



*Project  
Development  
and  
Environment  
(PD&E) Study*

***Final Conceptual Stage Relocation Plan***

***S.R. 574 (Martin Luther King Jr. Boulevard)  
from C.R. 579 to McIntosh Road  
Hillsborough County, Florida***

**WPI Segment No. 255893 1  
FAP No. 2081-018P**



**Florida Department of Transportation - District 7  
Tampa, Florida**

**October 2002**



Florida Department of Transportation  
Project Development and Environment (PD&E) Study

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**Submitted to:**

**Florida Department of Transportation - District 7  
11201 N. McKinley Drive  
Tampa, Florida 33612-6403**

**Submitted by:**

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**October 2002**



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## **1.0 EXECUTIVE SUMMARY**

The Conceptual Stage Relocation Plan (Type A) [CSRP] for the SR 574 (Martin Luther King, Jr. Blvd.) corridor Project Development and Environment (PD&E) Study has been conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646 as amended by Public Law 100-17). The project is located between C.R. 579 to McIntosh Road, Hillsborough County, Florida. The location and limits of the approximately 3.6 mile project is shown in Figure 2-1 of the Introduction of this report.

The CSRP addresses the project's Recommended Alternative and includes displacements due to acquisition of right-of-way for the recommended alignment. A summary of all displacements by segment and activity is listed in the Displacement Summary. Displacements due to storm water management areas have been included in the counts, and shown in Tables 3-3, 3-4 and 3-5.

The purpose of the CSRP is to identify community impacts and specifically those businesses, residential units and non-profit organizations that will be displaced by the Recommended Alternative. It should be noted that this CSRP deals with those displacements caused by impact to the structure and potential displacements caused by parking loss, close proximity to the right-of-way and ingress/egress problems associated with private driveways. Only those parcels where the structure is impacted are included in the displacement counts.

### **1.1 Businesses**

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Thirty-six (36) businesses will be displaced by the Recommended Alternative. At the current time, sufficient resources are available to accommodate all business relocations associated with this project without discrimination.

### **1.2 Residential**

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Eighteen (18) residential units will be displaced due to impacts by the Recommended Alternative for this project. This includes residential units, which may be displaced for pond sites. At the current time, sufficient resources are available to accommodate all residential relocations associated with this project without discrimination.

### **1.3 Non-Profit Organizations**

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No non-profit organizations (religious/church affiliated) will be displaced by the Recommended Alternative for this project.

### **1.4 Special Populations**

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This project will not separate special populations from community services. Based upon extensive field reviews it was concluded that adequate replacement single family homes, multi-family units and vacant lots for construction are available within 5 miles of the displaced units and are available to all displacees without discrimination. Lists of these replacement dwellings and land are shown as Tables 4-1 through 4-5.

It has been determined through field surveys and market data that suitable replacement housing, including rentals and "offered for sale" housing, is available to accommodate anticipated residential displacements. Therefore, no last resort housing is anticipated, however, once actual rental/purchase valuations of the subjects are determined during the acquisition process some last resort situations may occur. Comparable replacement housing was found through local real estate agents and field reviews.

No handicapped or disabled facilities were observed at any of the residences during the field surveys. It is not anticipated that special assistance services will be necessary. Should these special assistance services be necessary, ample organizations are in the area to assist the relocation specialist with specialized help.

### **1.5 Conclusions**

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In summary, minimal negative community relocation impacts are anticipated for this project. Resources are plentiful. Residential and business displacees should be able to relocate within a 5-mile radius of the project area.

## 2.0 INTRODUCTION

The Conceptual Stage Relocation Plan has been prepared in cooperation with the Florida Department of Transportation's (FDOT) Project Development and Environment (PD&E) Study for the improvement of S.R. 574 from C.R. 579 to McIntosh Road, Florida, Hillsborough County. This Conceptual Stage Relocation Plan is submitted in compliance with Florida Statute 339.09, and the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

The purpose of the Conceptual Stage Relocation Plan is to identify residences, businesses and non-profit organizations impacted by the project and to identify special relocation needs. The plan also discusses community characteristics and analyzes the impact of the project on the community.

### 2.1 Project Description

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The recommended alignment for the multi-laning of S.R. 574 from C.R. 579 to east of McIntosh Road generally follows the existing centerline of the roadway with several shifts to reduce impacts to established commercial properties and to avoid a cemetery in the western portion of the project. The recommended alignment was controlled by a twenty-five foot offset from the proposed right-of-way line to the centerline of the existing, active CSX railroad tracks, which is the minimum dimension that has been acceptable to CSX in previous District Seven projects.

The recommended alternative consists of three different typicals. Segment "A" (from C.R. 579 to Parsons Avenue) will be widened to a 5-lane urban typical section (40 mph design speed) which includes a two-way left turn lane and requires 94 feet of right-of-way. A 4-lane suburban typical section (45 mph design speed) is recommended to be utilized within Segment "B" (from east of Parsons Avenue to east of Kingsway Avenue) requiring 123.5 feet of right-of-way. The remaining portion of the project, Segment "C" (from east of Kingsway Road to east of McIntosh Road) will be widened to a 4-lane suburban typical section (60 mph design speed) requiring 131.5 feet of right-of-way.

There is a box culvert at Lake Weeks Creek, and a bridge (FDOT Bridge No. 100033) over Baker Canal, within the eastern portion of the project. This would require modifications to accommodate the multi-laning of S.R. 574 by constructing a longer culvert at Lake Weeks Creek, and a new bridge or bridge culvert at Baker Canal.

It is anticipated that minor modifications will be required along the side streets to accommodate the additional lanes on S.R. 574. Right-of-way acquisition is anticipated for various locations within the project corridor. In addition, storm water management will be accomplished with the construction of five off-site combined attenuation and treatment ponds. Figure 2-1 illustrates the location and limits of the project, and its relationship to the regional transportation system.



The existing land use adjacent to the S.R. 574 corridor transitions through two areas of generalized land use characteristics. In general, from the western terminus eastward, the land uses transition from dense development to low density development. Although vacant land exists within the Study corridor, developments are planned for most of this area.

The predominate land use adjacent to S.R. 574, from C.R. 579 to east of Kingsway Road, is characterized by commercial development such as medium scale shopping centers, office/professional office, medical facilities, service stations, restaurants and community facilities. Other land uses in this section of the project consist of isolated planned developments and residential sites.

The eastern portion of the project, from east of Kingsway Road to McIntosh Road, becomes more rural with low density development. The existing land use consists primarily of a mixture of agricultural, commercial, planned and residential developments. It should be noted that the development on the south side of S.R. 574 from Kingsway Road to McIntosh Road is isolated from S.R. 574 by the CSX railroad.

The total displacements for the proposed project area are 36 business units, 19 residential relocations and 64 on premise/trade signs. Additional parcels are identified with impacts other than the structures. Those additional impacts are noted in the Displacement Inventory Tables under Comments/Impacts but are not included in displacement counts.

## **2.2 The Metro Area (Tampa-St. Petersburg-Clearwater Metro)**

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Tampa Bay, considered Florida's top metro market, comprises Pinellas, Hillsborough, Pasco, Hernando, Citrus and Manatee Counties. Number one in population and effective buying power, the Tampa Bay area is also number one in retail sales and buying income. The population of the Tampa Bay area is expected to increase from 2.8 million to nearly 3.3 million by the year 2010.

Viewed as a central location for vacation and business travelers, Tampa Bay is known as easily accessible for all areas of the country and the world. There are numerous theme parks, entertainment centers, museums, sporting events, beaches, shopping and dining, all of which makes it very attractive. Tampa Bay is also recognized as Florida's gateway to the Gulf of Mexico because of its infrastructure of roads, rail, seaports and airports.

**Table 2-1: Tampa Bay Area - Population Estimates**

	April 1, 2000 Estimate	2005	2010	2015	2020
Tampa, St. Petersburg, Clearwater	2,753,016	3,012,850	3,298,641	3,613,842	3,960,683

*SOURCE: U.S. Census Bureau, Census 2000 Redistricting Data (P.L. 94-171) Summary File and 1990 Census. Population Division, U.S. Census Bureau, Bureau of Economic and Business Research, University of Florida.*



**Table 2-2: Tampa Bay Area And Counties - 2000 to 2001 Population Growth**

COUNTY	April 1, 2001 Estimate	April 1, 2000 (U.S. Census)	Percent Change	Rank by 2000 Population	Persons Per Square Mile 2000
Tampa Bay Area	2,450,337	2,395,997	2.3%	N/A	N/A
Pinellas	924,610	921,482	0.3%	5	3291
Hillsborough	1,027,318	998,948	2.8%	4	951
Pasco	362,658	344,765	5.2%	13	463
Hernando	135,751	130,802	3.8%	28	274
Citrus	122,470	118,085	3.7%	32	202
Manatee	274,523	264,002	4.0%	16	356

SOURCE: U.S. Census Bureau, Census 2000 Redistricting Data (P.L. 94-171) Summary File and 1990 Census. Population Division, U.S. Census Bureau, Bureau of Economic and Business Research, University of Florida.

**Table 2-3: Tampa Bay Area Counties - Total Personal Income Analysis - 2000 (Income by Major Source)**

Personal Income by Type (1)	Pinellas	Pasco	Hillsborough	Hernando	Manatee	Citrus
Wages and Salaries	\$15,021,631.00	\$1,929,123.00	\$20,864,157.00	\$798,375.00	\$3,414,410.00	\$757,948.00
Other Labor Income	\$1,538,047.00	\$234,061.00	\$2,309,243.00	\$97,099.00	\$347,151.00	\$90,239.00
Proprietor's Income	\$1,307,933.00	\$268,902.00	\$1,558,421.00	\$121,524.00	\$586,439.00	\$121,528.00
Residence Adjustment (2)	\$260,304.00	\$2,474,584.00	N/A	\$406,461.00	\$551,558.00	\$72,628.00
Dividends, interest and rent	\$7,435,115.00	\$1,772,905.00	\$4,834,771.00	\$844,758.00	\$2,458,627.00	\$864,135.00
Social Security and transfer	\$4,502,722.00	\$1,889,993.00	\$3,523,126.00	\$823,085.00	\$1,179,211.00	\$719,502.00
Total Personal Income	\$30,065,752.00	\$8,569,568.00	\$33,089,718.00	\$3,091,302.00	\$8,537,396.00	\$2,625,980.00

(1) Gross income before any withholding for personal contribution to social insurance.

(2) The adjustment of labor income from a place-of-work to a place-of-residence.

SOURCE: U.S. Department of Commerce, Bureau of Economic Analysis (2000)

## **2.3 Hillsborough County Overview**

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Hillsborough County was first discovered by the Spanish in the early 16<sup>th</sup> century. Hillsborough County was named the 19<sup>th</sup> county in the state of Florida on January 25, 1834, with a population of barely 100 persons. Now with a population of close to one million (998,948) or a population of 950 per square mile, Hillsborough faces a growth of 27,958 residents each year.

According to the US Bureau of the Census (Census 2000), in 2000 the non-white population was 24.8%. By age group, 119,673 resident or 12% were 65 years or older and 25.3% were younger than 18 years old.

The University of Florida Bureau of Economic and Business Research list the 1999 per capita income of the average Florida resident as \$27,781, and Hillsborough County residents as \$27,304.

Currently Hillsborough County has the fourth largest population in the State, ranks first in regional population, and covers the largest land area in the region (1,051 sq. miles). Hillsborough County is home to the City of Tampa, the largest urban center in the Tampa Bay Region, and New Tampa, which is a rapidly growing area.



**Table 2-4: Hillsborough County Profile - 2000**

Population	998,948
Male	488,772
Female	510,176
White	750,903
Black	149,423
American Indian/Alaskan Native	3,879
Asian	21,947
Pacific Islander	727
Hispanic Origin	179,692
Other	46,539

NOTE: THE COMBINED TOTAL OF RACE, INCLUDING HISPANIC ORIGIN, WILL EXCEED THE TOTAL POPULATION AS HISPANIC ORIGIN MAY BE OF ANY RACE AND INDICATE ONLY THAT A PERSON'S ANCESTRY IS FROM A SPANISH-SPEAKING COUNTRY.

SOURCE: U.S. Census Bureau, Census 2000.

**Table 2-5: Hillsborough County - Age of Population - 2000**

Total Population	998,948
18 years and under	280,076
19-24	66,133
25-44	316,603
45-64	216,463
65+	119,673

*SOURCE: U.S. Census Bureau, Census 2000.*

**Table 2-6: Employment by Industry - Hillsborough County 2000**

CATEGORY	NUMBER OF EMPLOYEES
Agriculture, forestry, fisheries, mining	5,391
Construction	32,050
Manufacturing	34,643
Transportation and warehousing, and utilities	25,015
Wholesale Trade	25,316
Retail Trade	62,869
Finance/Insurance/Real Estate	47,939
Arts, Entertainment, Recreation, accommodation and food services	41,190
Professional, scientific, management, administrative, and waste management services	57,271
Public Administration	18,998

SOURCE: U.S. Census Bureau , Census 2000.

**Table 2-7: Hillsborough County - Means of Travel to Work**

TRAVEL MEANS	NUMBER OF PERSONS
Car, truck or van	
Drove alone	374,120
Carpooled	61,532
Public Transportation (including taxicab)	6,368
Walked	7,702
Other means	7,407
Worked at home	13,624

SOURCE: U.S. Census Bureau , Census 2000.

**Table 2-8: Hillsborough County Income**

Median Household Income	\$40,663
Households with social security income	97,398
Households without social security income	N/A
Households with public assistance	11,774
Households without public assistance	N/A
Per capita income	\$21,812
Median gross rent	\$623
Median gross rent as percentage of household income	43.0%

*SOURCE: U.S. Census Bureau , Census 2000.*

## 2.4 Tampa

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Tampa is the third largest city in the State of Florida, behind Jacksonville and Miami. Named one of the top 50 international cities for doing business, Tampa is in one of the most significant development booms in its history. Tampa ranks number one for insurance agency and brokerage operations and is the number two city in which to locate insurance and bank office operations.

With a diverse economy, Tampa offers many elements from manufacturing to service industries. It is a key distributions center for Florida, due to its strong transportation abilities of airport, seaport, highway, and railway. Tampa International Airport, located on the west side of the city is ranked as one of the nation's best by frequent business travelers. A new state-of-the-art air side was recently completed. Tampa also has the largest deep water shipping port in the Tampa Bay Region, Port of Tampa. The port offers cargo, cruise operations, ship building and repair facilities.

Nearly 200 of the Fortune 500 companies are represented in Tampa due to Tampa's skilled workforce, world-class transportation, and active lifestyle.

The City of Tampa is bordered on the south and west by the Upper and Old Tampa Bays and is divided by the Hillsborough River, which originates northeast of the city.



**Table 2-9: Project Area - Zip Code Profile**

	Zip Code 33510	Zip Code 33527	Zip Code 33584	Zip Code Totals and Averages
<b>Population</b>				
Population Total	22,374	11,431	20,490	54,295
Male %	48.3	52.0	49.8	50.0
Female %	51.7	48.0	50.2	50.0
Median Age	35.4	32.2	35.4	34.3
<b>Population by Age</b>				
0-9 years	14.5%	15.9%	14.8%	15.1%
10-19 years	14.8%	17.0%	15.4%	15.7%
20-34 years	20.0%	21.2%	18.9%	20.0%
35-54 years	32.2%	27.8%	32.5%	30.8%
55-64 years	8.8%	9.4%	9.2%	9.1%
65 and over	9.6%	8.7%	9.2%	9.2%
<b>Percent of Total Population*</b>				
White	82.8%	82.9%	86.8%	84.1%
Black	9.0%	0.9%	7.1%	5.7%
American Indian/Alaska Native	4.0%	0.5%	0.4%	1.6%
Asian	2.0%	0.4%	0.9%	1.1%
Native Hawaiian/Pacific Islander	0.1%	0.1%	0.0%	0.1%
Hispanic or Latino	11.4%	30.3%	8.7%	16.8%
Other	3.2%	12.2%	2.5%	6.0%
*The above percentages will exceed 100 percent as Hispanic Origin may be of any race and indicate only that a person's ancestry is from a Spanish-speaking country. Figures for American Indian and Eskimo populations were not available by zip code.				

Source: U.S. Census Bureau, Census 2000.

**Table 2-10: Median Family Income**

Zip Code	33510	33527	33584	Average
	\$55,882	\$42,121	\$48,226	\$48,743

Source: U.S. Census Bureau, Census 2000

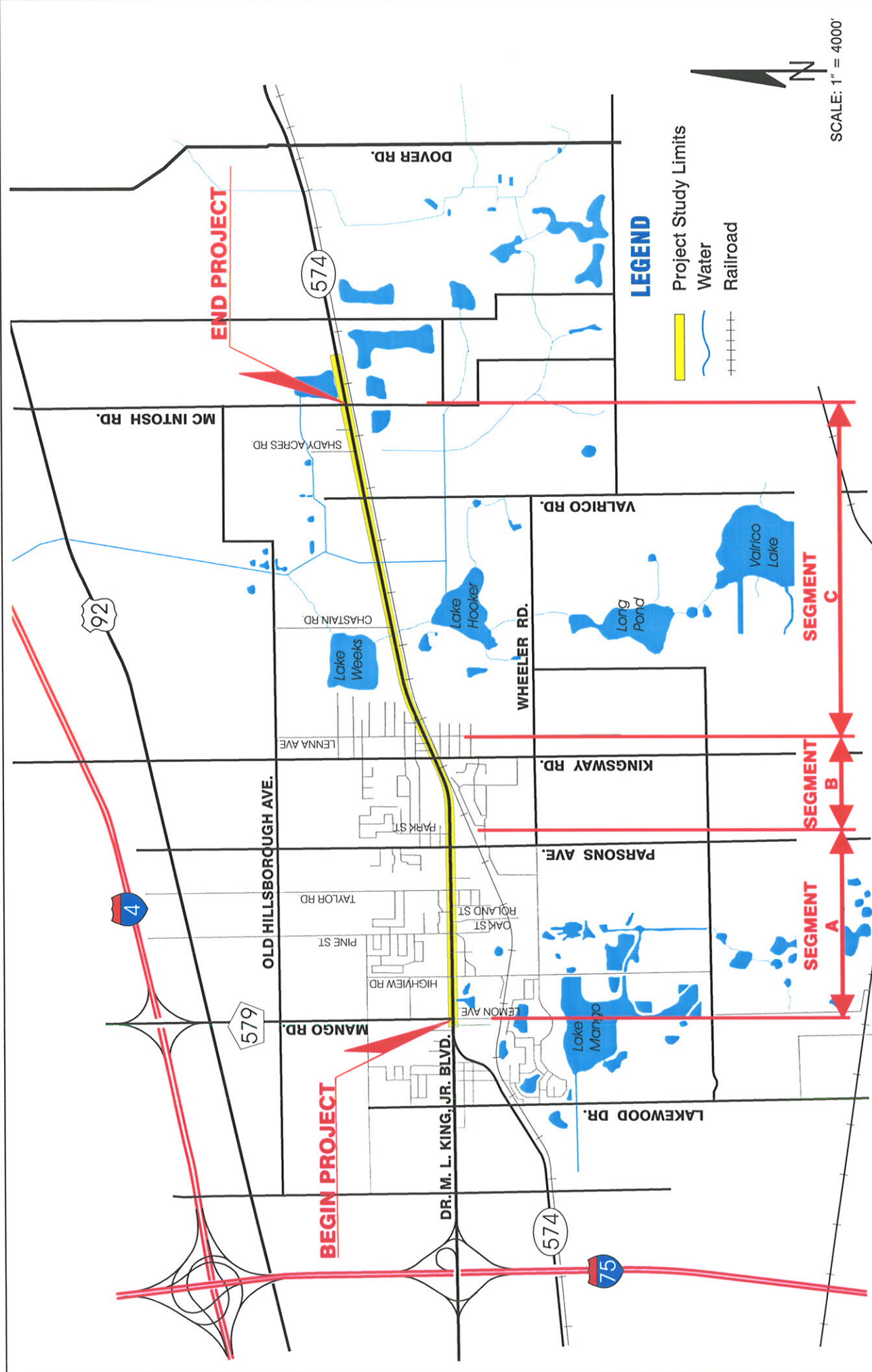




Figure 2-2 Zip Code Map



### 3.0 RELOCATION OVERVIEW

The following synopsis of each of the potential displacements anticipated indicates the relocation activity generated by the proposed acquisition on this project. The main categories identified for relocation/potential relocation were single family homes, multi-family homes, businesses, organizations and on-premise trade signs. A full inventory of all displacements is contained in Tables 3-3 through 3-6.

Replacement sites are available in the immediate area and within a 5 mile radius to accommodate the successful and timely relocation of the residential occupants within the respective Census tract(s) from which they are being displaced. Tables 4-1 through 4-3 represent available residential units, vacant land, and commercial properties for purchase. Table 4-4 and Table 4-5 represent available residential units for rent. Figure 3-1 shows the impacted census tracts. This would not preclude the possibility that relocation could occur outside of these areas. The businesses to be displaced by any of the alternates also have an adequate number and selection of sites to accommodate them.

Where residential units or commercial buildings were vacant, they were labeled as a displacement and noted in the Displacement Inventory. Some residential units were boarded up and are not suitable for habitation. Thus, the likelihood of rental prior to the acquisition of the parcels needed for the proposed right-of-way limits is extremely remote. Some commercial buildings were vacant. However, all could possibly be sold or rented prior to the acquisition period.

An analysis of all this project reveals that no unusual conditions or unique problems exist with the proposed acquisition area. The project area is currently within four separate census tracts i.e. Tract 121.05, 121.06, 122.06, and 122.07. An analysis of these tracts is found in Tables 3-1 through 3-2.



**103.04** Thonotosassa  
**I-4**

**SHWY 92**  
**USHWY 92**

**SHWY 579**

**Mango**

**Tampa-St. Petersburg UA**

**Valrico**

**Brandon**

**Approx. 4 miles across.**

**Prepared with American FactFinder**

Approx. 4 miles across. Brandon  
Prepared with American FactFinder

**Table 3-1 Project Area - Census Tract Profile**

Census Tract	121.05	121.06	122.06	122.07
<b>Population</b>				
Population Total	6,238	3,380	5,221	6,034
<b>Total Population by Race (and Hispanic Origin)*</b>				
White alone	5,368	3,135	4,272	5,122
Black or African American alone	298	88	529	464
American Indian/Alaskan Native alone	43	7	26	16
Asian alone	19	38	139	84
Native Hawaiian/Pacific Islander alone	0	0	16	3
Some other race alone	251	67	118	180
Two or more races	259	45	121	165
<b>*The above figures will exceed the total population as Hispanic Origin may be of any race and indicate only that a person's ancestry is from a Spanish-speaking country.</b>				
Average Household Size	2.60	2.76	2.92	2.96
Average Family Size	3.01	3.11	3.20	3.21
<b>Occupancy Status</b>				
Total	2,553	1,280	1,863	2,111
Occupied	2,399	1,225	1,787	2,039
Vacant	154	55	76	72
<b>Vacancy Status</b>				
Total	154	55	76	72
For rent	36	0	0	17
For Sale only	40	0	63	55
Rented or sold, not occupied	15	0	0	0
For seasonal, recreational, or occasional use	13	55	10	0
For migrant workers	0	0	0	0
Other vacant	50	0	3	0
<b>Household Size</b>				
1-person household	552	210	228	258
2-person household	791	427	591	645
3-person household	494	244	362	446
4-person household	325	215	391	409
5-person household	155	82	188	189
6-person household	40	33	9	65
7-or more person household	42	14	18	27
<b>Imputation of Vacancy Status</b>				
Substituted	0	0	0	0
Not substituted	154	55	76	72
Allocated	4	4	2	2
Not allocated	150	51	74	70
<b>Imputation of Tenure</b>				
Substituted	0	0	0	0
Not substituted	2,399	1,225	1,787	2,039
Allocated	138	74	70	68
Not allocated	2,261	1,151	1,717	1,971

Source: US Census Bureau, 2000

**Table 3-2 Project Area - Census Tract Profile**

Census Tract	121.05	121.06
<b>Means of Travel to Work</b>		
TRAVEL MEANS	NUMBER OF PERSONS	
Car, truck, or van	2,810	1,647
Drove alone	2,415	1,436
Carpooled	395	211
Public Transportation (including taxicab)	20	5
Walked	92	57
Other means	32	22
Worked at home	36	61
<b>Income Information</b>		
Median household income	33,795	38,333
with social security	530	318
with Supplemental Security Income	87	26
with public assistance income	68	23
with retirement income	332	202
Per capita income	16,370	22,768
<b>Year Structure Built</b>		
Total:	2,553	1,280
Built 1999 to March 2000	8	13
Built 1995 to 1998	76	45
Built 1990 to 1994	86	119
Built 1980 to 1989	800	343
Built 1970 to 1979	1,044	494
Built 1960 to 1969	278	81
Built 1950 to 1959	177	136
Built 1940 to 1949	29	37
Built 1939 or earlier	55	12
Median Value	76,400	111,100
Owner Occupied	1,552	1,096
Renter Occupied	847	129
Vacant	154	55
Housing Units	2,553	1,280

Source: US Census Bureau, 2000, Summary Tape File 3 (STF 3)

**Table 3-2 (cont'd) Project Area - Census Tract Profile**

Census Tract	121.05	121.06
<b><i>Professions by Industry - Employed persons 16 years +</i></b>		
<b>Employed civilian population 16 years and over</b>	<b>3057</b>	<b>1825</b>
Agriculture, forestry, fishing and hunting and mining	0	25
Construction	357	171
Manufacturing	271	122
Wholesale Trade	285	143
Retail Trade	361	266
Transportation and warehousing, and Utilities	143	122
Information	105	80
Finance, Insurance, Real Estate and rental and leasing	171	150
Professional, scientific, management, administrative, and waste management services	362	144
Educational, health and social services	438	287
Arts, entertainment, recreation, accommodation, and food services	253	150
Other services (except public administration)	204	51
Public administration	107	114

Source: US Census Bureau, 2000, Summary Tape File 3 (STF 3)



### 3.1 Displacement Discussion

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#### Segment A



**PARCEL #62 -**  
**Brandon Paint & Auto Body Shop**  
(Car repairs - #4018)

This business would require relocation under the proposed boundaries of the acquisition areas, due to a substantial amount of parking which would be acquired to accommodate road improvements. While the structure is not within the proposed area to be acquired, business damage would be significant to warrant a total take.



**PARCEL #56**  
**Charlie Livingston Insurance/Bev's Drive Thru/Precision Printing/VCRs N US**  
(Office Suites - #12002)

This building will be impacted by the limits of the proposed right-of-way acquisition area. The four businesses that are effected are:

- \*Charlie Livingston Insurance
- \*Bev's Drive Thru (Beverage & Alcohol)
- \*Precision Printing (Printing Service)
- \*VCRs N US (Electronic Appliance)



**PARCEL #55**  
**12006 East 574 Highway** (Residential)

This single family home will be impacted by the proposed limits of the right-of-way acquisition. One tenant household appears to occupy the unit. There are many single-family units available for lease, or purchase, to provide a replacement residence for this displaced tenant.



#### **PARCEL #9**

#### **Armwood Property (East Lake Auto Sales, Eleven Mile Tavern)**

(Automobile Sales/Cocktail Lounge - #1118)

Two businesses will be impacted by the limits of the proposed right-of-way acquisition area.

- **East Lake Auto Sales**

Sufficient sites are available for relocation of this business.

- **Eleven Mile Tavern**

The limits of the acquisition area would impact this building causing displacement of this facility. While zoning, state, and local regulations may restrict the reestablishment of this business in a certain areas, sites are available that meet the certain criteria required for this type of establishment.



#### **PARCEL #13**

#### **Greg Sanders Auto Sales**

(Automobile Sales - #1706)

This business will require relocation due to impact to the parking area, which is critical to the type of business, carried out. Sites are available for this type of business in the area.





#### **PARCEL #14**

##### **Seffner Oaks Square**

(Shopping Center - #1014)

Ten businesses will be impacted by the limits of the proposed right-of-way acquisition area. While the structure is not directly impacted by the proposed limits, parking will be impacted to an extent that would result in costly business damages.

- Suite 1002 - Signs & Computers Too (Electronics)
- Suite 1004 - Seffner Travel Global Express (Travel Agent)
- Suite 1006 - Sanzone Jewelers, Inc. (Jewelry Sales)
- Suite 1008 - Brooks Land Surveying (Surveyors)
- Suite 1010 - Okinawan Karate (Karate School)
- Suite 1012 - Seffner Mango Dental Care (Dentist)
- Suite 1014 - God's Refuge Ministries
- Suite 1016 - Eye Care - Dr. Gregory Cagle (Vision Care)
- Suite 1018 - Barber Shop (Hair Salon)
- Suite 1020 - Vacant
- Suite 1022 - Lakeside



#### **PARCEL #27**

##### **Jiffy Lube** (Oil Change facility - #1812)

This business would require relocation under the proposed boundaries of the acquisition area since the proposed land area to be acquired would render the type of business inoperable.

## Segment B



### **PARCEL #158**

#### **Brandon TV Sales & Service**

(Television sales and repair - #503)

This business located to the front of the property will be impacted by the proposed boundaries of the area to be acquired as a result of business damages.



### **PARCEL #157**

#### **Florist** (Flower Shop)

Most of the parking of this florist business will be impacted by the proposed boundaries of the area to be acquired as a result of roadway improvements. Sites are available for this type of business in the area.



### **PARCEL # 63**

Two businesses will be impacted by the proposed limits of the right-of-way to be acquired.

- **Brandon Rental North** (Equipment rental)





and

- **Farm Bureau Insurance**  
(Insurance Agency)



**PARCEL #65**  
**420 West Martin Luther King Boulevard**  
**(Unnamed Cottages)**  
(Residential)

This parcel has six buildings (Cottages) containing a total of seven tenants. One building is divided with two separate families. Sites exist which would provide suitable replacement residences.



**PARCEL # 66**  
**Spot Free Carwash** (Carwash Facility)

The limits of the proposed acquisition area would impact this building causing displacement of this facility. Familiar sites are available for relocation of this business.



**PARCEL # 84**  
**1415 Kingsway Avenue** (Residential)

A three bedroom, two bath, single family residential structure is located within this property and is impacted by the proposed acquisition area. There are numerous locations for the relocation of this owner.



**PARCEL # 79**  
**129 E Martin Luther King Blvd**  
 (Vacant Land)

This vacant land will be impacted by the limits of the proposed right-of-way limits. There are replacement sites in the area.



**PARCEL # 78/78A**  
**Amigo Auto Sales** (Automobile Sales)

This business will be totally impacted by the proposed limits of the acquisition area. Similar sites are available for relocation of this business.





**PARCEL # 77**

**Ralph's Automotive**

(Automotive Repair Shop - #206)

This business is totally impacted as a result of acquisition of right-of-way, and is considered a total take.



**PARCEL # 76**

**All About Animals Veterinary Hospital**

(Animal Hospital - #304)

The Animal Hospital will have to be relocated due to the proposed limits of the acquisition area. Similar sites are available in the area for the relocation of this business.

## Segment C



### **PARCEL # 156**

**Seffner Food Mart** (Convenient Store and Gasoline - #340)

This business contains a convenient store and a gas station. While zoning, state, and local regulations may restrict the reestablishment of this business in certain areas, sites are available which meet the criteria required for the operation of this business.



### **PARCEL #155**

**Legacy Automotive/Performance Boats & Motors**  
(Auto Center - #506)

This Auto Center will be impacted by the proposed units of the right-of-way to be acquired to the extent that it will have to be relocated. Similar sites in the area exist for this business relocation.



### **PARCEL #154**

**Zee Medical Services** (#612)

Sites are available in the area, which would provide a functional replacement for the reestablishment of this business.





**PARCEL #153**

**Thrift Store** (Retail establishment)

Sites are available in the area, which would provide a functional replacement for the reestablishment of this business.



**PARCEL # 138**

**1160 E. Martin Luther King Blvd.** (Residential)

A two bedroom, one bath, single family structure is located within this parcel and is impacted by proposed acquisition. There are displacement sites available within the area.



**PARCEL # 131**

**American & Import Auto Parts** (Automobile Parts Shop - #1376)

Sites are available in the area, which would provide a functional replacement for the reestablishment of this business.



**PARCEL # 130**  
**Quality Precast &Co.**  
 (#1406)

Part of the structure of this business will be impacted by the proposed limits of the right-of-way to be acquired. This business will need to be relocated.



**PARCEL # 129**  
**Gunter Septic**

This business will need to be relocated as a result of its impact by the proposed improvements to SR 574. Similar sites are available in the area to relocate this business.



**PARCEL # 120**  
**1620 E. Martin Luther King Blvd.**  
 (Residential)

A single family home with two bedrooms, one bath, will be relocated in a result of the proposed limits of the right-of-way to be acquired. Sites are available for relocation of the owner.





**PARCEL # 119**  
**1702 S.R. 574 HY**  
 (Residential)

This two bedroom, one bath frame structure will be impacted by the proposed limits of the right-of-way acquisition area. One tenant household appears to occupy the unit. There are many single family units available for lease or purchase to provide a replacement residence for this displaced tenant.



**PARCEL # 112**  
**1722 E. Martin Luther King Blvd.**  
 (Residential)

This two bedroom, one bath structure will also be impacted. There are sites available in the general area for the relocation of this owner.



**PARCEL # 103 A**  
**12905 Oliveira Street**  
 (Residential)

This three bedroom, two bath, single family residence will be relocated to accommodate pond sites. Numerous single-family units are available for lease or purchase in the area.



**PARCEL # 103B**  
**12917 Oliveira Street**  
 (Residential)

This three bedroom, two bath, single family residence will be relocated to accommodate pond sites. Numerous single-family units are available for lease or purchase in the area.



**PARCEL # 101**  
**12921 Oliveira Street**  
 (Residential)

This two bedroom, one bath, single family residence will be relocated to accommodate pond sites. Numerous single-family units are available for lease or purchase in the area.



**PARCEL # 102**  
**Harold's Farm Supply**  
 (Tack and Feed Store)

Sites are available in the area, which would provide a functional replacement for the reestablishment of this business.

Table 3-3 Displacement Inventory - Segment A

Parcel	Business Name/Residential Description		Comments Impacts	#Employee #Owners #Tenants
<b>SEGMENT A</b>				
1	3916 Highview Road	RX3		3 Tenants
62	Brandon Paint & Auto Body Shop	BX1	loss of parking	5 emp
56	Charlie Livingston Insurance/ Bev's Drive Thru/ Precision Printing/ VCRs N US	BX4		
55	Residential - 12006 East 574 Highway	RX1		1 owner
9	Armwood Property (Eastlake Auto Sales, Eleven Mile Tavern)	BX2		3 emp
13	Greg Sanders Auto Sales	BX1		
14	Seffner Oaks Square	BX10		40 emp
27	Jiffy Lube	BX1		
25	Pawn	BX1		
<b>Segment A</b> <b>Business Displacement (BX) - 20</b> <b>Residential Displacements (RX) - 4</b> <b>Non Profit Organizations (NP) - 0</b> <b>Sign Displacements - 16 LL / 2ML / 5SL / 5LU</b>				



Table 3-4: Displacement Inventory - Segment B

Parcel	Business Name/Residential Description		Comments Impacts	#Employee #Owners #Tenants
<b>SEGMENT B</b>				
158	Brandon TV Sales & Service	BX1	loss of 6 parking	6 emp
157	Florist	BX1	loss of 3 parking	2 emp
63	Brandon Rental North	BX1	building impacted	
63	Farm Bureau Insurance	BX1	loss of 4 parking	3 emp
65	Residential - 420 West Martin Luther King Blvd (Unnamed Cottages)	RX7	6 cottages	7 Tenants
66	Spot Free Carwash	BX1	building impacted	
84	Residential - 1415 Kingsway Avenue	RX1		Owner
79	Vacant Lot - 129 E. Martin Luther King Blvd.	VX1	vacant	
78/78A	Amigo Auto Sales	BX1	loss of 10 parking	
77	Ralph's Automotive	BX1		
76	All About Animals Veterinary Hospital	BX1	building impacted	9 emp
<b>Segment B</b>	<b>Business Displacement (BX) - 8</b> <b>Residential Displacements (RX) - 7</b> <b>Vacant Lots (VX) - 1</b> <b>Sign Displacements - 2LL / 6ML / 1LU / 4MU / 3SU</b>			

Table 3-5: Displacement Inventory - Segment C

Parcel	Business Name/Residential Description		Comments Impacts	#Employee #Owners #Tenants
<b>SEGMENT C</b>				
156	Seffner Food Mart	BX1	building impacted	2 emp
155	Legacy Automotive/Performance Boats & Motors	BX1	loss of 15 parking	
154	Zee Medical Services	BX1	building impacted	30 emp. Some out on distrib.
153	Thrift Store	BX1	building impacted	4 emp
138	Residential - 1160 E. Martin Luther King Blvd.	RX1	building impacted	1 owner
131	American & Import Auto Parts	BX1	loss of parking	
130	Quality Precast & Co.	BX1	loss of parking	
129	Gunter Septic	BX1		
120	Residential - 1620 E. Martin Luther King Blvd.	RX1		1 owner
119	Residential - 1702 S.R. 574 HY	RX1		1 owner
112	Residential - 1722 E. Martin Luther King Blvd.	RX1		1 owner
103	Residential - 12905 Oliveira Street	RX1		1 owner
103B	Residential - 12917 Oliveira Street	RX1		1 owner
101	Residential - 12921 Oliveira Street	RX1		1 owner
102	Harold's Farm Supply	BX1		8 emp
<b>Segment C</b> <b>Business Displacement (BX) - 8</b> <b>Residential Displacements (RX) - 7</b> <b>Non Profit Organizations (NP)</b> <b>Sign Displacements - 3LL / 5ML / 1SL / 1LU / 4MU / 6SU</b>				

**Table 3-6: Displacement Summary**

Type of Displacement	Summary by Segment			
	A	B	C	TOTAL
Business	20	8	8	36
Residential	4	8	7	19
Signs - On Premise/Trade	28	16	20	64



**Table 3-7: Displacement Inventory - Stormwater Management Area**

<i>Parcel</i>	<i>Business Name/Residential Description</i>		<i>Comments</i>	<i>#EMP #OCC</i>
<b>Segment A</b>				
POND SITE 1	3916 Highview Road	RX3	2b/ 1b	3 Tenants
<b>Segment B</b>				
POND SITE 2	Parcel # 65	RX7		7 Tenants
<b>Segment C</b>				
POND SITE 3	Vacant Land		No Displacement	
POND SITE 4	Vacant Land		No Displacement	
POND SITE 5				
	103A: 12905 Oliviera Street	RX1		
	103B:12917 Oliviera Street	RX1		
	101 12921 Oliviera Street	RX1		
	102 Oliviera Street	BX1		

**Table 3-8: Displacement Inventory Legend**

<i>BX#</i>	<i>Business displacement due to acquisition - number of displacements</i>		
<i>RX#</i>	<i>Residential displacement due to acquisition - number of displacements</i>		
<i>BXIA</i>	<i>Business displacement for storm water management area included in Segment displacement counts</i>		
<i>RXIA#</i>	<i>Residential displacement for storm water management area included in Segment displacement counts</i>		
<i>NP#</i>	<i>Non-profit organization displacement - number of displacements</i>		
<i>Sign displacements:</i>			
<i>SL</i>	<i>Small lighted on premise/trade sign</i>	<i>SU</i>	<i>Small unit on premise/trade sign</i>
<i>ML</i>	<i>Medium lighted on premise/trade sign</i>	<i>MU</i>	<i>Medium unit on premise/trade sign</i>
<i>LL</i>	<i>Large lighted on premise/trade sign</i>	<i>LU</i>	<i>Large unit on premise/trade sign</i>

## 4.0 RESOURCE OVERVIEW

Data was collected during the survey phase and analyzed to determine the resource needs of each type of land use displacement. An inventory of displacee needs was compiled to determine the type and quantity of residential, and nonresidential resources that would be necessary to accomplish a 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.

### 4.1 Residential

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The resources in this report are all Equal Opportunity Housing and are available without discrimination to all displacees. The available housing is comparable in price and density to those residences being acquired. No special facilities or schools that would accommodate handicapped or disabled persons were impacted by the proposed project. The residential resources available are more than ample to fulfill the resources needed to accommodate all residential impacts associated with this project; therefore, no last resort housing is anticipated.

A summary of available resources follows:

- For residential displacees wishing ownership status, there is a sufficient amount of available residential units offered for purchase within a 5-mile radius of the project area. Residences available for sale in the study area are shown in Table 4-1. Comparable replacement housing was located using local Realtors and field reviews.
- Ample apartments and multifamily units in which to relocate residential displacees who wish to retain tenant status are available within 5-mile radius of the project area. These available rental units in the study area are shown in Table 4-4 and Table 4-5.

## 4.2 Businesses

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There are business assistance programs, which include a small business development center at the University of South Florida in Tampa, and the Service Corps of Retired Executives (SCORE). A listing of these businesses and organizations can be found in Table 4-6.

For displaced businesses wishing ownership status, a sufficient amount of commercial space for sale exists, as well as sufficient vacant land for construction within 5-miles to the east or west of the project area.

For displaced commercial tenants that want rental status, an abundant supply of space is available in all sizes for lease and rent within 5 miles of the project area.

Coordination and consultation for this proposed project has been accomplished through a series of meetings and extensive correspondence ensuring all appropriate parties are apprized of the project and have ample opportunity to submit comments. Governmental agencies and departments (local, state, and federal) have been contacted through correspondence and/or meetings to solicit their comments regarding the proposed project, as well as coordination activities with nonprofit organizations, utilities, and rail. To date, no adverse comments have been received from entities regarding implementation of the proposed project.

The public coordination effort, including participation with community, small group, neighborhood and business association meetings and two public meetings has developed an active and meaningful project participation by the affected residential and business community. This process resulted in community organizations, which publicly support the proposed project. Representatives from the community have addressed the various governmental departments maintaining, if not advancing, the project's current priority and to provide full funding so this long awaited and promised project may be completed in a timely fashion.

**Table 4-1: Single Family Homes for Sale**

Address	Bedrooms	Bathrooms	Square Footage	Price
1408 Twin Oaks Drive Seffner, Florida 33584	3	1.5	984	\$37,500
14635 Bragg Street Dover, Florida 33527	3	2	862	\$45,900
5106 Sydney Road Dover, Florida 33527	3	2	862	\$45,900
111 Empire Drive Brandon, Florida 33510	4	2	1901	\$59,900
903 Yankee Court Seffner, Florida 33584	2	2.5	1032	\$65,900
5250 Hwy 579 Seffner, Florida 33584	2	2	883	\$71,000
5220 Cherry Avenue Seffner, Florida 33584	2	1	950	\$72,900
6207 Yukon Road Dover, Florida 33527	4	2	1792	\$73,500
1102 Gwaltney Place Dover, Florida 33527	3	2	1248	\$73,600
6014 Lotta Watta Lane Seffner, Florida 33584	2	2	1708	\$74,000
1219 Citrus Hill Court Seffner, Florida 33584	2	2	1100	\$76,000
2606 Oakdale Street Seffner, Florida 33584	3	2	1280	\$79,900
5309 Royal Oak Drive Seffner, Florida 33584	3	3	1841	\$84,900
512 Virginia Avenue Seffner, Florida 33584	3	1	1474	\$88,900
507 Holly Lane Brandon, Florida 33510	3	2	1776	\$89,900
5220 Bogdonoff Drive Seffner, Florida 33584	3	2	1238	\$89,900
5233 Bogdonoff Drive Seffner, Florida 33584	3	2	1238	\$89,900
1532 Thistledown Drive Brandon, Florida 33510	3	2	1076	\$89,900
531 Jerry Smith Road Dover, Florida 33527	3	2	1818	\$92,000
5217 Plum Avenue Seffner, Florida 33584	2	1	896	\$92,500
1407 Fernwood Place Seffner, Florida 33584	2	1	1147	\$94,000
1120 Music Tree Place Dover, Florida 33527	3	2	1568	\$94,500
115 Circle Hill Drive Brandon, Florida 33510	3	2	1405	\$94,900
1405 Thistletown Brandon, Florida 33510	3	2	1153	\$96,000

Source: Coldwell Banker

**Table 4-1: Single Family Homes for Sale (continued)**

<b>Address</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Square Footage</b>	<b>Price</b>
204 Cranberry Lane Brandon, Florida 33510	3	2	1240	\$96,500
217 Sheryl Lynn Drive Brandon, Florida 33510	3	2	1067	\$97,000
1119 Gwaltney Place Dover, Florida 33527	3	2	1104	\$97,500
2205 Margaret Elaine Seffner, Florida 33584	3	1	1440	\$99,000
2360 Lake Woodberry Brandon, Florida 33510	2	2	N/A	\$99,900
1029 Lake Shore Ranch Seffner, Florida 33584	2	2	1029	\$99,900
107 Sheryl Lynn Drive Brandon, Florida 33510	3	2	1405	\$99,900
4500 Country Hills Blvd Plant City, Florida 33567	3	2	1471	\$112,900
413 Abigail Road Plant City, Florida 33563	3	2	1174	\$99,900
519 N. Forbes Road Plant City, Florida 33567	2	2	1158	\$89,900
2315 Magnolia Avenue Seffner, Florida 33584	2	2	1200	\$104,900
2319 Magnolia Avenue Seffner, Florida 33584	4	2	1543	\$130,000
1212 S. Taylor Road Seffner, Florida 33584	3	2	2108	\$179,900
115 Field Lane Seffner, Florida 33584	3	2	1680	\$122,000
1625 Palm Leaf Drive Brandon, Florida 33510	3	2	1412	\$109,900
4104 Cragmont Drive Tampa, Florida 33610	3	2	1248	\$45,000
4115 Cragmont Drive Tampa, Florida 33610	3	2	1344	\$72,000
901 York Drive Brandon, Florida 33510	4	2	1502	\$119,900
1308 Wheeler Street Plant City, Florida 33566	2	1	1050	\$59,900
5250 Hwy 579 Seffner, Florida 33584	2	2	883	\$71,000

Source: Coldwell Banker

**Table 4-2 Vacant Land for Sale**

<b>Address:</b>	<b>City</b>	<b>Zip Code</b>	<b>Zoning:</b>	<b>Lot Size:</b>	<b>Price:</b>
0 Robson Avenue	Mango	33584	RDC-6	7400'	\$10,000
105 Garland Avenue	Seffner	33584	RSC-6	50x100	\$14,500
11503 Colony Hill Drive	Seffner	33584	RDC-1	80x123	\$18,000
11708 Sunlight Lane	Seffner	33584	RSC4	100x104	\$19,900
2319 Magnolia Avenue	Seffner	33584	RSC-6	N/A	\$22,000
0 Haynes Road	Dover	33527	RSC6M	150x150	\$25,000
0 Dad Weldon Road	Dover	33527	ASC-1	1 acre	\$28,500
0 Walden Sheffield	Dover	33527	ASC-1	1 acre	\$29,500
0 Bethlehem Road	Dover	33527	ASC-1	1/2 acre	\$32,500
2543 Dad Weldon	Dover	33527	RES	1.14 acres	\$34,500
0 Bethlehem Road	Dover	33527	ASC-1	1 acre	\$36,500
608 Penn National	Seffner	33584	CU	1 acre	\$36,500
2915 Beagle Place	Seffner	33584	RSC-6	0.39	\$45,000
13128 E. Wheeler Road	Dover	33527	ASC-1	1 acre	\$47,900
2513 N. Valrico Road	Seffner	33584	AS-1	3.1 acres	\$52,900
13111 Sara Anna Court	Dover	33527	ASC-1	1.14 acres	\$54,000
4827 Lynn Oaks Circle	Dover	33527	ASC-1	264x164	\$58,500
3830 Tanner Road	Dover	33527	ASC-1	2.038 acres	\$59,900
0 Towhe Drive	Seffner	33584	ASC-1	Irregular	\$60,000
11341 Pruett Road	Seffner	33584	AS-1	2.67 acres	\$69,900
0 Pemberton Creek	Seffner	33584	RES	2.67 acres	\$69,900
2102 Colewood Lane	Dover	33527	RSC2	1.39 acres	\$85,000
13922 Gavin Road	Dover	33527	R1MH	4.6 acres	\$89,700
5636 Kennedy Hills Drive	Seffner	33584	C-G	106x250	\$120,000
5307 Durant Road	Dover	33527	AA	166x1320	\$150,000
4006 Peek Street	Mango	33550	RSC-6	100x150	\$199,000
2215 Wooten Road	Dover	33527	0	9 acres	\$225,000
13070 Hwy 92	Dover	33527	0	9.5 acres	\$250,000
0 US Highway 92	Seffner	33584	CG	4.35 MOL	\$425,000
0 Jerry Smith Road	Dover	33527	AA	65+ Acres	\$975,000

Source: Coldwell Banker

**Table 4-3: Commercial Properties for Sale**

<b>Address:</b>	<b>Property Style:</b>	<b>Zoning</b>	<b>Lot Size (sq.ft.)</b>	<b>Price</b>	<b>Comments</b>
9609 Willams Road Seffner, Florida 33584	Land and Ranch	C1	50,017	\$150,000	Owner has preliminary site plan approved for convenience store with gas pumps (1800 sf) and retail bldg. (4250 sf) 30 pkg spcs and retention area.
11110 92 Hy E. Seffner, Florida 33584	Automotive	C-G	303,305	\$295,000	
6015 Pine Street Seffner, Florida 33584	Retail, Restaurants, Office, Motel/Hotel, Light/Medium Sales/Service, Light Items Sales Only, Automotive	CG/AI	159,865	\$480,000	
13780 E. MLK Boulevard Dover, Florida 33527	Other	AAR	38,400	\$350,000	Property needs to be rezoned. Site appears good for convenience store, used autos, business sales.
2307 Palm Avenue Seffner, Florida 33584	Retail, Personal/Light Services, Other	CN	25,174	\$120,000	
11502 MLK Boulevard Seffner, Florida 33550	Subdivided Vacant Land	RSC6	N/A	\$225,000	
11500 MLK Boulevard Seffner, Florida 33550	Office	RDC-6	59,520	\$225,000	
3202 Hwy 60 E Valrico, Florida 33594	Light Item Sales Only, Churches	AAR	143,110	\$150,000	
1502 S. Parsons Avenue Seffner, Florida 33510	Retail/Restaurants, Personal/Light Services, Office, Light/Medium Sales/Service, Light Items only, Group Housing, Food/Drink	BPO	49,440	\$549,999	
104 Mulrennan Road Valrico, Florida 33594	Apartment/Other	RSC6M	217,364	\$1,200,000	
5835 Durant Road Dover, Florida 33527	Food/Drink (Sell/Service)/Other	ASC-1	25,830	\$249,900	
5817 Durant Road Dover, Florida 33527	Retail, Restaurants, Personal/Light Services, Office, Churches/Other	ASC-1	38,320	\$350,000	
4309 E. Hillsborough Avenue Tampa, Florida 33594	Land and Ranch	C-I	28,000	\$137,500	

Source: Coldwell Banker



**Table 4-3: Commercial Properties for Sale (continued)**

<b>Address:</b>	<b>Property Style:</b>	<b>Zoning</b>	<b>Lot Size (sq.ft.)</b>	<b>Price</b>	<b>Comments</b>
4313 E. Hillsborough Avenue Tampa, Florida 33594	Office	C-I	28,196	\$195,000	
4305 E. Hillsborough Avenue Tampa, Florida 33594	Office	C-I	28,300	\$199,000	
4311 E. Hillsborough Avenue Tampa, Florida 33594	Restaurants, Apartments	C-I	42,450	\$398,900	
112 Edwards Avenue Brandon, Florida 33510	Food/Drink (Sell/Service)	COMM	N/A	\$24,900	Business only. Established convenience store/multi-cultural market. Require new lease, with new owner.
112 Windhorst Road Brandon, Florida 33510	Personal/Light Services, Office	BPO	11,050	\$125,000	
120 Central Drive Brandon, Florida 33510	Automotive/Other	C-G	13,000	\$249,000	Self service carwash
1202 N. Parsons Avenue Brandon, Florida 33510	Group Housing, Apartments, Restaurant, Office	POD	266,587	\$975,000	
120 Edwards Avenue Brandon, Florida 33510	Subdivided Vacant Land, Retail, Personal/Light Services, Light/Medium Sales/Service, Automotive	C-G	29,360	\$995,000	
102 E. Morgan Street Brandon, Florida 33511	Light Item Sales Only	PD	15,264	\$125,000	
105 James Street Brandon, Florida 33511	Personal/light services, Office, Light/Medium Sales/Service	RSC-6	15,264	\$150,000	
100 E. Morgan Street Brandon, Florida 33511	Personal/light services, Office, Light/Medium Sales/Service	PD	13,344	\$225,000	
711 N. Parsons Avenue Brandon, Florida 33510	Personal/Light Services, Office, Retail, Light/Medium Sales/Service, Light Item Sales only	PD-MU	N/A	\$350,000	Business only. (Mortgage Company)

Source: Coldwell Banker

**Table 4-4: Apartments to Lease**

<b>Apartment Complex</b>	<b>Street</b>	<b>Bedrooms</b>	<b>Price Range</b>
Westchester	105 Westchester Oaks Lane	1	\$523 - \$598
Westchester	105 Westchester Oaks Lane	2	\$627 - \$702
Westchester	105 Westchester Oaks Lane	3	\$723 - \$798
The Palisades	512 Camino Real Court	2	\$695 - \$755
The Palisades	512 Camino Real Court	3	\$845 - \$860
Lakewood Shores	1722 Lakewood Shores Lane	1	\$473
Lakewood Shores	1722 Lakewood Shores Lane	2	\$575
Lakewood Shores	1722 Lakewood Shores Lane	3	\$661
Lakewood Shores	1722 Lakewood Shores Lane	4	\$730
Camden Lakeside	529 Parsons Avenue	1	\$610 - \$680
Camden Lakeside	529 Parsons Avenue	2	\$715 - \$835
Brandon Oaks	110 Summerfield Way	1	\$549 - \$599
Brandon Oaks	110 Summerfield Way	2	\$664 - \$704
Brandon Oaks	110 Summerfield Way	3	\$814 - \$839

\* Multiple units available at each complex

Source: Apartment Finders

#### **4-5 Residential Properties for Lease**

<b>Address</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Square Footage</b>	<b>Monthly Rate</b>
506 Sideview Court Brandon, Florida 33510	3	2	1528	\$950
928 W. Wheeler Road Brandon, Florida 33510	3	2	1385	\$950
909 Smith Bay Drive Brandon, Florida 33510	4	2	1836	\$975
11207 Garfield Court Seffner, Florida 33584	3	2.5	1750	\$995
1008 Winchester Court Brandon, Florida 33510	4	2	1977	\$1,100

Source: Coldwell Banker

**Table 4-6: Advisory Health and Social Service Organizations**

<b>Name</b>	<b>Address</b>	<b>Telephone</b>
United Way of Hillsborough County	1000 North Ashley Drive Tampa, Florida 33602	813-274-0900
Catholic Charities	2021 East Busch Boulevard Tampa, Florida 33612	813-631-4370
Deaf Services Center, Inc.	8859 North Florida Avenue Tampa, Florida 33604	813-933-2627
Hillsborough Association for Retarded Citizens	220 East Madison Street Tampa, Florida 33602	813-273-6364
Salvation Army	3101 Lake Ellen Lane Tampa, Florida 33618	813-383-5656
Service Corps of Retired Executives	4732 North Dale Mabry Hwy Tampa, Florida 33614	813-870-0125
American Red Cross	217 Howard Avenue North Tampa, Florida 33606	813-251-0921
Tampa Housing Authority	1514 West Union Street Tampa, Florida 33607	813-253-0551
North Tampa Chamber of Commerce & Information Center	3333 East Busch Boulevard Tampa, Florida 33612	813-980-6966
Tampa Bay Partnership	4300 West Cypress Street Tampa, Florida 33607	813-878-2208
Greater Tampa Association of Realtors	2918 West Kennedy Boulevard Tampa, Florida 33609	813-879-7010
Hillsborough Area Regional Transit (HART)	4305 East 21st Avenue Tampa, Florida 33605	813-623-5835
Area Agency on Aging	5911 Breckenridge Parkway Tampa, Florida 33610	813-740-3888
Hillsborough County of Aging Services Department	4011 North Lois Avenue Tampa, Florida 33614	813-272-6630
Tampa Bay Regional Planning	9455 Koger Boulevard North St. Petersburg, Florida 33702	727-570-5151
Hillsborough County of Housing and Community Development	4011 N. Lois Avenue Tampa, Florida 33614	813-744-5557

**Resources**

- Hillsborough County Housing and Community Development
- United Methodist Church/Mayor's Challenge Program
- Tampa (Greater) Chamber of Commerce
- Tampa Community Redevelopment Agency
- Occupational Compensation Survey
- University of South Florida - Governments Documents Center
- Florida Small Business Development Center
- University of South Florida - Center for Economic and Management Research
- Tampa Bay Business Journal
- Tampa Bay Region Technology Directory
- Bay Area Manufacturers Association
- Barnett Bank Newcomers Division
- Florida Trend Magazine - Economic Yearbook
- TRW-REDI Market Profile
- University of Florida, Bureau of Economic and Business Research
- U.S. Department of Commerce, Bureau of Economic Analysis
- Committees of 100-Hillsborough County
- Tampa Housing Authority
- Tampa Bay Partnership

## **5.0 IMPACTS ON THE COMMUNITY**

The proposed project is an expansion of an existing roadway, so the construction of this project is expected to minimally disrupt the neighborhood activity. Since the project adjoins existing right-of-way on an existing roadway, its completion will not sub-divide neighborhoods or negatively impact neighborhood identity. Nor does the project separate residences from community facilities such as churches, schools, shopping areas or civic or cultural facilities. The project is not expected to contribute to social isolation of any special populations of elderly, handicapped, minority or transit dependent. Bus transportation will be enhanced by the completion of this project.

Because this project is an expansion of an existing roadway, existing land use types (per current zoning classification and comprehensive plan policies) will be maintained.

No functional replacement of real property in public ownership will be necessary.

## 6.0 ACQUISITION AND RELOCATION ASSISTANCE PROGRAM

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people, the Hillsborough County and or State, in cooperation with the FDOT will carry out a Right-of-Way and Relocation Assistance Program in accordance with Florida Statute, Chapter 339.09 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646, as amended by Public Law 100-17).

The Hillsborough County and or State, in cooperation with 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.

No person 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 has the right of possession of replacement housing, or that the Hillsborough County and or State has offered the relocatee decent, safe, and sanitary housing which is within his financial means and available for immediate occupancy.

At least one Relocation Agent 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 to give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All tenants and owner-occupant displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursement for moving expenses; (2) rental of replacement housing, either private or publicly subsidized; (3) purchase of replacement housing; (4) moving owner - occupied housing to another location.

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project;
2. Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of comparable decent, safe, and sanitary dwelling available on the private market;
3. Provide reimbursement of expenses, incidental to the purchase of replacement dwelling;
4. Make payment for eligible increased interest cost resulting from having to get a mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$22,500.00, combined total.

A displaced tenant may be eligible to receive payment, not to exceed \$5,250, to rent a replacement dwelling or room, or to use as a down payment, including closing costs, on the purchase of a replacement dwelling. The brochures which describe in detail the County's/FDOT's relocation assistance program and right-of-way acquisition program are: "Residential Relocation", "Relocation Assistance: Business, Farms and Nonprofit Organizations", "Sign Relocation", and "The Real Estate Acquisition Process". All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

The proposed project is not expected to impact any distinct minority, ethnic, elderly, or disabled group. This project is being developed in accordance with the Civil Rights Act of 1964, as amended by the Civil Rights Act of 1968.

## **7.0 POTENTIAL HAZARDOUS WASTE CONCERNS**

A preliminary contamination assessment review was conducted for this PD&E Study. Sites have been identified as potential contamination sites whether or not acquisition is required. Table 7-1 shows sites of potential concern. During the contamination screening evaluation of SR 574 in April 2000, 27 potential sites were identified along the corridor. As a result of the evaluation and rating, 20 sites were rated as low or no risk with respect to the potential of contamination involvement, five sites were rated medium and two sites were rated high. Refer to Table 7-1 for sites of potential concern and Appendix A for location of these sites.

**Table 7-1: Evaluation and Rank of Hazardous Material and Petroleum Sites by Segment, S.R. 574**

Site No.	Sites	Rank	Comments
1	Amoco Gas Station	Medium	Located adjacent to west end of the corridor
2	(90) Seffner Pro Hardware	Medium	Site has sodium hypochloride (Bleach) and Kerosene on site in ASTs
3	(68) Ted's Septic Tanks	Medium	Presence of Hydrocarbons in soil and groundwater Possible
4	(68) Buck's Plumbing and Supply	Medium	Presence of Hydrocarbons in soil and groundwater Possible
5	(78) New & Used Furniture (Amigos Used Cars)	High	Remediation of the site underway in 1995. Current status is unknown.
6	(76) Vacant (Former Gas Station)	Medium	Very old former gas station.
7	(156) Seffner Food Mart (Keenan)	High	Tanks are located very close to alignment area compliance wells have indicated vapors of > 500 ppm

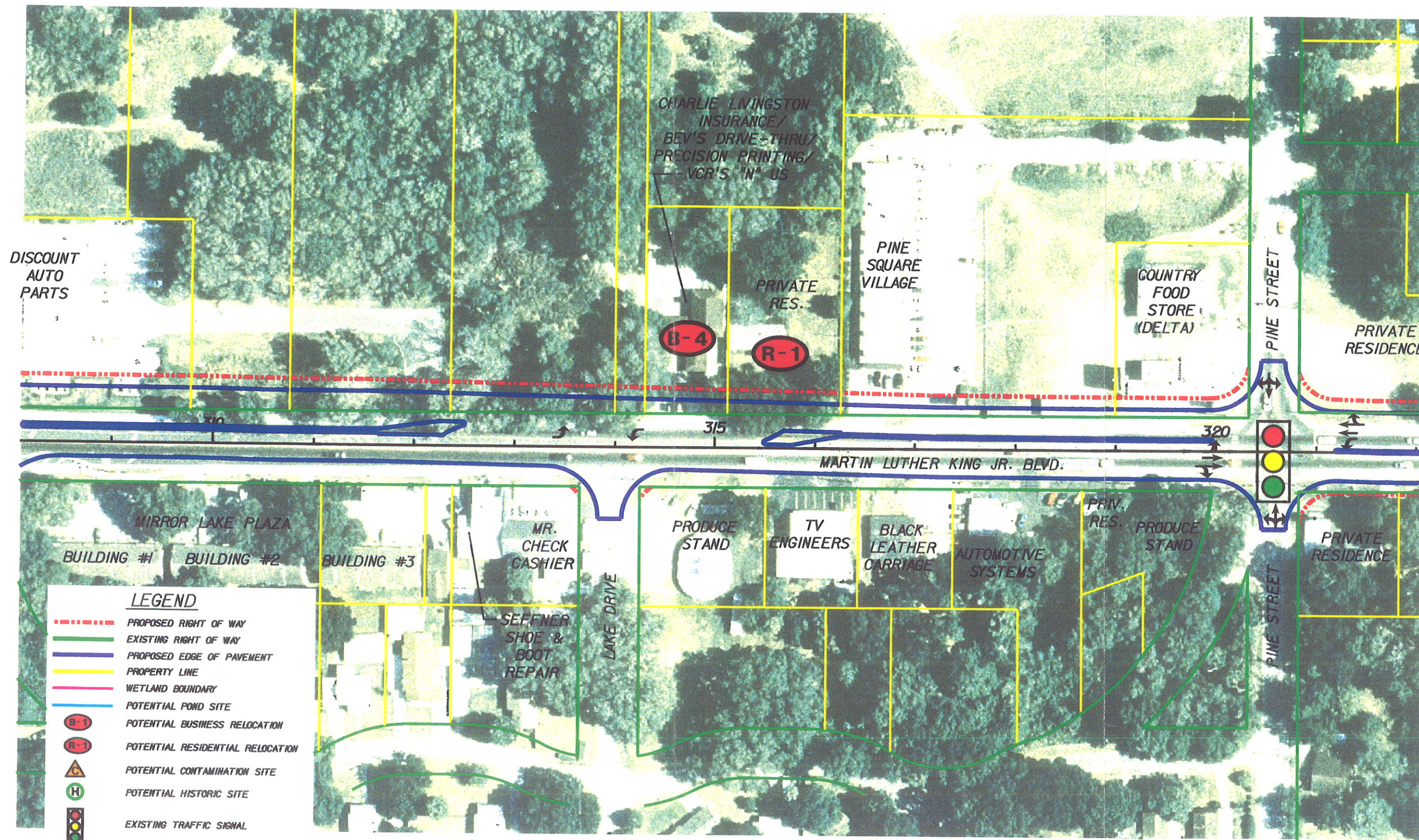












SEGMENT "A"

5-LANE URBAN TYPICAL SECTION

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**AYRES**  
ASSOCIATES  
8875 Hidden River Parkway  
Suite 200  
Tampa, Florida 33637  
(813) 978-6668  
BR #4356

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

M.L.K. PD&E  
RECOMMENDED  
ALTERNATIVE ALIGNMENT

SHEET  
NO.  
2 of 17





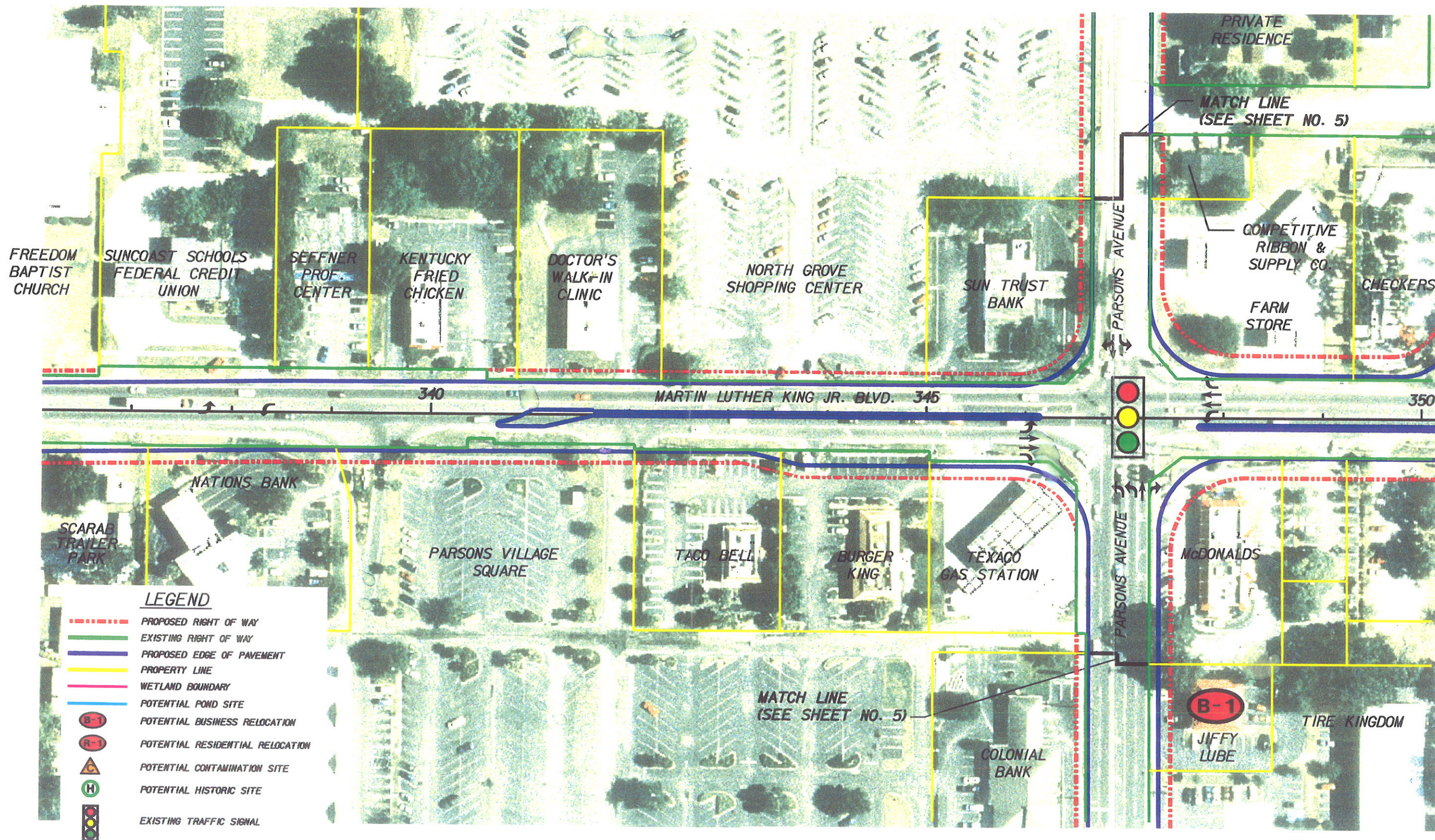


OPEN

40'±

PROF. NA

DO NOT SCALE



**LEGEND**

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- WETLAND BOUNDARY
- POTENTIAL POND SITE
- POTENTIAL BUSINESS RELOCATION
- POTENTIAL RESIDENTIAL RELOCATION
- POTENTIAL CONTAMINATION SITE
- POTENTIAL HISTORIC SITE
- EXISTING TRAFFIC SIGNAL

SEGMENT "A"

5-LANE URBAN TYPICAL SECTION

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**AYRES ASSOCIATES**  
8875 Hidden River Parkway  
Suite 200  
Tampa, Florida 33637  
(813) 978-6688  
BR #4356

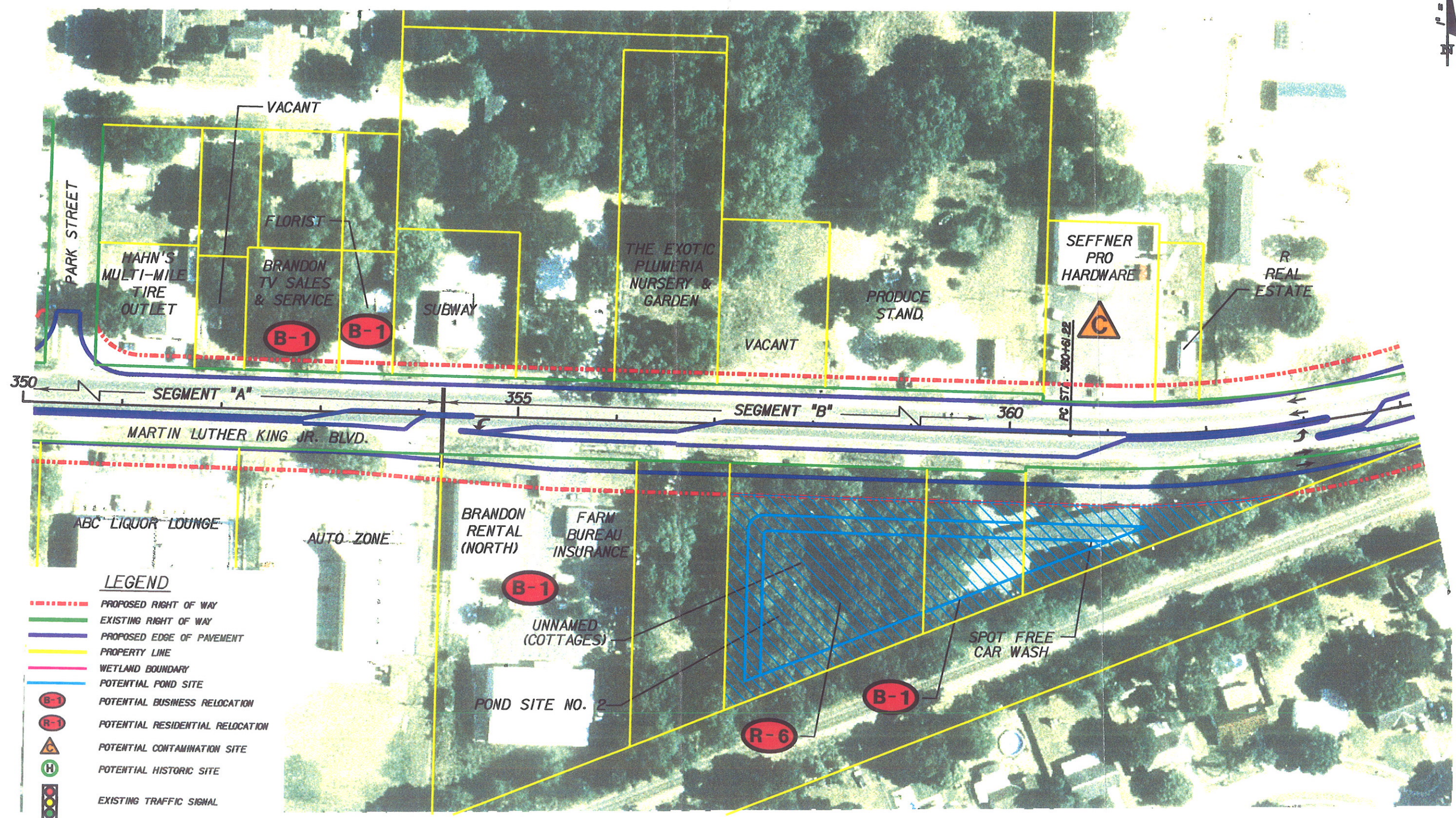
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

M.L.K. PD&E  
RECOMMENDED  
ALTERNATIVE ALIGNMENT









SEGMENT "A"

SEGMENT "B"

5-LANE URBAN TYPICAL SECTION TRANSITIONS TO  
A 4-LANE SUBURBAN TYPICAL SECTION (ROW=123.5')

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**AYRES**  
ASSOCIATES  
6875 Hidden River Parkway  
Suite 200  
Tampa, Florida 33637  
(813) 978-8688  
BR 44356

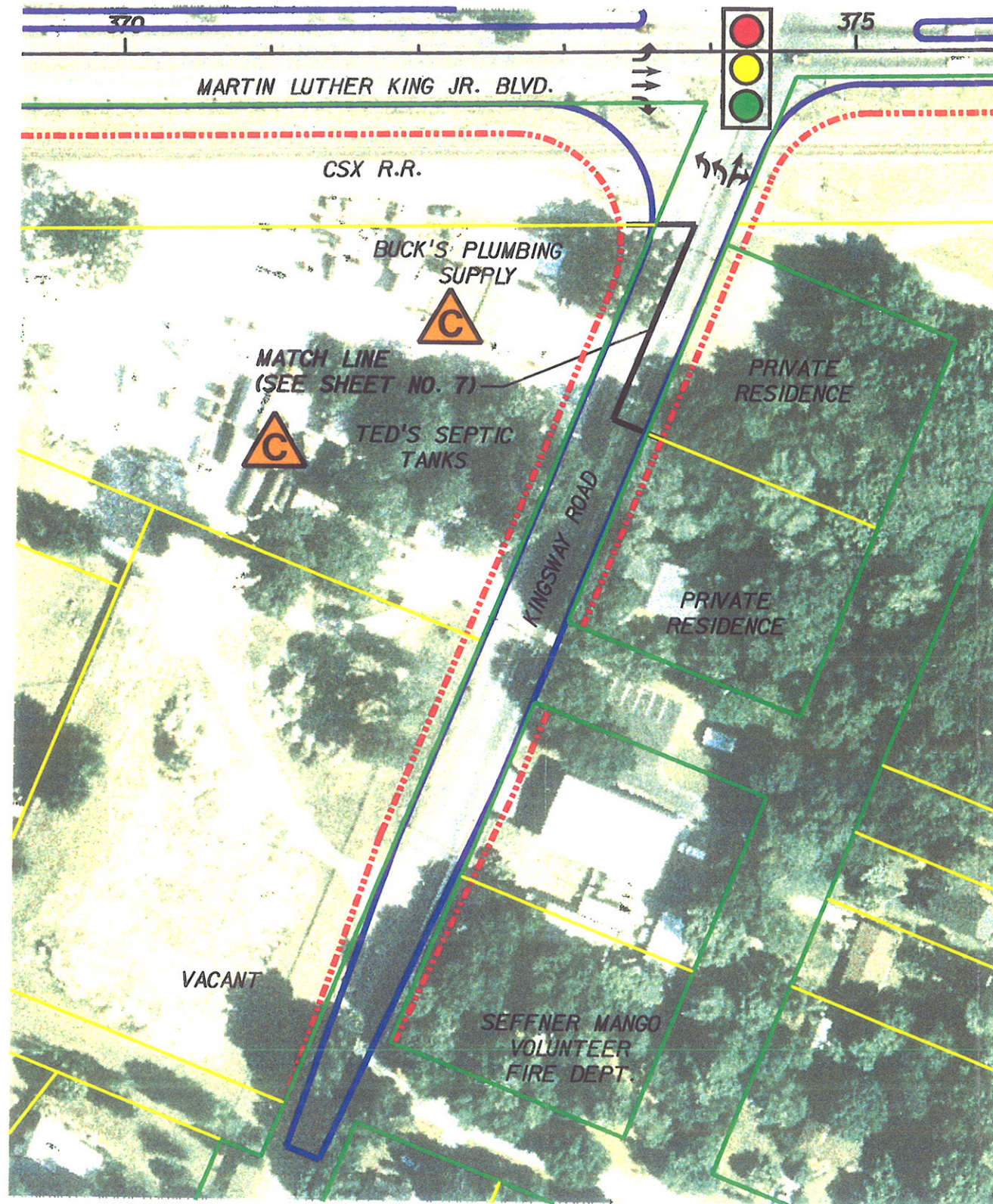
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

M.L.K. PD&E  
RECOMMENDED  
ALTERNATIVE ALIGNMENT

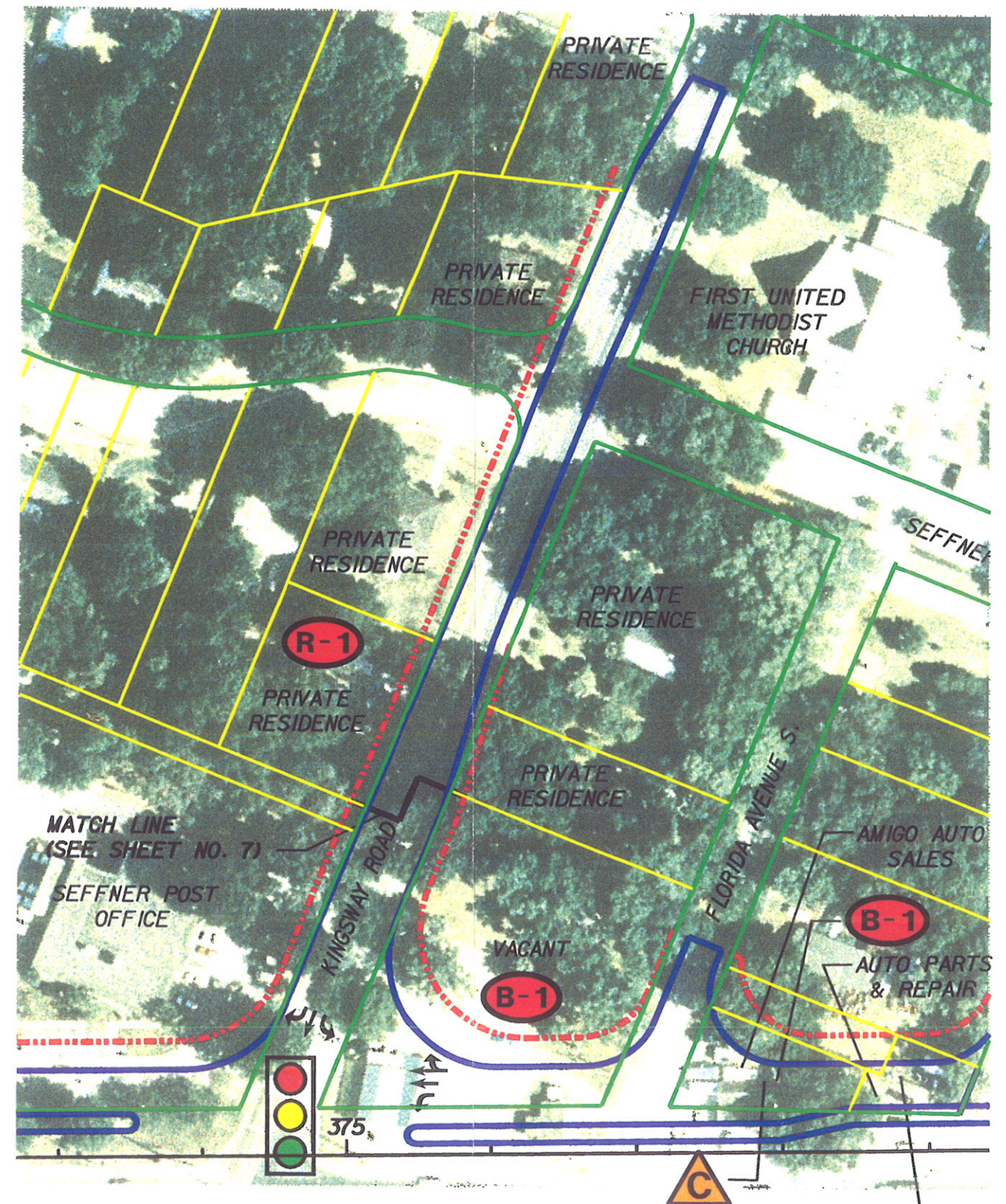








SOUTH LEG OF INTERSECTION



NORTH LEG OF INTERSECTION

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**AYRES ASSOCIATES**  
 8875 Hidden River Parkway  
 Suite 200  
 Tampa, Florida 33637  
 (813) 978-8688  
 BR #4356

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

M.L.K. PD&E  
 RECOMMENDED  
 ALTERNATIVE ALIGNMENT

SHEET NO.  
 8 of 17





SEGMENT "B"

SEGMENT "C"

4-LANE SUBURBAN TYPICAL SECTION (ROW=123.5') TRANSITIONS  
TO 4-LANE SUBURBAN TYPICAL SECTION (ROW=131.5')

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**AYRES ASSOCIATES**  
8875 Hidden River Parkway  
Suite 200  
Tampa, Florida 33637  
(813) 978-8688  
BR #4356

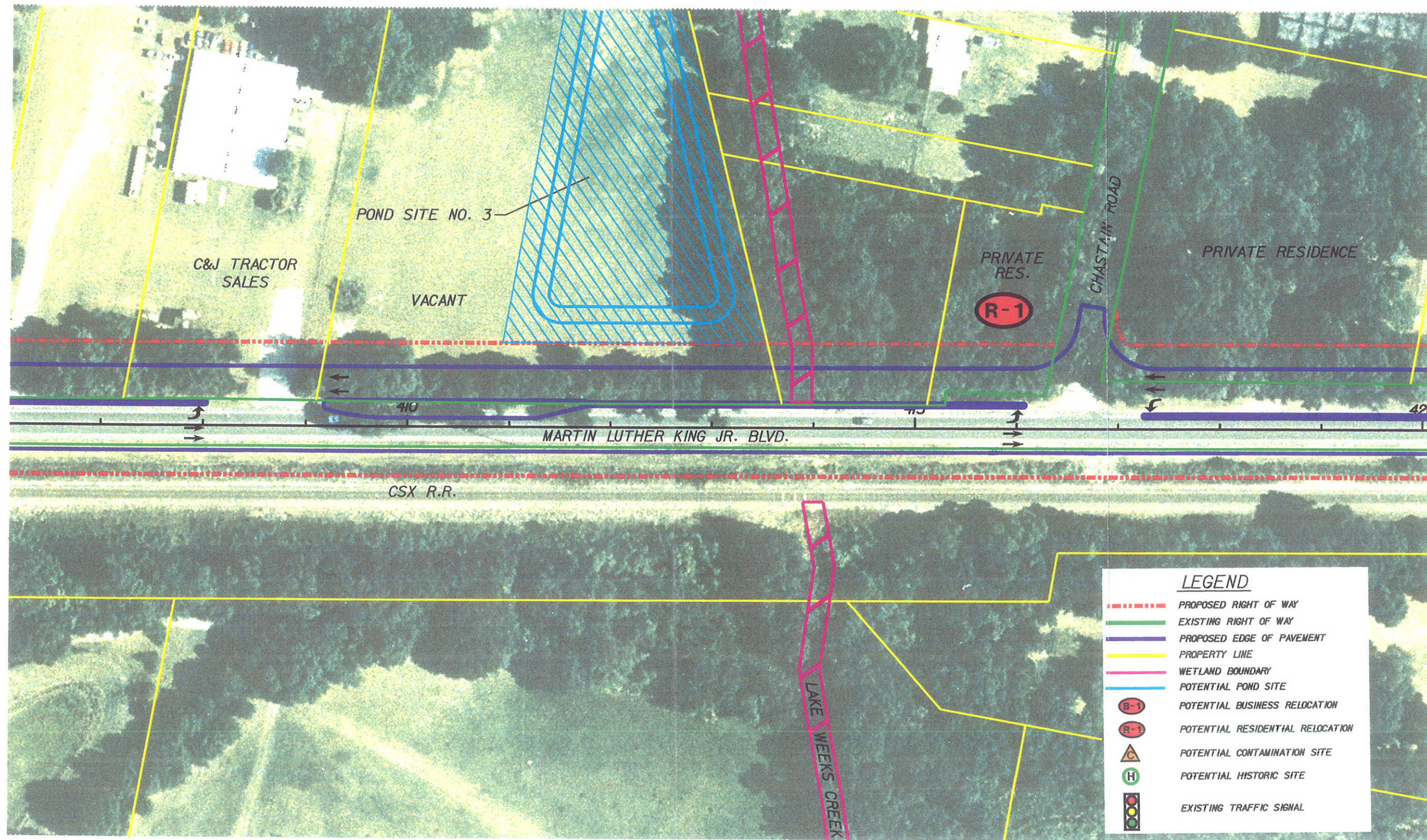
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

M.L.K. PD&E  
RECOMMENDED  
ALTERNATIVE ALIGNMENT









SEGMENT "C"

4-LANE SUBURBAN TYPICAL SECTION

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**AYRES ASSOCIATES**  
8875 Hidden River Parkway  
Suite 200  
Tampa, Florida 33637  
(813) 978-8688  
BR #4356

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

M.L.K. PD&E  
RECOMMENDED  
ALTERNATIVE ALIGNMENT







1" = 100'



**LEGEND**

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- WETLAND BOUNDARY
- POTENTIAL POND SITE
- (B-1) POTENTIAL BUSINESS RELOCATION
- (R-1) POTENTIAL RESIDENTIAL RELOCATION
- (C) POTENTIAL CONTAMINATION SITE
- (H) POTENTIAL HISTORIC SITE
- EXISTING TRAFFIC SIGNAL

SEGMENT "C"

4-LANE SUBURBAN TYPICAL SECTION

REVISIONS						<div><div>AYRES</div><div>ASSOCIATES</div></div> <div>8875 Hidden River Parkway Suite 200 Tampa, Florida 33637 (813) 978-8688 BR #4356</div>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			M.L.K. PD&E RECOMMENDED ALTERNATIVE ALIGNMENT	SHEET NO.  12 of 17
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		

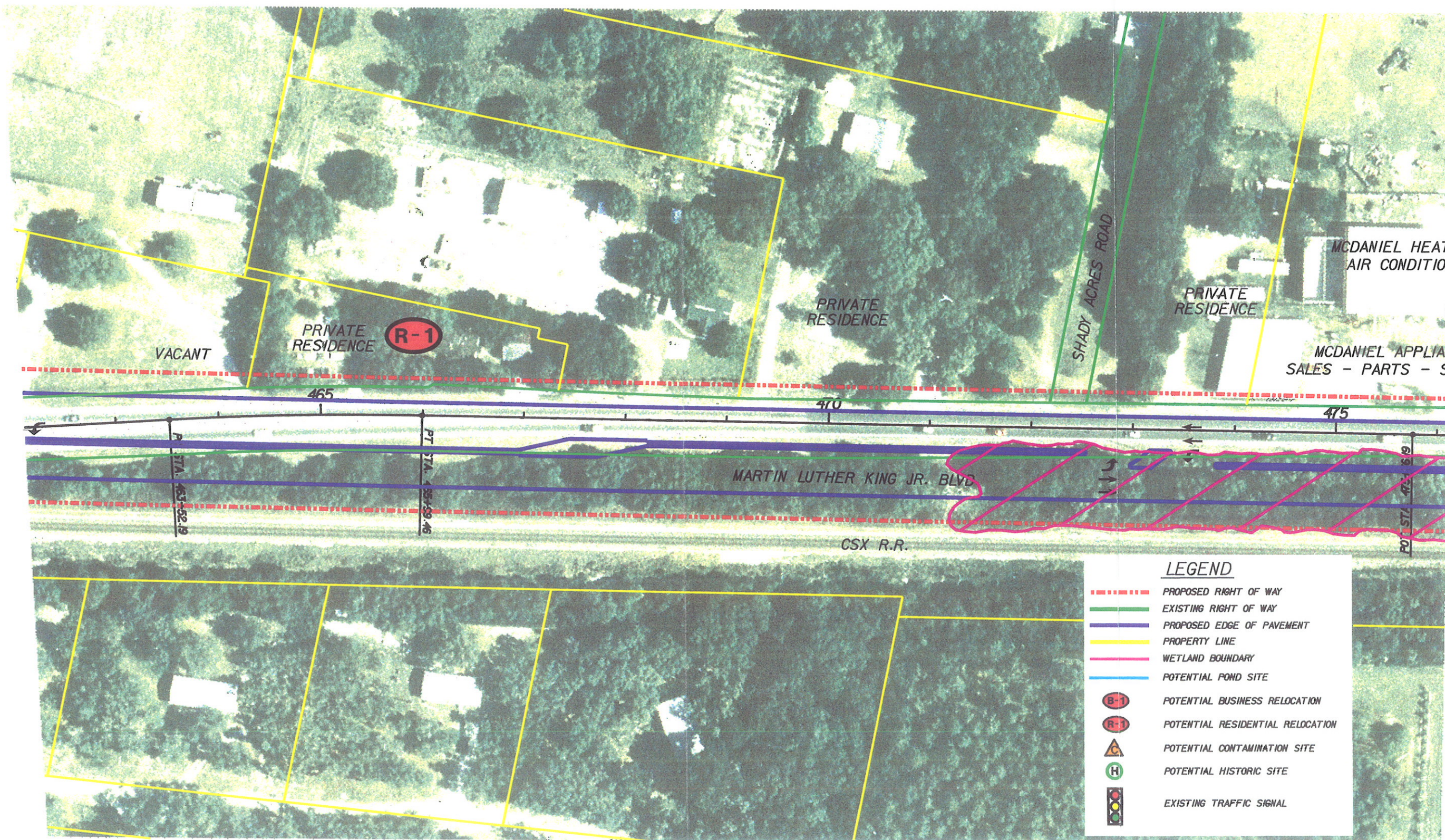












**LEGEND**

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- WETLAND BOUNDARY
- POTENTIAL POND SITE
- POTENTIAL BUSINESS RELOCATION
- POTENTIAL RESIDENTIAL RELOCATION
- POTENTIAL CONTAMINATION SITE
- POTENTIAL HISTORIC SITE
- EXISTING TRAFFIC SIGNAL

SEGMENT "C" 4-LANE SUBURBAN TYPICAL SECTION

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

<b>AYRES ASSOCIATES</b>		8875 Hidden River Parkway Suite 200 Tampa, Florida 33637 (813) 978-8688 BR #4356
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

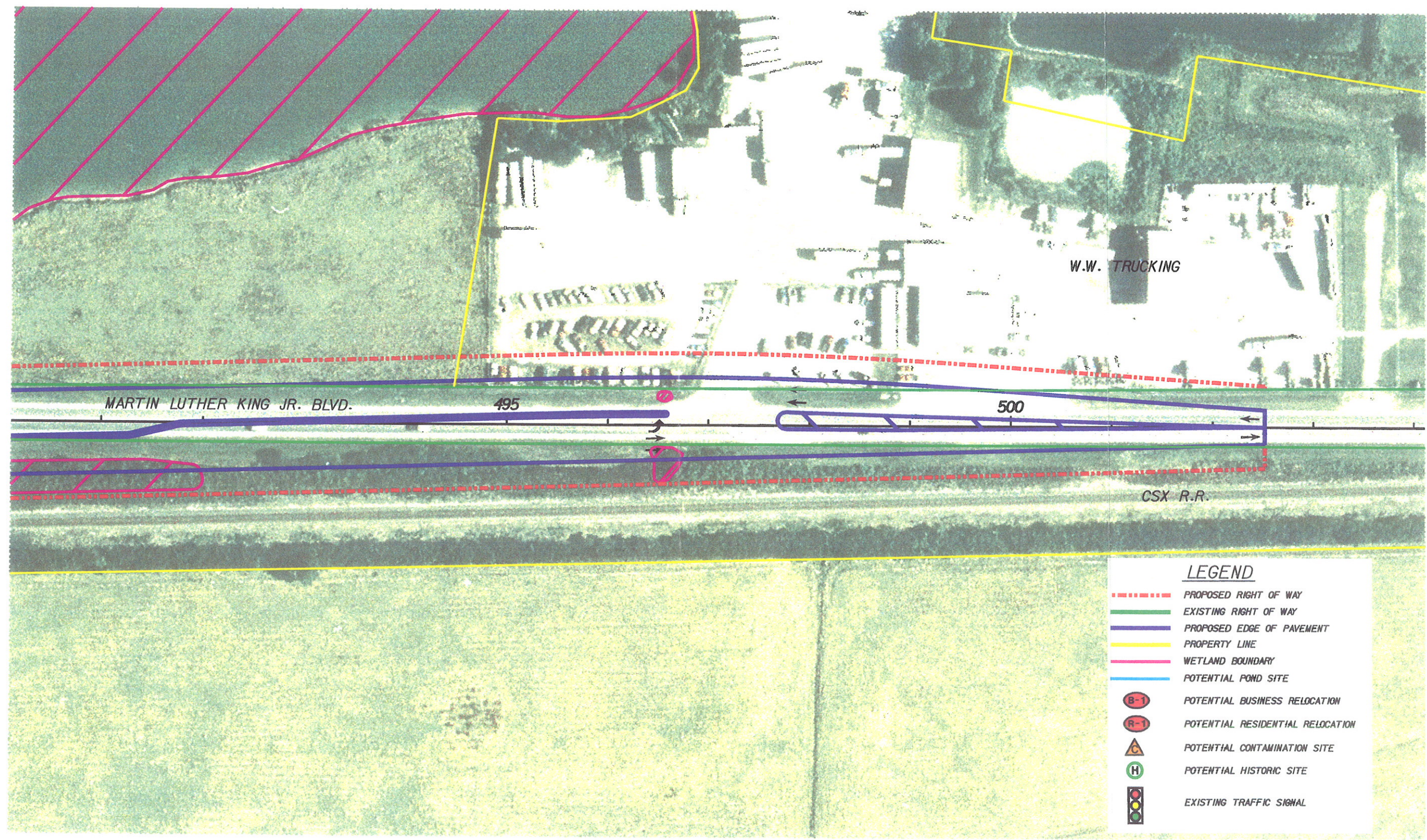
M.L.K. PD&E RECOMMENDED ALTERNATIVE ALIGNMENT		SHEET NO. 15 of 17
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1" = 100'



**LEGEND**

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- WETLAND BOUNDARY
- POTENTIAL POND SITE
- B-1 POTENTIAL BUSINESS RELOCATION
- R-1 POTENTIAL RESIDENTIAL RELOCATION
- C POTENTIAL CONTAMINATION SITE
- H POTENTIAL HISTORIC SITE
- EXISTING TRAFFIC SIGNAL

SEGMENT "C"

4-LANE SUBURBAN TYPICAL SECTION

REVISIONS						AYRES ASSOCIATES 8875 Hidden River Parkway Suite 200 Tampa, Florida 33637 (813) 978-8688 BR #4356	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			M.L.K. PD&E RECOMMENDED ALTERNATIVE ALIGNMENT	SHEET NO. 17 of 17
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		