date.

At least one relocation specialist is assigned to each highway project to carry out the relocation assistance and payment program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and give assistance in finding suitable replacement property.

During the initial interview, the relocation specialist should determine the displacee's replacement site requirements, current lease terms, the need for outside specialists, an identification of personalty/realty issues, the time required for the business to vacate the site, an estimate of the anticipated difficulty in locating replacement property, and any advance relocation payments required to facilitate the move.

Any business, farm operation, or non-profit organization displaced by FDOT for a highway project shall be offered relocation assistance services for the purpose of locating a suitable replacement property, as well as reimbursement of eligible move costs and other advisory services. Business owners may choose to be reimbursed on the basis of actual reasonable moving costs and related expenses or, under certain circumstances, a fixed payment in lieu of actual moving expenses.

Actual reasonable moving expenses may be paid when a commercial mover performs the move or if the displaced business owners choose to move themselves. In some cases, two move costs may be necessary to establish reasonable costs. Such moving costs include the cost to disconnect, dismantle, remove, reassemble, and reinstall all machinery, equipment and other personal property. Moving costs also include the costs to modify the personal property as mandated by Federal, State, or local law, code, or ordinance. Related expenses, such as personal property losses, expenses in locating a replacement site, impact fees, licenses and permits, connections to utilities from the right-of-way to improvements at the replacement site, professional services performed to determine suitability of a potential replacement site, and hazardous substances and hazardous waste removal and disposal may also be reimbursed. Additionally, displaced business owners may receive up to \$2,500.00 for actual and reasonable expenses incurred while searching for a replacement business.

Finally, certain other reestablishment costs up to a maximum of \$10,000.00 may also be reimbursed. These items include the following: repairs or improvements to the replacement property as required by Federal, State, or local authorities; modifications to the replacement property which are necessary to accommodate the business; estimated increased cost of operation during the first two years at the replacement site; construction and installation costs for exterior signage; redecoration or replacement of soiled or worn surfaces at the replacement site; and advertisement of the replacement location.

Fixed payment in lieu of actual moving expenses, search expenses, reestablishment expenses, and actual direct loss of tangible personal property may be paid in a sum between \$1,000 and \$20,000. To be eligible for a fixed payment, a business or non-profit organization must either move from the site or terminate its operation. The Department must determine that the business cannot be relocated without a substantial loss of its existing patronage and is not part of an enterprise with more than three similar establishments not being acquired by the Department.

The brochures which describe in detail the Department's right-of-way acquisition process and relocation assistance program are "The Acquisition Process", "Residential Relocation Under the Florida Relocation Assistance Program" and "Relocation Assistance: Businesses, Farms, and Non-Profit Organizations". All of these brochures are distributed at all public hearings and made available upon request to any interested person. These brochures are also delivered directly to the property owner and every displaced entity on the project during the actual right-of-way acquisition and relocation process.

5.5 SUMMARY

Although several businesses will be displaced as a result of this proposed project, it is noted that ample resources exist to help relocate and reestablish all displaced entities. Furthermore, there are no residential displacements associated with either proposed project site. Finally, neither project site appears to adversely affect their surrounding neighborhoods.

Section 6.0

DEMOGRAPHICS

The following statistical data is provided as insight into the surrounding neighborhoods and those residential occupants that are to be affected by the proposed interchange project.

6.1 HOUSEHOLDS TO BE DISPLACED

The following households are displaced as a result of the proposed Intermodal Centers in Hillsborough and Pinellas counties are as follows:

**TABLE 6-1
POTENTIAL DISPLACED HOUSEHOLDS**

Tampa Bay Regional Intermodal Centers:	Households
Downtown Tampa-Site (#1863)	0
Gateway –Site (#3268)	0

6.2 MINORITY HOUSEHOLDS TO BE DISPLACED

There are no household displacements. However, racial composition data from the U.S. 2000 Census Bureau has been located for the Hillsborough and Pinellas County areas. It is noted that neither proposed site appears to adversely affect any particular race.

**TABLE 6-2
MINORITY HOUSEHOLDS (HILLSBOROUGH COUNTY)**

Race	Percentage (%)
White	63.3
Black	15.0
Asian	2.2
Hispanic	18.0
Other	1.5

**TABLE 6-3
MINORITY HOUSEHOLDS (PINELLAS COUNTY)**

Race	Percentage (%)
White	82.8
Black	9.0
Asian	2.4
Hispanic	4.6
Other	1.2

6.3 ESTIMATED INCOME RANGE OF AFFECTED NEIGHBORHOOD

The estimated income range for residents in Hillsborough County is outlined in Table 6-4, below.

**TABLE 6-4
AVERAGE HOUSEHOLD INCOME (HILLSBOROUGH COUNTY)**

Income in 1999	Percentage (%)
Less than \$10,000	9.0
\$10,000 to \$14,999	6.3
\$15,000 to \$24,999	13.4
\$25,000 to \$34,999	13.9
\$35,000 to \$49,999	17.5
\$50,000 to \$74,999	19.3
\$75,000 to \$99,999	9.3
\$100,000 to \$149,999	7.1
\$150,000 to \$199,999	2.0
\$200,000 or more	2.3
Median Household Income (\$)	\$40,663

The estimated income range for residents in Pinellas County is outlined in Table 6-5, below.

**TABLE 6-5
AVERAGE HOUSEHOLD INCOME (PINELLAS COUNTY)**

Income in 1999	Percentage (%)
Less than \$10,000	9.1
\$10,000 to \$14,999	7.3
\$15,000 to \$24,999	15.7
\$25,000 to \$34,999	15.0
\$35,000 to \$49,999	17.5
\$50,000 to \$74,999	17.6
\$75,000 to \$99,999	8.3
\$100,000 to \$149,999	5.7
\$150,000 to \$199,999	1.8
\$200,000 or more	2.1
Median Household Income (\$)	\$37,111

6.4 ESTIMATE OF TENURE OR AGE OF STRUCTURES TO BE DISPLACED

The estimated age of structures built in Hillsborough County is detailed in Table 6-6, below.

**TABLE 6-6
AVERAGE YEAR STRUCTURE BUILT (HILLSBOROUGH COUNTY)**

Year Built	Percentage (%)
1999 to March 2000	4.1
1995 to 1998	9.6
1990 to 1994	9.2
1980 to 1989	26.4
1970 to 1979	20.4
1960 to 1969	12.5
1940 to 1959	13.7
1939 or earlier	14.3

The estimated age of structures built in Pinellas County is detailed in Table 6-7, below.

**TABLE 6-7
AVERAGE YEAR STRUCTURE BUILT (PINELLAS COUNTY)**

Year Built	Percentage (%)
1999 to March 2000	0.8
1995 to 1998	3.6
1990 to 1994	5.3
1980 to 1989	21.3
1970 to 1979	28.1
1960 to 1969	17.1
1940 to 1959	19.7
1939 or earlier	4.1

6.5 PERCENT ELDERLY HOUSEHOLDS TO BE DISPLACED

No elderly households are being displaced as part of these proposed sites. However, statistical data on the ages of residential occupants in Hillsborough and Pinellas Counties is outlined in Tables 6-8 and 6-9, respectively.

**TABLE 6-8
AGE OF HOUSEHOLD OCCUPANTS (HILLSBOROUGH COUNTY)**

Age	Percentage (%)
Under 5 years	6.3
5 to 9 years	7.2
10 to 14 years	7.5
15 to 19 years	6.8
20 to 24 years	5.9
25 to 34 years	14.2
35 to 44 years	17.8
45 to 54 years	15.0
55 to 59 years	5.0
60 to 64 years	3.6
65 to 74 years	5.9
75 to 84 years	3.7
85 years and over	1.1
Median Age (years)	36.2

**TABLE 6-9
AGE OF HOUSEHOLD OCCUPANTS (PINELLAS COUNTY)**

Age	Percentage (%)
Under 5 years	4.9
5 to 9 years	5.5
10 to 14 years	5.6
15 to 19 years	5.1
20 to 24 years	4.5
25 to 34 years	11.8
35 to 44 years	15.6
45 to 54 years	14.0
55 to 59 years	5.5
60 to 64 years	4.9
65 to 74 years	10.5
75 to 84 years	8.7
85 years and over	3.4
Median Age (years)	43.0

6.6 PERCENT HOUSEHOLDS CONTAINING 5+ PERSONS

This project does not impact any households. However, the 2000 U.S. Census indicates that the average Hillsborough County household consists of 2.51 persons, and the average Pinellas County household consists of 2.17 persons.

6.7 ESTIMATE OF HANDICAPPED OR DISPLACED OCCUPANTS

The percentage of handicapped or disabled occupants in the Hillsborough and Pinellas County areas is detailed in Tables 6-10 and 6-11, as follows:

**TABLE 6-10
PERCENTAGE HANDICAPPED/DISABLED (HILLSBOROUGH COUNTY)**

Age	Percentage of Population (%)
5 to 20 years	8.9
21 to 64 years	21.9
65 years and over	44.0

**TABLE 6-11
PERCENTAGE HANDICAPPED/DISABLED (PINELLAS COUNTY)**

Age	Percentage of Population (%)
5 to 20 years	8.9
21 to 64 years	22.6
65 years and over	77.4

PARCEL ID# 1893
State of Florida - Department of General Services



1313 N. Tampa Street

This building will not be directly impacted by this project. However a significant portion of parking will be affected if Phase III is implemented. A proposed replacement parking garage adjacent to the southern boundary of the I-275 corridor is planned to cure the site.



Hillsborough County Property Appraiser Parcel Query System

Size:



- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:

Aerials + Parcels



FOLIO: 1925170000 PIN: A-13-29-18-4YM-000001-00005.0 ACREAGE: 3.09
4/20/2005 9:49:43 AM - 4/20/2005 9:49:45 AM

0 96 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1925170000
 PIN NUMBER: A-13-29-18-4YM-000001-00005.0
 OWNER 1: TIITF/DEPT GEN SERVICES
 ADDRESS: 1313 N TAMPA ST
 TAMPA
 LEGAL DESC: CONSTANT ST
 DOR CODE: 8700

VALUE SUMMARY:

BUILDING VALUE:	\$14,649,100
EXTRA FEATURE VALUE:	\$638,304
LAND VALUE (MARKET):	\$1,921,425
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$17,208,829
ASSESSED VALUE (A10):	\$17,208,829
EXEMPT VALUE:	\$17,208,829
TAXABLE VALUE:	\$0

PARCEL ID# 2118
National Advertising



SW corner of Scott Street and Marion Street



Hillsborough County Property Appraiser Parcel Query System

Size:



- Home
- Layers
- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:
Aerials + Parcels



FOLIO: 1930110000 PIN: A-13-29-18-4YY-000019-00001.1 ACREAGE: 0.11
4/20/2005 9:51:00 AM - 4/20/2005 9:51:01 AM

0  62 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930110000
 PIN NUMBER: A-13-29-18-4YY-000019-00001.1
 OWNER 1: NATIONAL ADVERTISING CO
 ADDRESS: 0 TAMPA
 LEGAL DESC: S 1/2 OF LOT 1 BLOCK 19
 DOR CODE: 1000

VALUE SUMMARY:

BUILDING VALUE:	\$0
EXTRA FEATURE VALUE:	\$0
LAND VALUE (MARKET):	\$55,470
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$55,470
ASSESSED VALUE (A10):	\$55,470
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$55,470

PARCEL ID# 2119
Tampa Blue Print Company, Inc.



1319 N. Florida Avenue



Hillsborough County Property Appraiser Parcel Query System

Size:



- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:

Aerials + Parcels



FOLIO: 1930120000 PIN: A-13-29-18-4YY-000019-00002.0 ACREAGE: 0.23
4/20/2005 9:51:53 AM - 4/20/2005 9:51:55 AM

0 65 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930120000
 PIN NUMBER: A-13-29-18-4YY-000019-00002.0
 OWNER 1: LIPPE STEWART
 ADDRESS: 1319 FLORIDA AV
 TAMPA
 LEGAL DESC: LOT 2 BLOCK 19
 DOR CODE: 4103

VALUE SUMMARY:

BUILDING VALUE:	\$115,636
EXTRA FEATURE VALUE:	\$306
LAND VALUE (MARKET):	\$156,090
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$156,500
ASSESSED VALUE (A10):	\$156,500
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$156,500

PARCEL ID# 2120
Henry Shell Insurance
Shell Broker



1309 N. Florida Avenue



Hillsborough County Property Appraiser Parcel Query System

Size:



- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:

Aerials + Parcels



FOLIO: 1930130000 PIN: A-13-29-18-4YY-000019-00003.0 ACREAGE: 0.14
4/20/2005 9:53:50 AM - 4/20/2005 9:53:51 AM

0 63 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930130000
 PIN NUMBER: A-13-29-18-4YY-000019-00003.0
 OWNER 1: SKINNER FAMILY LIMITED PARTNERSHIP
 ADDRESS: 1309 N FLORIDA AV
 TAMPA
 LEGAL DESC: 19
 DOR CODE: 1740

VALUE SUMMARY:

BUILDING VALUE:	\$16,231
EXTRA FEATURE VALUE:	\$2,270
LAND VALUE (MARKET):	\$88,755
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$107,256
ASSESSED VALUE (A10):	\$107,256
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$107,256

PARCEL ID# 2121
Chem-Tel, Inc.



1305 N. Florida Avenue



Hillsborough County Property Appraiser Parcel Query System

Size:



- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:
Aerials + Parcels



FOLIO: 1930140000 PIN: A-13-29-18-4YY-000019-00003.1 ACREAGE: 0.33
4/20/2005 9:55:37 AM - 4/20/2005 9:55:39 AM

0 71 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930140000
 PIN NUMBER: A-13-29-18-4YY-000019-00003.1
 OWNER 1: ICON FINANCIAL LLC
 ADDRESS: 1305 FLORIDA AV
 TAMPA
 LEGAL DESC: N 1/2 OF LOT 4 BLOCK 19
 DOR CODE: 1830

VALUE SUMMARY:

BUILDING VALUE:	\$381,883
EXTRA FEATURE VALUE:	\$4,036
LAND VALUE (MARKET):	\$224,198
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$411,000
ASSESSED VALUE (A10):	\$411,000
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$411,000

PARCEL ID# 2126
Gietzen & Associates, Inc. (Private Investigators)
Alamo Couriers, Inc.



1302 N Marion Street

This owner-occupied site is currently listed for sale in the amount of \$400,000.00 and may be a candidate for advanced acquisition. The property is listed by Anne Sanchez of Coldwell Banker-(813) 289-1712.



Hillsborough County Property Appraiser Parcel Query System

Size:



- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:
Aerials + Parcels



FOLIO: 1930370000 PIN: A-13-29-18-4YZ-000001-00001.0 ACREAGE: 0.1
4/20/2005 9:57:06 AM - 4/20/2005 9:57:08 AM

0 62 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930370000
 PIN NUMBER: A-13-29-18-4YZ-000001-00001.0
 OWNER 1: GIETZEN AND ASSOCIATES INC
 ADDRESS: 1302 N MARION ST
 TAMPA
 LEGAL DESC: LOT 1 BLOCK 1
 DOR CODE: 1730

VALUE SUMMARY:

BUILDING VALUE:	\$47,974
EXTRA FEATURE VALUE:	\$2,086
LAND VALUE (MARKET):	\$64,500
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$114,560
ASSESSED VALUE (A10):	\$114,560
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$114,560

PARCEL ID# 2123
HCSO Criminal Registration Center



1301 Morgan Street

This site also includes the former Morgan Street Jail, which has been decommissioned from use. The property is currently under negotiations with the Florida Department of Transportation in conjunction with the I-275 corridor project.



Hillsborough County Property Appraiser Parcel Query System

Size:



- Home
- Layers
- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:
Aerials + Parcels



FOLIO: 1930170000 PIN: A-13-29-18-4YY-000021-00001.0 ACREAGE: 2.93
4/20/2005 9:58:00 AM - 4/20/2005 9:58:02 AM

0 96 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930170000
 PIN NUMBER: A-13-29-18-4YY-000021-00001.0
 OWNER 1: HILLSBOROUGH COUNTY
 ADDRESS: 1301 MORGAN ST
 TAMPA
 LEGAL DESC: COUNTY JAIL
 DOR CODE: 8630

VALUE SUMMARY:

BUILDING VALUE:	\$6,084,480
EXTRA FEATURE VALUE:	\$111,723
LAND VALUE (MARKET):	\$1,864,515
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$8,060,718
ASSESSED VALUE (A10):	\$8,060,718
EXEMPT VALUE:	\$8,060,718
TAXABLE VALUE:	\$0

PARCEL ID# 2129
The Church of Jesus of Latter Day Saints – Belmont Heights Branch



1221 Florida Avenue

This site was recently occupied during the period of updating this report.



Hillsborough County Property Appraiser Parcel Query System

Size:



- owner
- address
- folio
- pin
- sec-twp-rge
- legend
- buffer

Layers:

Aerials + Parcels



FOLIO: 1930400000 PIN: A-13-29-18-4YZ-000002-00002.0 ACREAGE: 0.22
4/20/2005 9:59:01 AM - 4/20/2005 9:59:02 AM

0 63 ft

Copyright 2002. Hillsborough County Property Appraiser.

VIEW PROPERTY RECORD INFORMATION

FOLIO: 1930400000
 PIN NUMBER: A-13-29-18-4YZ-000002-00002.0
 OWNER 1: DIVERSIMARK INC
 ADDRESS: 1221 FLORIDA AV
 TAMPA
 LEGAL DESC: LOTS 2 AND 3 BLOCK 2
 DOR CODE: 1740

VALUE SUMMARY:

BUILDING VALUE:	\$98,622
EXTRA FEATURE VALUE:	\$3,854
LAND VALUE (MARKET):	\$140,250
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$242,726
ASSESSED VALUE (A10):	\$242,726
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$242,726

PARCEL ID# 2129
The Church of Jesus of Latter Day Saints – Belmont Heights Branch

REFERENCES

Code of Federal Regulations (CFR)
49 CFR – Part 24

Hillsborough County Property Appraiser's Office

Pinellas County Property Appraiser's Office

U.S. Census Bureau

Websites:

www.myflorida.com

www.tampabayintermodal.com

www.fta.com

www.fhwa.com

www.tampagov.net