

# “The Harbors”



A US 19 Corridor Redevelopment Study  
Within The West Market Area, Pasco County, FL

Florida Planning Development Lab  
Summer, 2014



# Technical Appendix

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**APPENDIX A**  
**EXISTING CONDITIONS**

## Appendix A-1: Existing Conditions Methodology

### Roads

The data used to create Map 1.7 were acquired from two sources: Pasco County Public Works (PCPW) and the Google Earth software. Sidewalk data provided by PCPW included the county road, the specific segment of the roadway with sidewalk access, the length of the sidewalk (feet), the width of the sidewalk (feet), and the position of the sidewalk in relation to the roadway. This data was last updated in March 2014.

### Crime

In May, crime data from the past two years was obtained from the Florida Department of Law Enforcement. The data provided listed all crimes occurring in The Harbors area from June 2012 up through May 2014. The types of crime reported are identified as violent, non-violent, and property crimes based on the following definitions from the Federal Bureau of Investigation (FBI):

- **Violent Crime-** composed of four offenses: murder and non-negligent manslaughter, forcible rape, robbery, and aggravated assault. Violent crimes are defined in the UCR Program as those offenses which involve force or threat of force.
- **Non-Violent Crime-** as property, drug, and public order offenses which do not involve a threat of harm or an actual attack upon a victim. Typically, the most frequently identified non-violent crimes involve drug trafficking, drug possession, burglary, and larceny.
- **Property Crime-** includes the offenses of burglary, larceny-theft, motor vehicle theft, and arson. The object of the theft-type offenses is the taking of money or property, but there is no force or threat of force against the victims. The property crime category includes arson because the offense involves the destruction of property; however, arson victims may be subjected to force.

### Traffic Accidents and Pedestrian/Bicyclist Safety

In June 2014, data was provided by Pasco County Traffic Operations concerning traffic accidents in The Harbors region. Considering corridor redevelopment is a primary goal of The Harbors West Market Redevelopment/Infill Plan, it was determined that traffic accident data was only necessary for the five major roadways in The Harbors region: US-19, Little Road, SR-52, SR-54 and Ridge

Road. The data was provided in Portable Document Format (PDF) and converted into an Excel spreadsheet. This spreadsheet was added into a GIS database. All traffic accidents were plotted into GIS using XY Coordinate data. Then an additional GIS layer was created from a selection of traffic accidents with a “Harm Event” of Pedestrian or Pedalcycle. Map 1.14 and Map 1.15 are visual representations of the point data using a Spatial Analyst function within GIS called Kernel Density.

This tool calculates the density of specific features (such as traffic accident points) within a previously defined area. For these two maps, the Cell Output Size was set for 150, while the search radius was set at 1,000 feet. Thus, for every point in the GIS layer, the Spatial Analyst tool in GIS would determine the density of points within 1,000 feet of that specific point. The search radius figure was determined after several alternatives were used, from a half-mile to 150 feet. It was decided that 1,000 feet offered the best visual representation of the data, as other options were either too difficult to analyze, based on their visual appearance, or were too large and seemed to overly saturate the map with “hot spots.” The end result is evident in Map 1.14 and Map 1.15, whereby several locations were identified as struggling with high traffic accident density.

Figures provided in Table 1.3 were gathered from the “Pedestrian/Pedalcycle” traffic accident layer’s attribute table, using the STREET\_NAME and FATAL columns for calculating total pedestrian/bicyclist traffic accidents and fatalities, respectively.

A new GIS feature class was created to be manipulated and edited into a sidewalk GIS layer. Using an existing road layer provided by the Pasco County Planning and Development Department, new lines representing sidewalks were traced along existing roadways. This process was repeated for all county roads represented in Map 1.1C-2. After each sidewalk segment was completed, a number was assigned to that segment indicating its position in relation to the street.

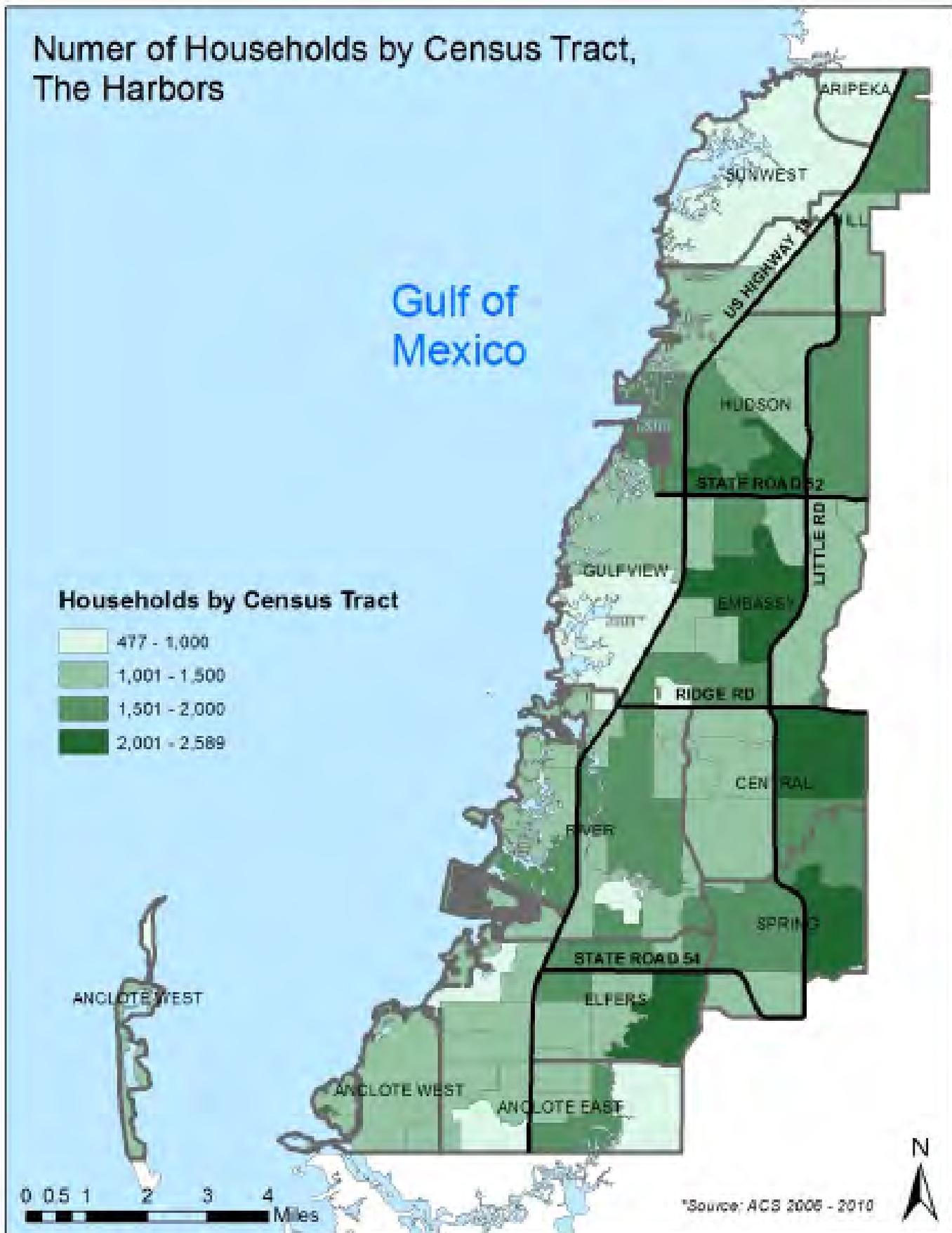
The data provided by PCPW did not include US-19. For this roadway, Google Earth was used. Google Earth satellite images, updated in January 2014, were observed and catalogued into the new sidewalk feature class, again tracing sidewalks along existing roadways. Observations from windshield surveys were also used to ensure sidewalks were recorded accurately into Map 1.1C-2.

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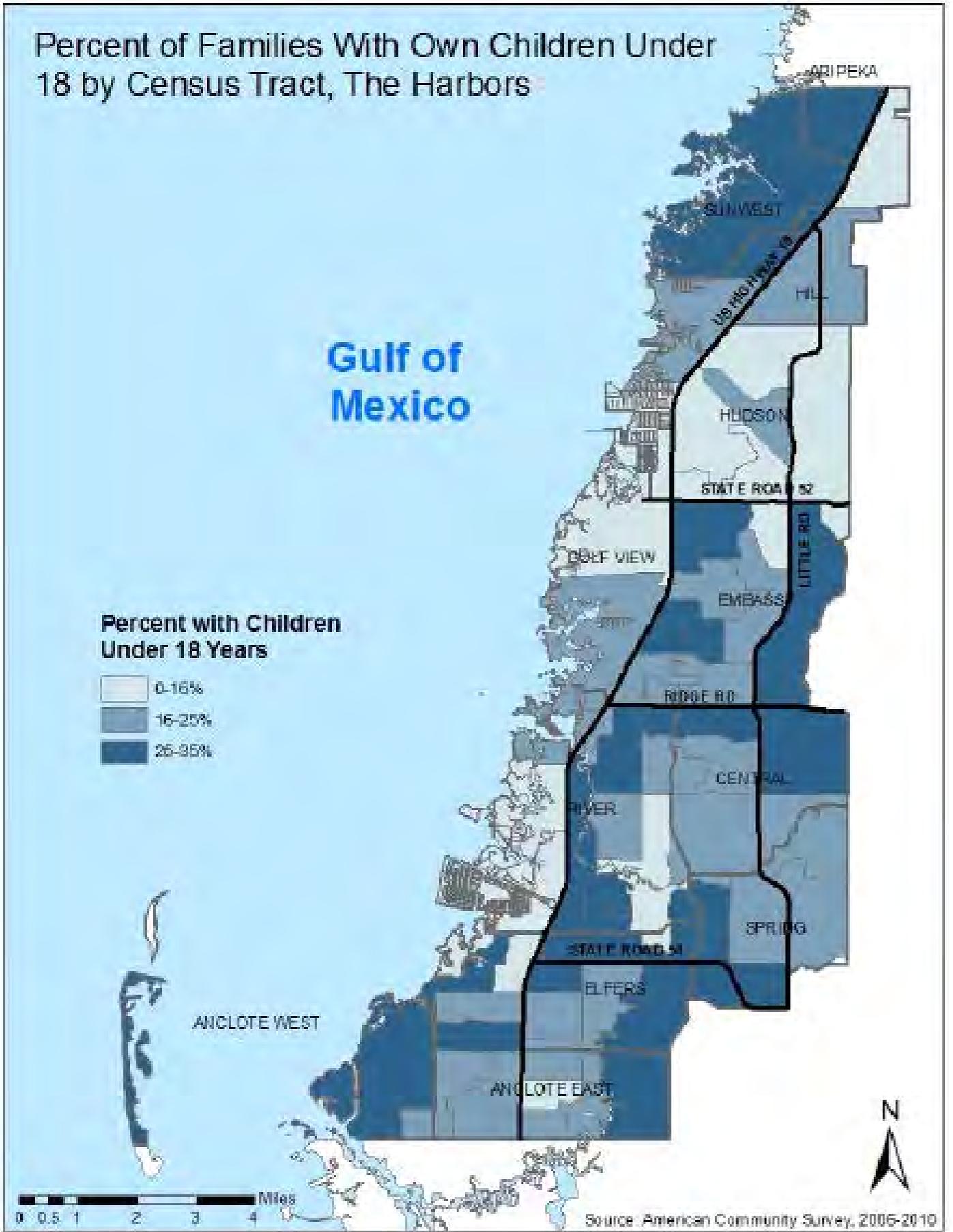
**APPENDIX B**  
**SOCIO-ECONOMIC**  
**PROFILE**

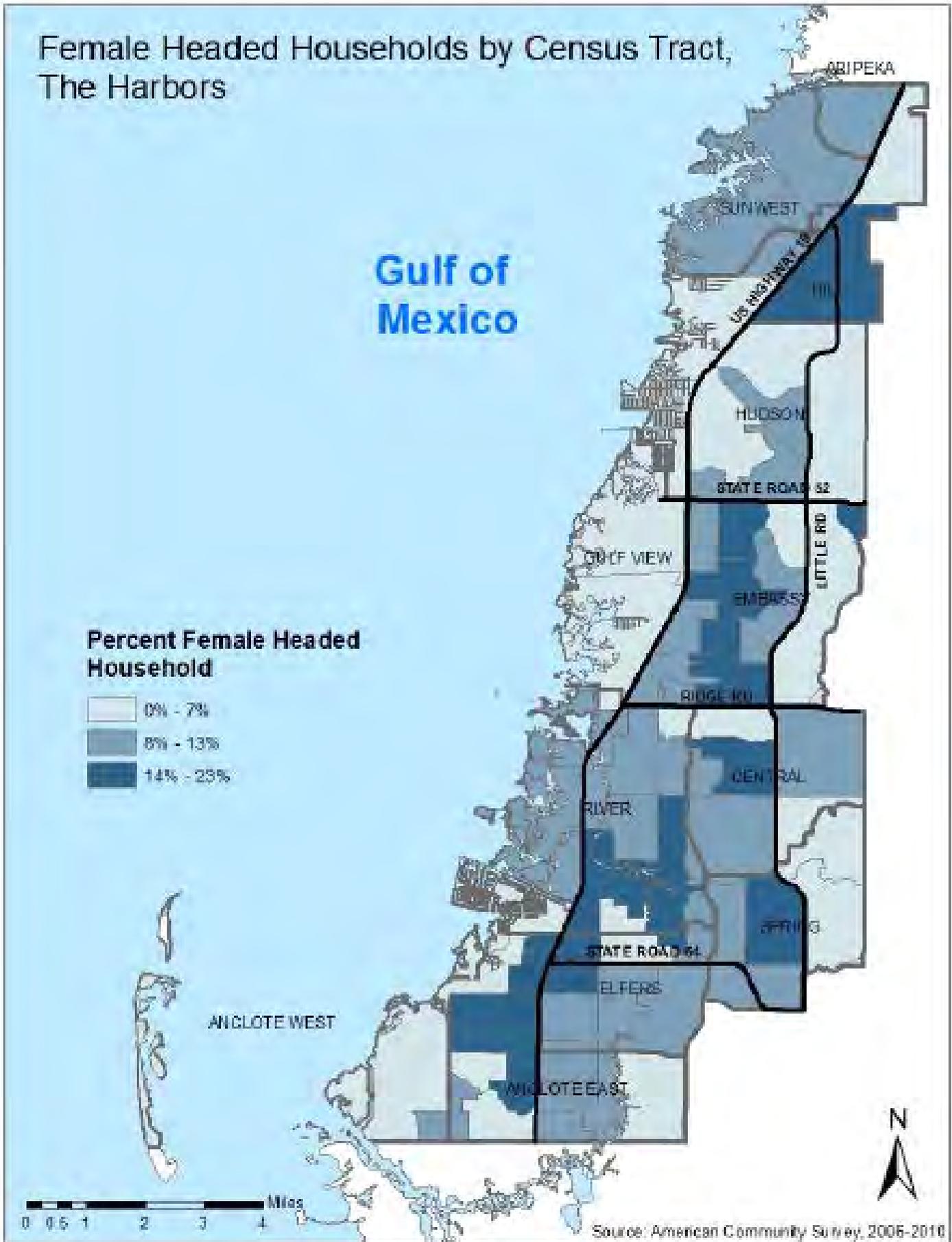
## Appendix B-1: Maps

### Map B-1: Number of Households by Census Tract in The Harbors

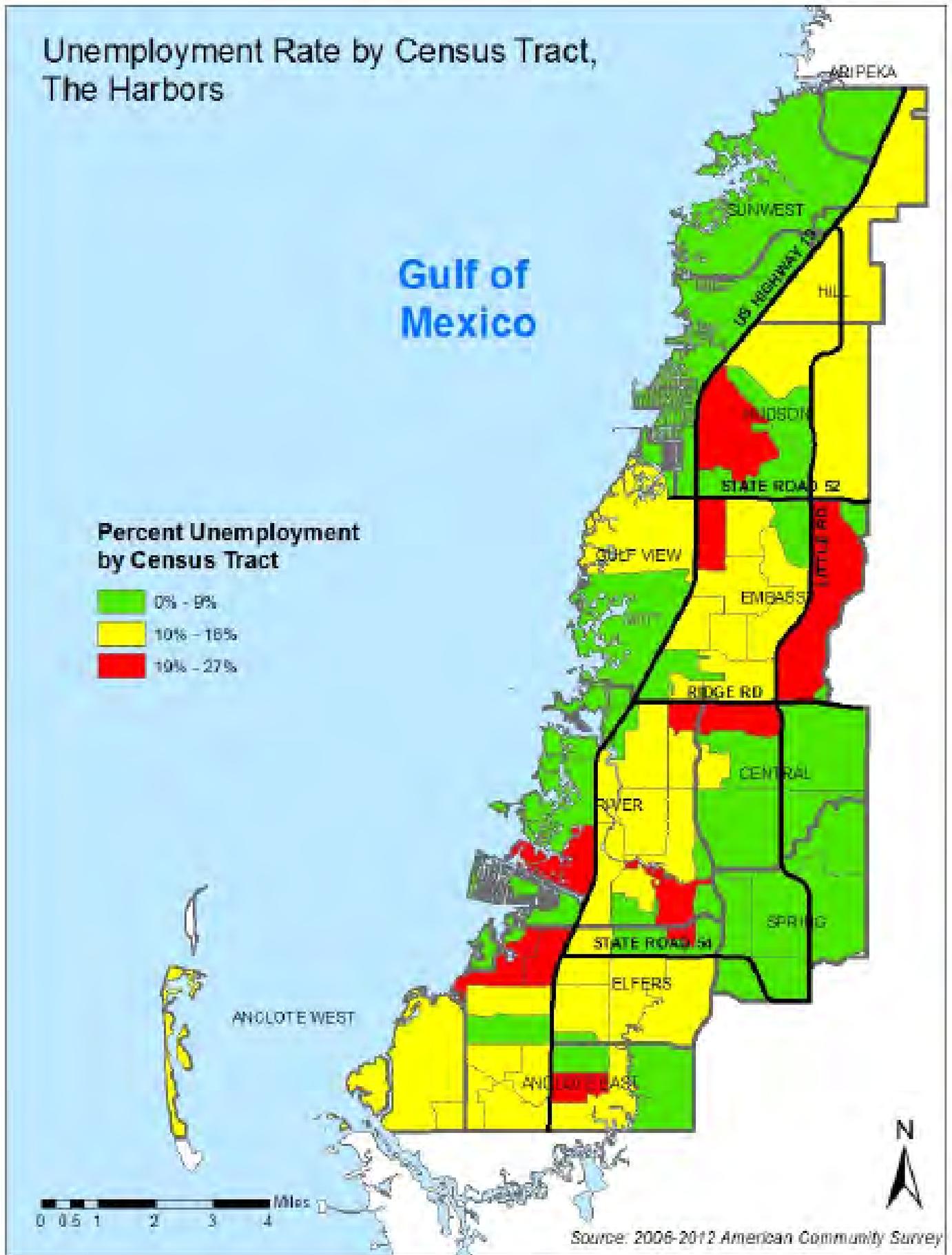


Map B-2: Percent of Families With Own Children Under 18 by Census Tract in The Harbors

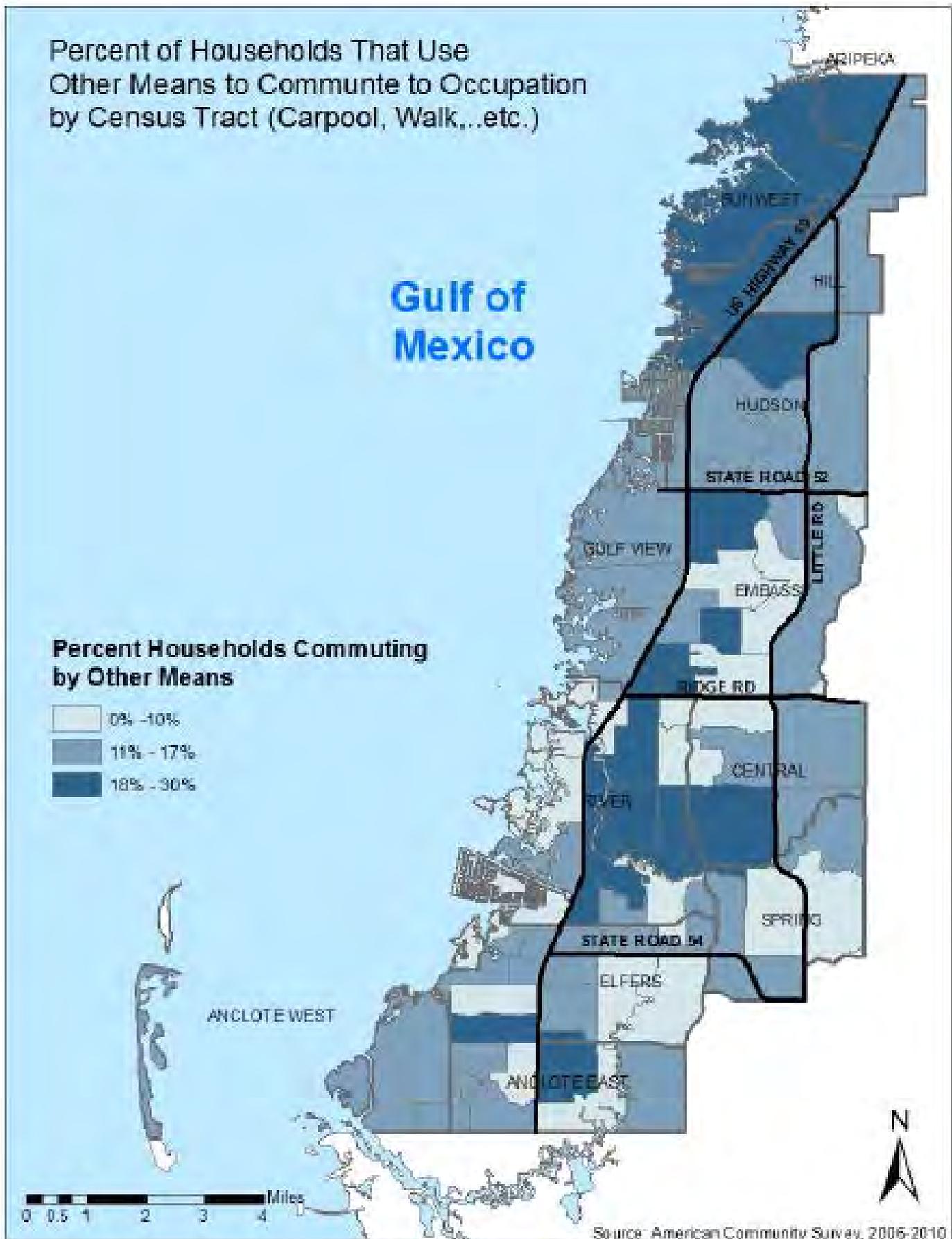




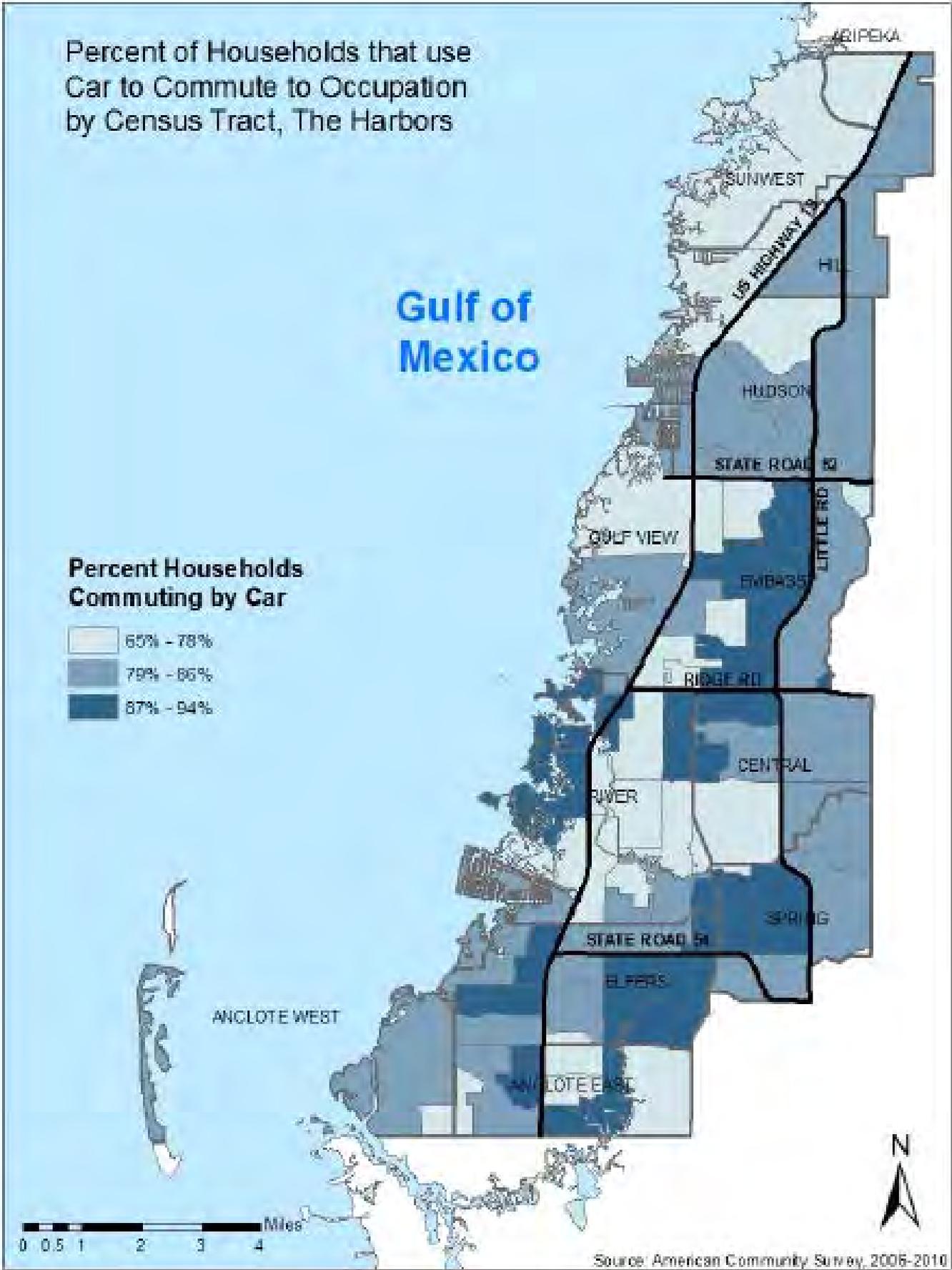
Map B-4: Unemployment Rate by Census Tract in The Harbors



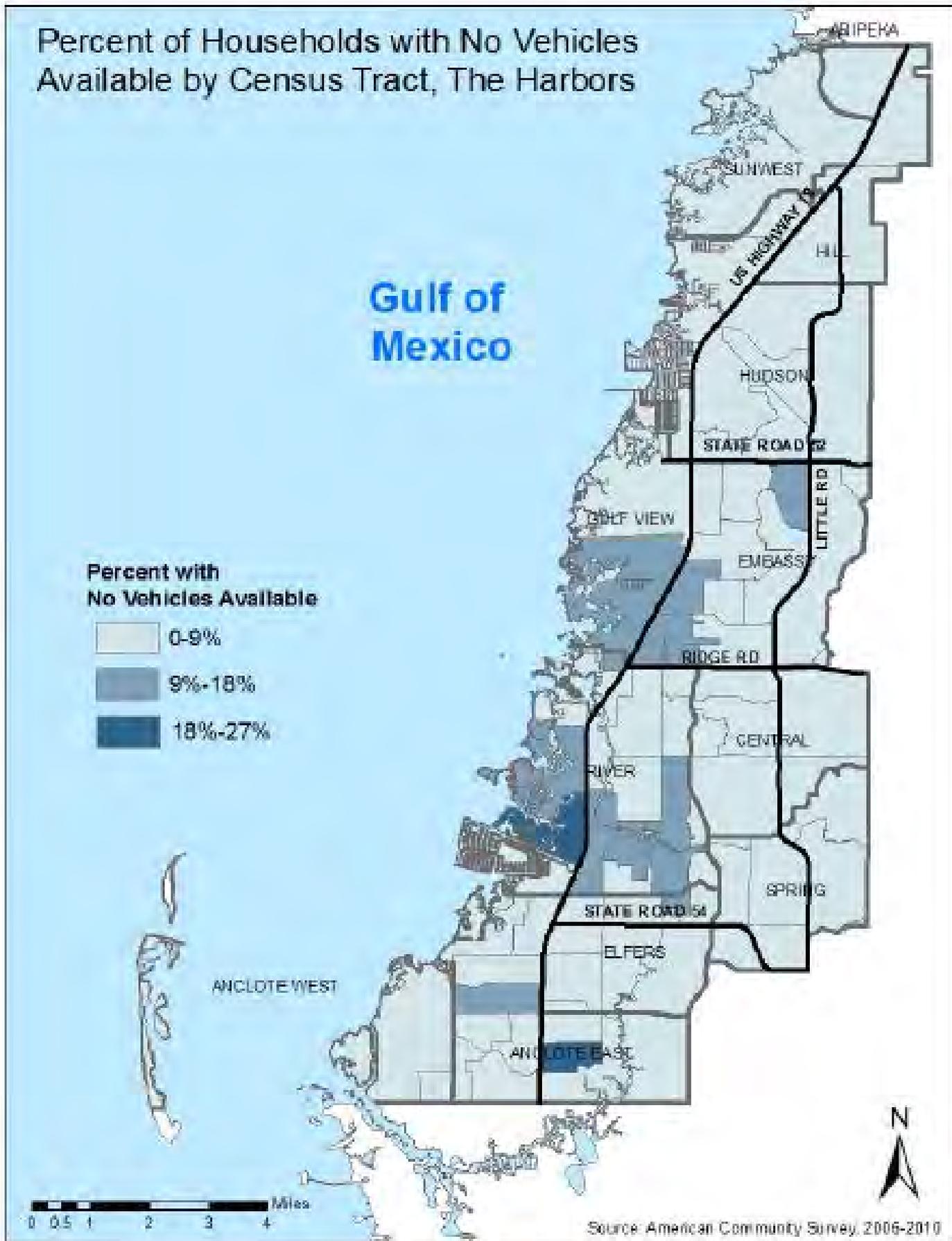
**Map B-5: Percent of Households That Use Other Means to Commute to Occupation by Census Tract (Carpool, Walk,...etc)**



Map B-6: Percent of Households That Use Car to Commute to Occupation by Census Tract, The Harbors



**Map B-7: Percent of Households with No Available Vehicles by Census Tract, The Harbors**



# **APPENDIX C**

# **PARCEL ANALYSIS**

## Appendix C-1: Methodology for Parcel Analysis Appendix C-2: District Analysis Maps

### Purpose

The main task of Phase I is the preparation of an inventory and assessment of existing conditions in The Harbors to be used in the identification of focus areas for Phase II. GIS based mapping, windshield surveys, and data entry of parcel analysis information is central to the task of Phase 1 and is critical to identifying the primary needs, challenges, and opportunities within The Harbors. Based on issues outlined in The Harbors West Market Redevelopment Plan, the Project Team expected the parcel analysis to show significant areas of The Harbors with an aged and deteriorating building stock (along with high vacancies), numerous underutilized strip malls and other auto-oriented built form.

The parcel analysis methodology presents the methods the team used to collect and prepare a detailed profile and inventory of existing physical conditions within The Harbors study area. In order to do this, the team used ArcGIS and Microsoft Excel software to model data on existing conditions and aid in the determination of opportunity and challenge areas. To that end, conditions analyzed include property values per square foot, vacancy, foreclosures, and age of the building stock.

### Defining Analysis Areas

The Harbors is a relatively large area containing approximately 100,000 parcels. Mapping, reporting, and displaying information on every parcel can prove cumbersome and difficult to understand. Consequently, the Studio Team broke down the parcel analysis into district profiles for each of The Harbors' 12 Districts as identified by *The Harbors West Market Redevelopment/ Infill Plan*. All 100,000 parcels were still included in the analysis, they are simply broken up into The Harbors' 12 districts to provide a clearer picture of the existing conditions throughout The Harbors.

### Developing Maps/Database/Tables for Parcel Variables

The parcel analysis team created base maps to serve as the building blocks for a series of detailed maps for each district.

- GIS processes: Clipped county level property appraiser and land use data to The Harbors' level boundaries to create base maps for specific variable analysis.
- Data Sources: Pasco County Property Appraiser, Pasco County Planning Department
- End Product: Set of base maps for all parcel analyses

The Project Team adapted the base maps into multiple series of specific detailed maps. The maps detail: existing land use, future land use (as determined by The Harbors Redevelopment Plan), property values per square foot (commercial and residential properties), vacancies (commercial and residential) as defined by the property appraiser, parcel status in terms of developed/undeveloped, foreclosures (commercial and residential), age of the building stock (commercial and residential), parcel acreage (commercial and residential), and exterior wall composition (commercial and residential). Further information on selected variables is presented in the "Variable Details" section.

- GIS processes: Layered variables of interest and derivative overlays over base maps to create a series of variable-specific maps for each district. Map data was inspected and compared to the best available aerial imagery. Any errors found in the maps/data were corrected. The results of the GIS analysis were exported to Microsoft Excel for data table creation and further analysis.
- Data Sources: Pasco County Property Appraiser, Pasco County Planning Department, VacantRegistry.com, Google Earth
- End Product: Series of variable-specific maps and tables for each district

## Variable Details

### *Age of Building Stock*

When analyzing the age of the housing and commercial stock in The Harbors, aging housing stock became evident. The older housing and commercial stock operate under antiquated building standards. The building code in effect at the time of development influences the safety and reliability of the housing or commercial stock when natural storm or other disastrous events occur. The housing stock has therefore been analyzed based upon dates that reflect changes to the Florida Building Code.

Before the 1970s, building codes were optional in Florida. The first building codes adopted in Florida, the South Florida Building Code, emerged in Dade and Broward Counties in response to hurricanes and rapid development (Dixon, 2009). In 1974 Florida law required local adoption and

enforcement of State selected model codes, the State Minimum Building Code, which comprised of two models: the Standard Building Code and the South Florida Building Code. The protection requirements for these models were derived empirically and relied on prescriptive specifications. In 1986, the Coastal Building Zone and Code was adopted in response to rapid development of coastal land and dune systems that posed a threat the local, state, and federal government (Dixon, "Florida's Response to Hurricane Risk"). The first engineering design codes were applied to coastal lands required elevated and wind resistant buildings. The State and local governments regulated these coastal zones. The State began to develop a deemed-to-comply standard based upon engineering design standards (Dixon, 2009).

In 1992, Hurricane Andrew proved that the locally managed building code systems of the 1970s and 1980s failed. In response to the disastrous effects of Hurricane Andrew, new laws required licensing and certification of local government building code enforcement officials. The deemed-to-comply standard from 1986 was adopted for wind design throughout the state creating the first wind engineering based design requirements in Florida building codes outside of Dade and Broward Counties (Dixon, 2009). Dade and Broward Counties responded to Hurricane Andrew by implementing improved roof design and construction requirements in 199C-2. Major structural and building component upgrades were adopted based upon engineering design using ASCE 7-1988 in 1994 (Dixon, 2009). During this time, wind testing standards for new products were implemented.

In 1994, the State took control of building codes from local governments. The Building Commission conducted studies from 1994 through 1996. The Commission found that there was difficulty enforcing and complying with the building code standards due to the hundreds of independent local and state agencies responsible for the noncompliant building code systems (Building Codes and Standards, 2004). In 1998, the Building Commission's recommendations were adopted into law. After legislature refinement, the 2001 Florida Building Code took into effect March 2002 (Building Codes and Standards, 2004).

### ***Vacant and Undeveloped Parcels***

Parcels designated as vacant by the Pasco County Property Appraiser only includes undeveloped parcels. The Property Appraiser does not provide data on whether a building is occupied or not, nor does it include data on whether a parcel is foreclosed, abandoned or seasonally vacant. In the following District Maps, every parcel defined as 'vacant' by the Property Appraiser is listed and displayed as 'Undeveloped' land.

### ***Property Values***

Property values were taken from the just market value (just value) reported for each parcel by the property appraiser. To allow for meaningful comparison between districts, the FPDL Team calculated the 'price per square foot' for each parcel. To calculate price per square foot for both residential and commercial properties, live area (building square footage) was divided by the just value.

### ***Number of Stories***

The Pasco County Property Appraiser provided the Studio Team with limited records concerning the number of stories of each structure within The Harbors. A few of the Land Use Codes included in the Property Appraiser data indicated whether a property is one-story or multi-story, but the data did not include an exact number of stories for each building. In fact, for most buildings within The Harbors, the number of stories remained completely unknown. Tables \_\_\_\_ display the percentage of buildings within each District have one, multiple or and unknown number of stories.

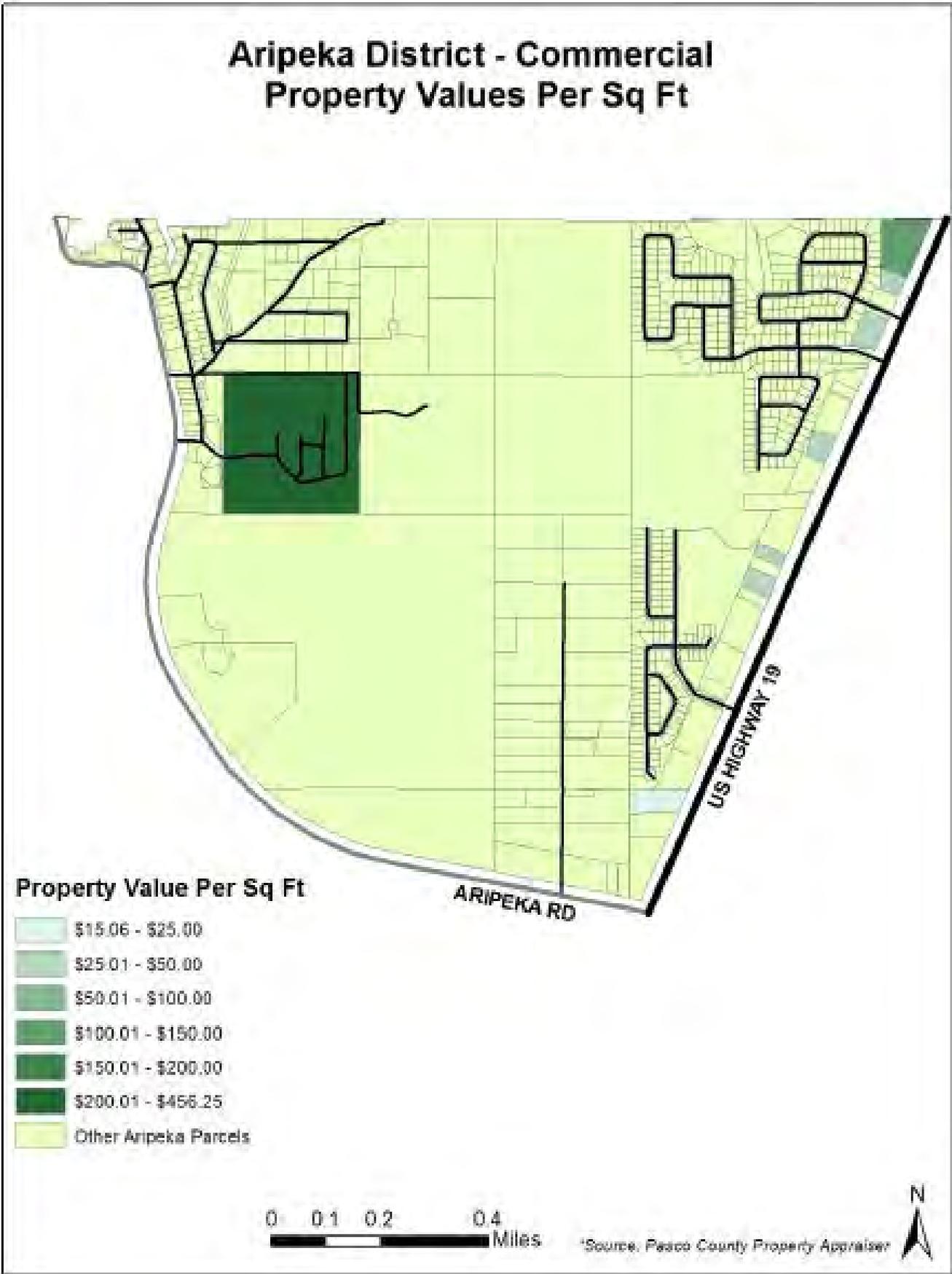
### **Windshield Survey**

Along with the quantitative Parcel Analysis, the FPDL Team was tasked to perform a Windshield Survey of The Harbors. The Windshield Survey would supplement the Parcel Analysis by providing an on-the-ground assessment of the condition of The Harbors' built environment. However, through discussions with Pasco County's planning staff, providing a detailed windshield survey of all 100,000 parcels in The Harbors was deemed to be unnecessary given the amount of time and manpower it would require to complete. Instead, it was agreed that the FPDL Team would conduct extensive site visits and informal windshield surveys of The Harbors in its entirety and would perform a comprehensive windshield survey detailing the existing conditions of only a selection of individual parcels.

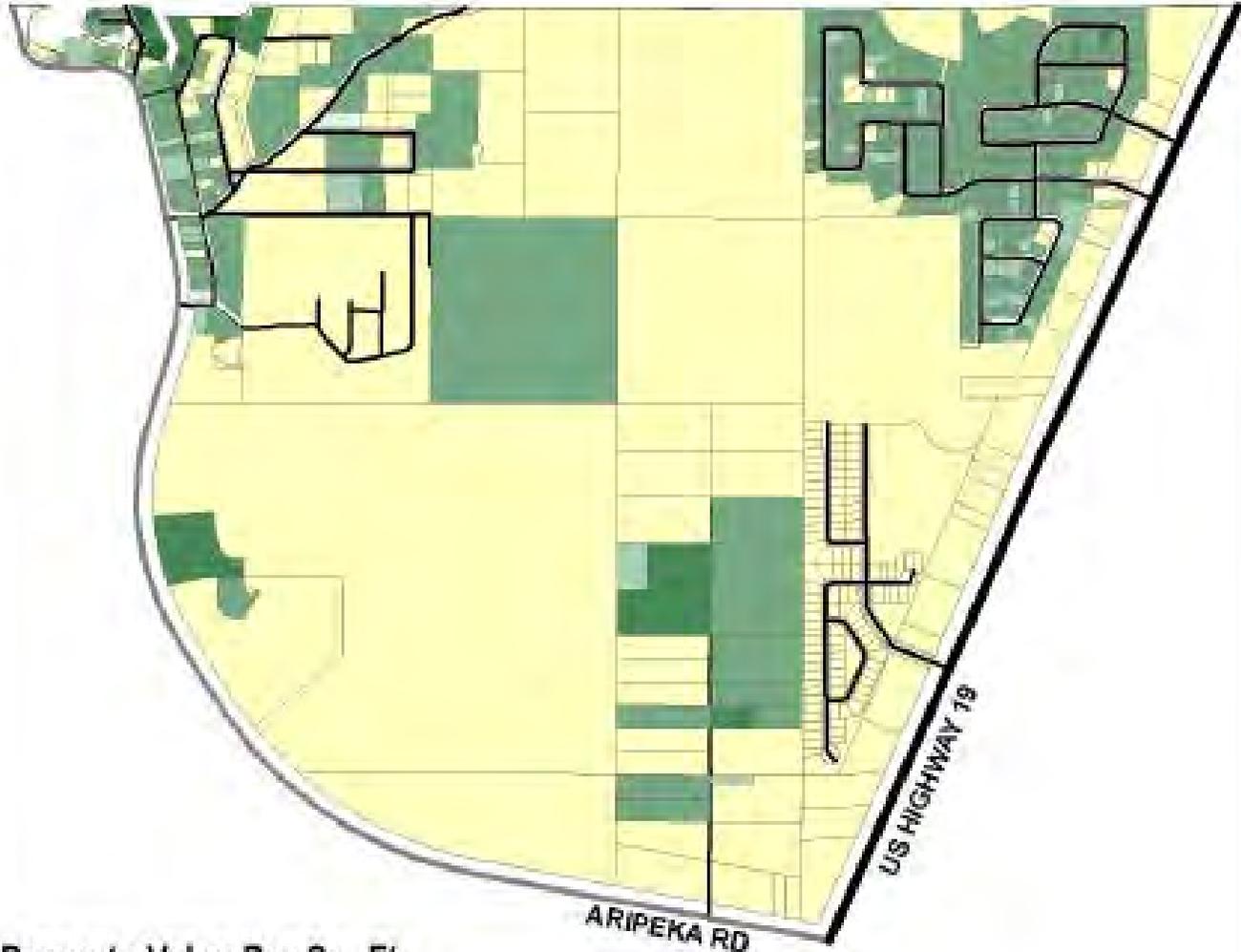
The Windshield Survey initially included a selection of parcels from each district. Once the FPDL Team began to identify potential focus areas for reinvestment based on hot spots of employment, sales, crime, foreclosures, and income, additional properties from each focus area were included in the Windshield Survey. These additional properties typically included major sites within each focus area such as hospitals and major shopping centers and were intended to provide a more detailed understanding of the conditions within each focus area to aid the process of narrowing down the final focus areas. The results of the Windshield Survey can be found in Appendix D.



Map C-2.2: Aripeka District Commercial Property Value per Square Foot



### Aripeka District Residential Parcels, Property Value Per Sq. Ft.



#### Property Value Per Sq. Ft.

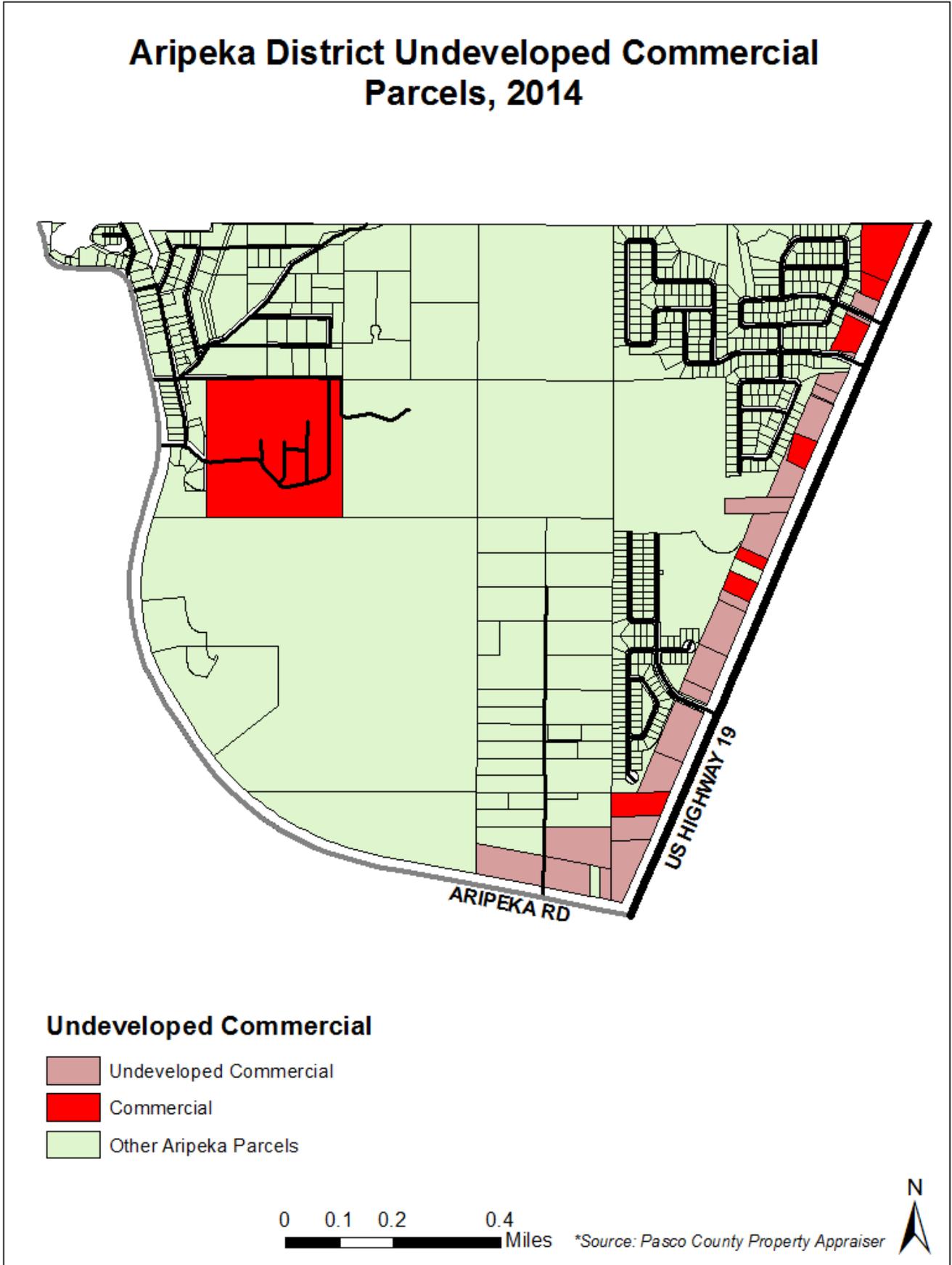
- \$12.71 - \$15.00
- \$15.01 - \$25.00
- \$25.01 - \$50.00
- \$50.01 - \$75.00
- \$75.01 - \$125.00
- Other Parcels

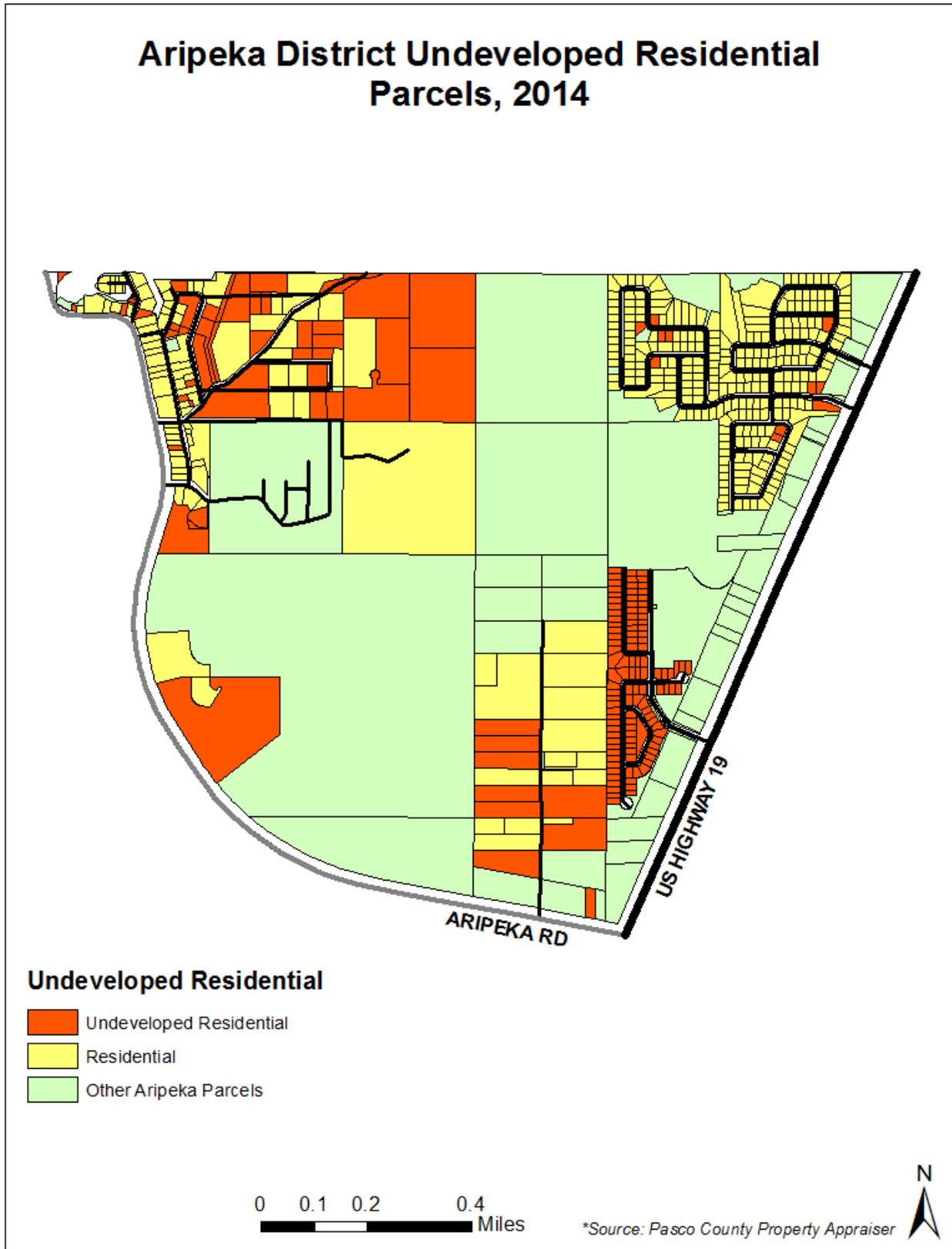
0 0.1 0.2 0.4 Miles

\*Source: Pasco County Property Appraiser

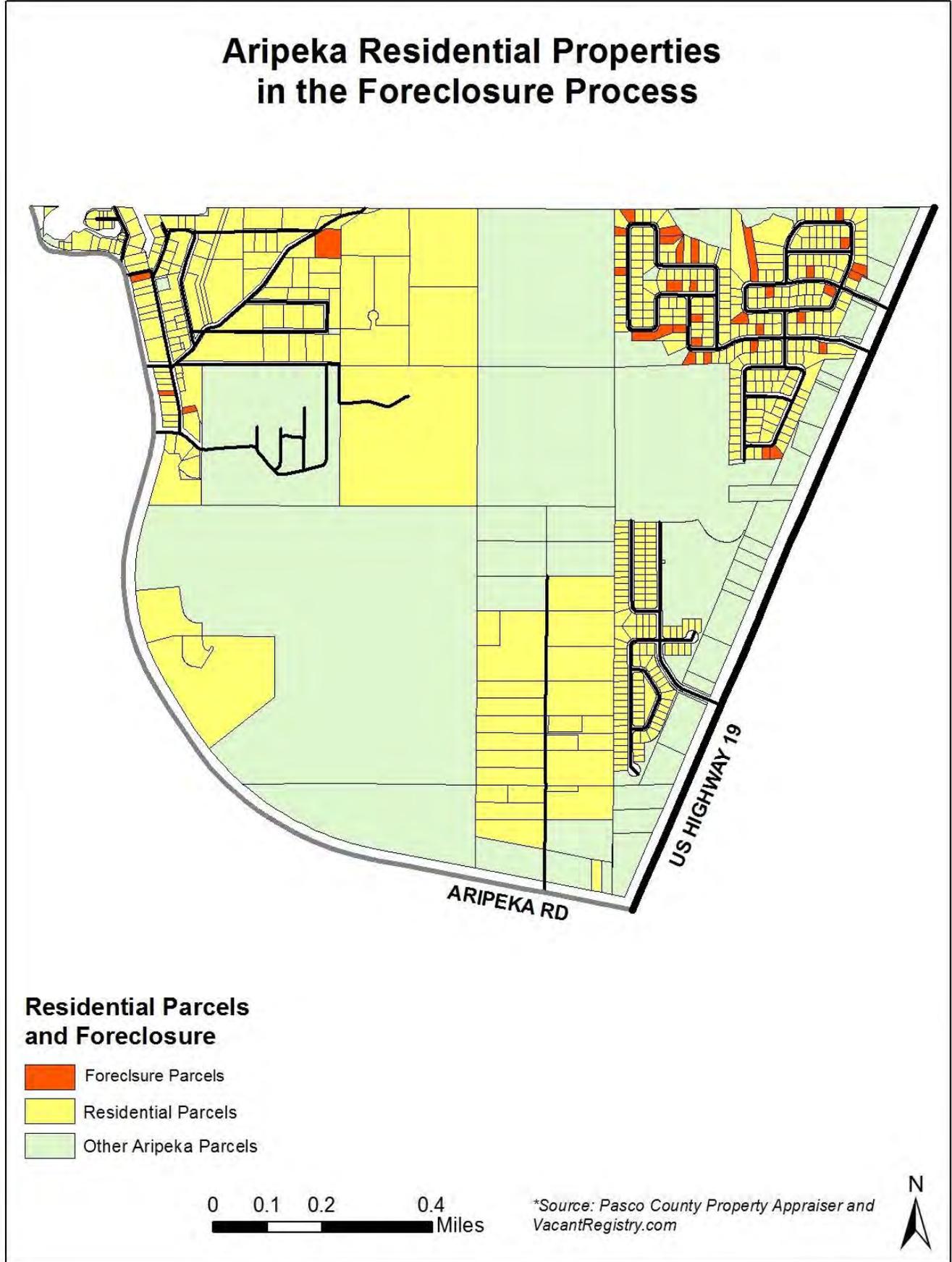


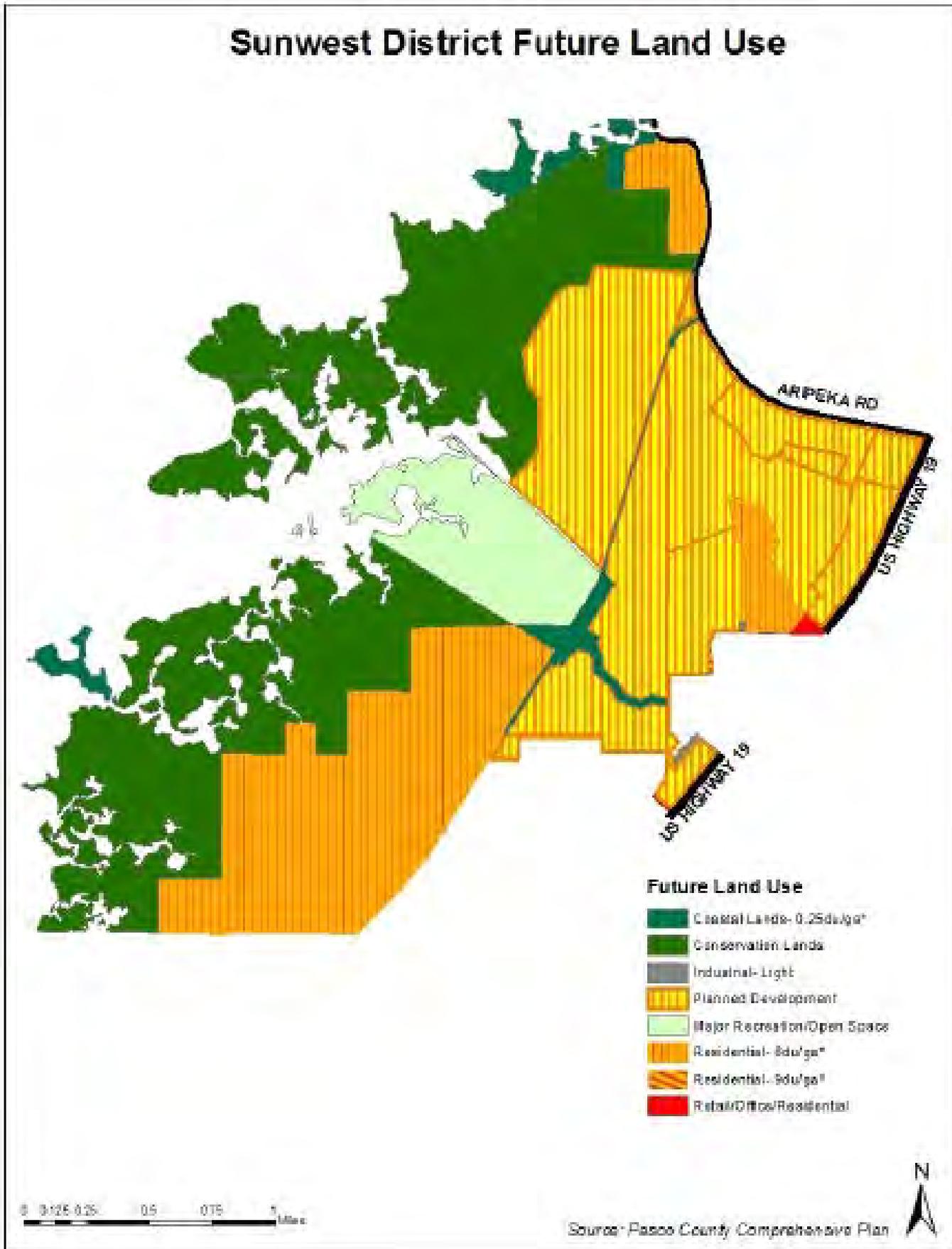
Map C-2.4: Aripeka District Vacant Commercial Parcels



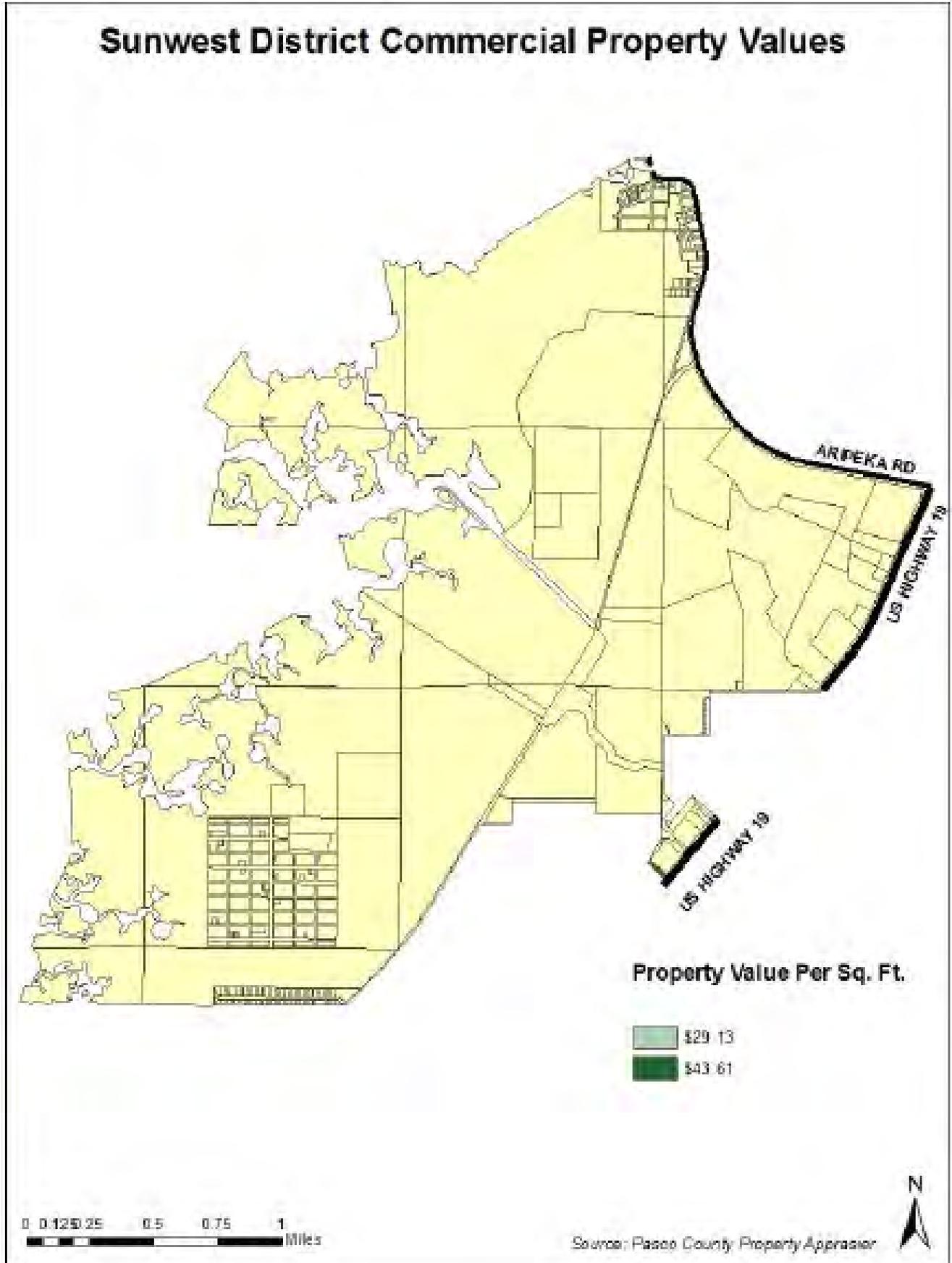


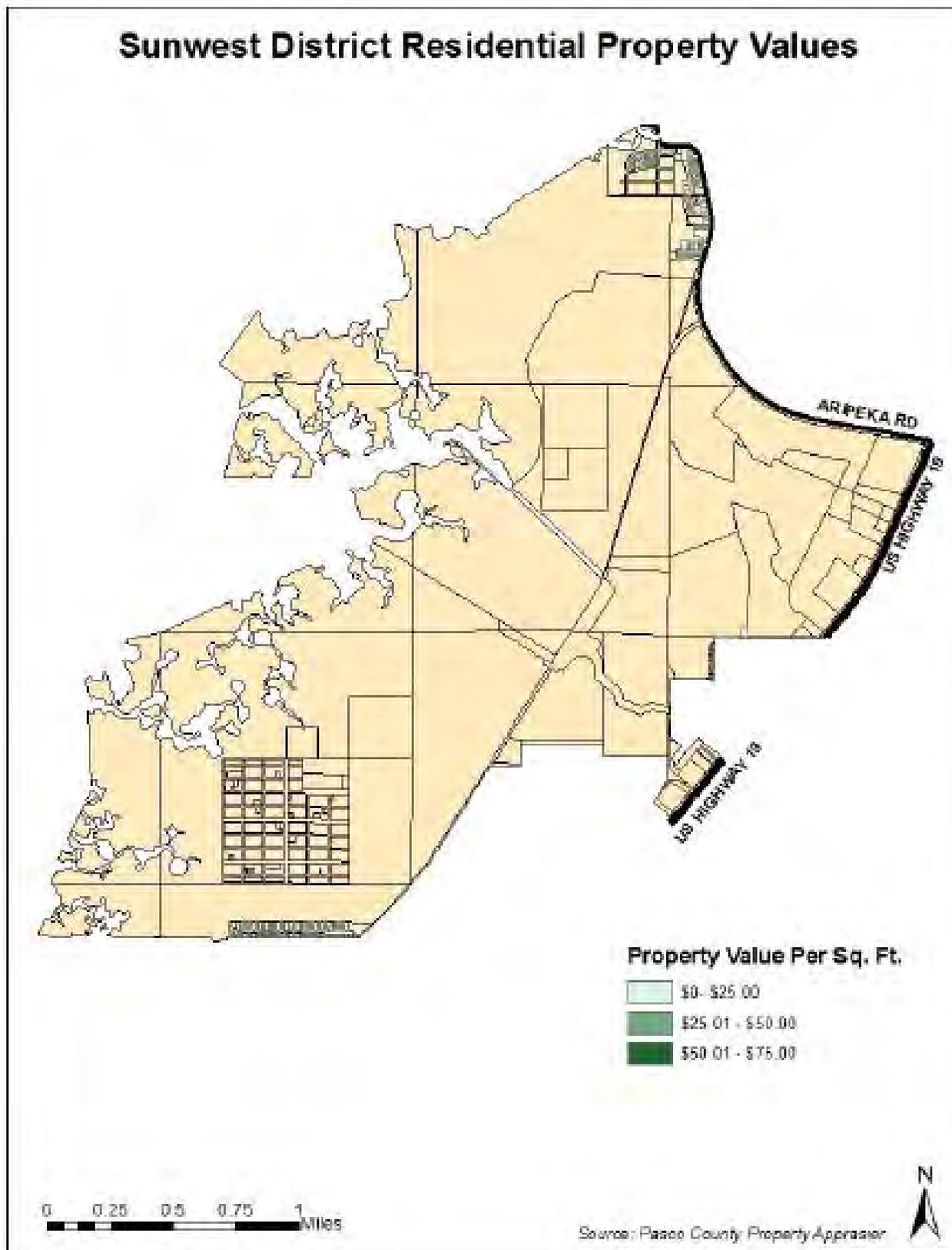
Map C-2.6: Aripeka District Residential Properties in the Foreclosure Process



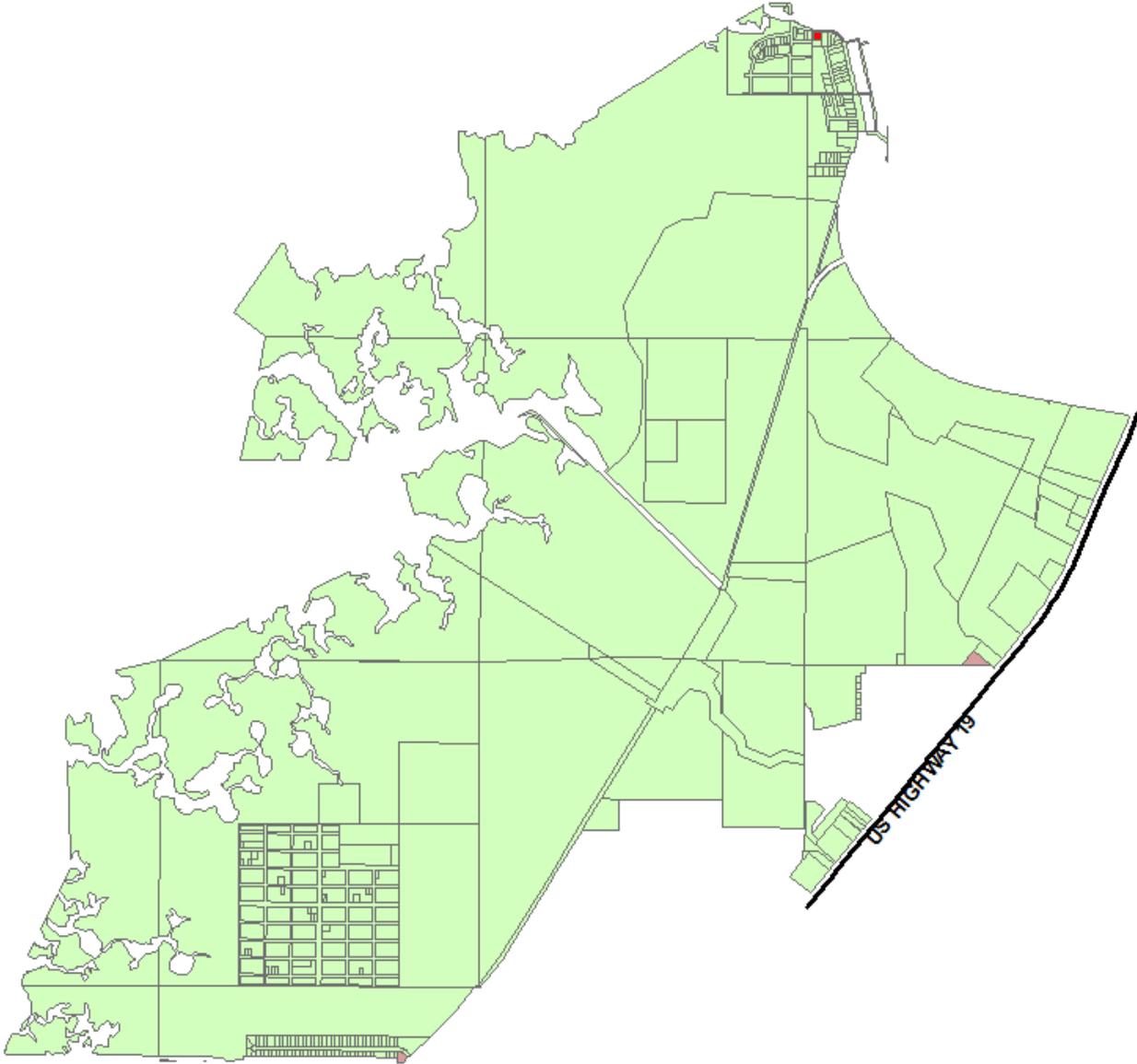


Map C-2.8: Sunwest District Commercial Property Value per Square Foot





### Sunwest District Undeveloped Commercial Parcels, 2014



**Undeveloped Commercial**

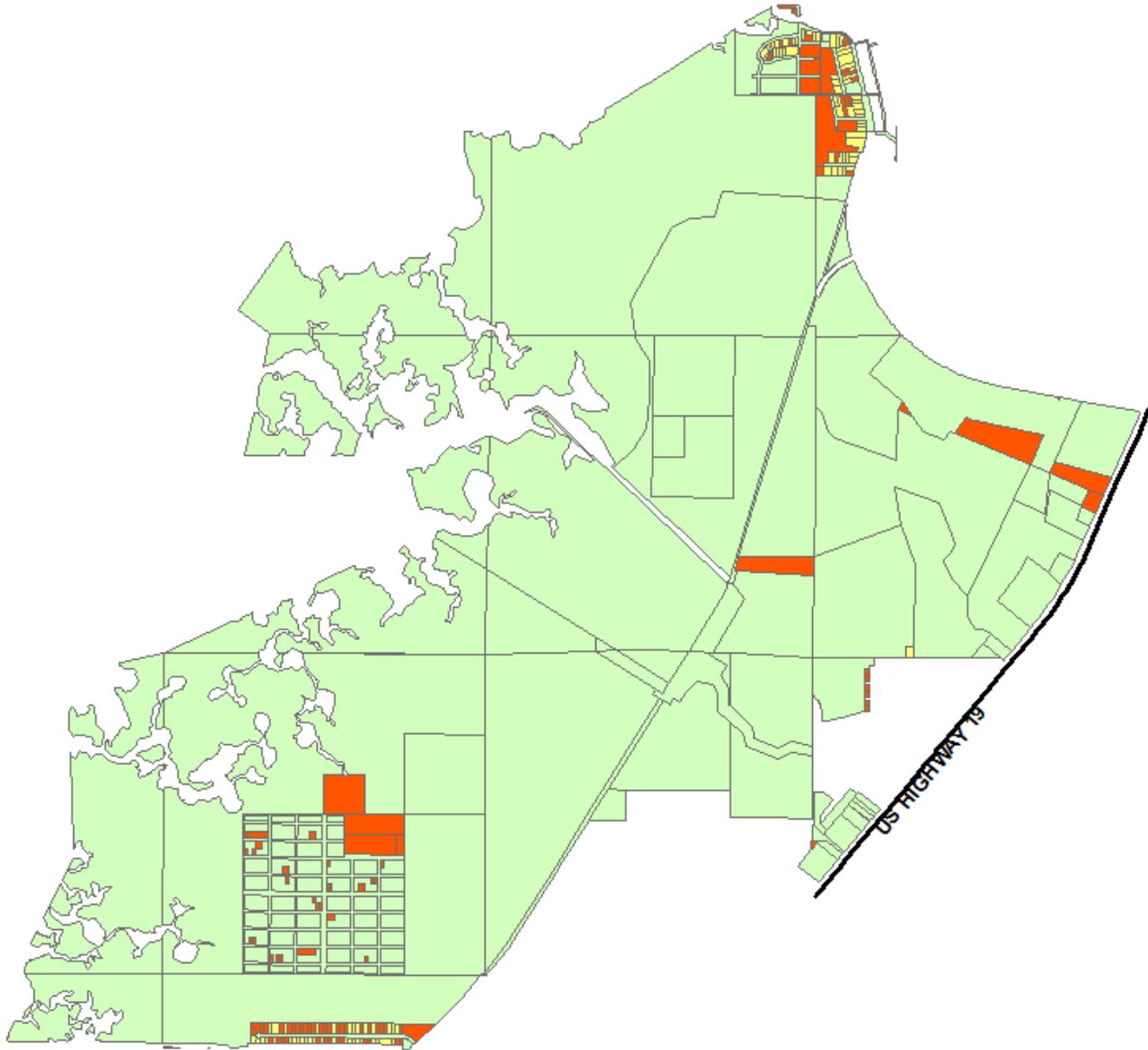
- Undeveloped Commercial
- Commercial
- Other Sunwest Parcels

0 0.1250.25 0.5 0.75 1 Miles

Source: Pasco County Property Appraiser



### Sunwest District Undeveloped Residential Parcels, 2014



#### Undeveloped Residential

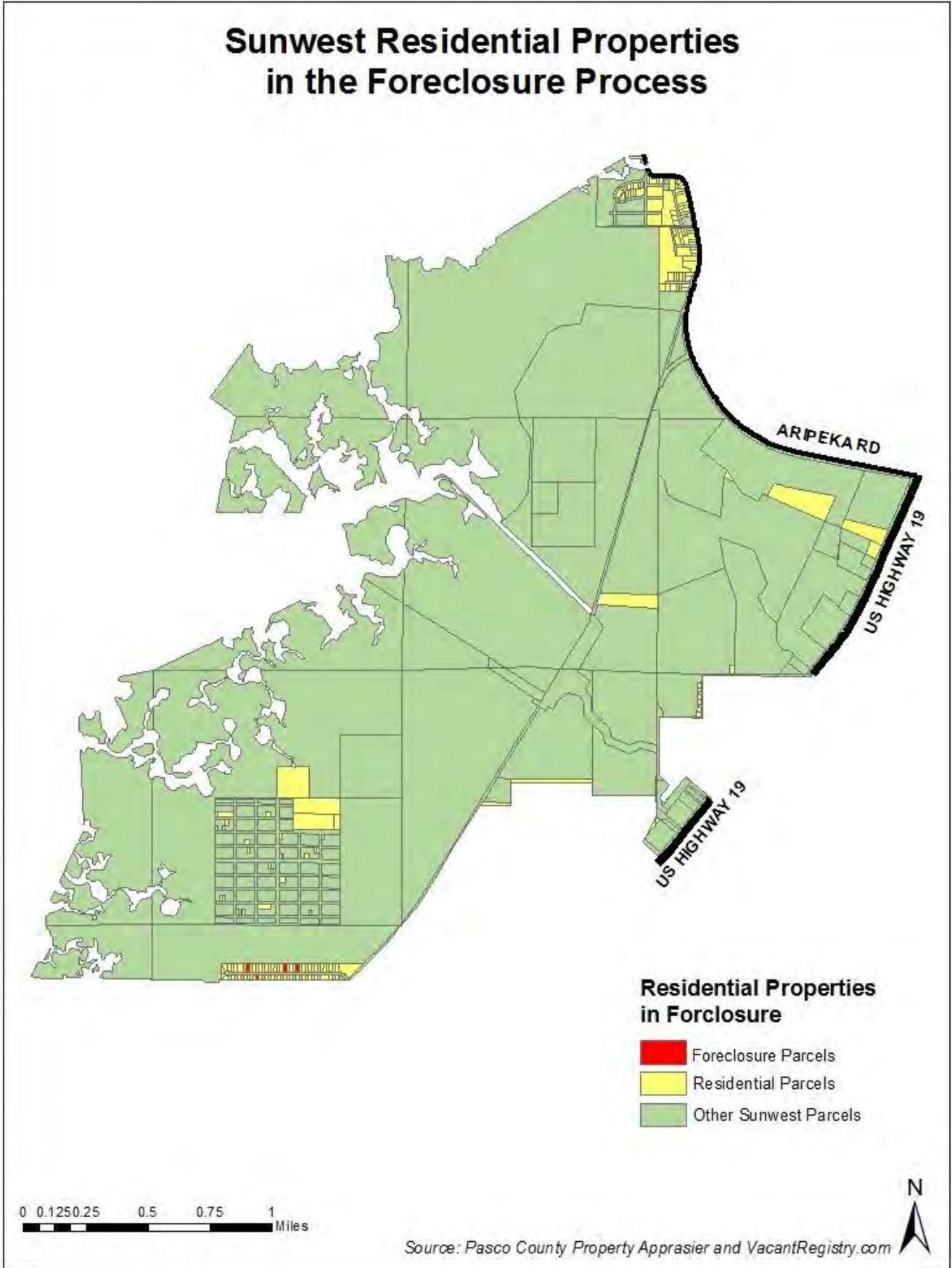
-  Undeveloped Residential
-  Residential
-  Other Sunwest Parcels

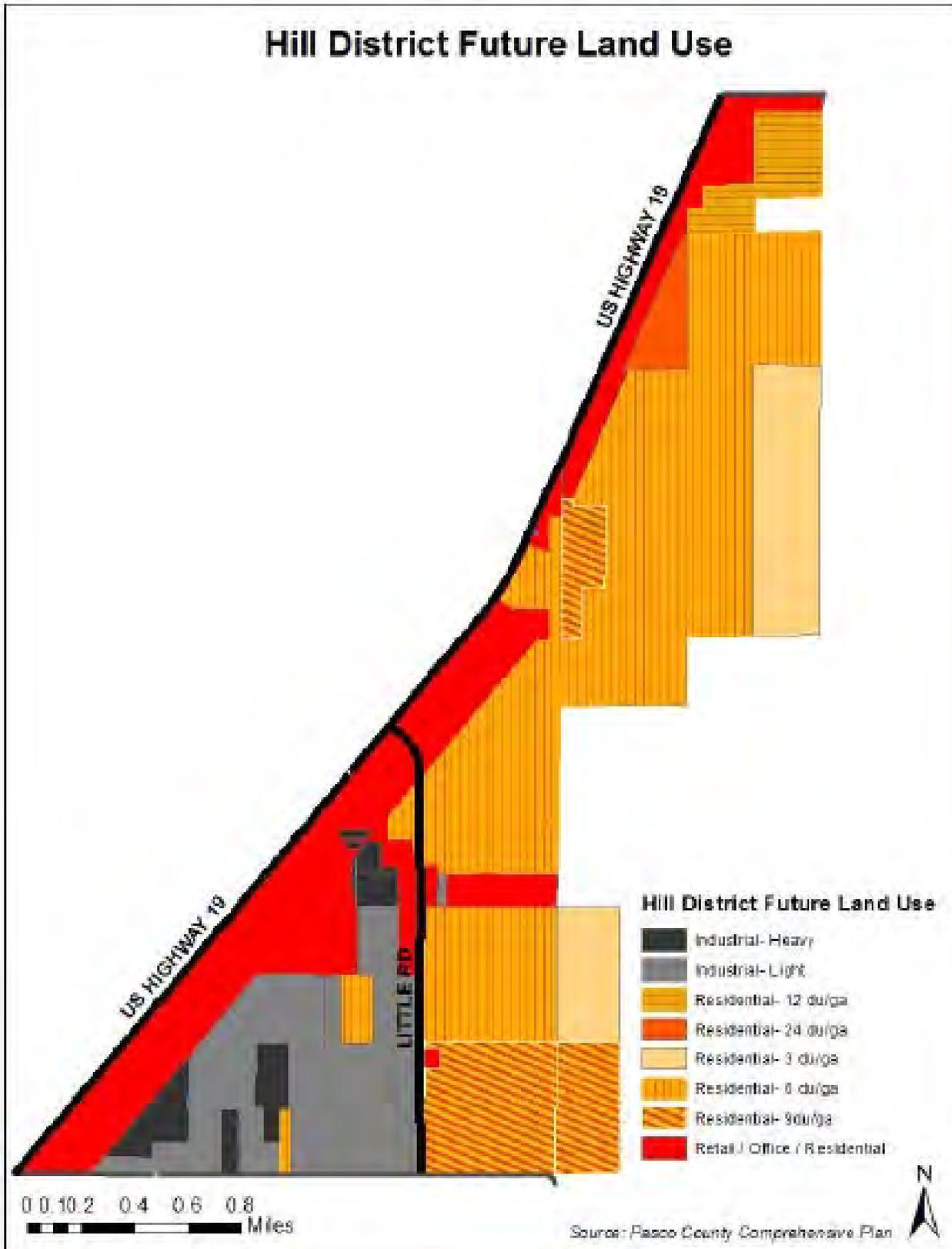
0 0.1250.25 0.5 0.75 1 Miles

Source: Pasco County Property Appraiser

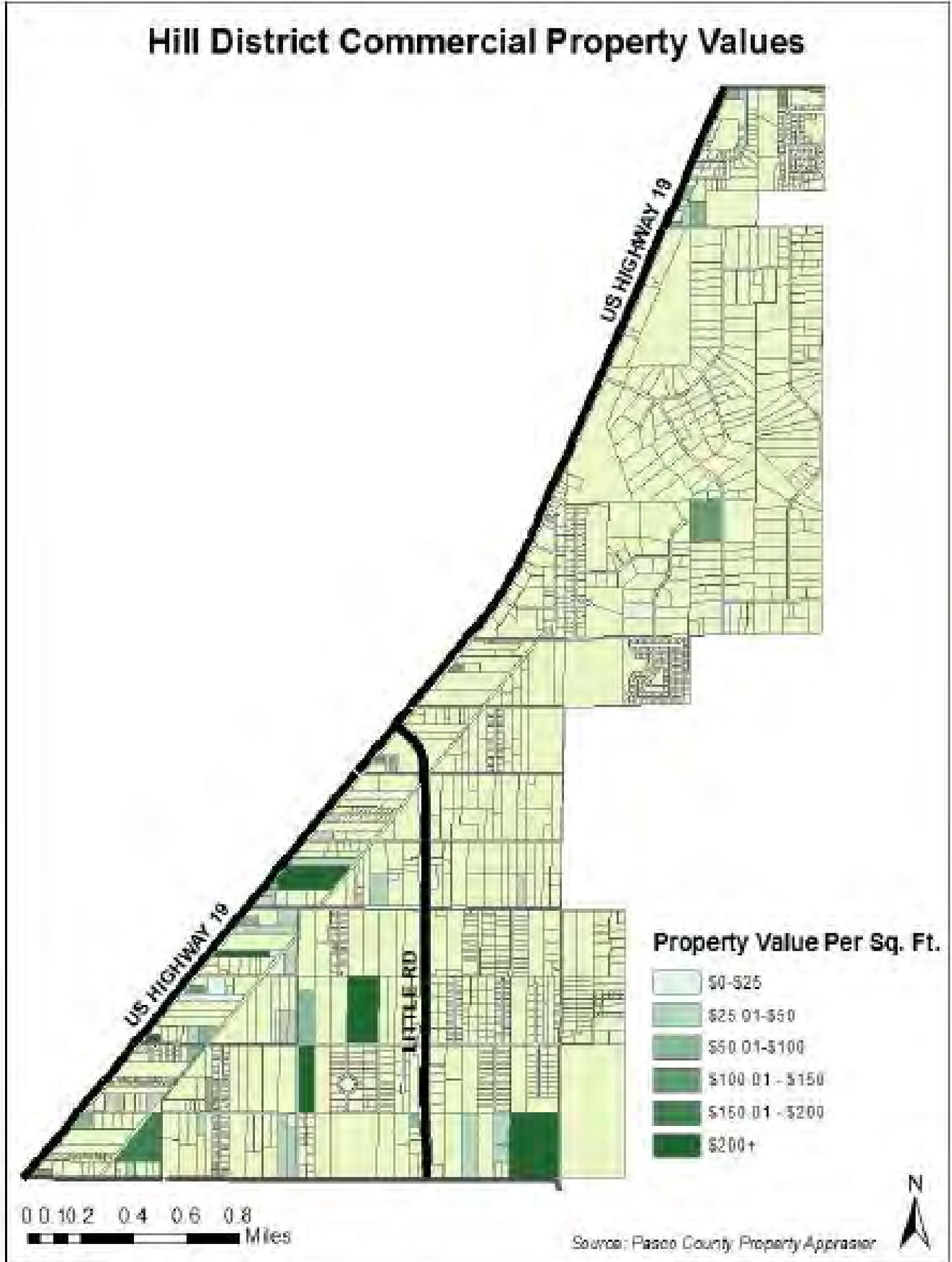


Map C-2.12: Sunwest District Residential Properties in the Foreclosure Process

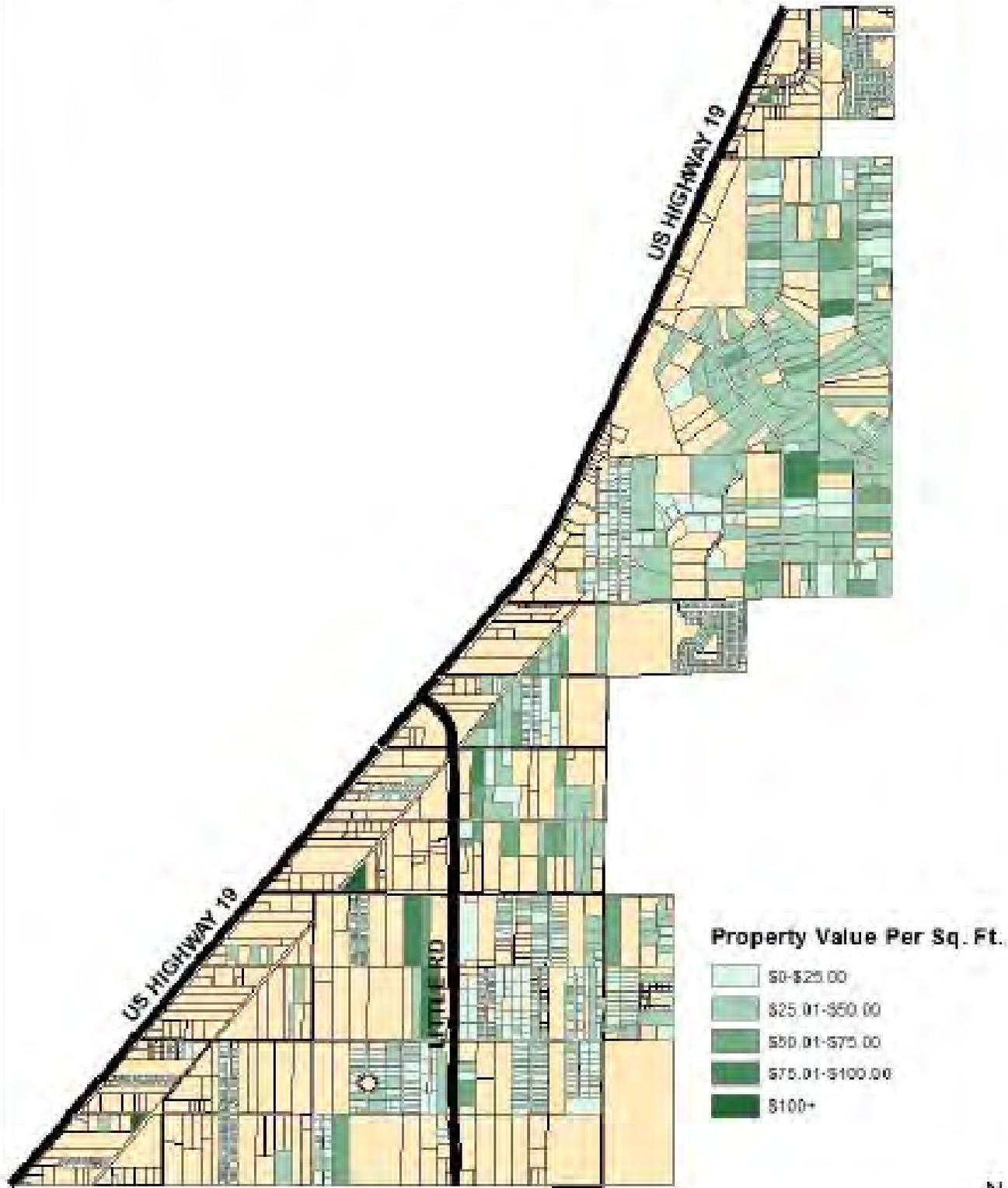




Map C-2.14: Hill District Commercial Property Value per Square Foot



### Hill District Residential Property Values

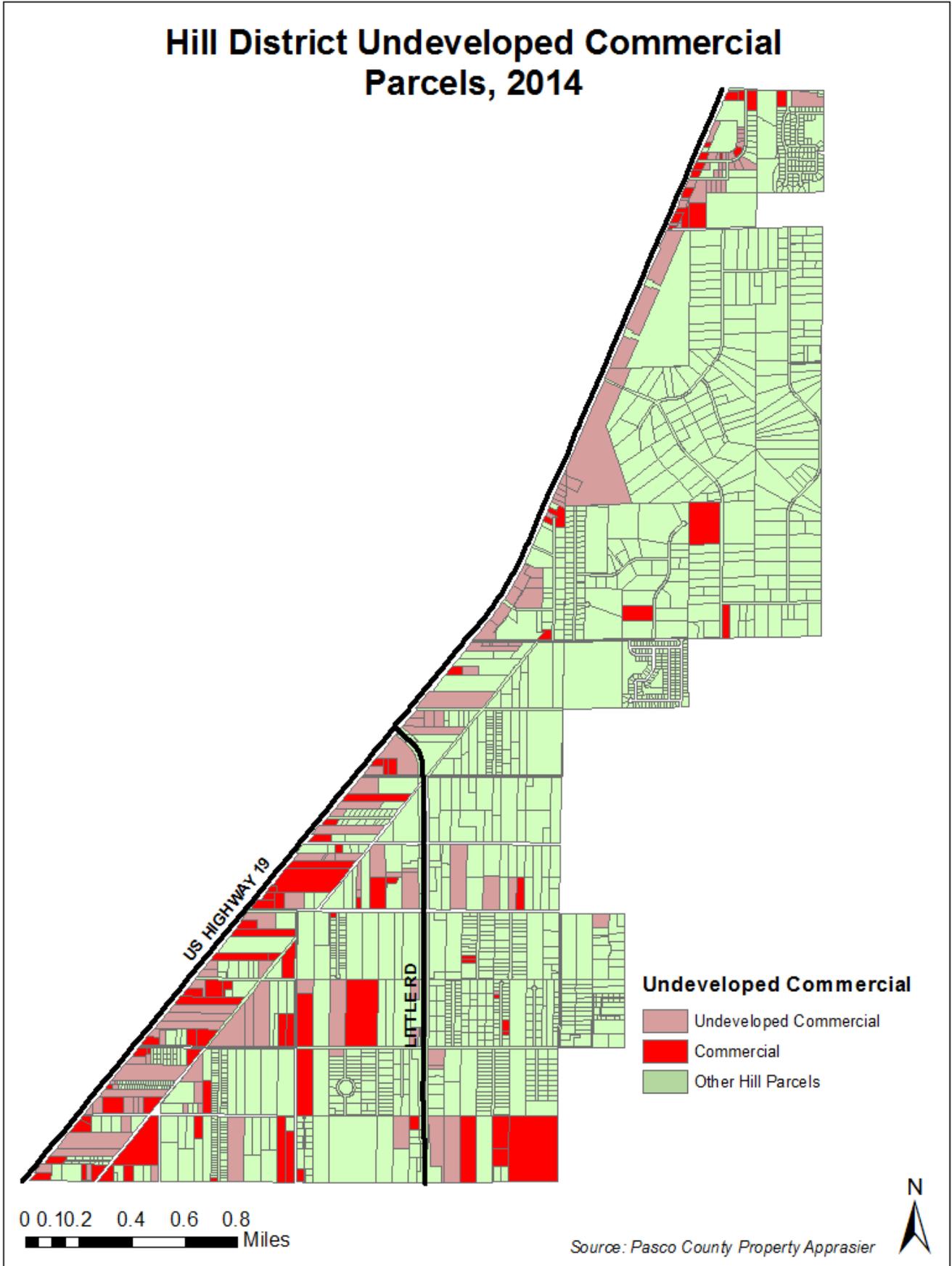


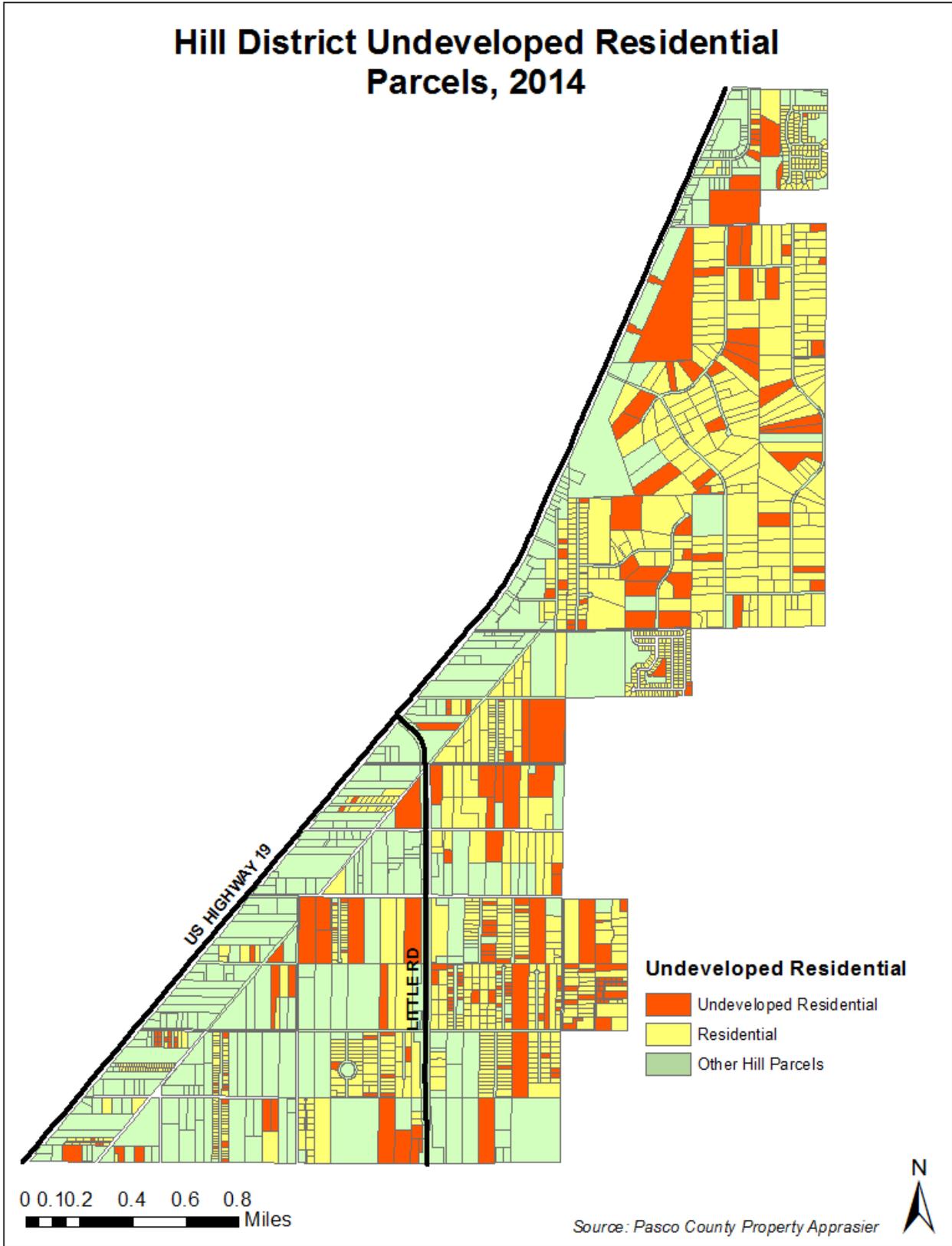
0 0.10 2 0.4 0.6 0.8 Miles

Source: Pasco County Property Appraiser

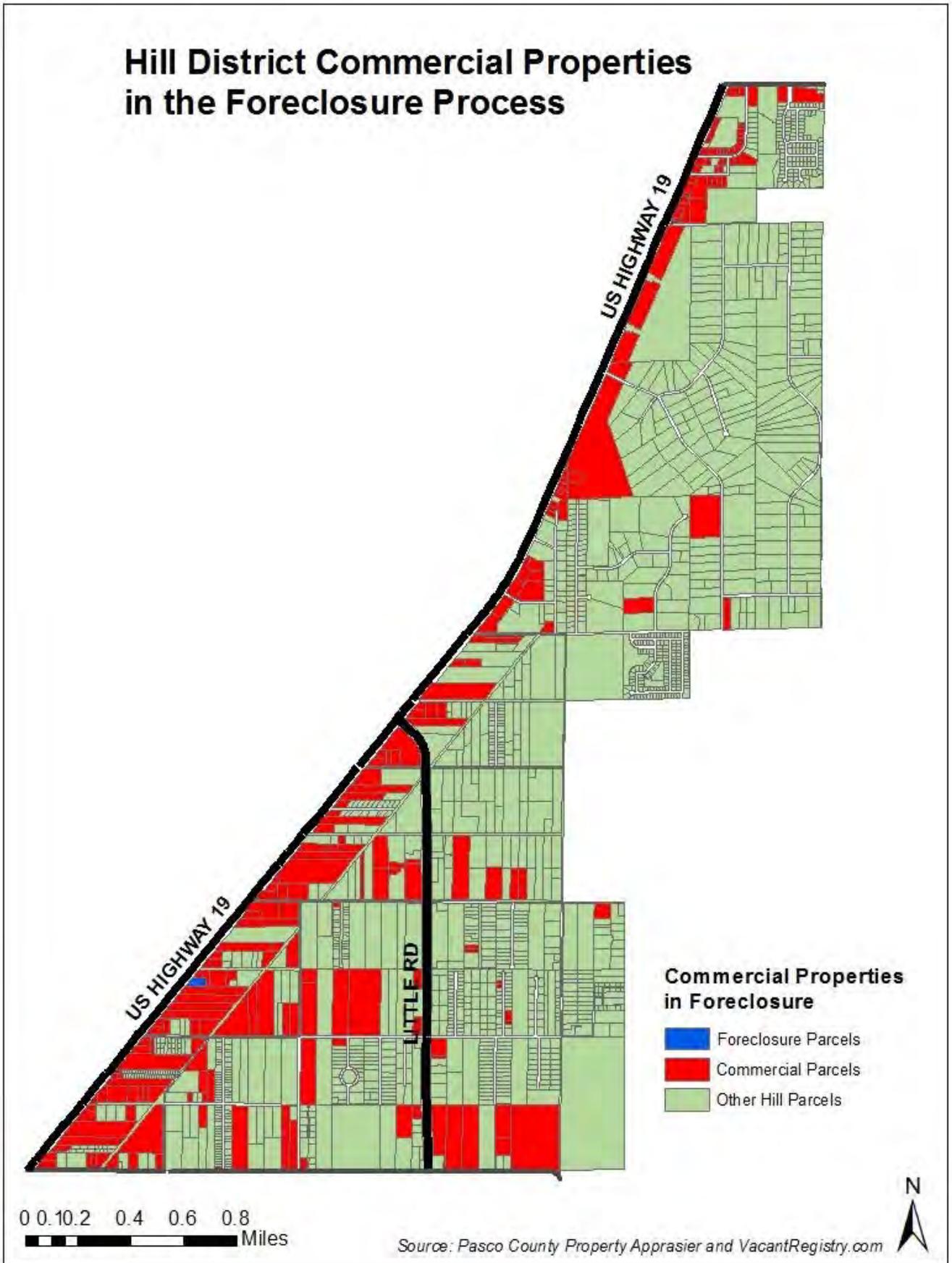


Map C-2.16: Hill District Vacant Commercial Parcels

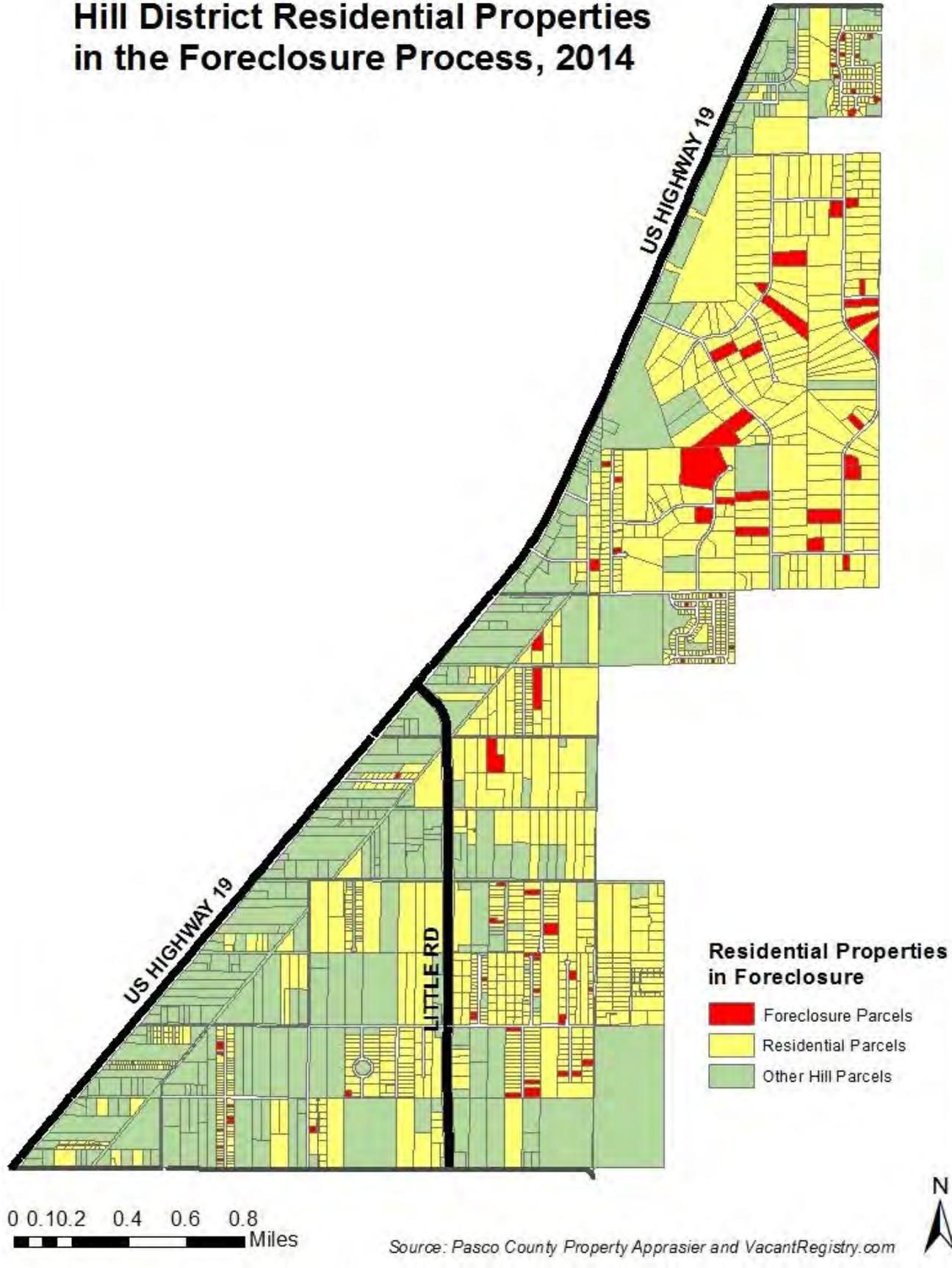




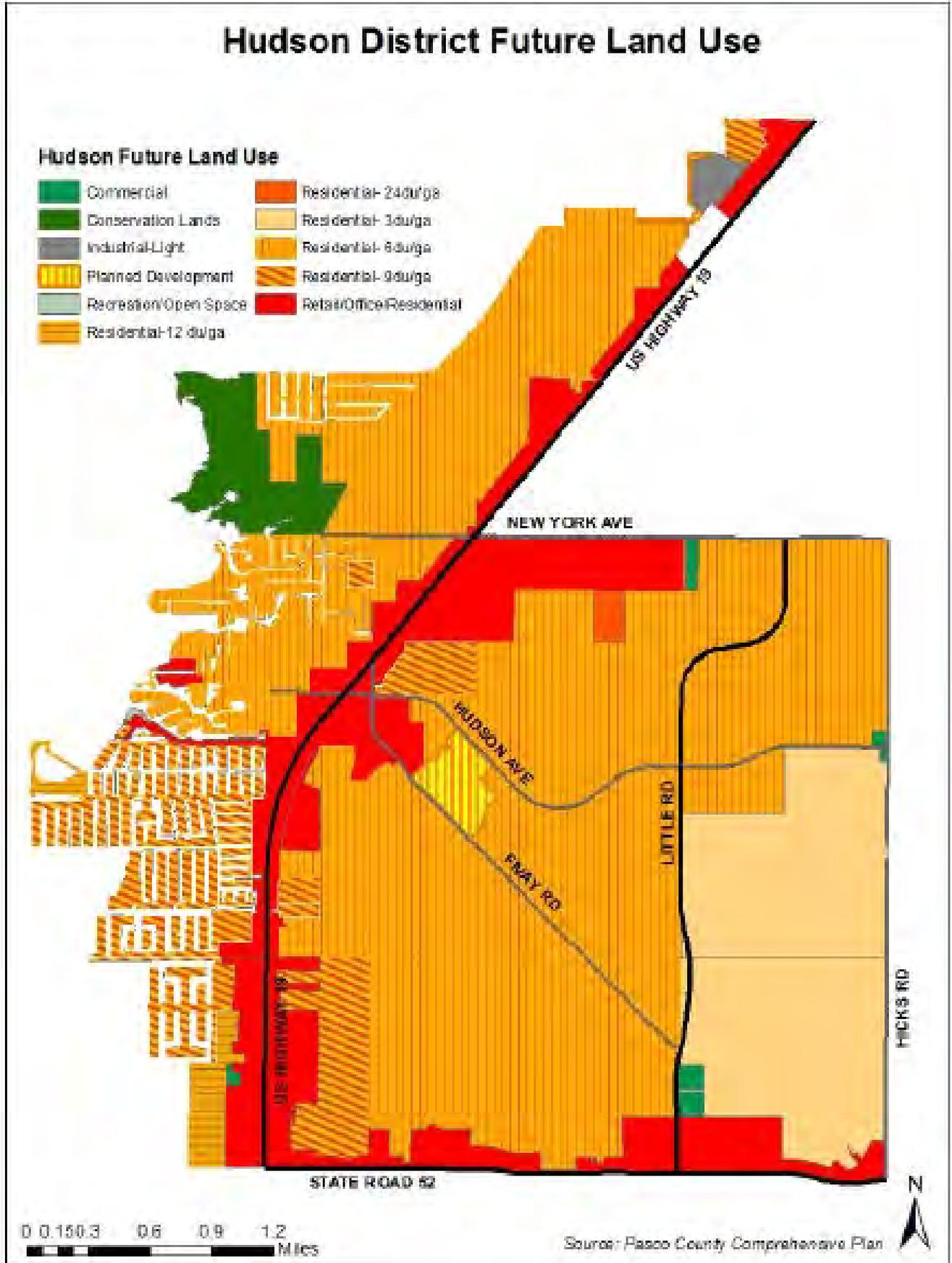
Map C-2.18: Hill District Commercial Properties in the Foreclosure Process

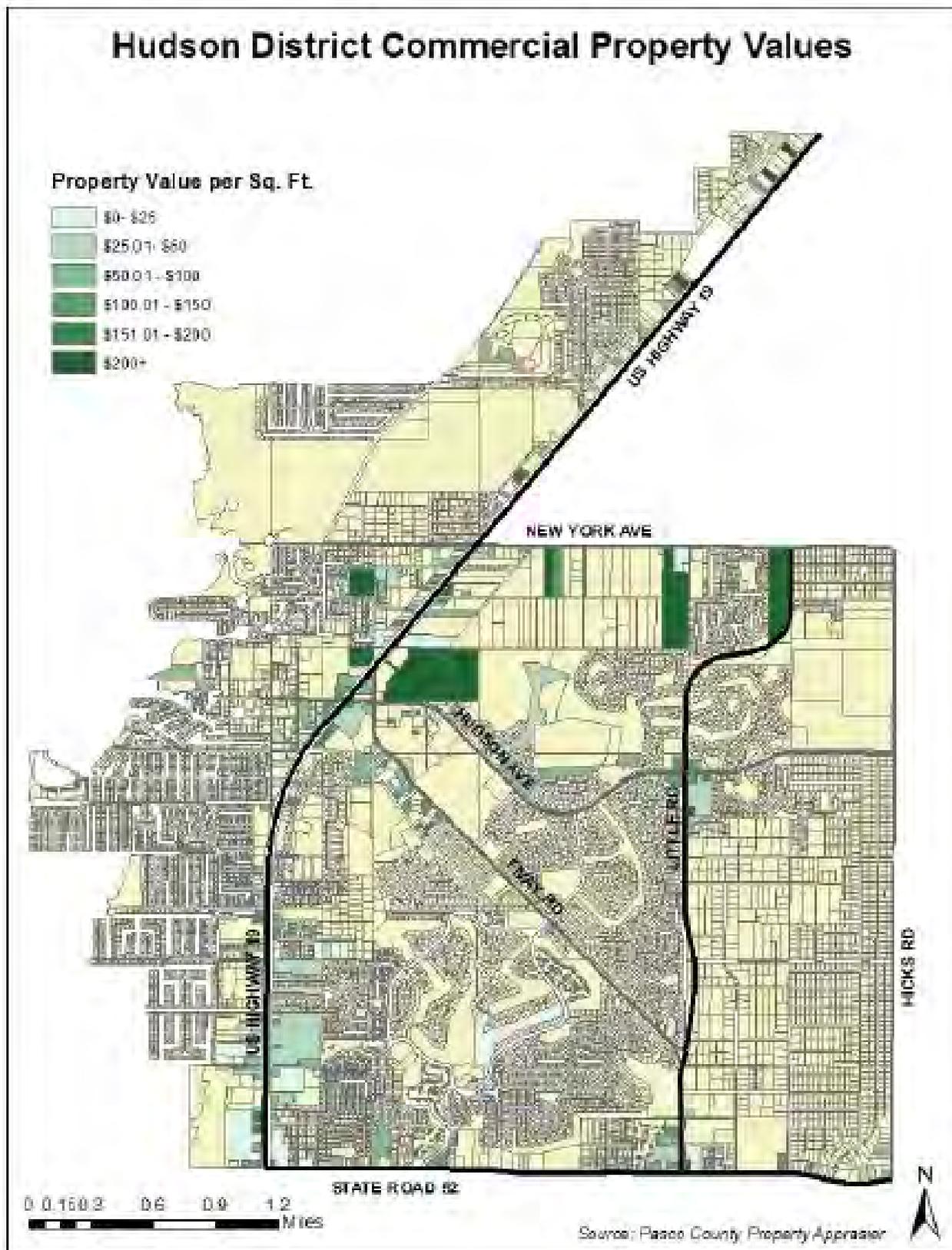


### Hill District Residential Properties in the Foreclosure Process, 2014

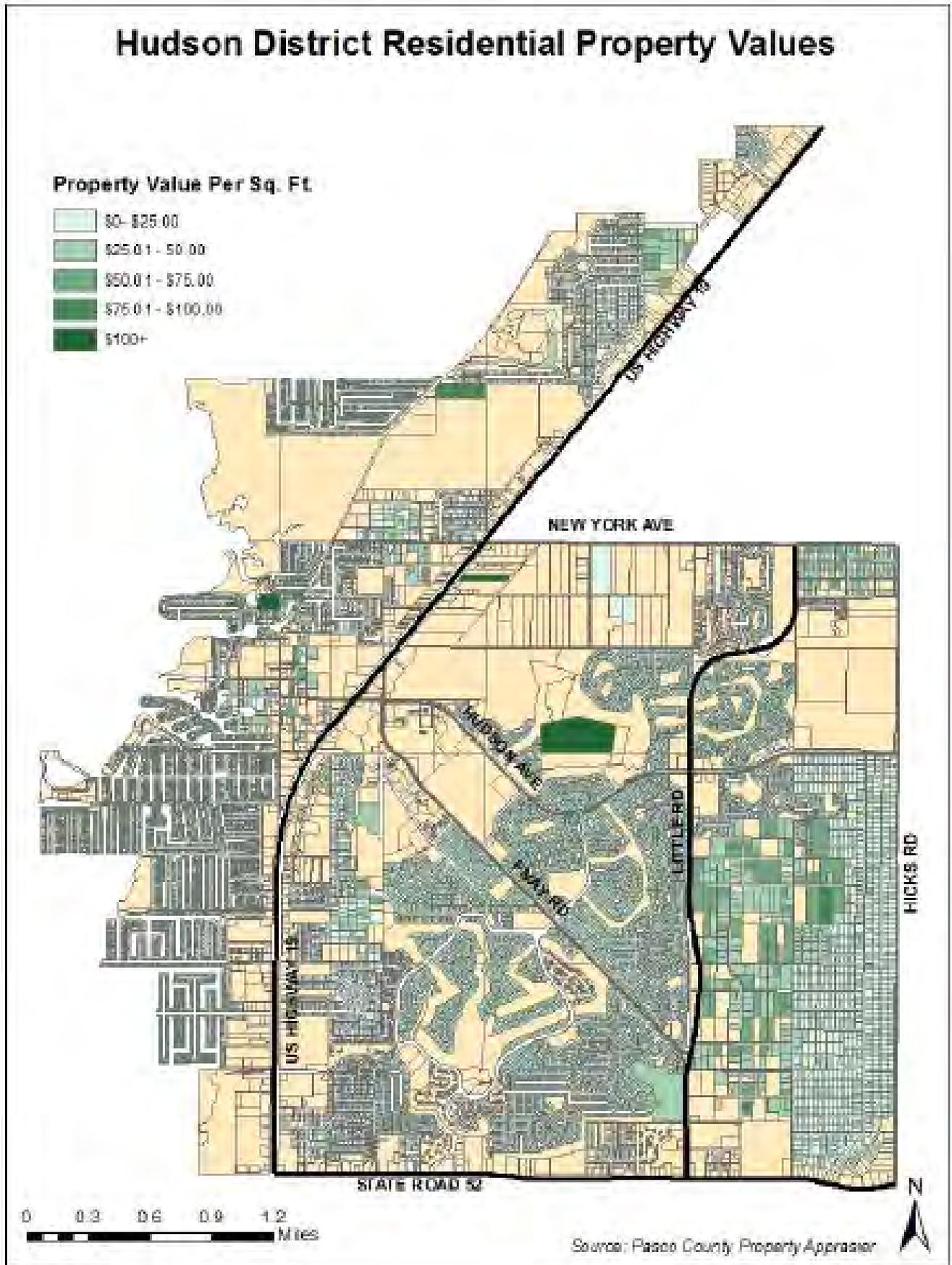


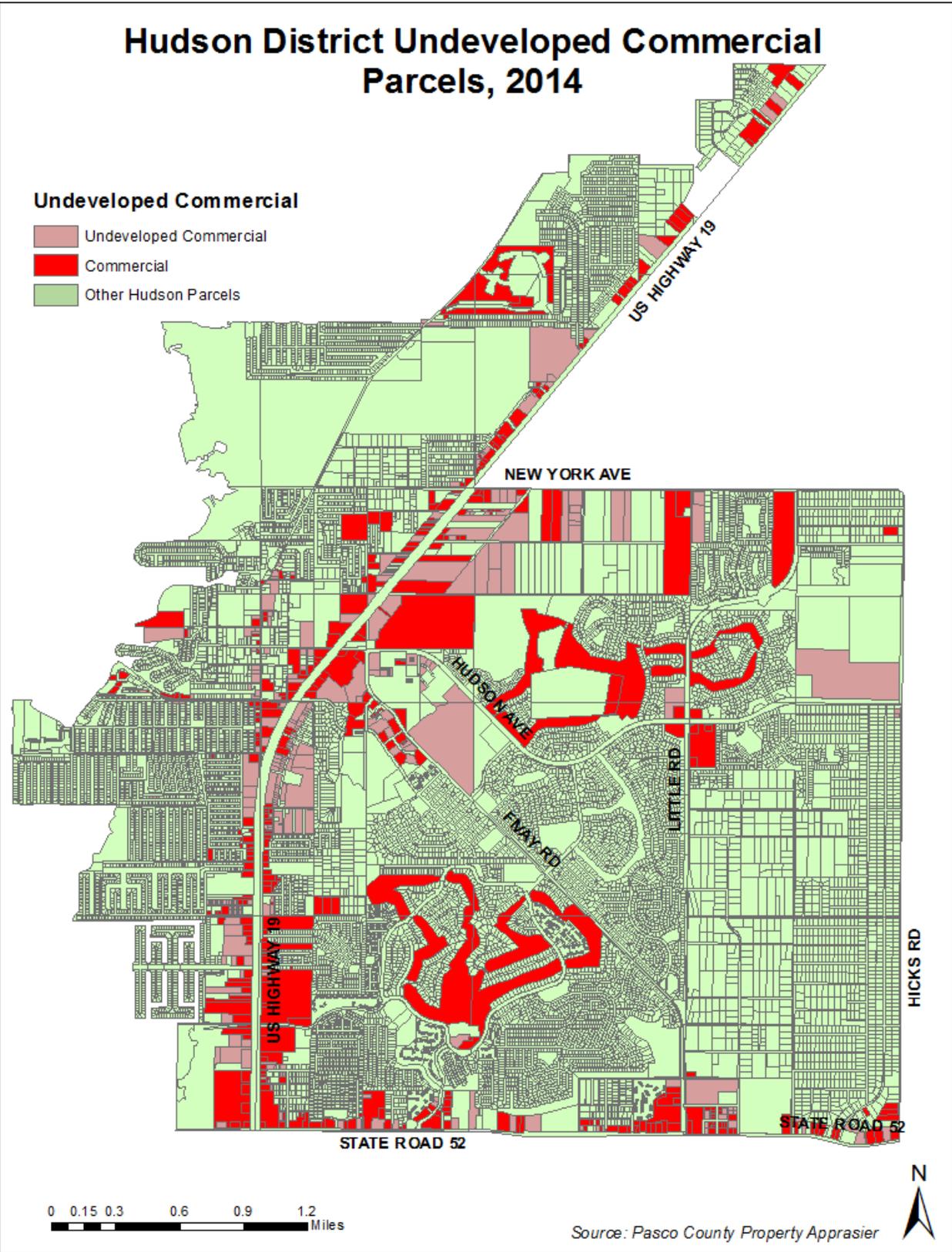
Map C-2.20: Hudson District Future Land Use





Map C-2.22: Hudson District Residential Property Value per Square Foot

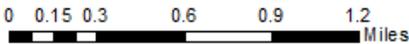
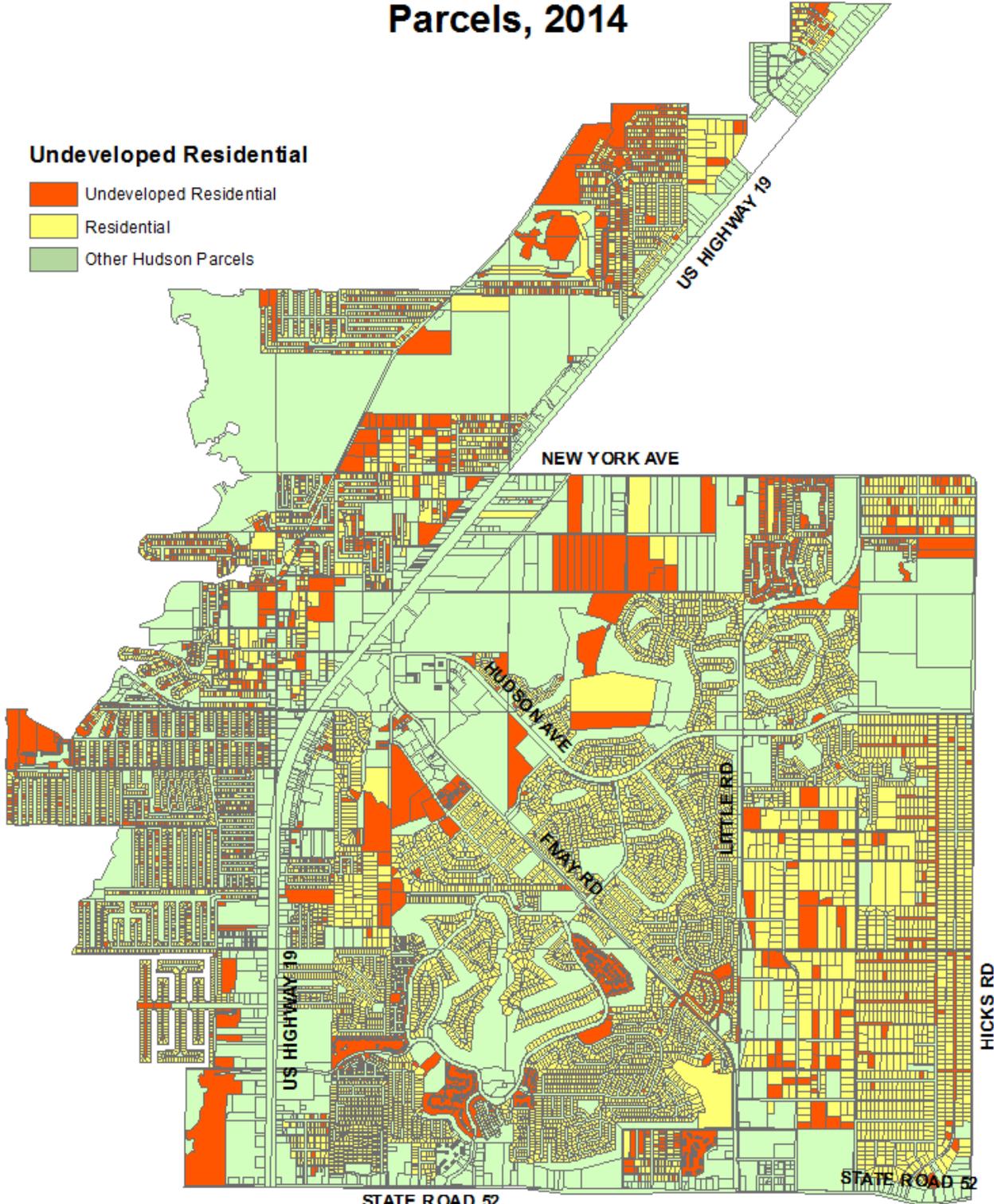




### Hudson District Undeveloped Residential Parcels, 2014

**Undeveloped Residential**

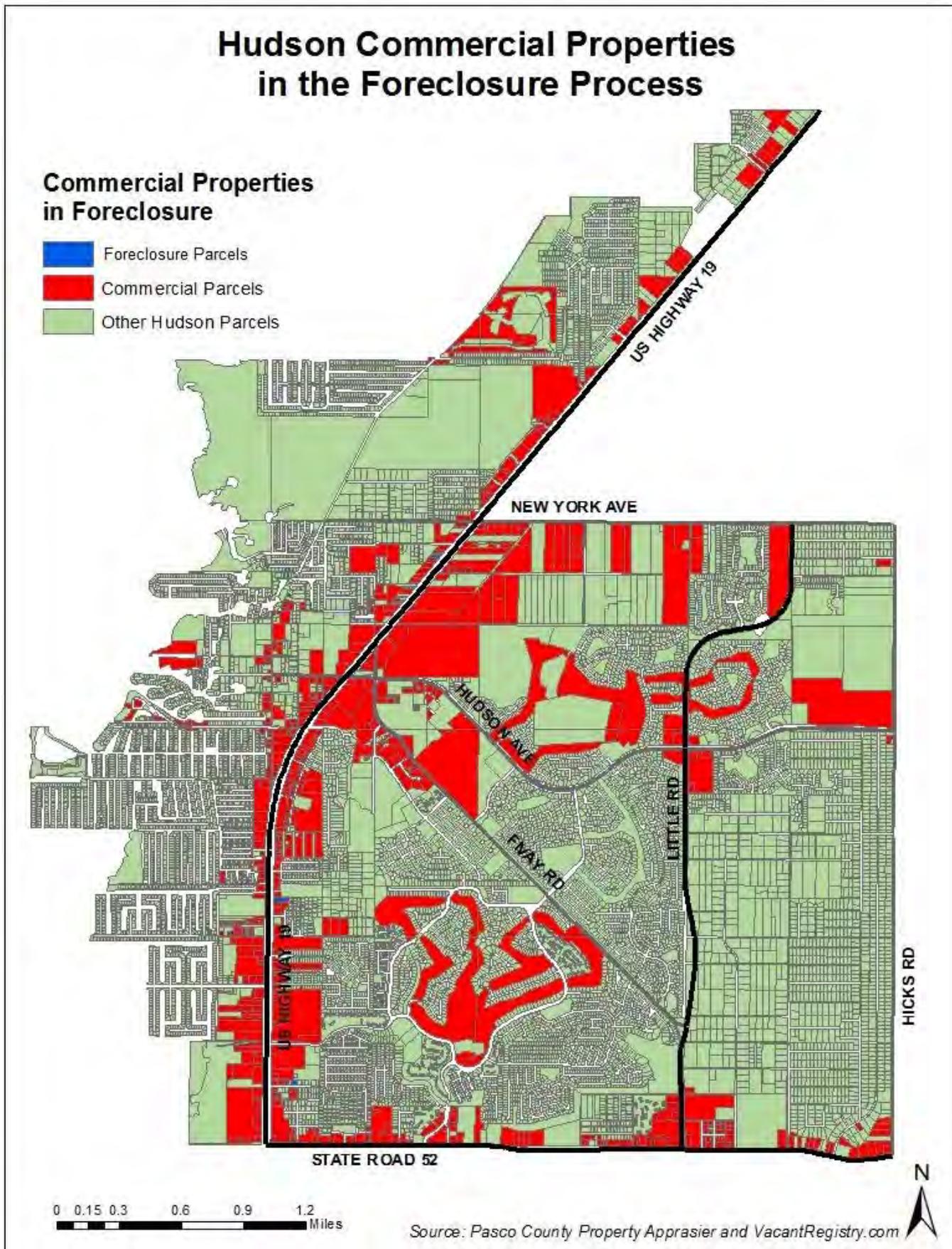
- Undeveloped Residential
- Residential
- Other Hudson Parcels



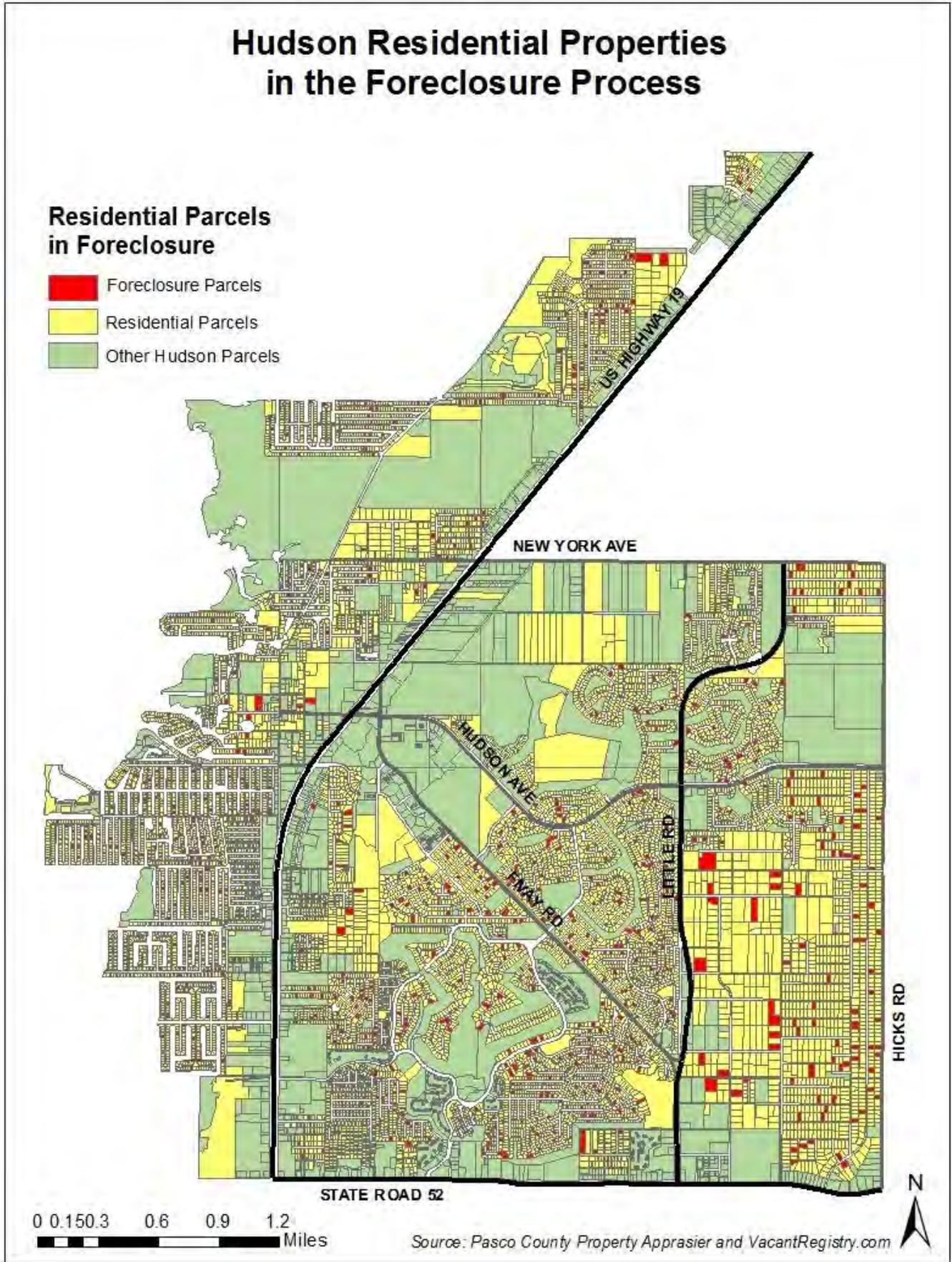
Source: Pasco County Property Appraiser

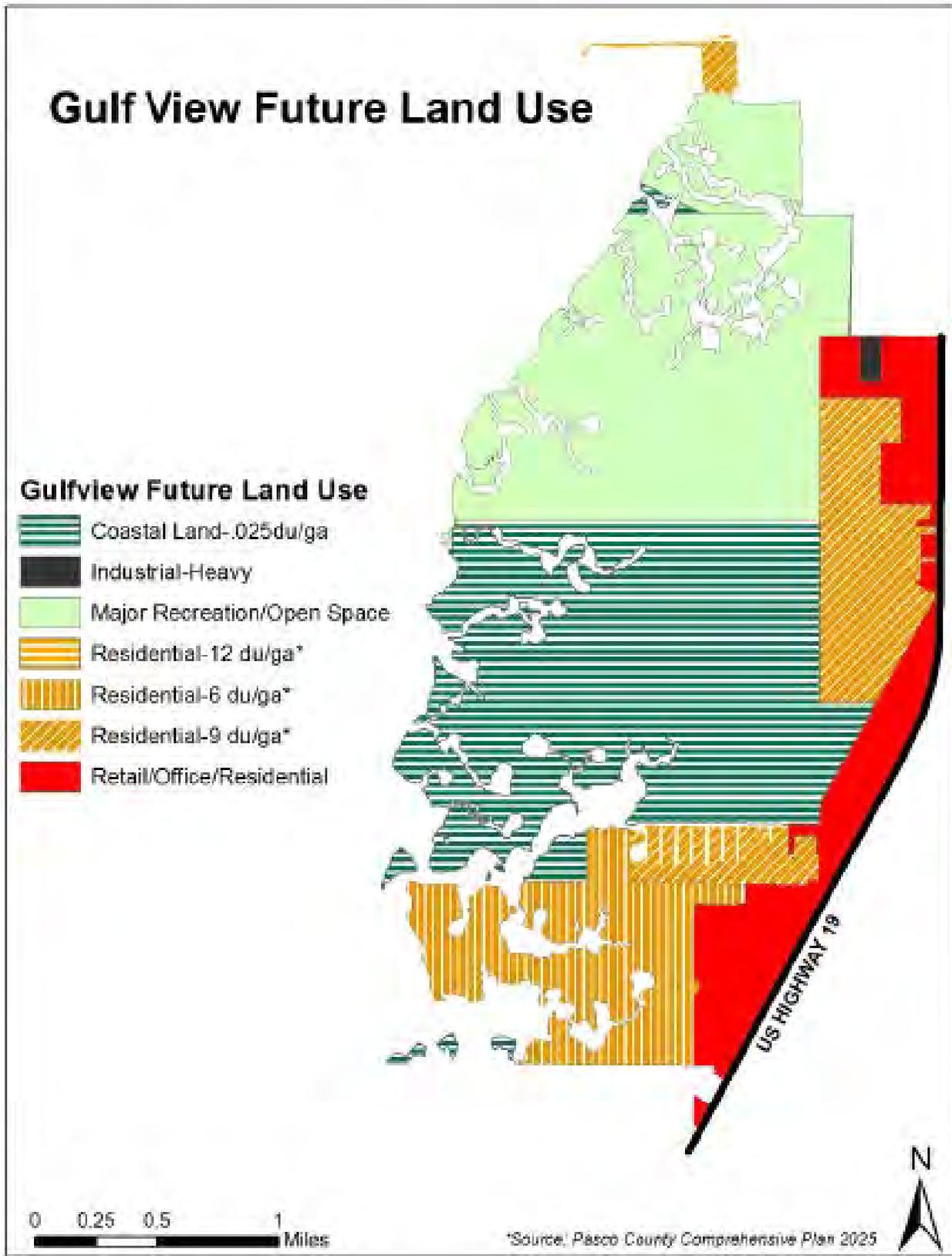


Map C-2.25: Hudson District Commercial Properties in the Foreclosure Process

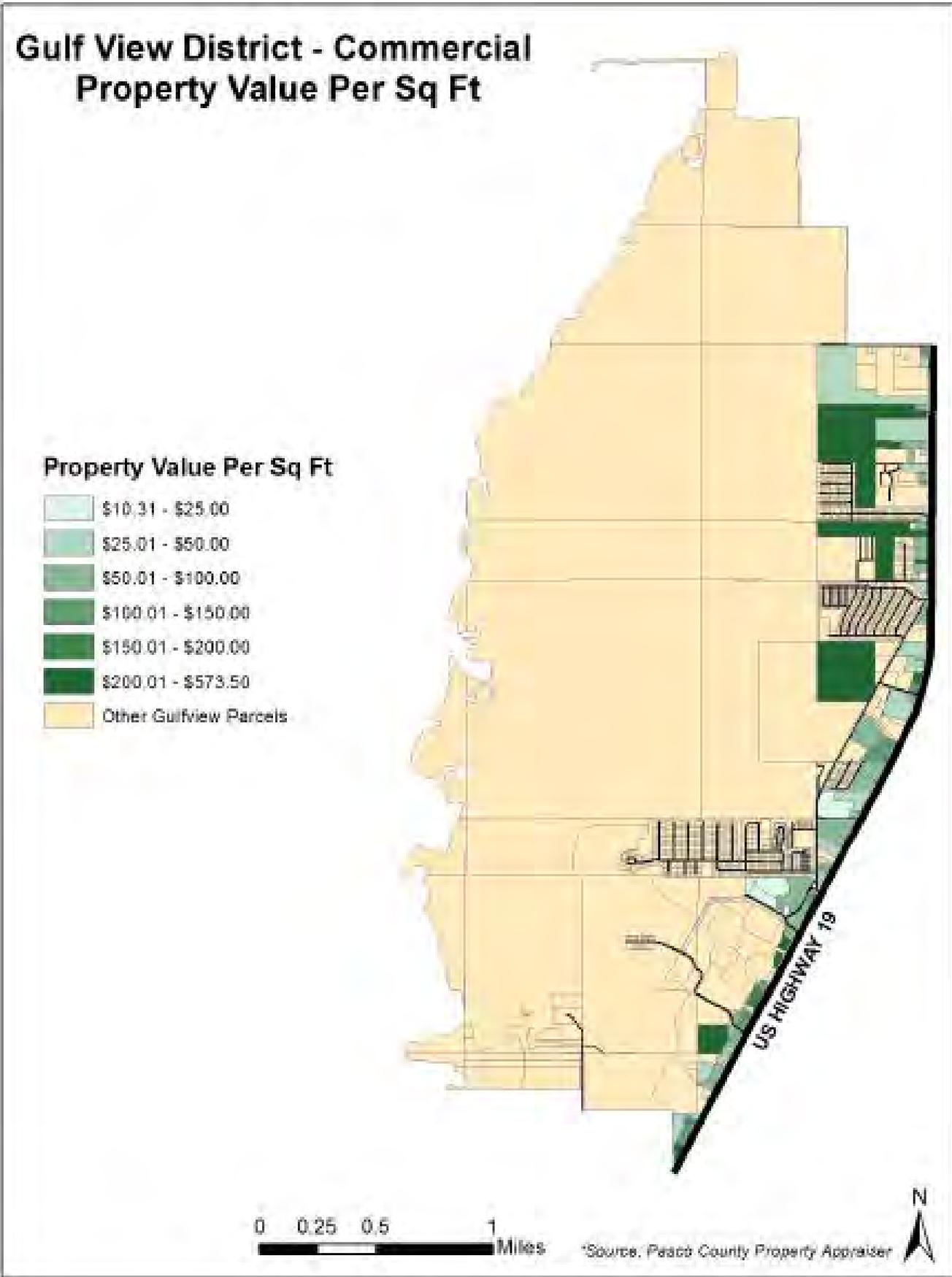


Map C-2.26: Hudson District Residential Properties in the Foreclosure Process





Map C-2.28: Gulf View District Commercial Property Value per Square Foot



### Gulf View District Residential Parcels, Property Value Per Sq. Ft.

#### Property Value Per Sq. Ft.

- \$7.35 - \$15.00
- \$15.01 - \$25.00
- \$25.01 - \$50.00
- \$50.01 - \$75.00
- \$75.01 - \$100.00
- Other Parcels

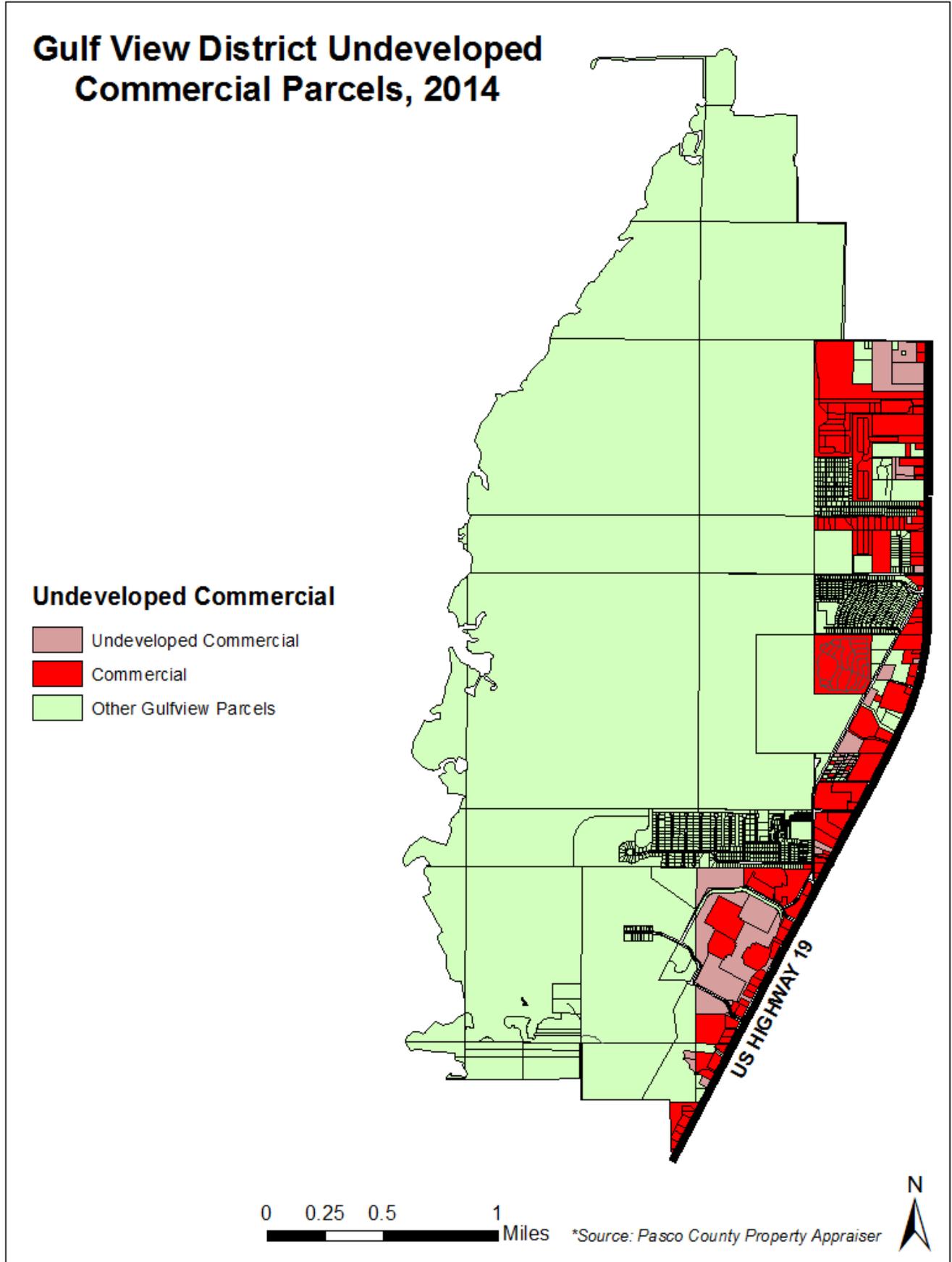


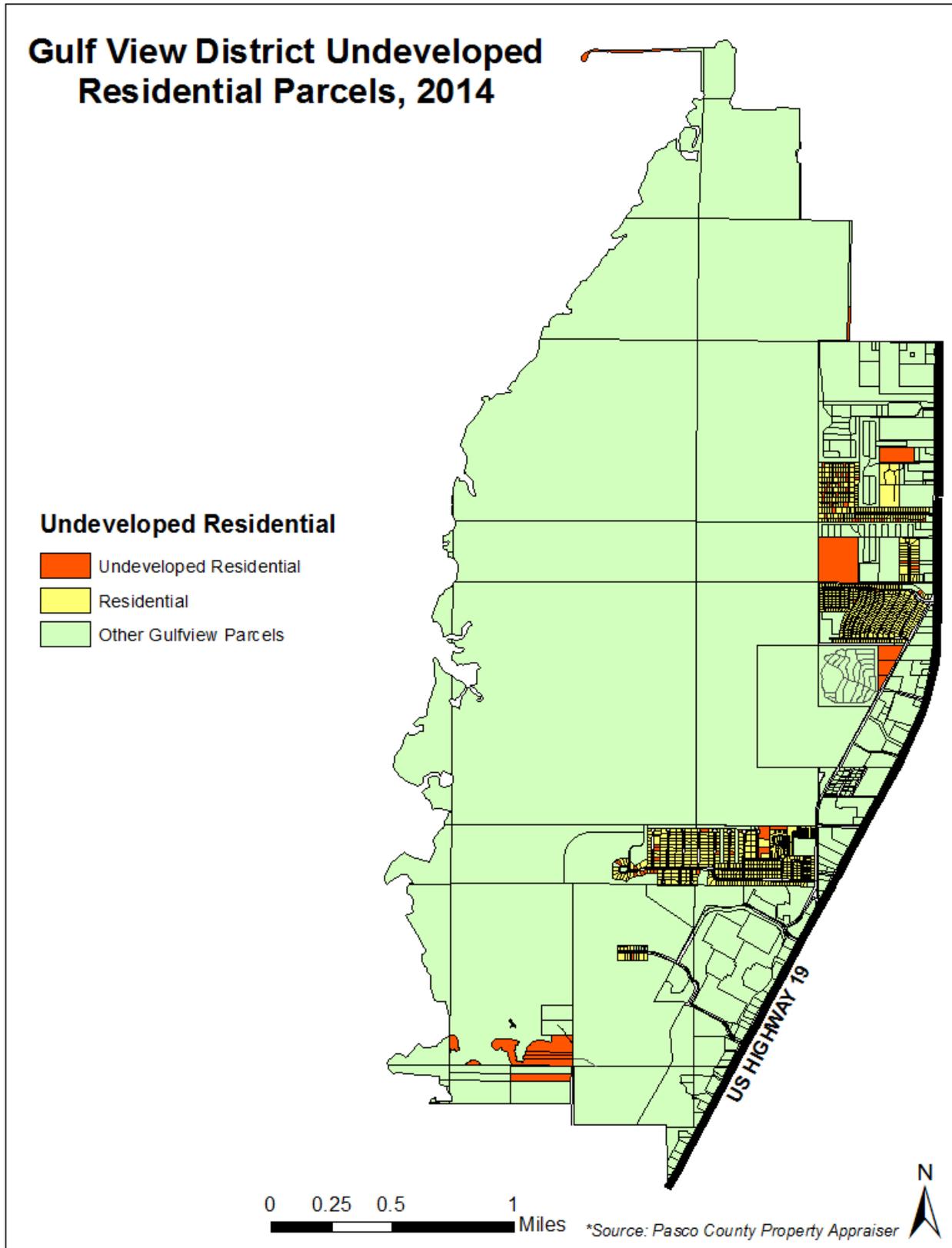
0 0.25 0.5 1 Miles

Source: Pasco County Property Appraiser

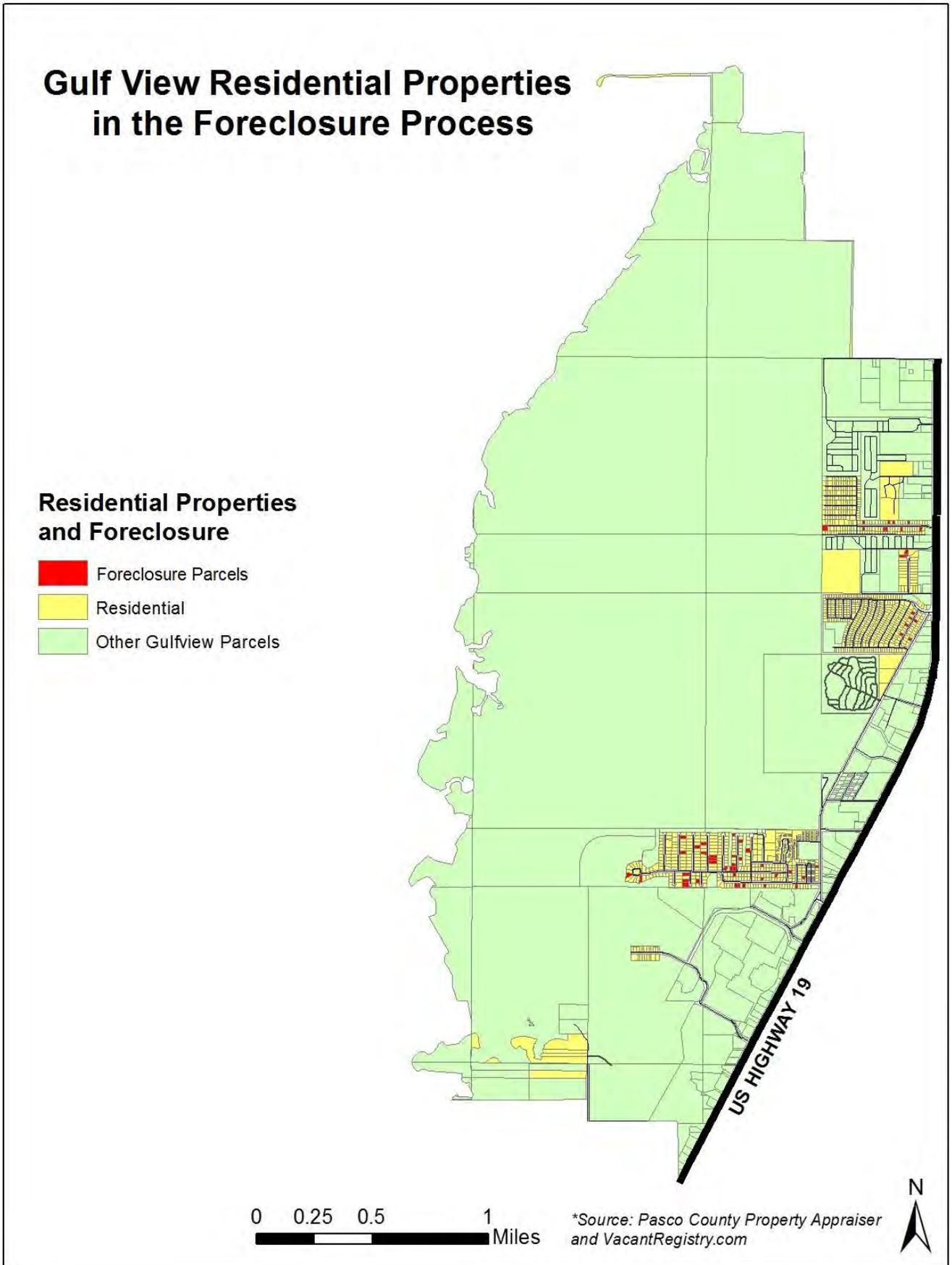


Map C-2.30: Gulf View District Vacant Commercial Parcels





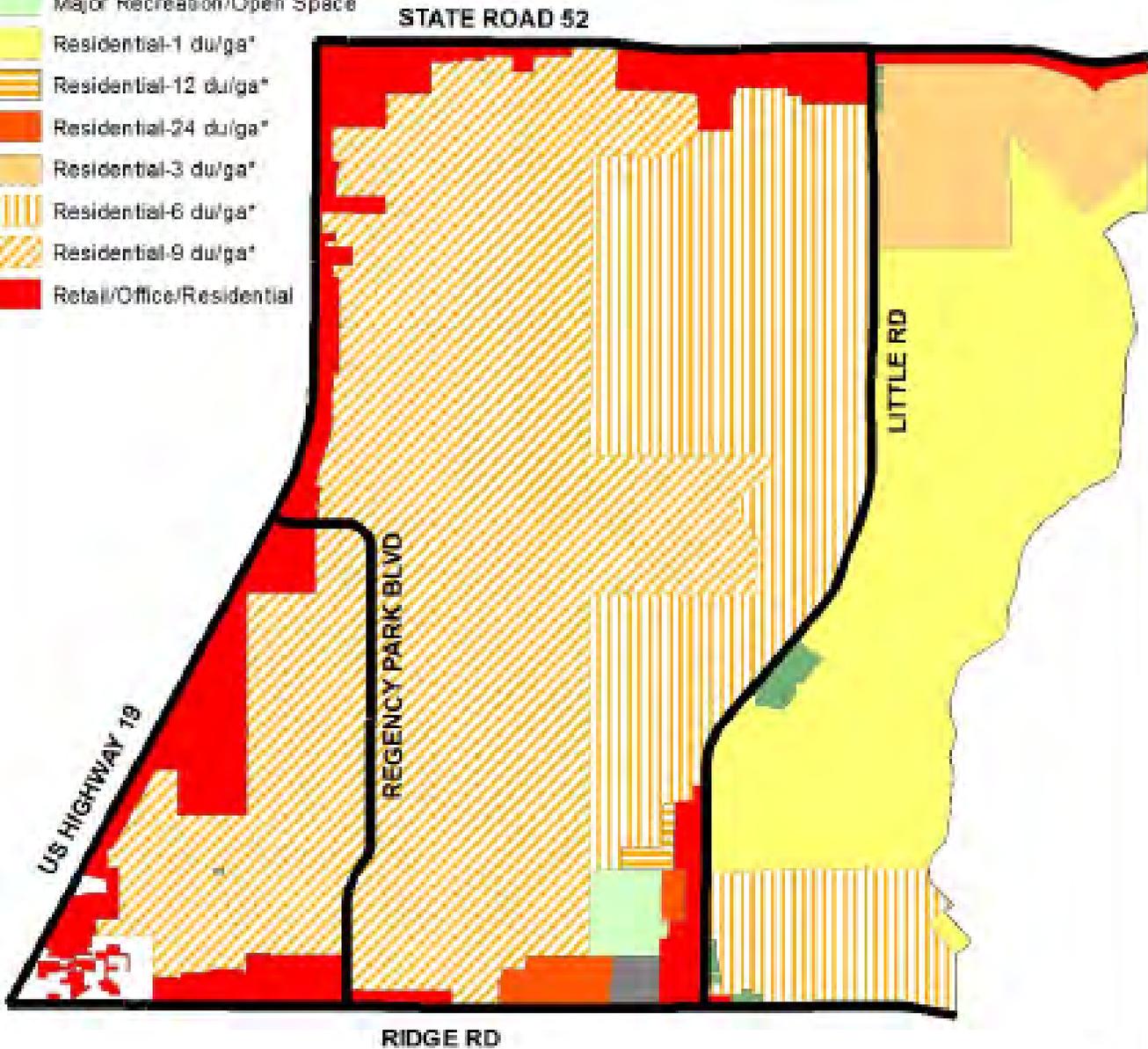
Map C-2.32: Gulf View District Residential Properties in the Foreclosure Process



## Embassy District - Future Land Use

### Embassy Future Land Use

-  Commercial
-  Industrial-Light
-  Major Recreation/Open Space
-  Residential-1 du/ga\*
-  Residential-12 du/ga\*
-  Residential-24 du/ga\*
-  Residential-3 du/ga\*
-  Residential-6 du/ga\*
-  Residential-9 du/ga\*
-  Retail/Office/Residential

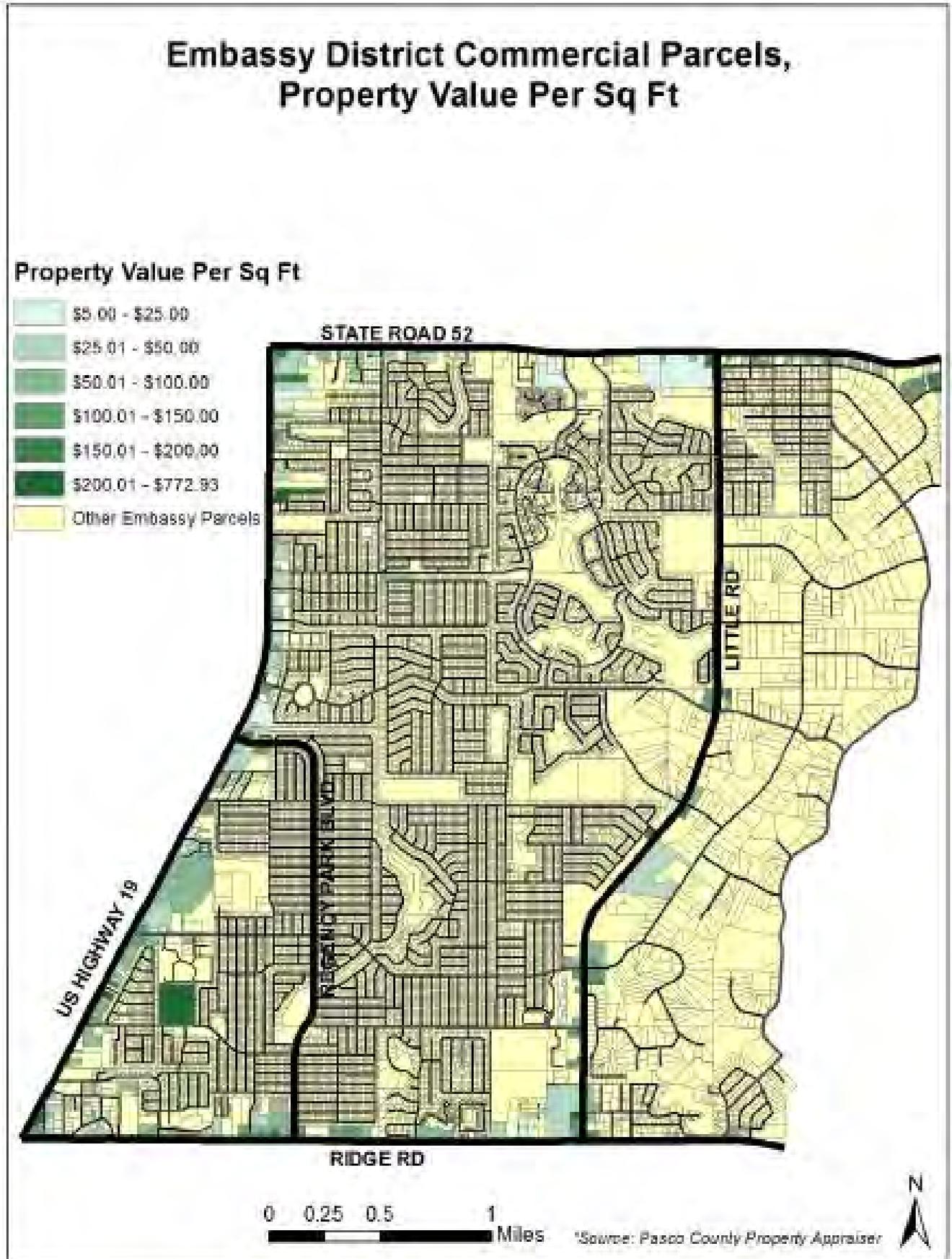


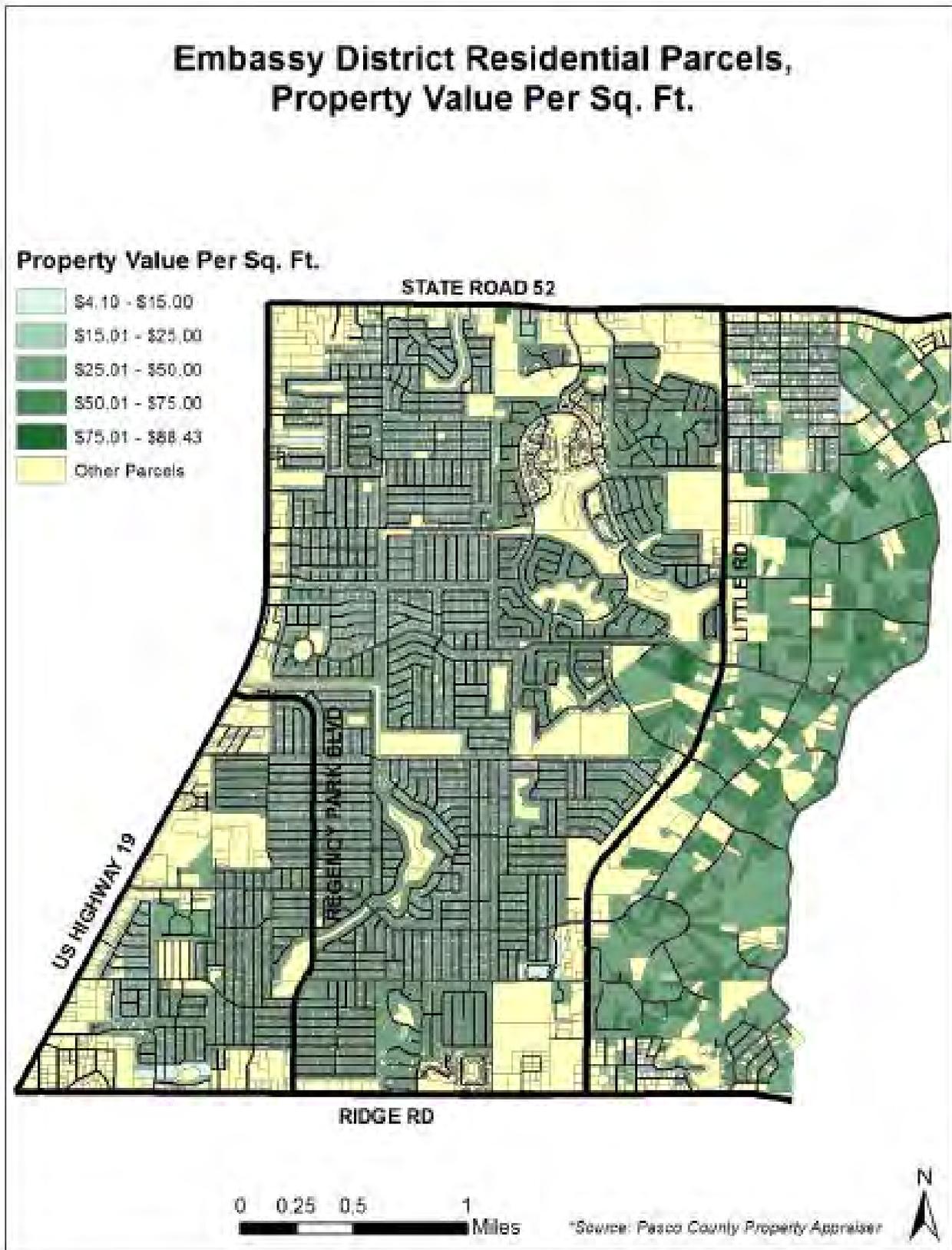
0 0.25 0.5 1 Miles

\*Source: Pasco County Comprehensive Plan 2025

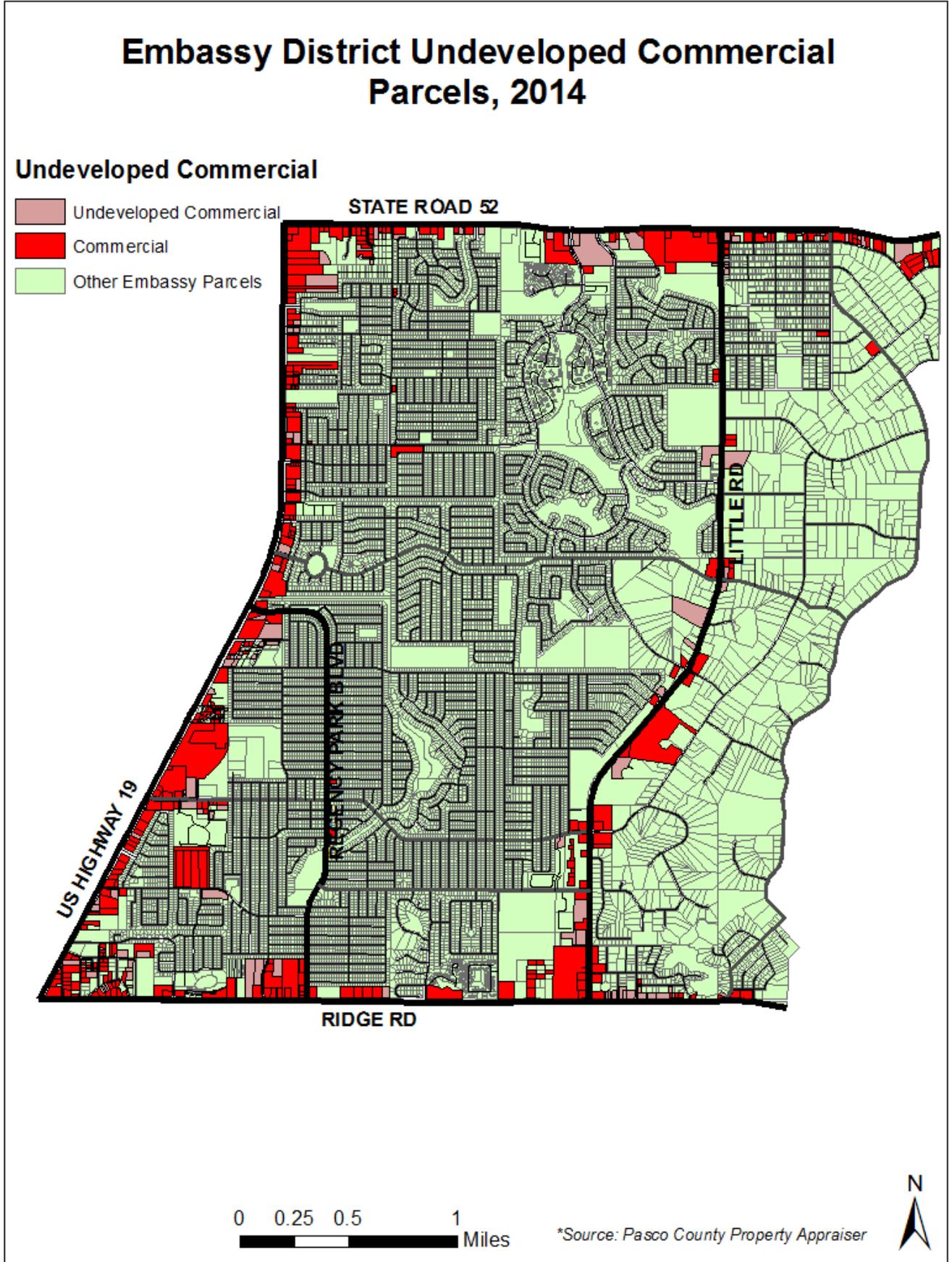


Map C-2.34: Embassy District Commercial Property Value per Square Foot





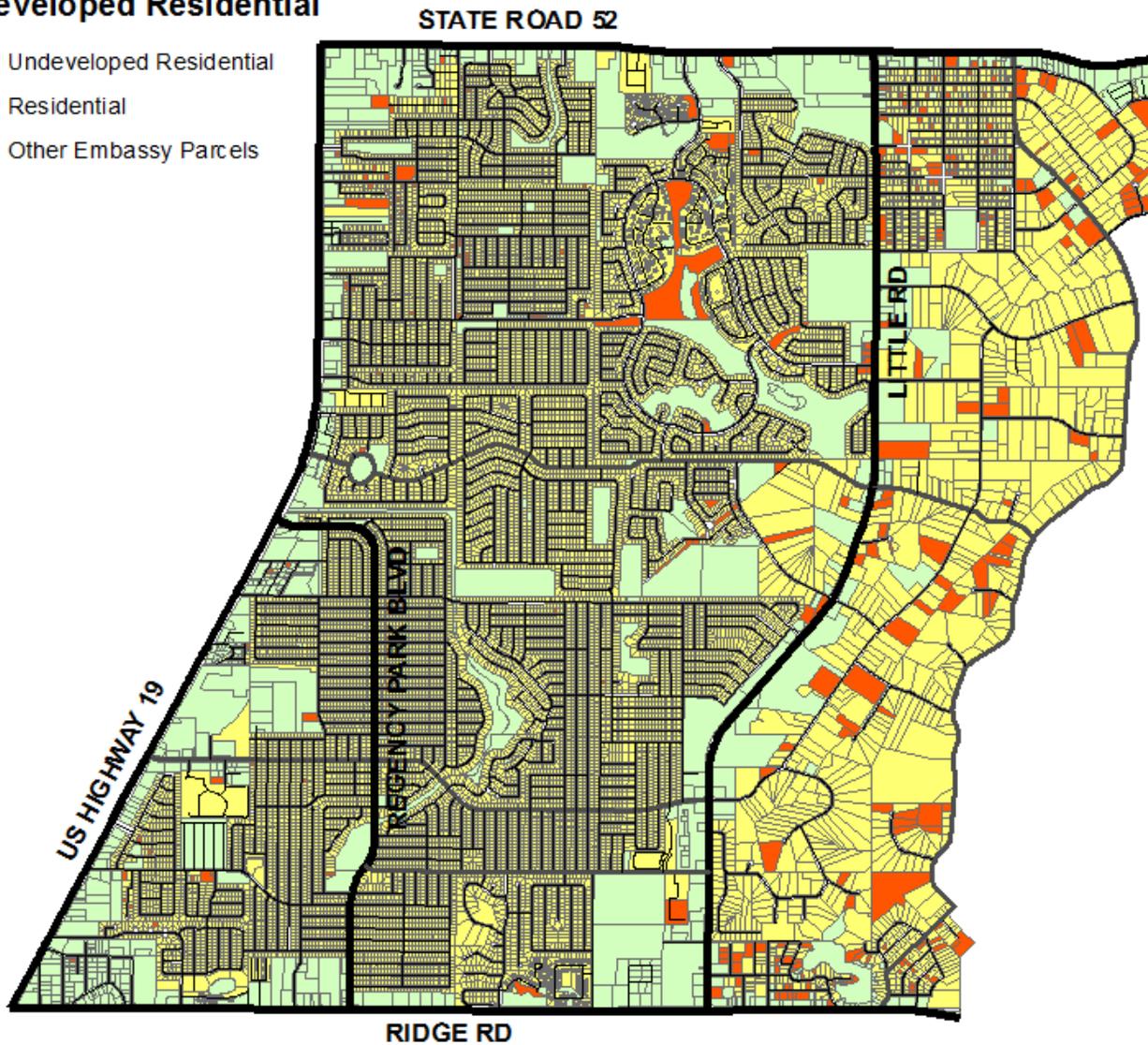
Map C-2.36: Embassy District Vacant Commercial Parcels



## Embassy District Undeveloped Residential Parcels, 2014

### Undeveloped Residential

- Undeveloped Residential
- Residential
- Other Embassy Parcels

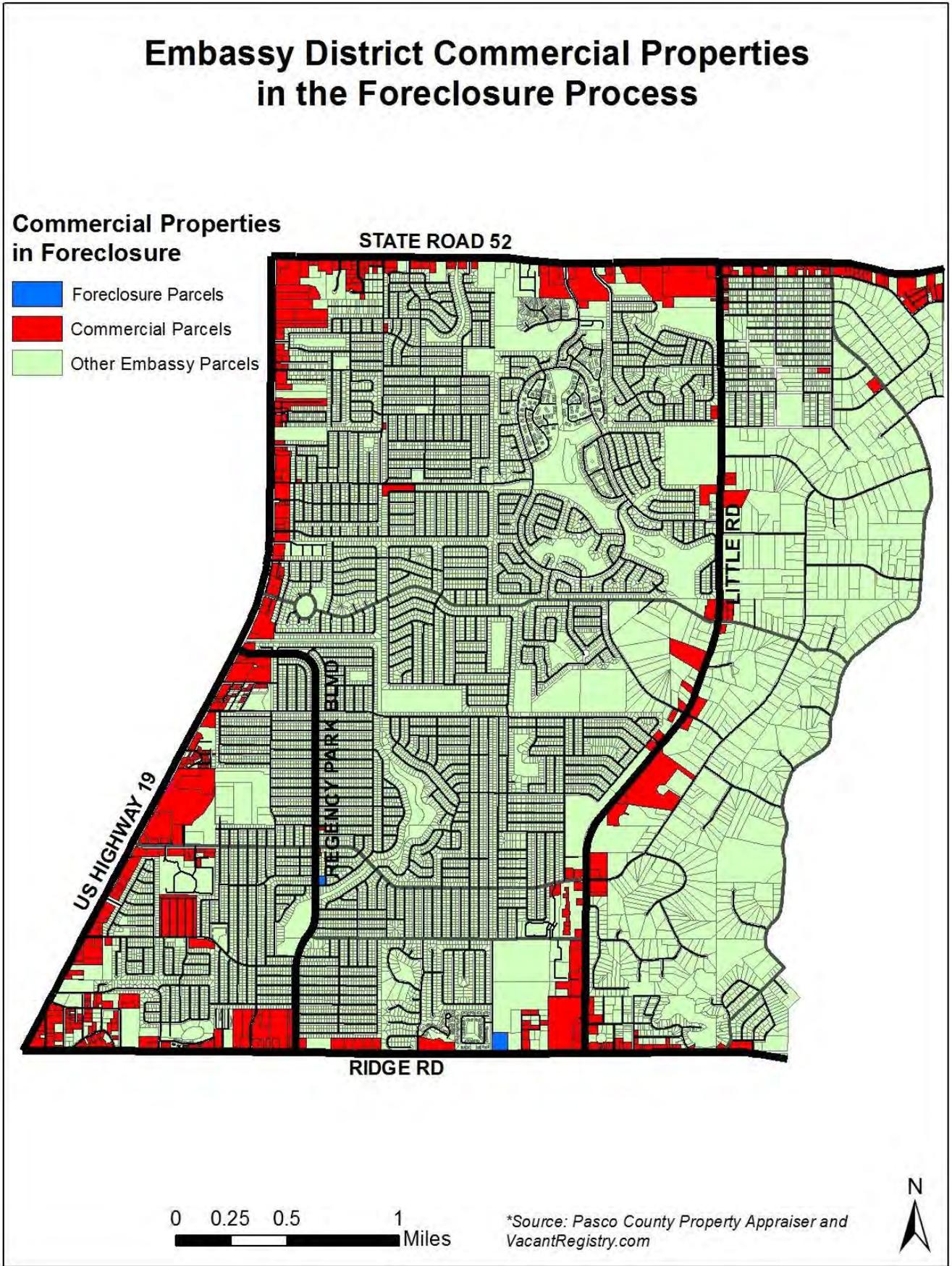


0 0.25 0.5 1 Miles

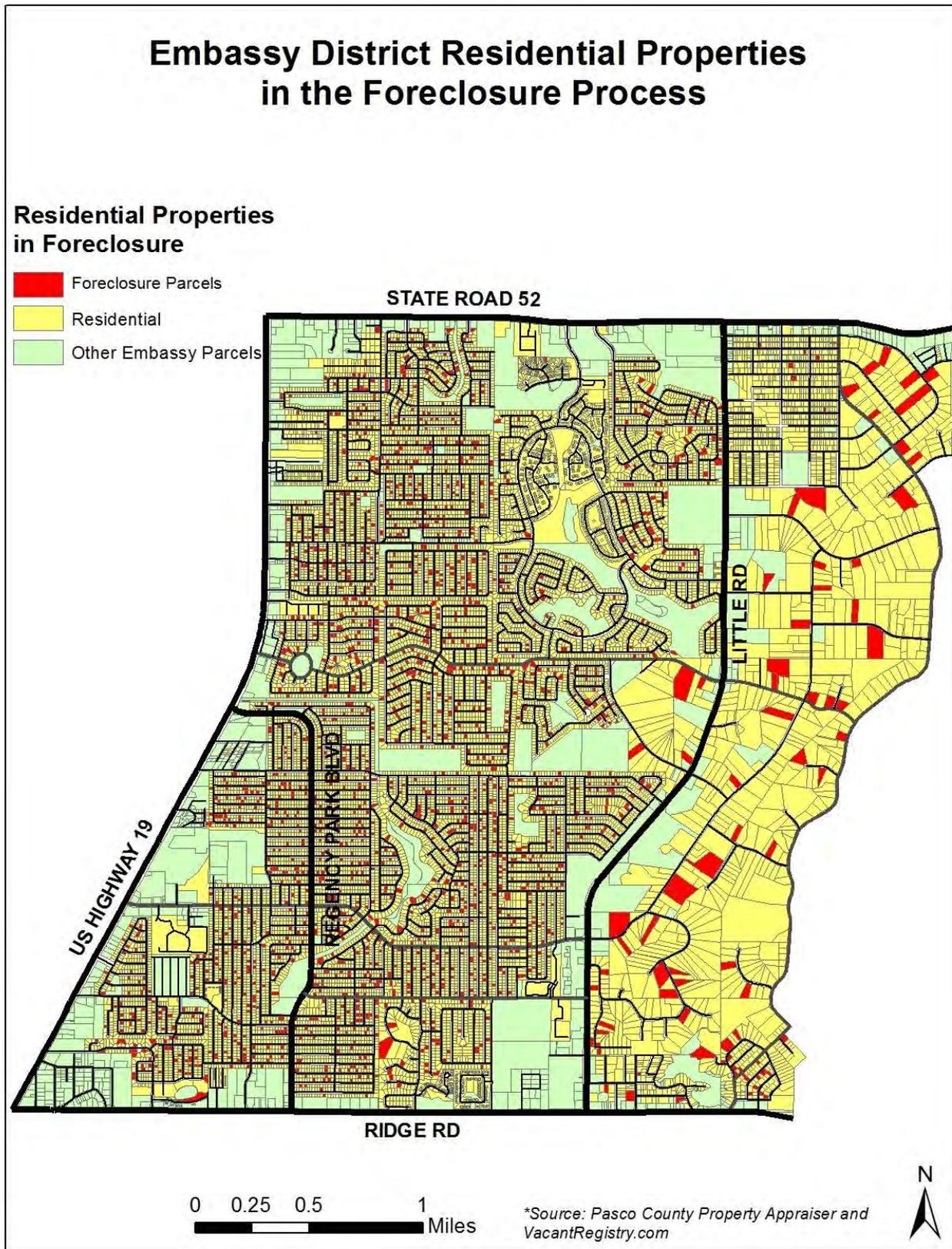
\*Source: Pasco County Property Appraiser



Map C-2.38: Embassy District Commercial Properties in the Foreclosure Process

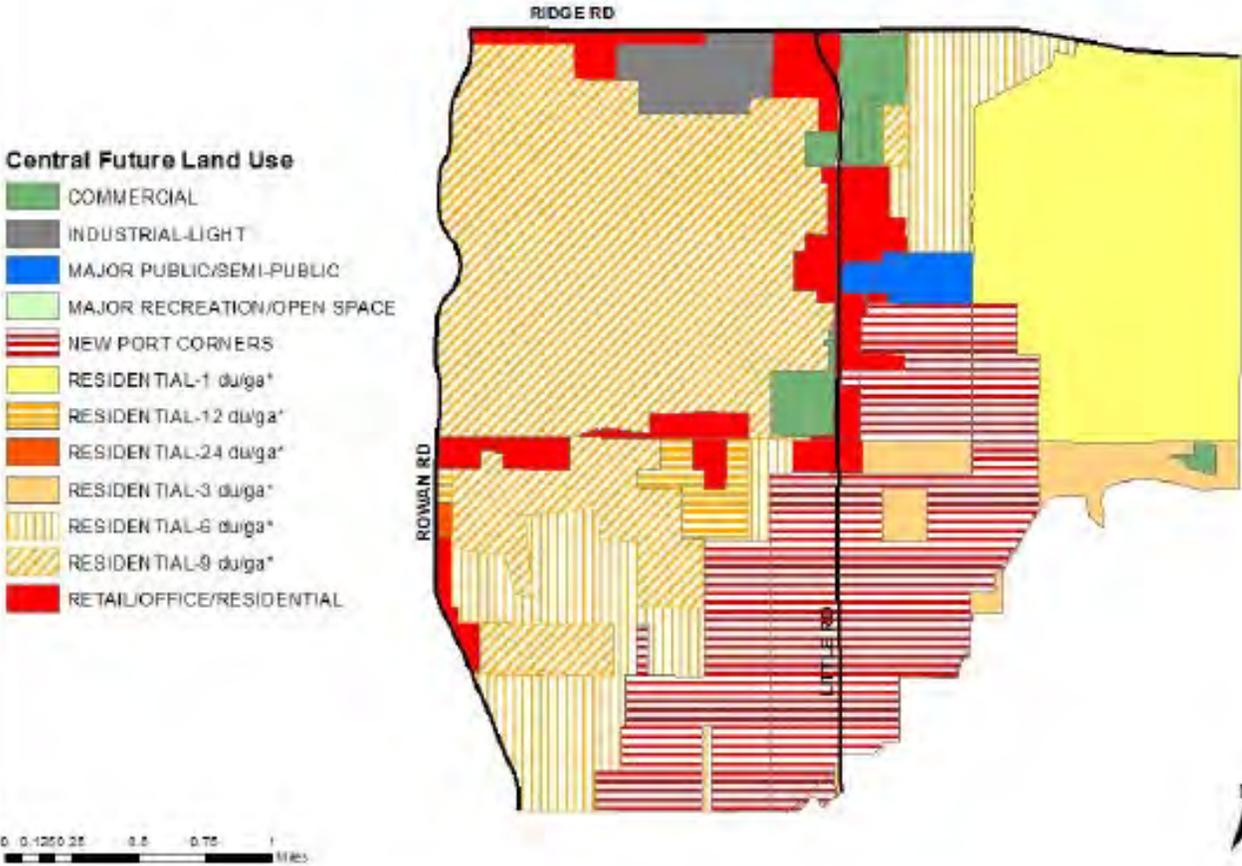


Map C-2.39: Embassy District Residential Properties in the Foreclosure Process

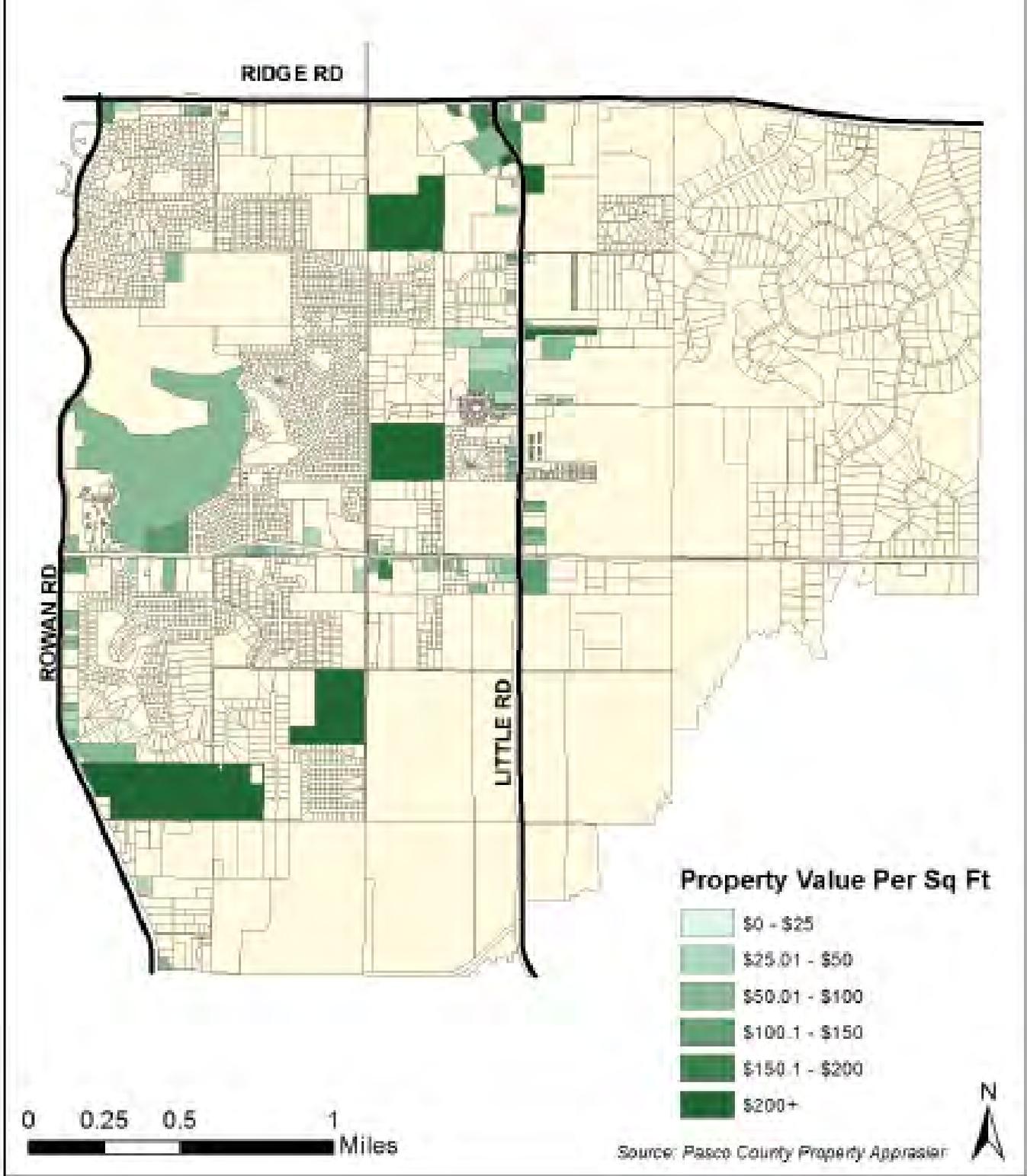


Map C-2.40: Central District Future Land Use

### Central District Future Land Use Map



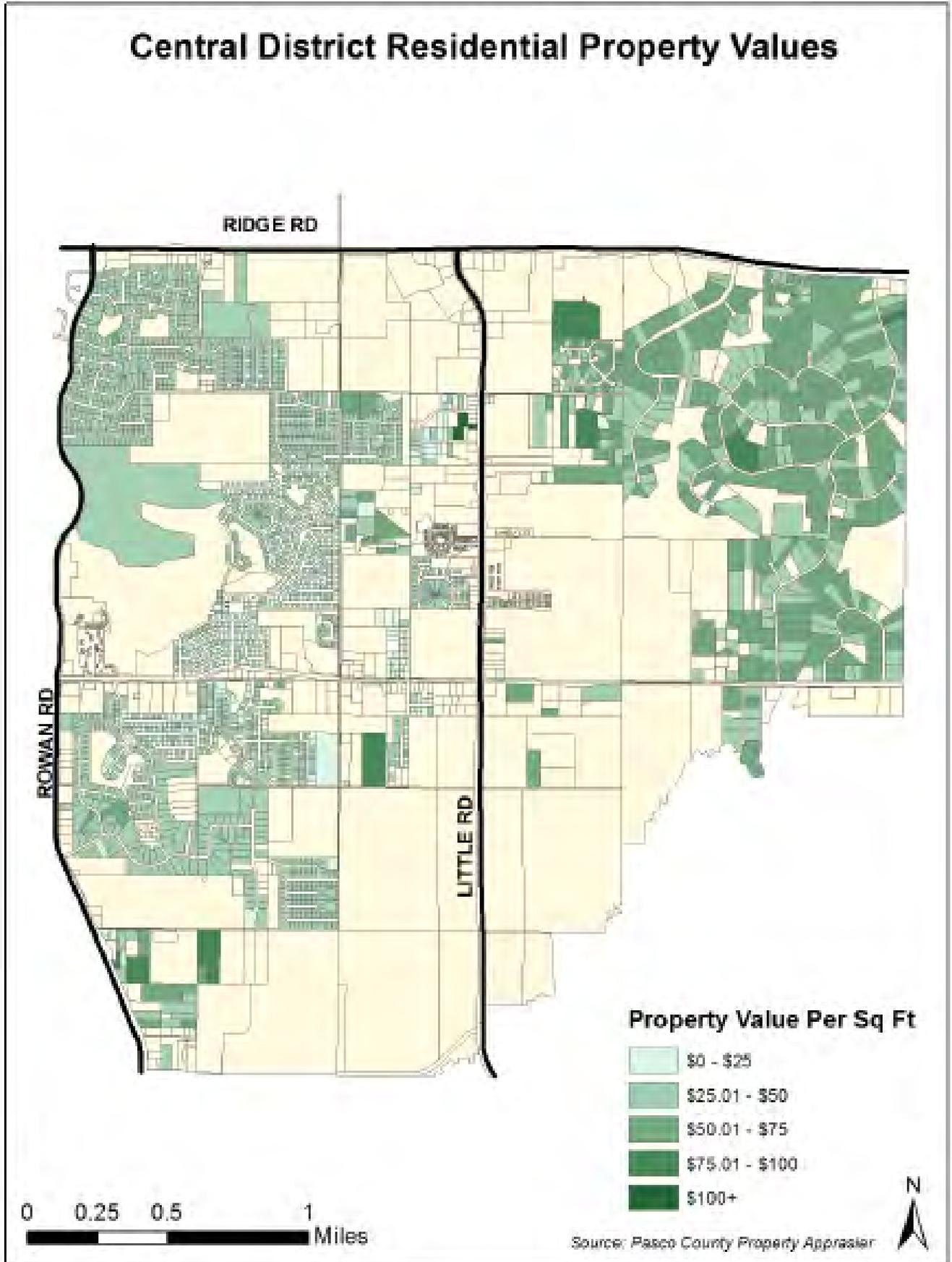
### Central District Commercial Property Values

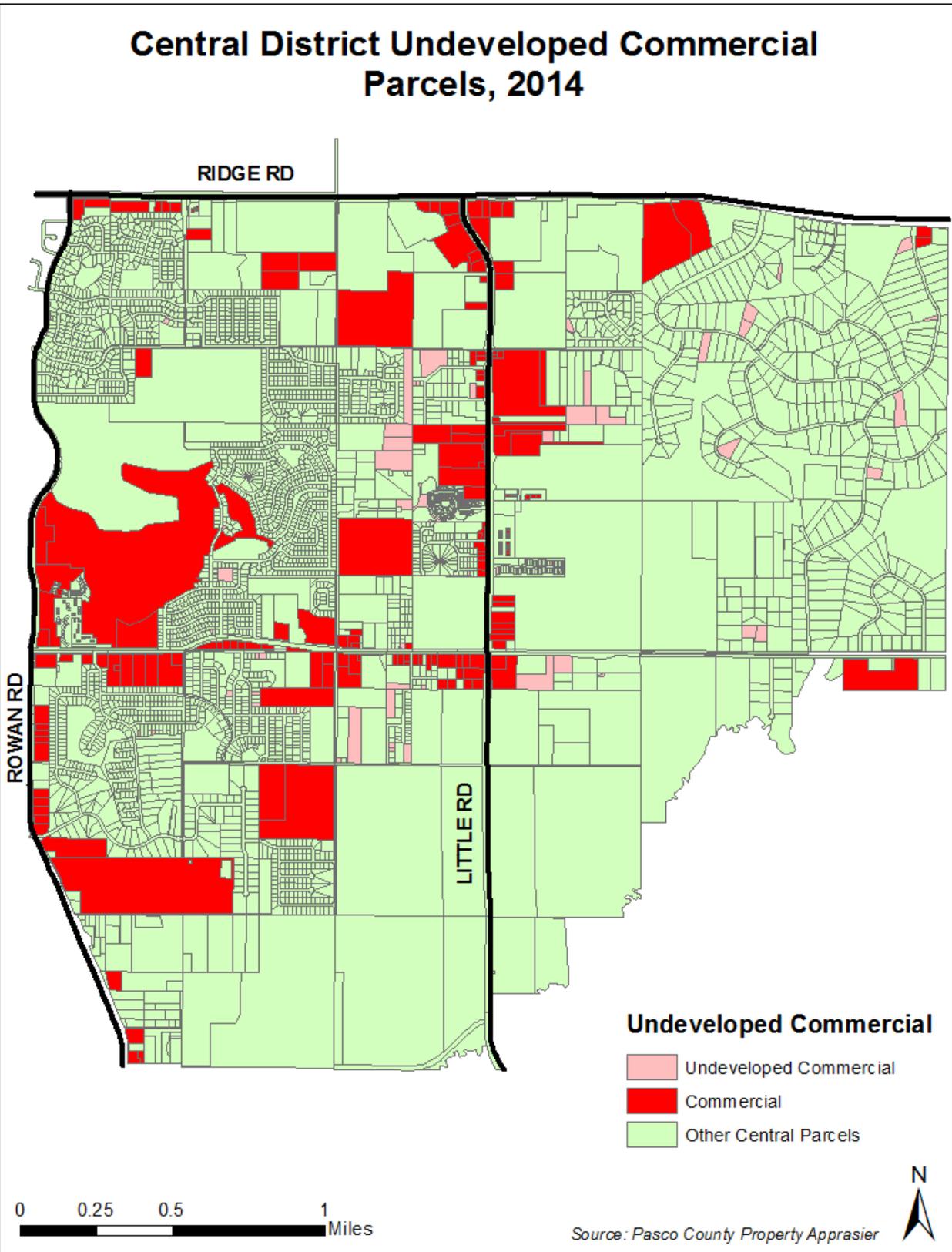


Source: Pasco County Property Appraiser

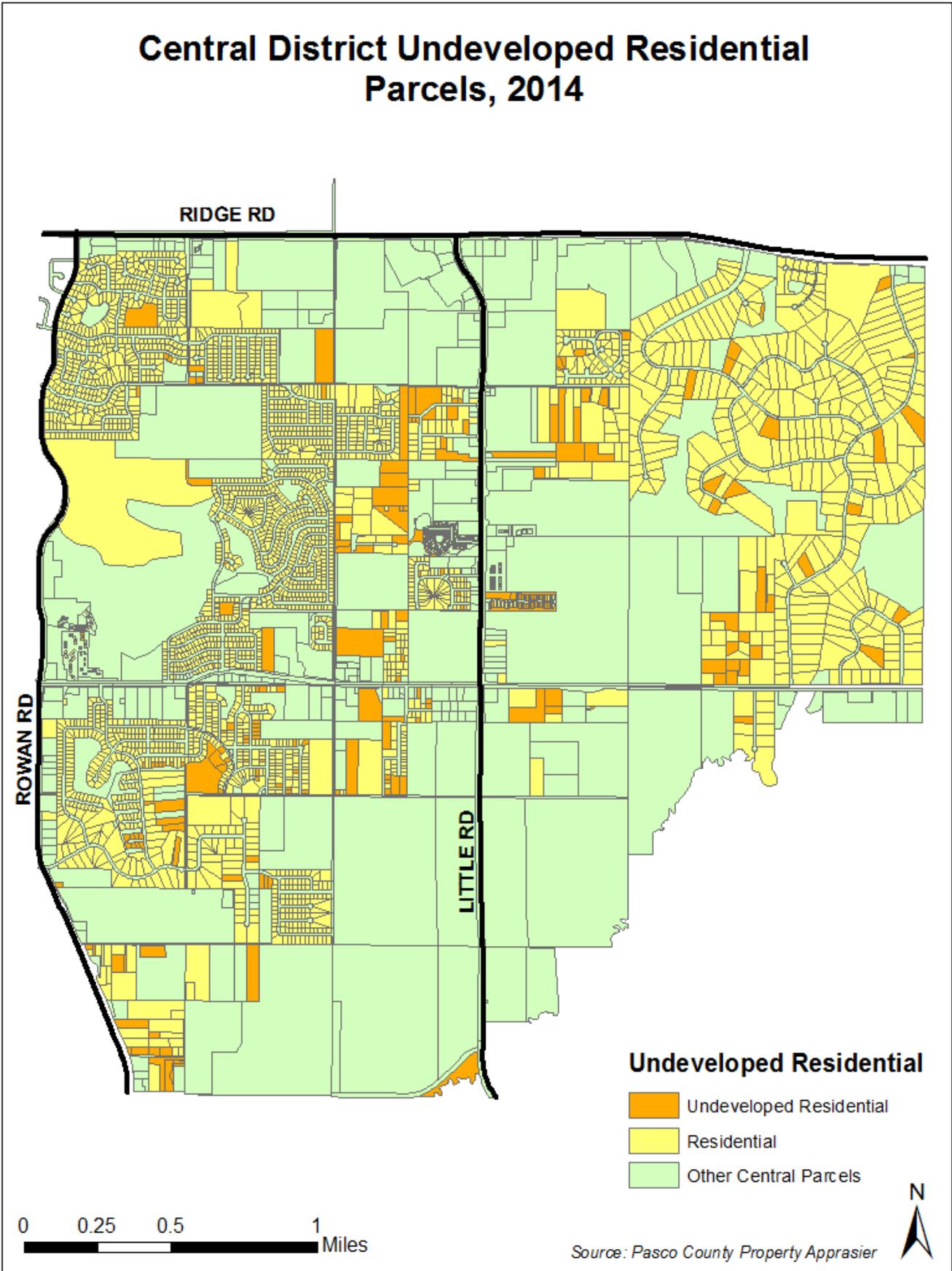


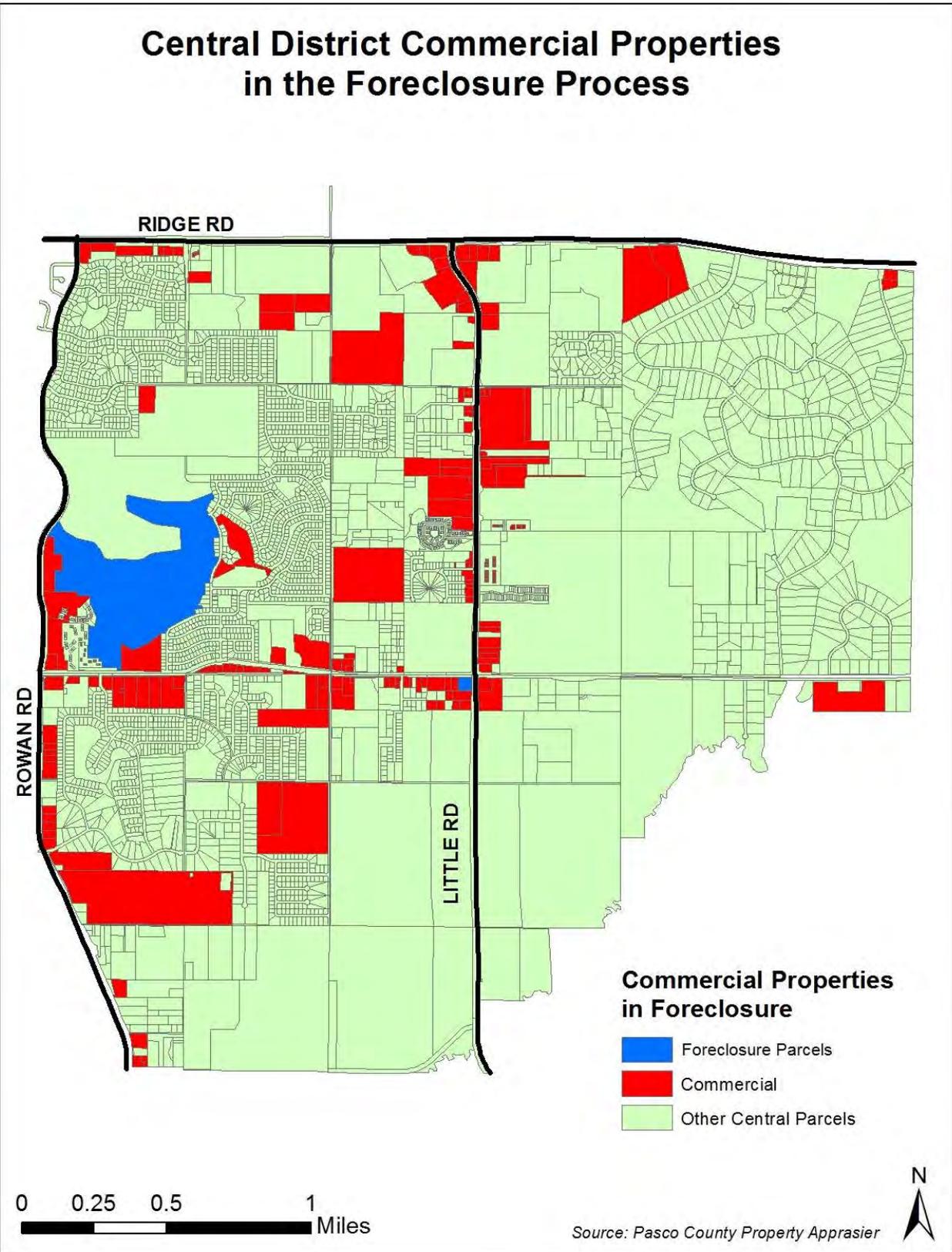
Map C-2.42: Central District Residential Property Value per Square Foot



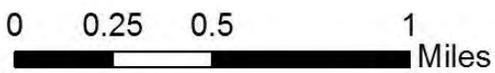
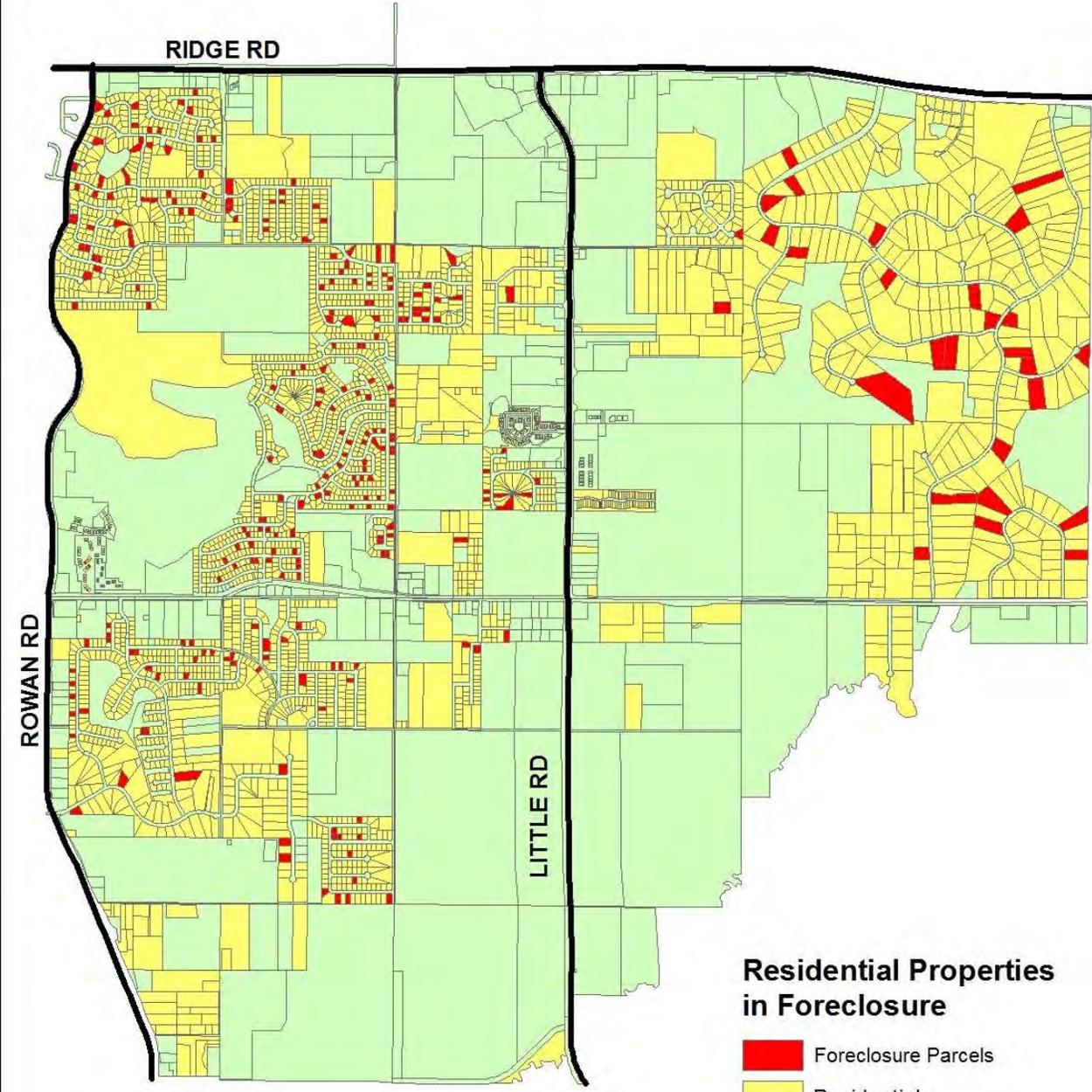


Map C-2.44: Central District Vacant Residential Parcels





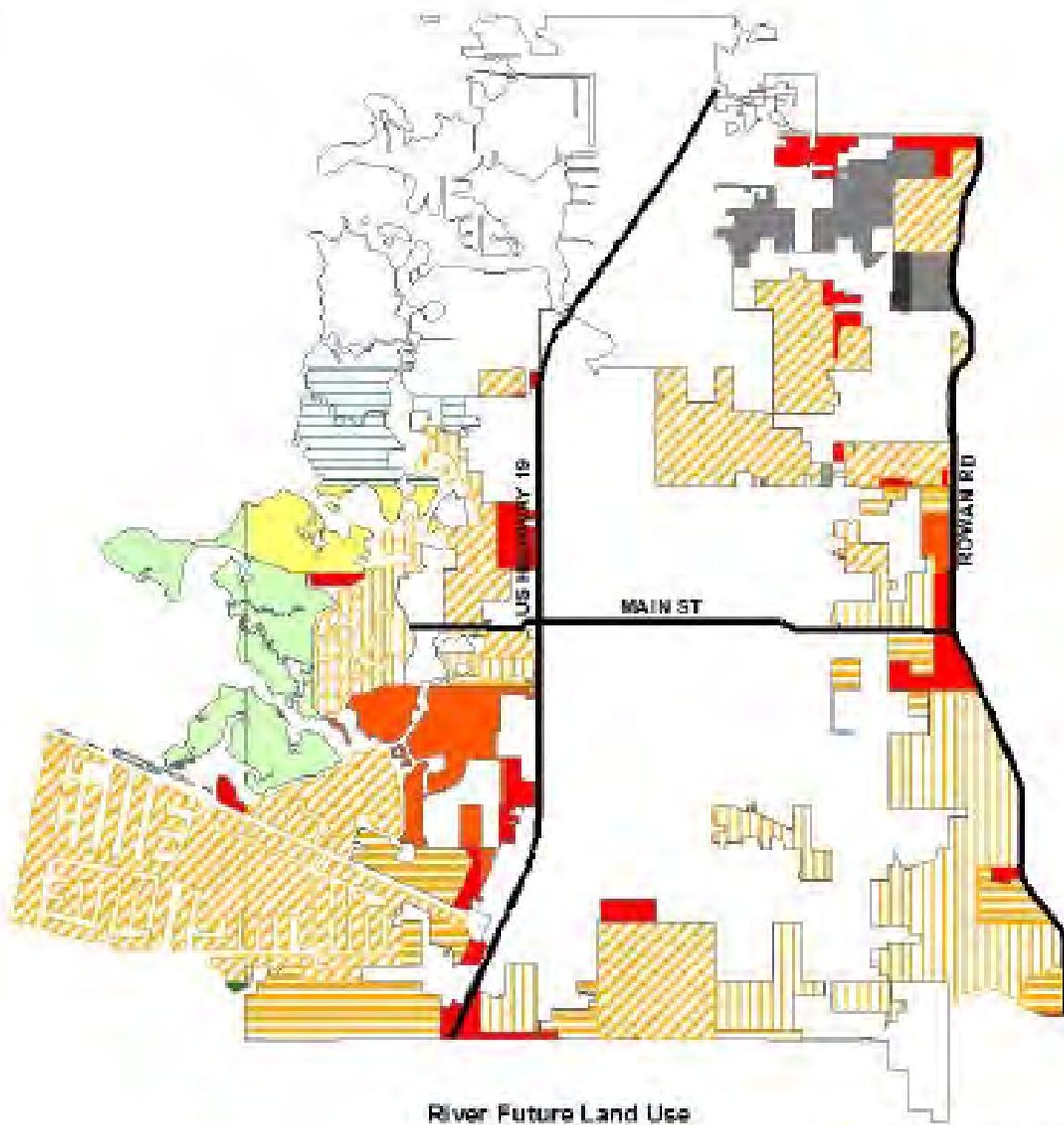
### Central District Residential Properties in the Foreclosure Process



Source: Pasco County Property Appraiser



### River District Future Land Use



**River Future Land Use**

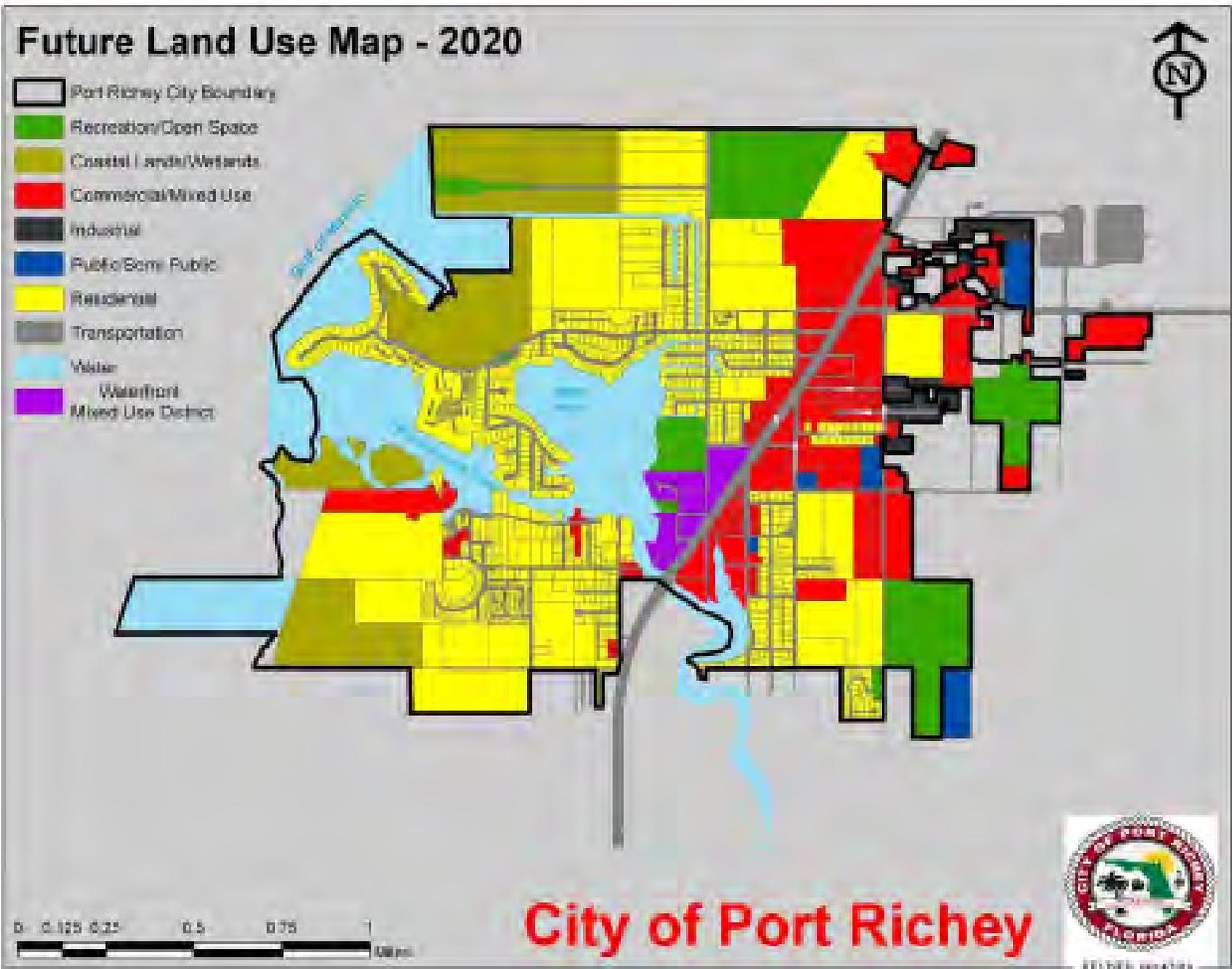
- |  |                                       |  |                                   |
|--|---------------------------------------|--|-----------------------------------|
|  | COASTAL LAND: 0.25 du/ga <sup>2</sup> |  | RESIDENTIAL-1 du/ga <sup>2</sup>  |
|  | COMMERCIAL                            |  | RESIDENTIAL-12 du/ga <sup>2</sup> |
|  | CONSERVATION LANDS                    |  | RESIDENTIAL-24 du/ga <sup>2</sup> |
|  | INDUSTRIAL-HEAVY                      |  | RESIDENTIAL-6 du/ga <sup>2</sup>  |
|  | INDUSTRIAL-LIGHT                      |  | RESIDENTIAL-9 du/ga <sup>2</sup>  |
|  | MAJOR RECREATION/OPEN SPACE           |  | RETAIL/OFFICE/RESIDENTIAL         |
|  | Incorporated Cities                   |  |                                   |

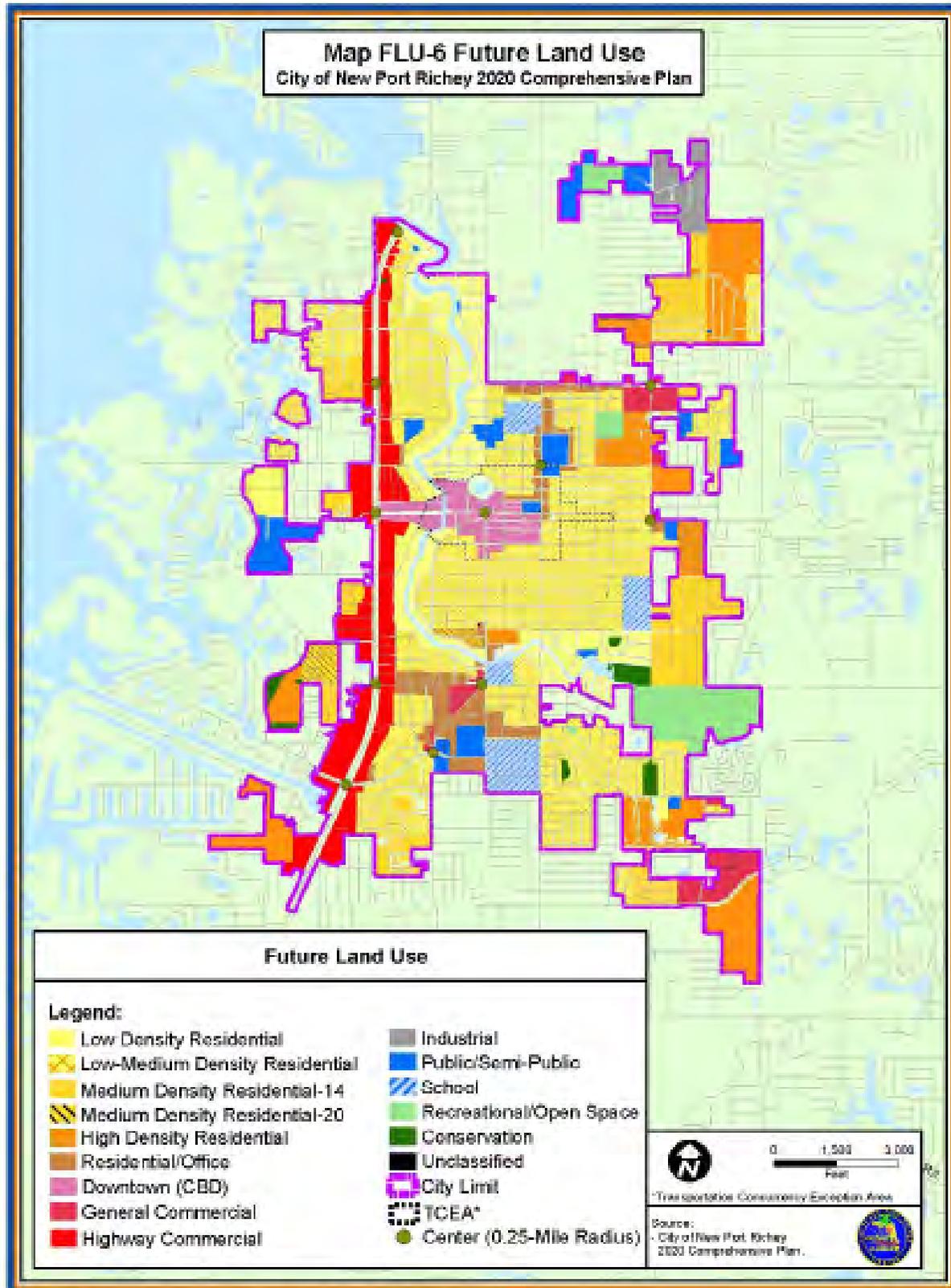


Source: Pasco County Planning Department



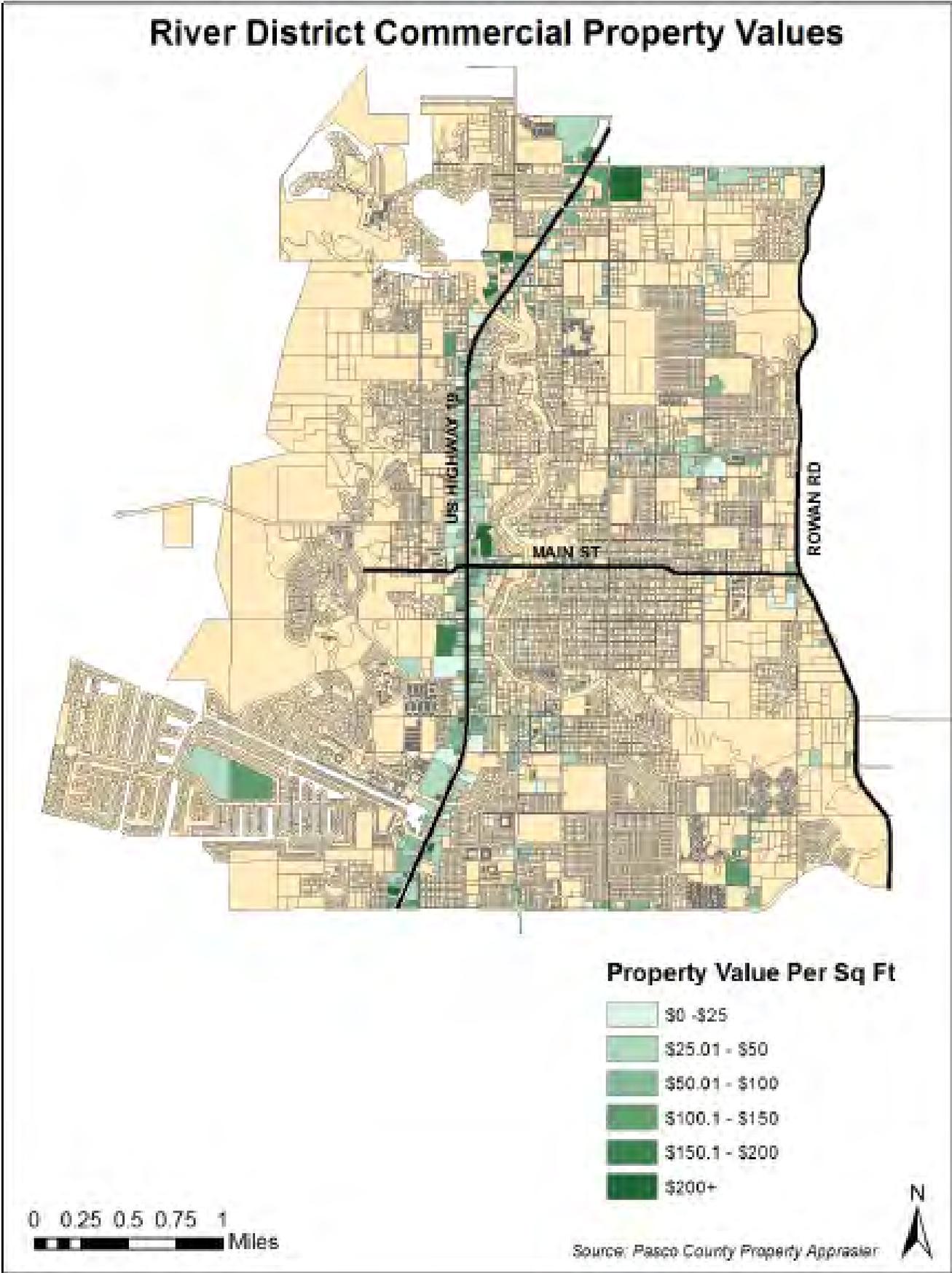
Map C-2.48: City of Port Richey Future Land Use



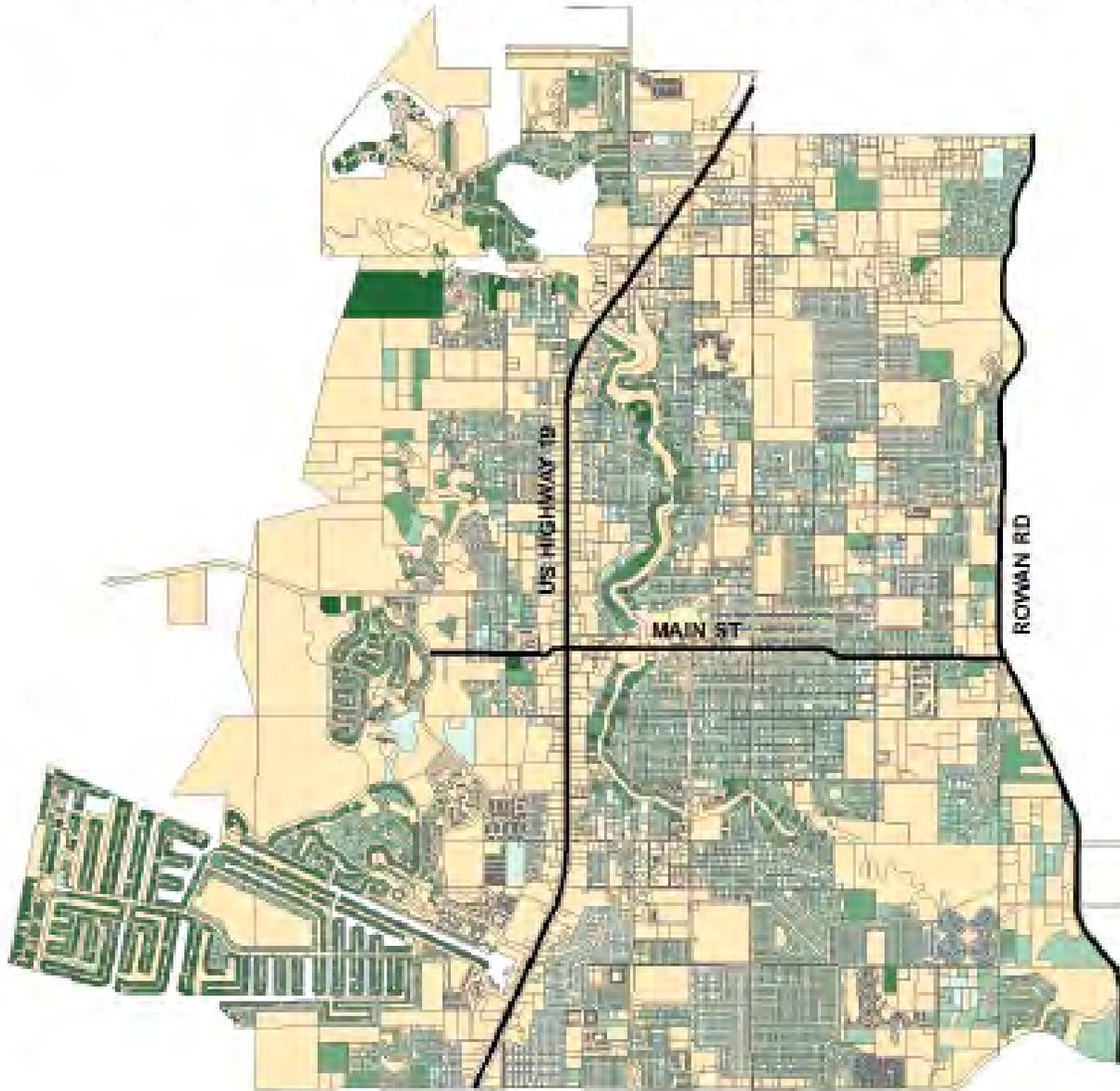


Revised 1/2017 version of City of New Port Richey 2020 Comprehensive Plan. All other graphics and text are the property of the City of New Port Richey.

Map C-2.50: River District Commercial Property Value per Square Foot



### River District Residential Property Values



#### Property Value Per Sq Ft

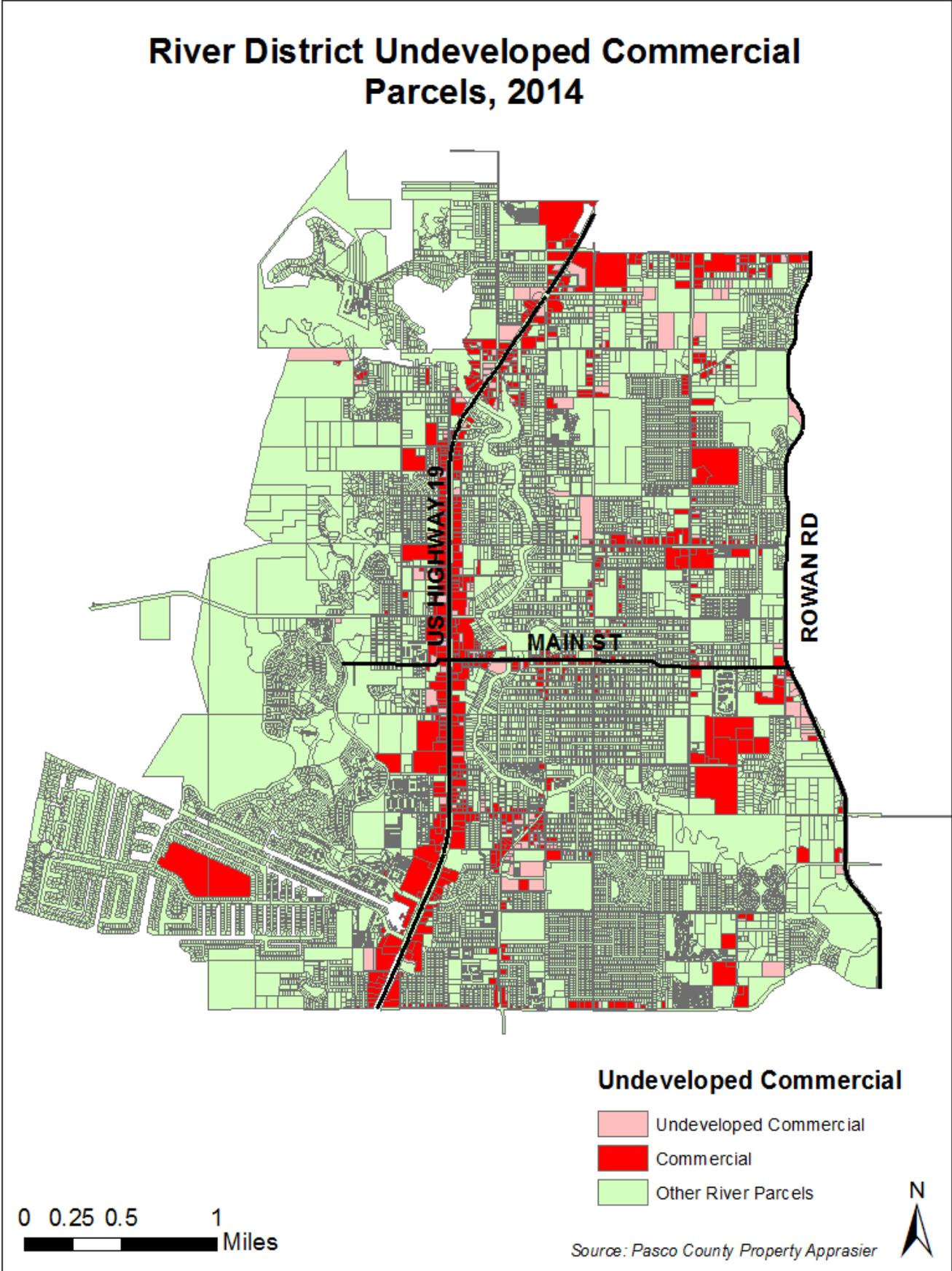
Lightest Green	\$0 - \$25
Light Green	\$25.01 - \$50
Medium Green	\$50.01 - \$75
Dark Green	\$75.01 - \$100
Darkest Green	\$100+

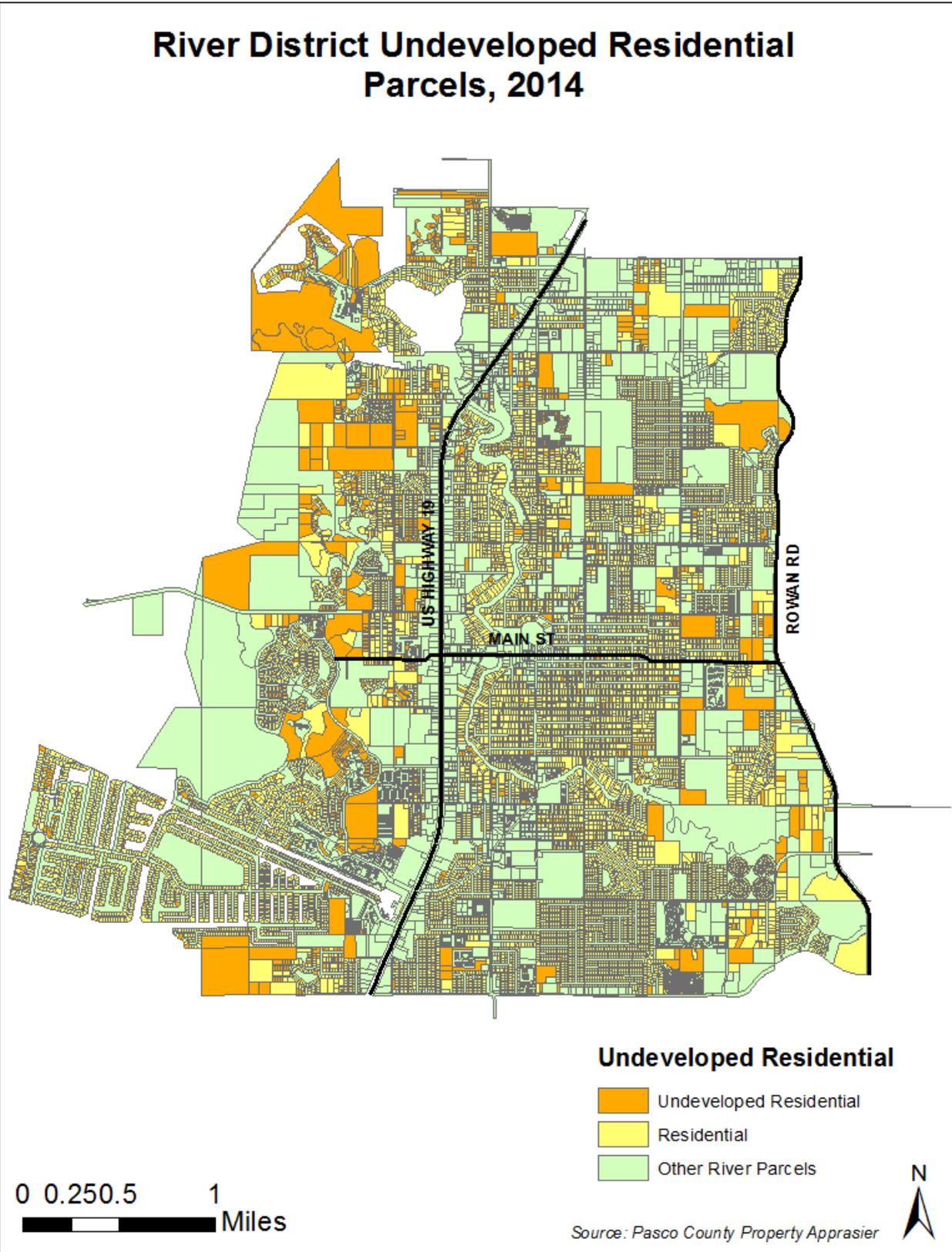
0 0.25 0.5 0.75 1 Miles

Source: Pasco County Property Appraiser

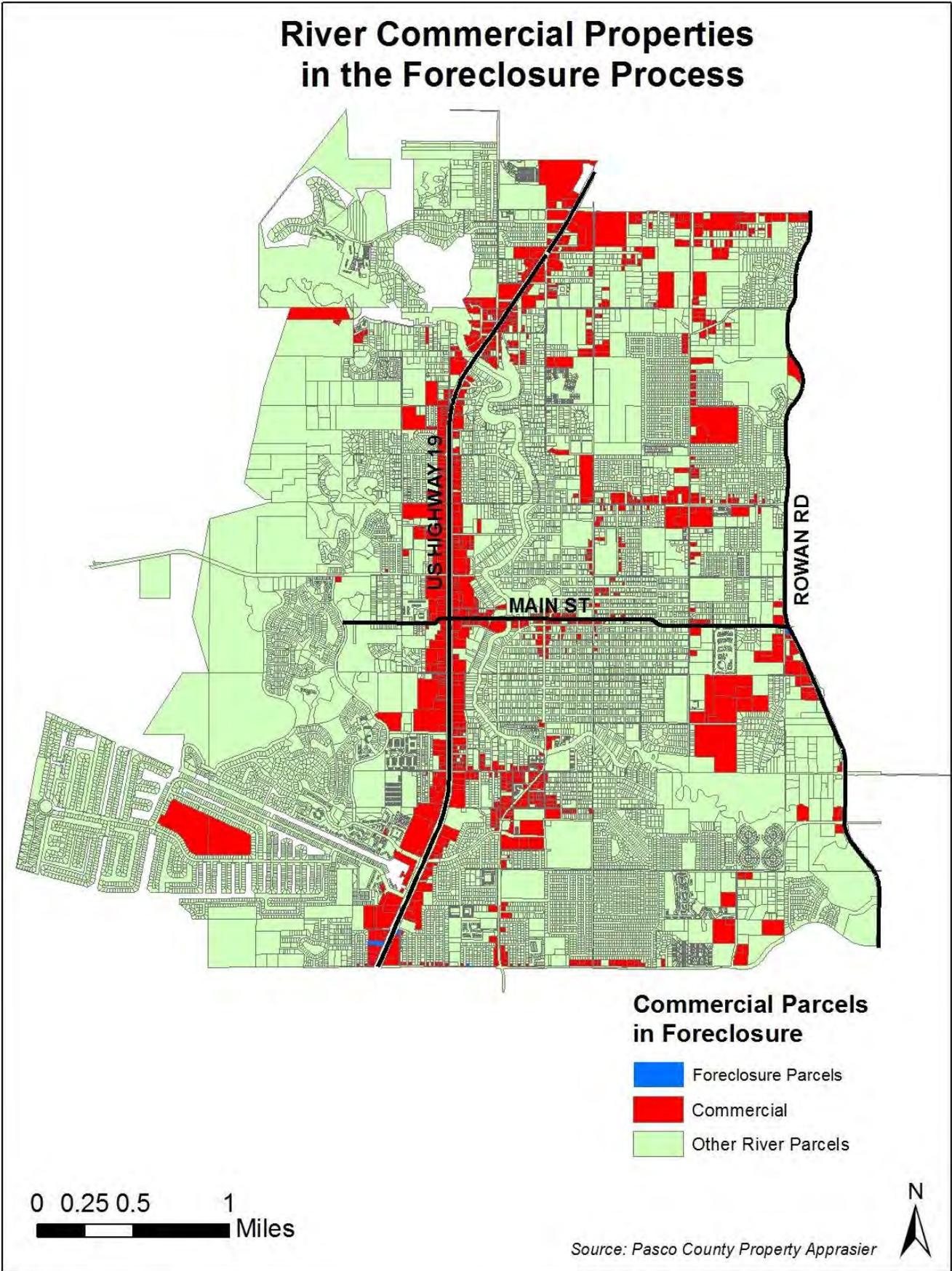


Map C-2.52: River District Vacant Commercial Parcels

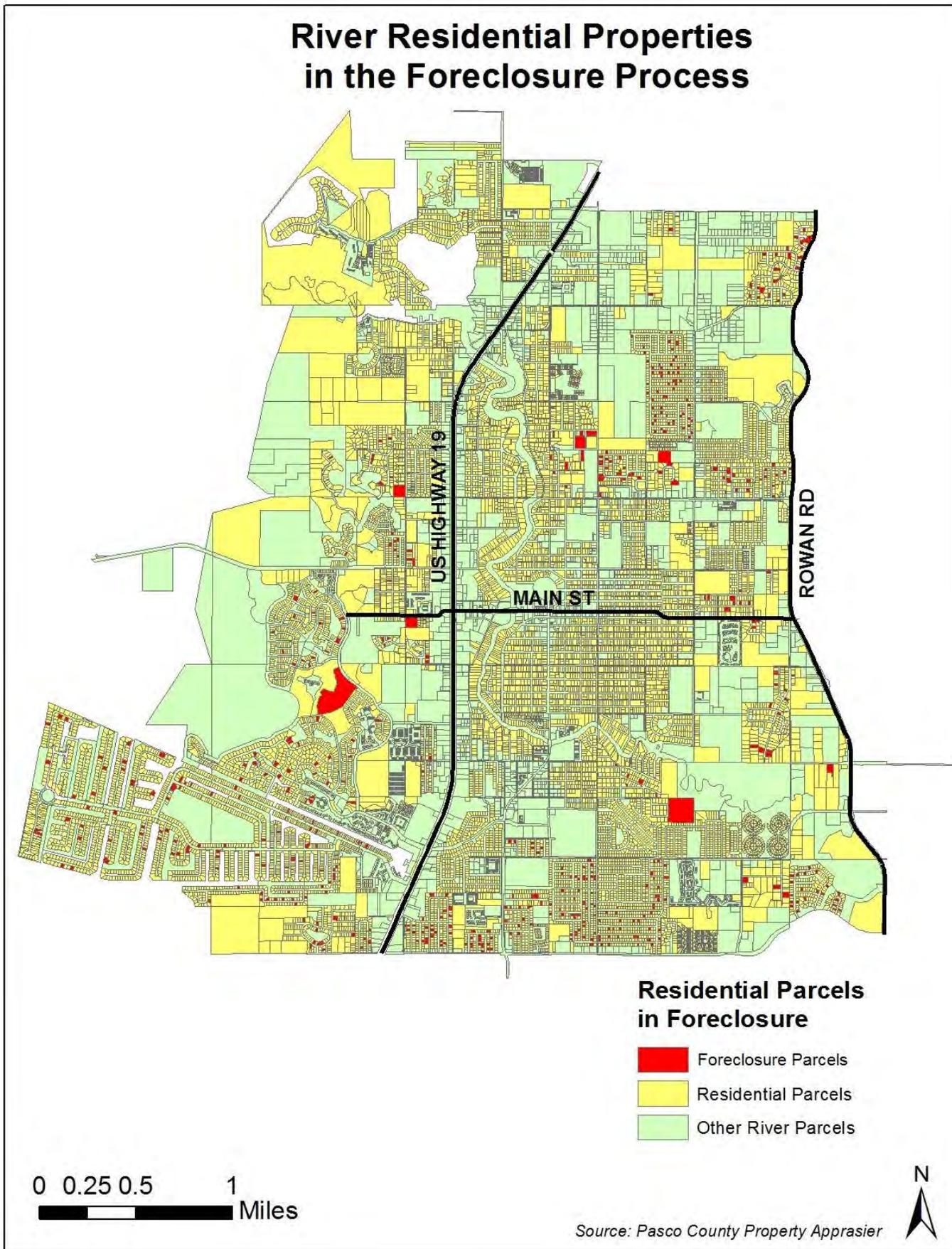




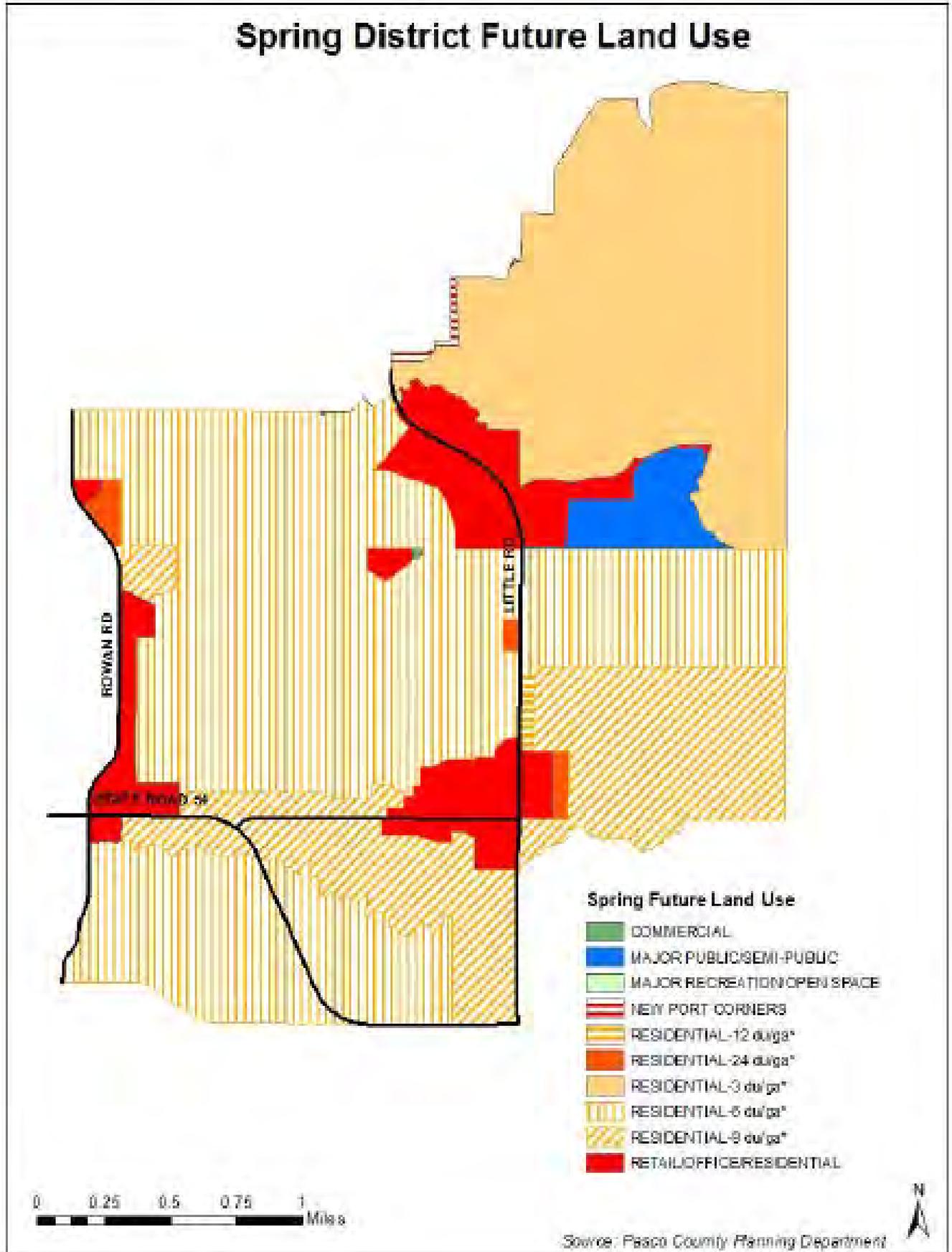
Map C-2.54: River District Commercial Properties in the Foreclosure Process

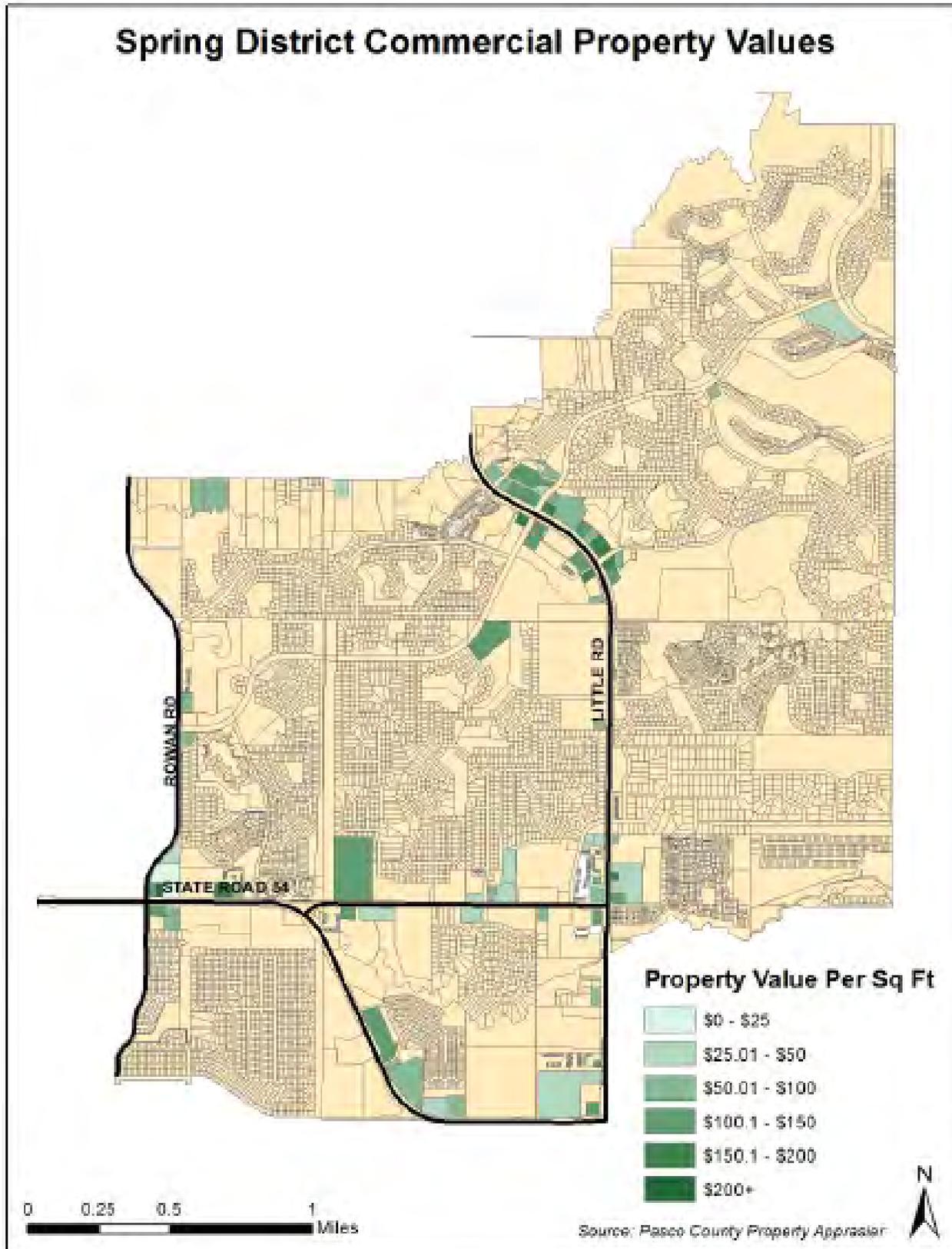


Map C-2.55: River District Residential Properties in the Foreclosure Process

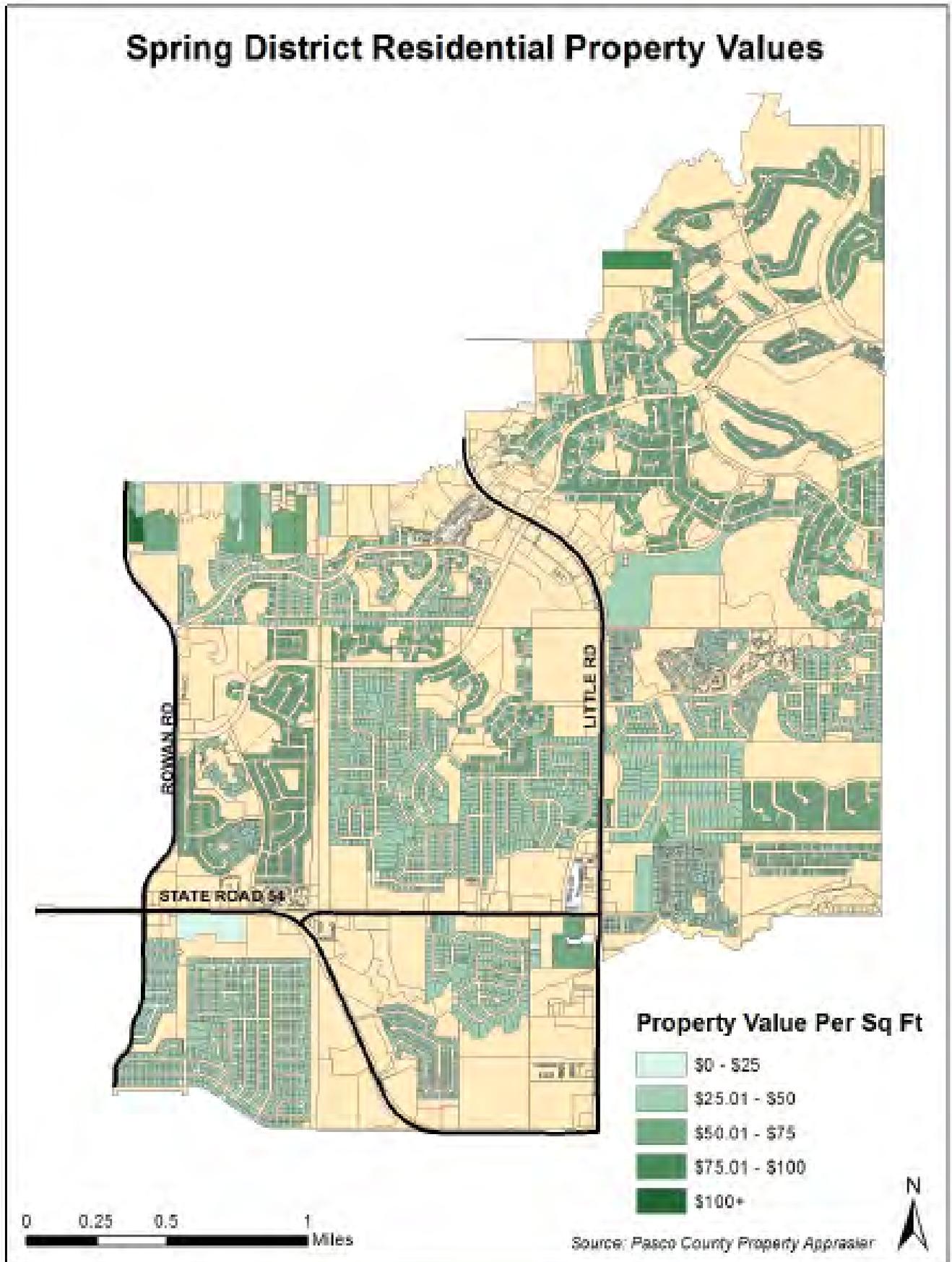


Map C-2.56: Spring District Future Land Use

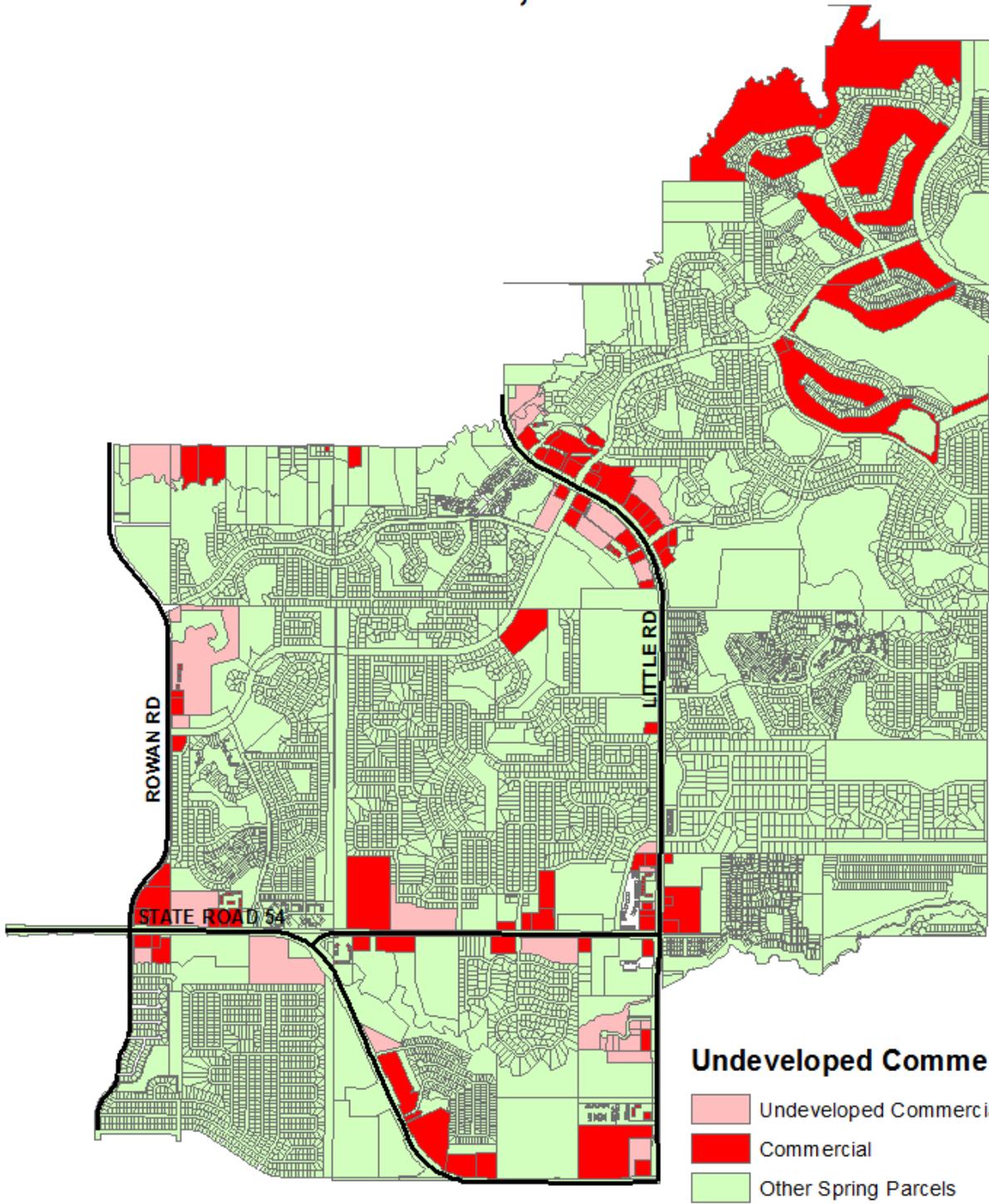




Map C-2.58: Spring District Residential Property Value per Square Foot



### Spring District Undeveloped Commercial Parcels, 2014

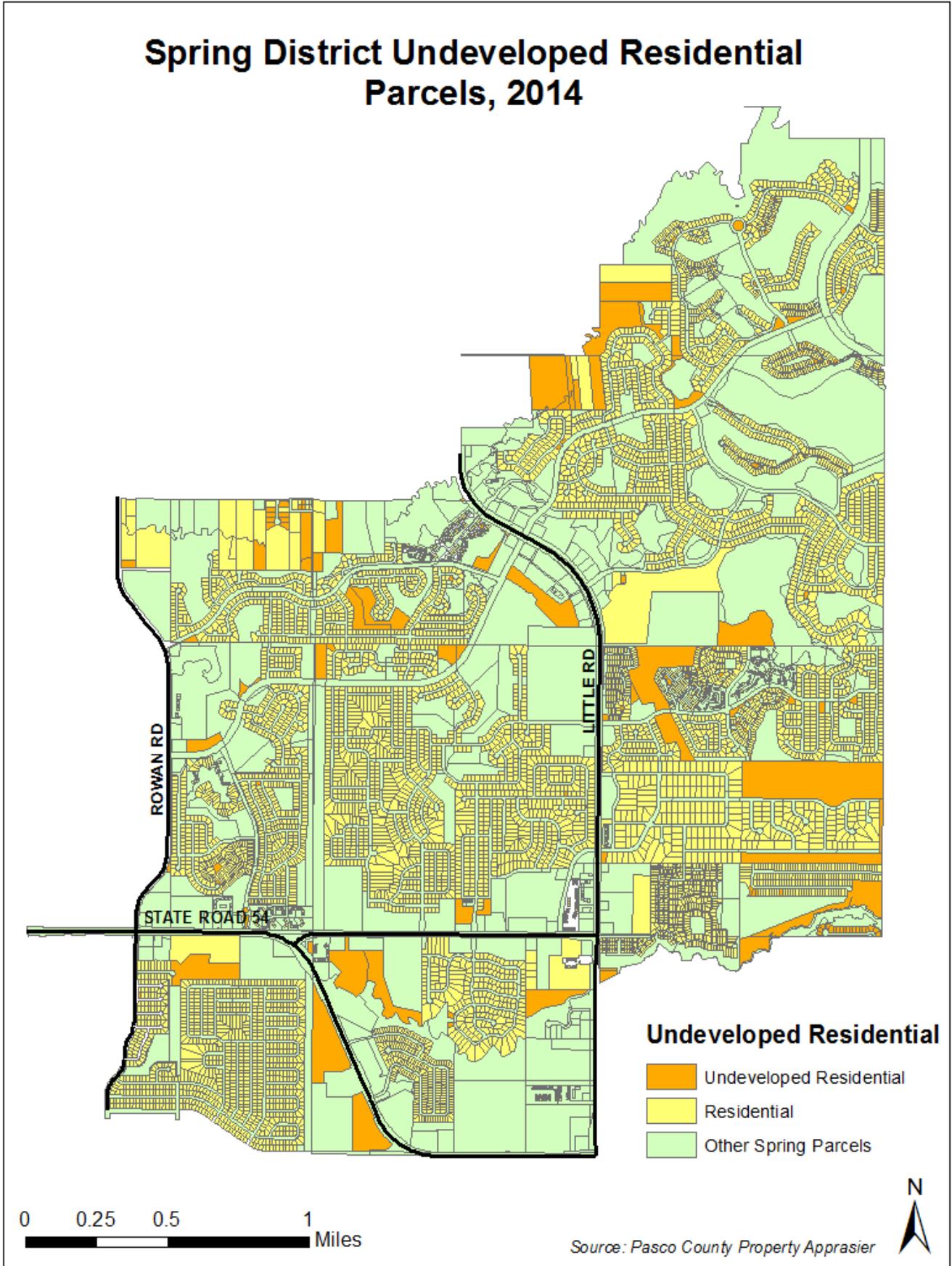


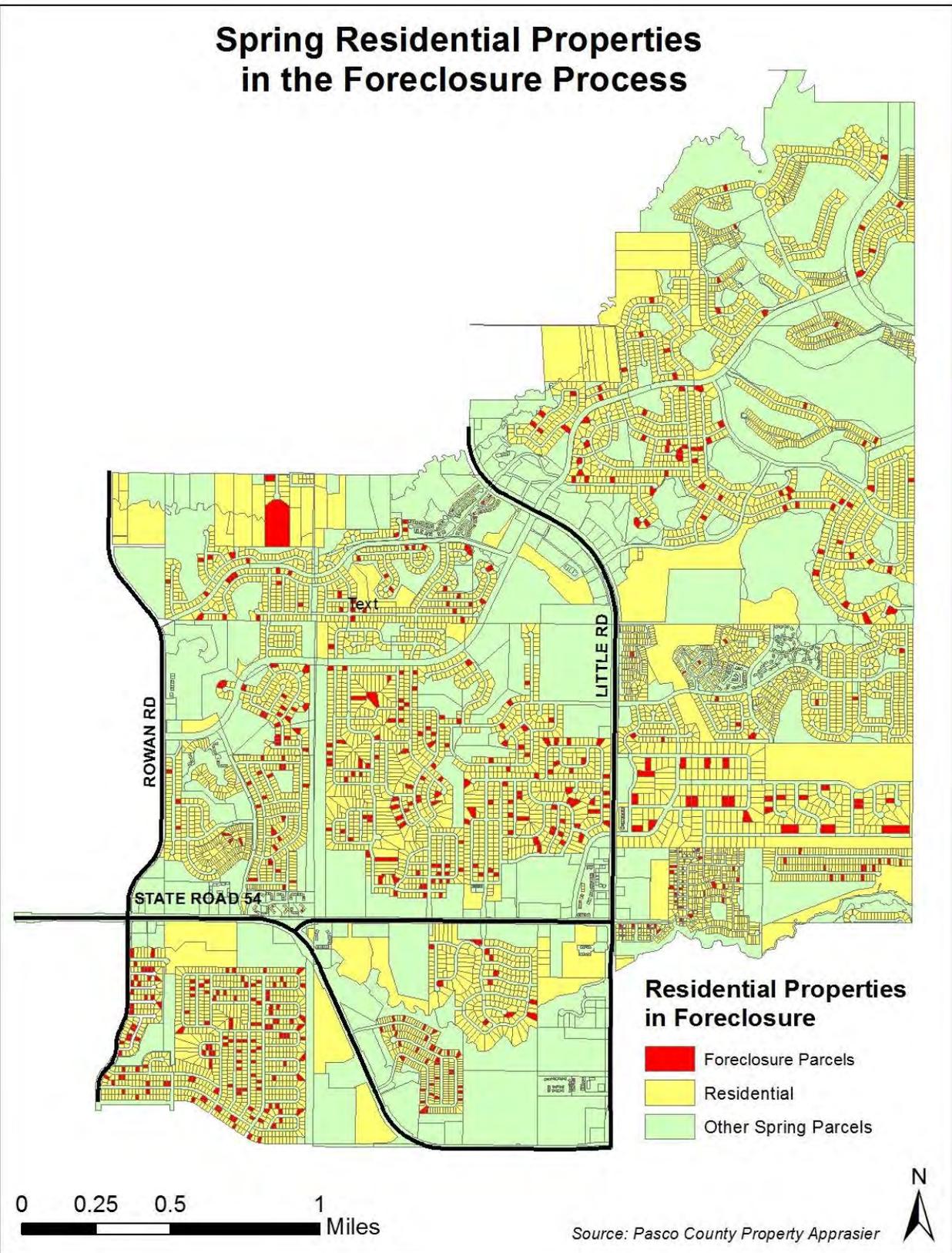
0 0.25 0.5 1 Miles

Source: Pasco County Property Appraiser

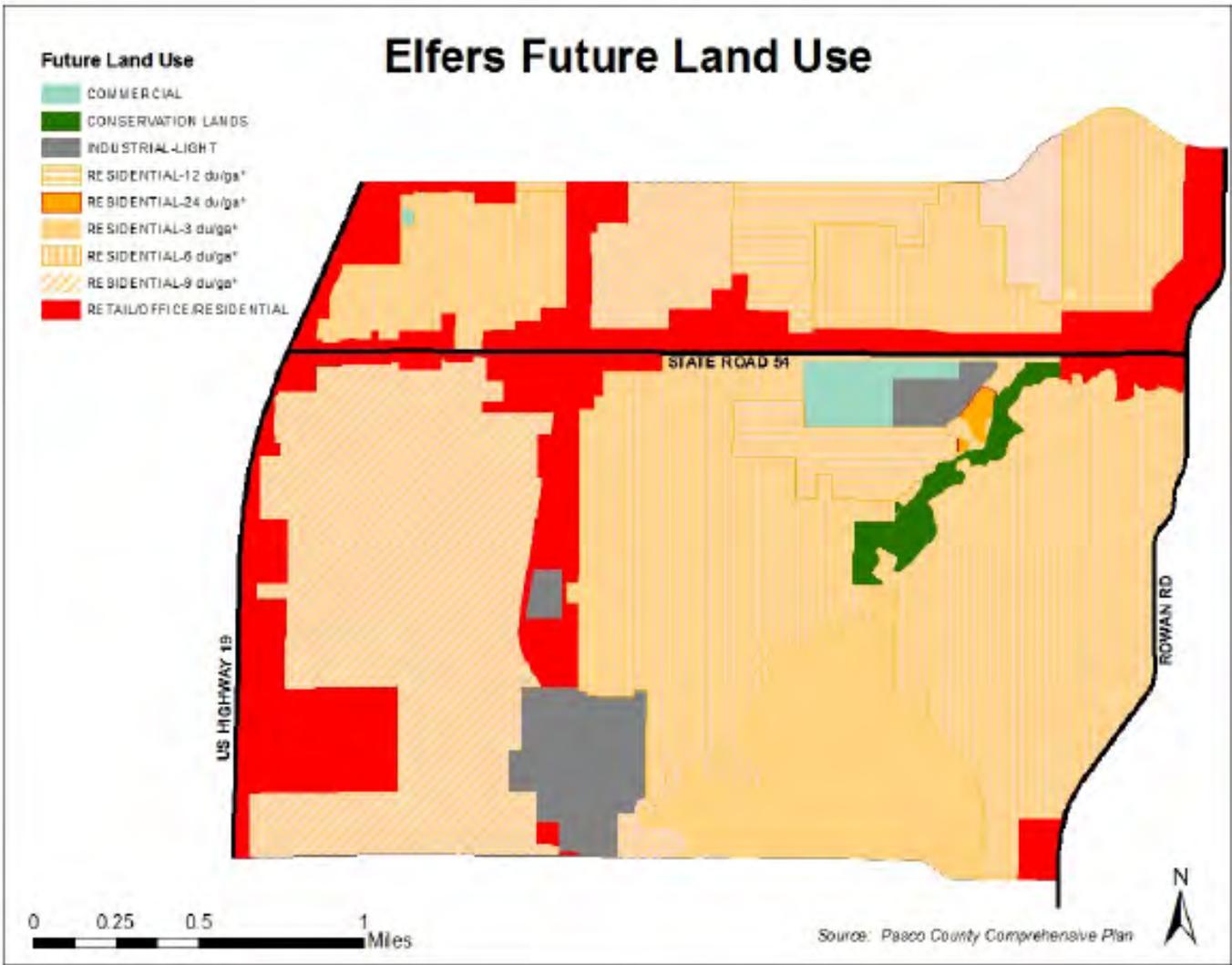


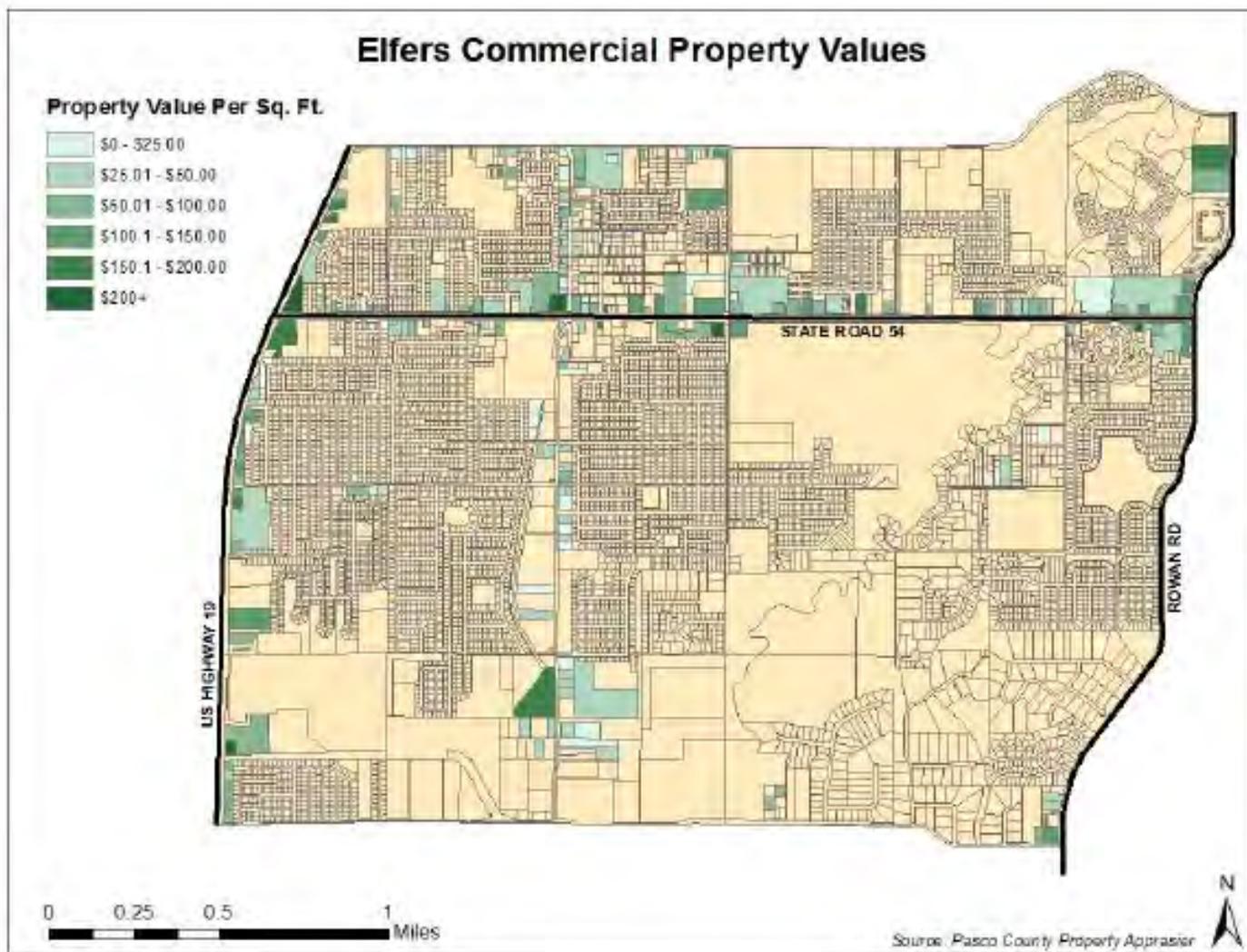
Map C-2.60: Spring District Vacant Residential Parcels



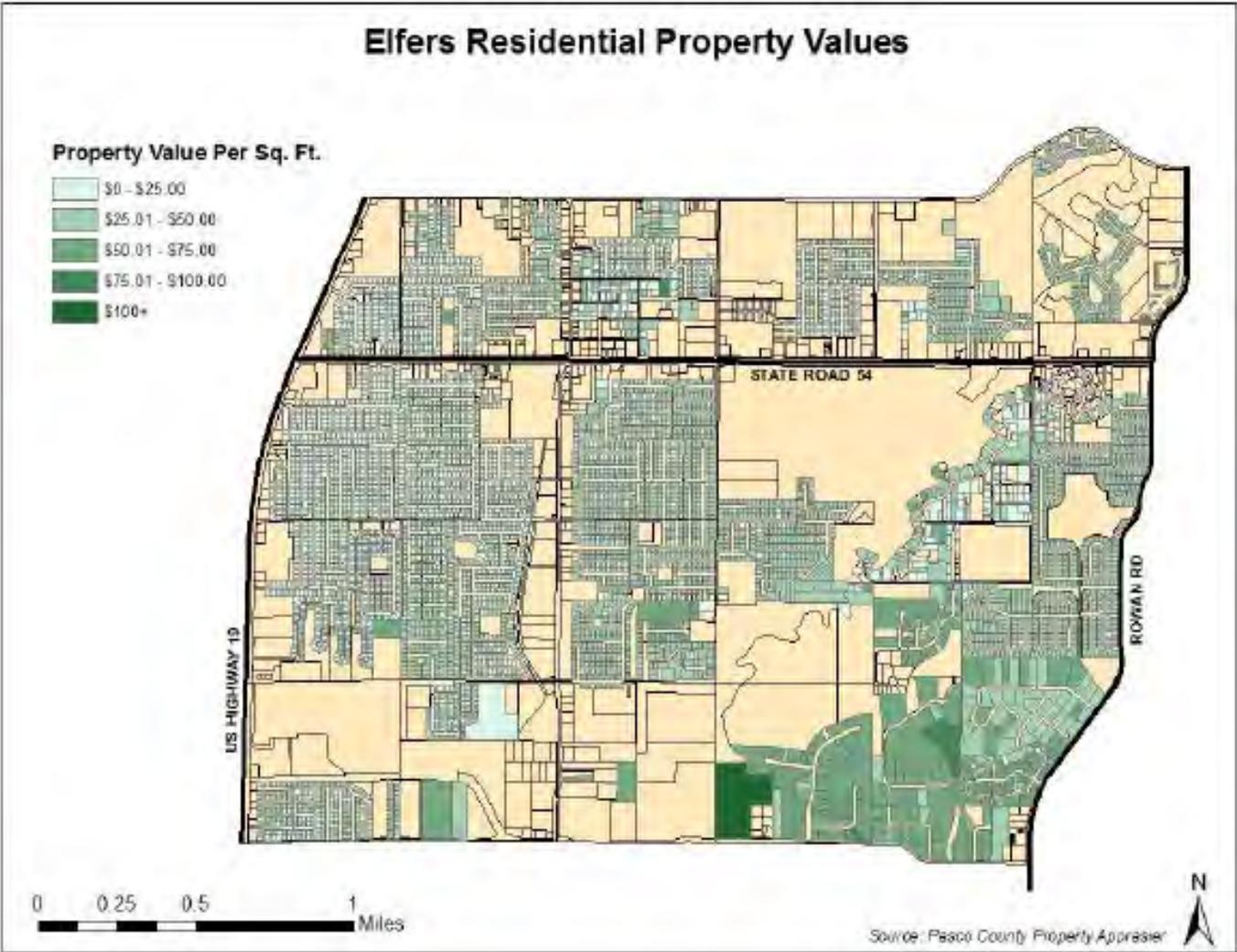


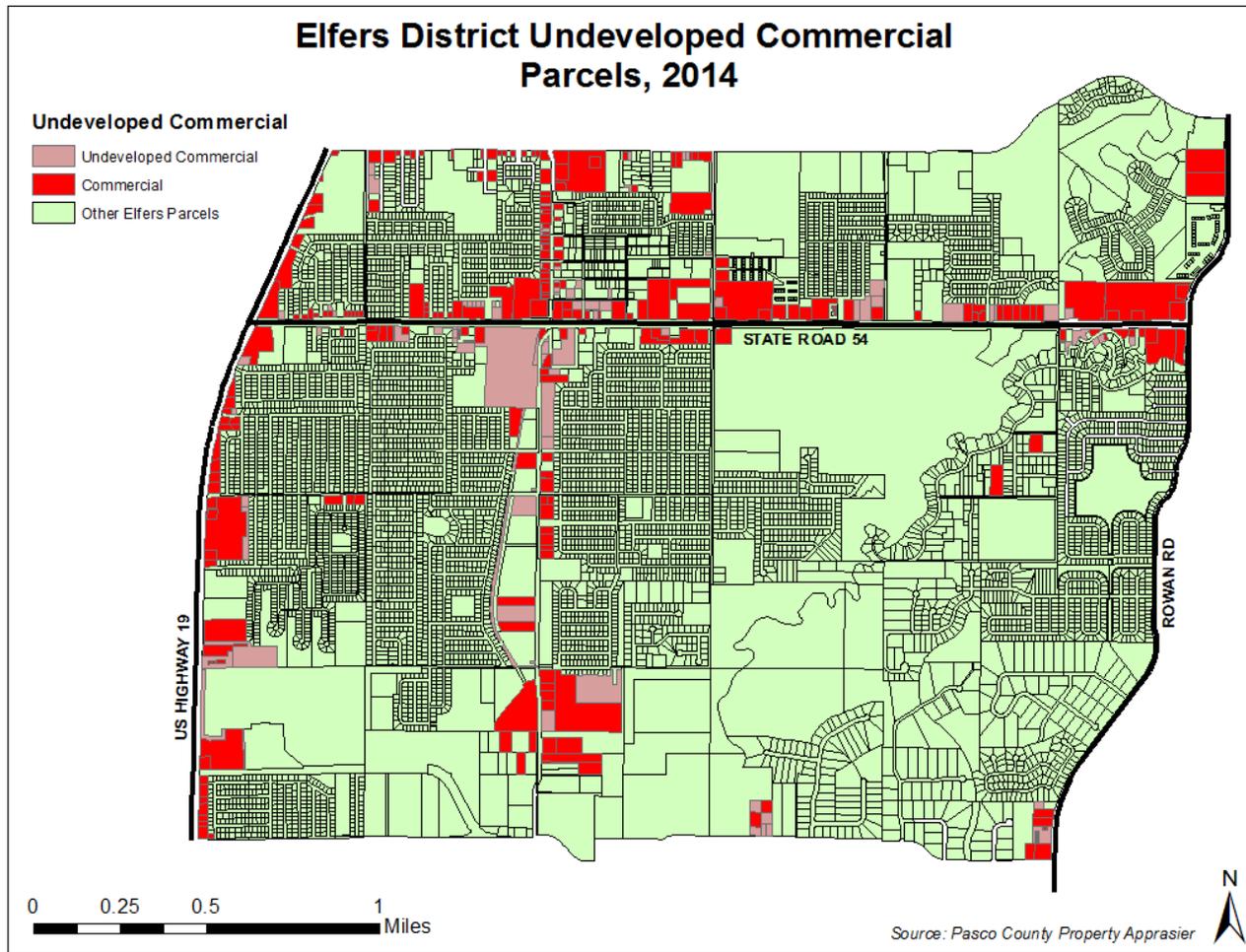
Map C-2.62: Elfers District Future Land Use



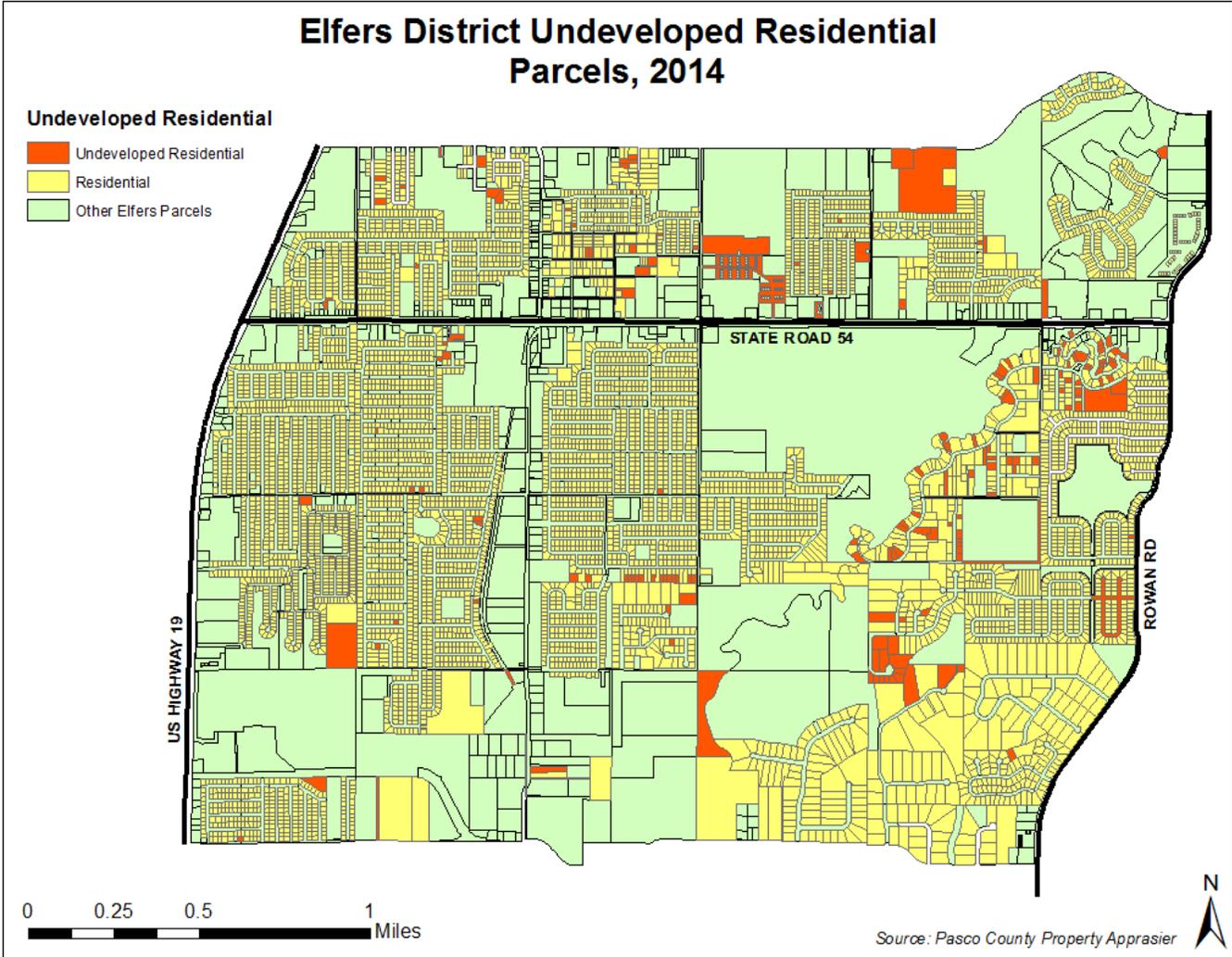


Map C-2.64: Elfers District Residential Property Value per Square Foot

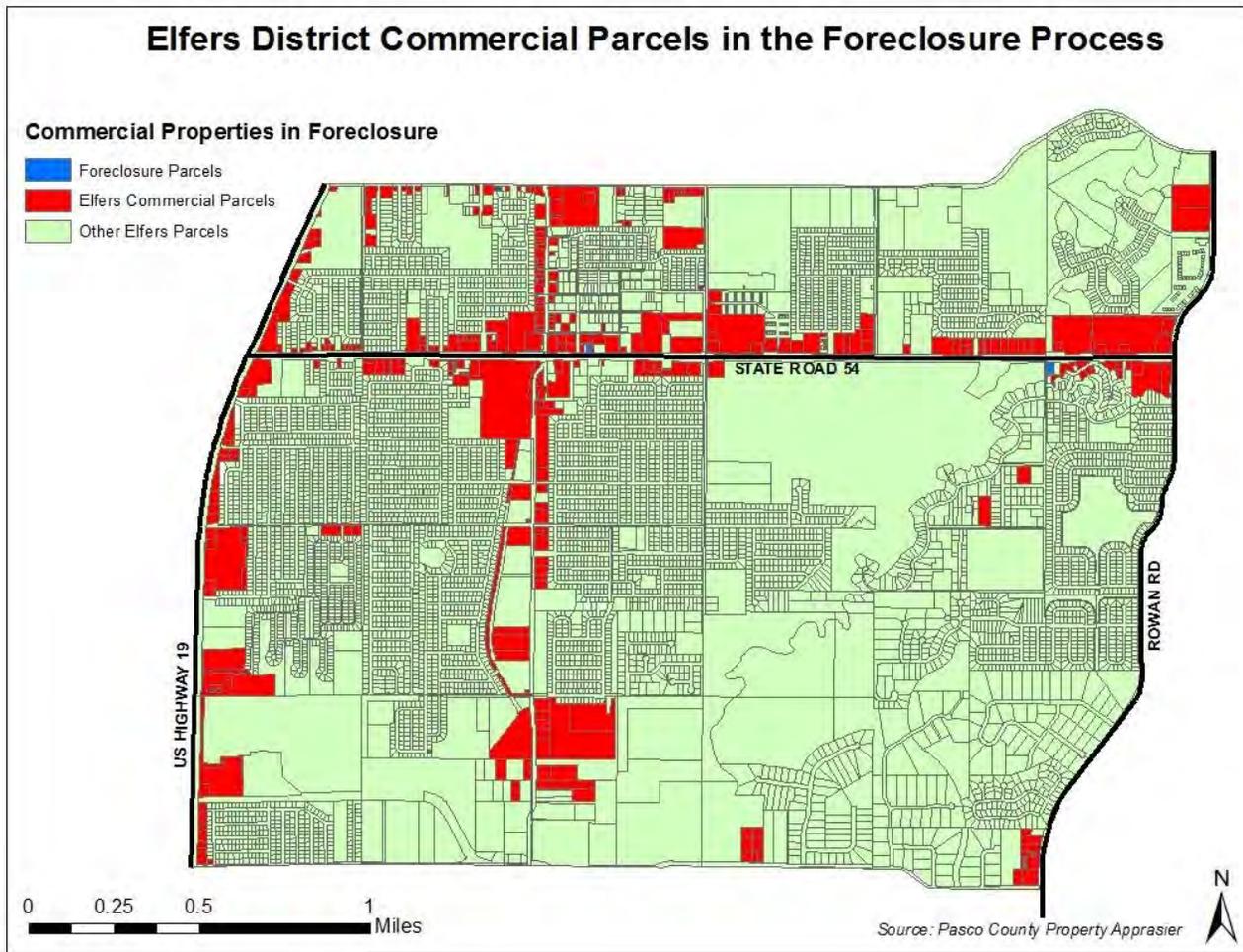




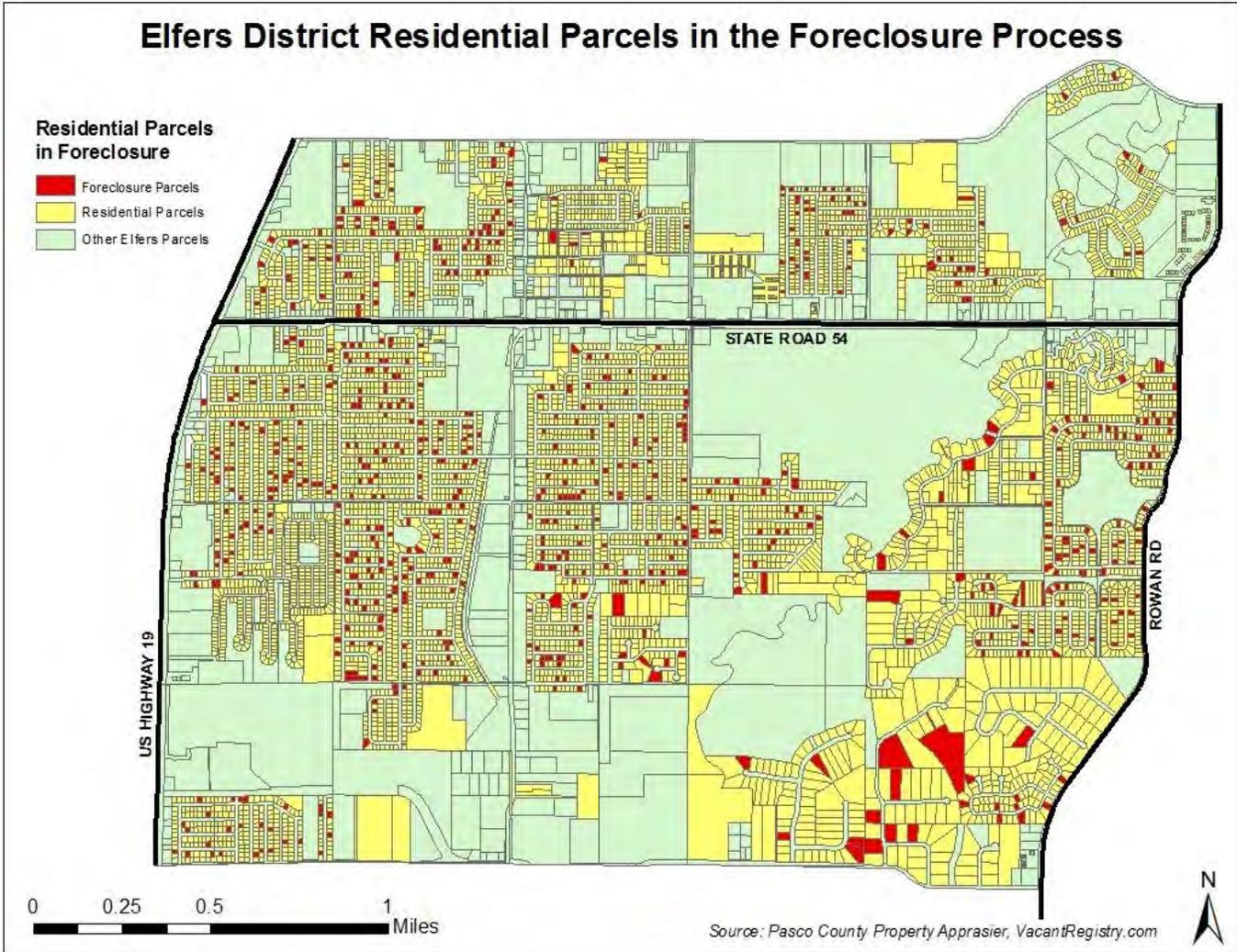
Map C-2.66: Elfers District Vacant Residential Parcels

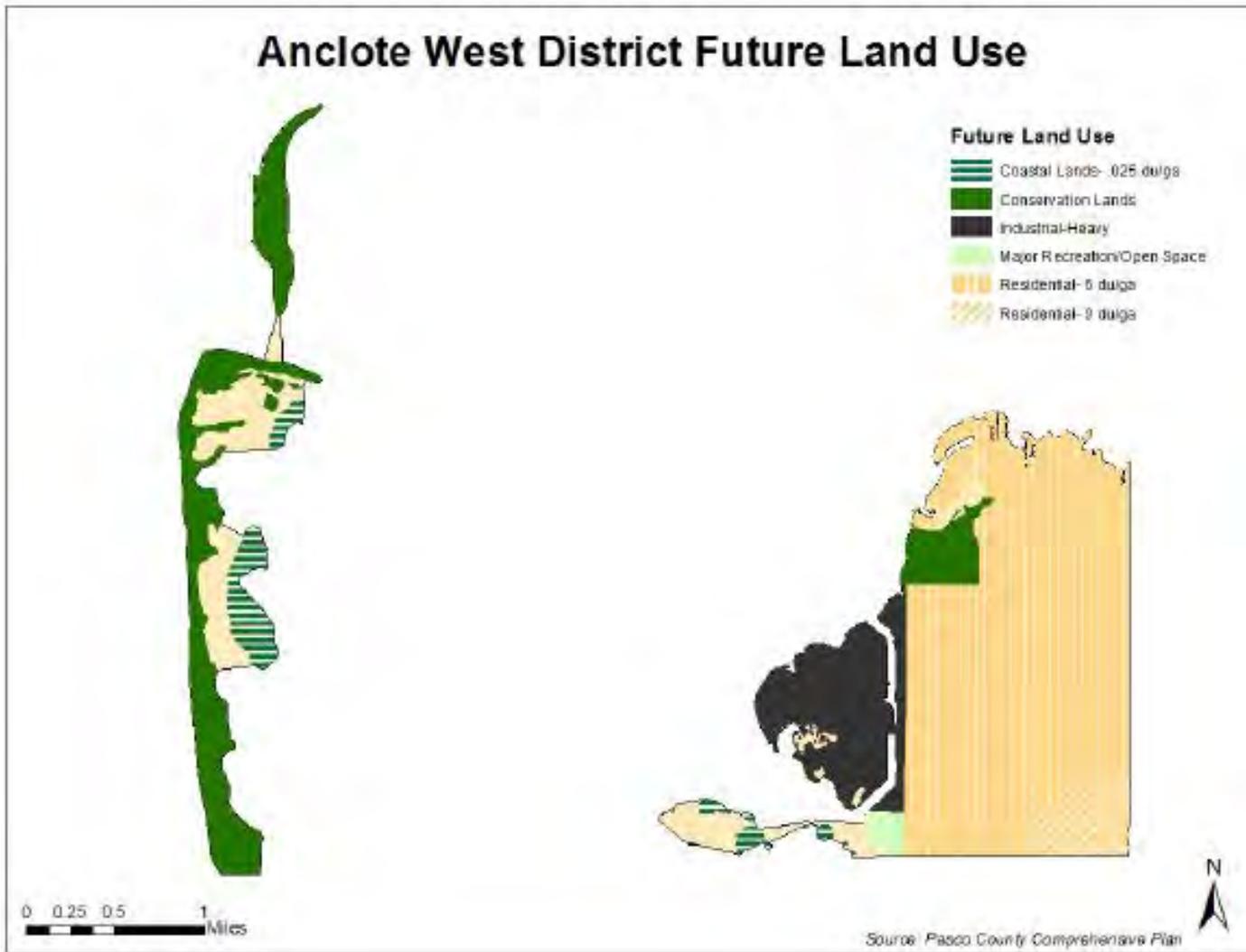


# Map C-2.67: Elfers District Commercial Properties in the Foreclosure Process

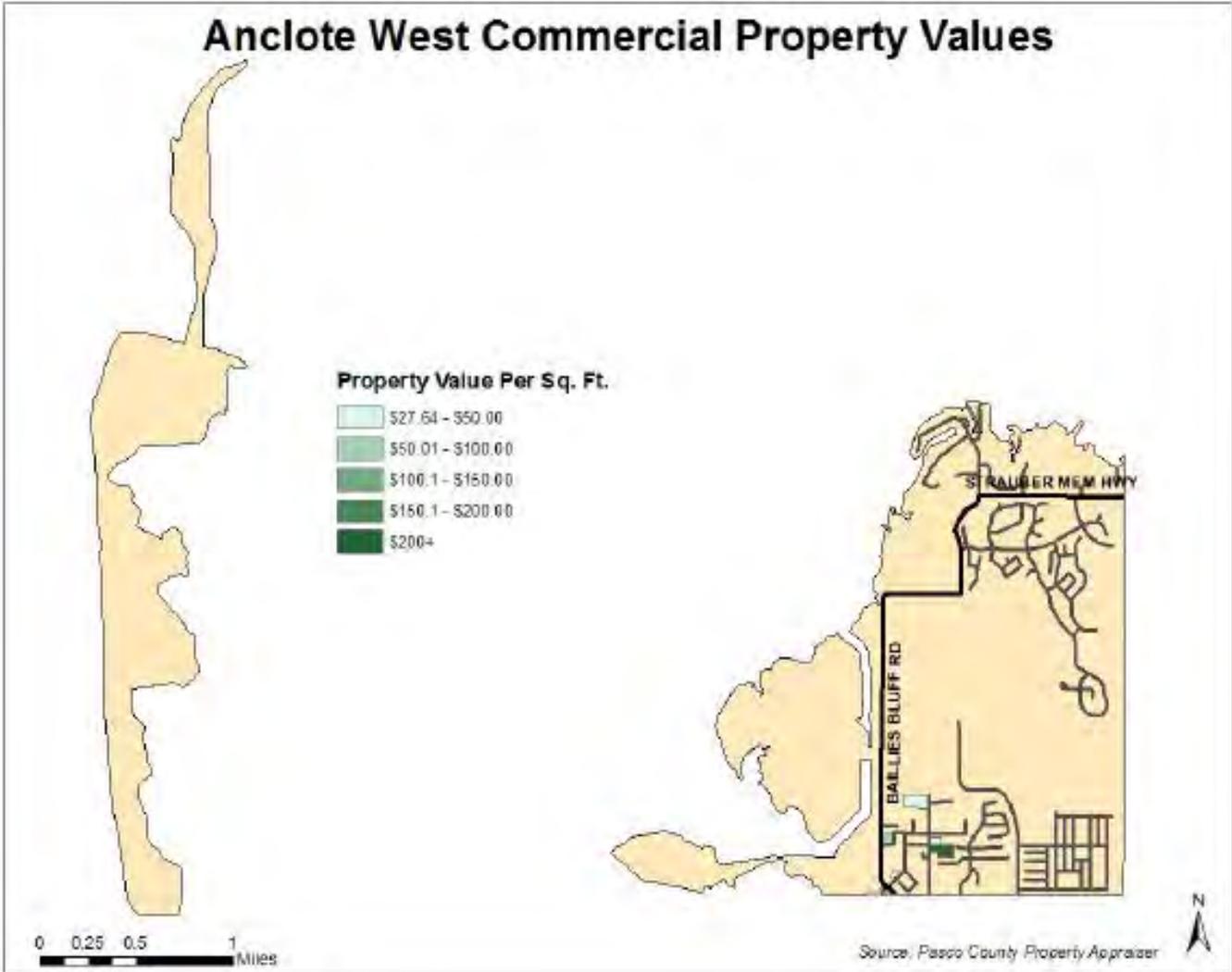


Map C-2.68: Elfers District Residential Properties in the Foreclosure Process

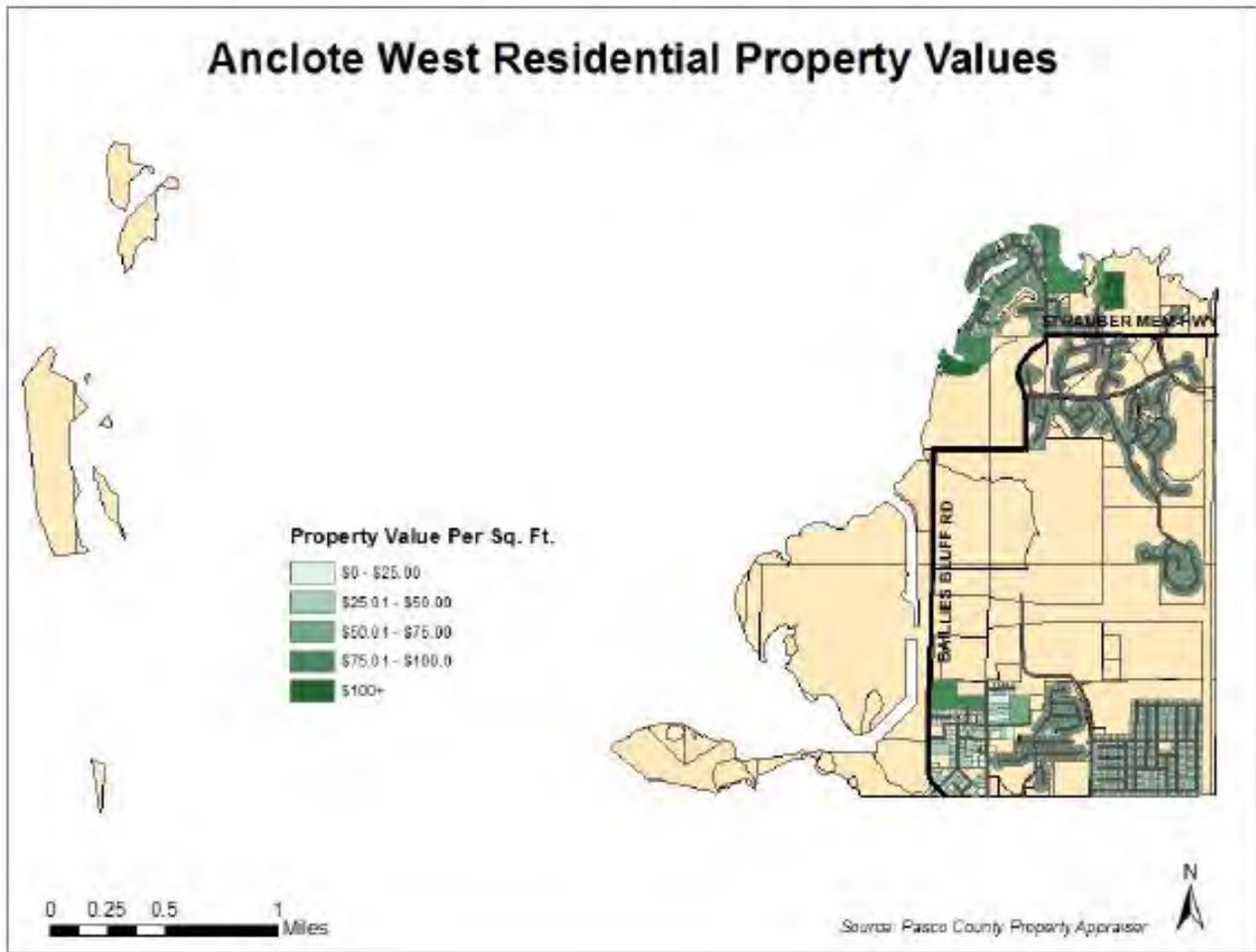




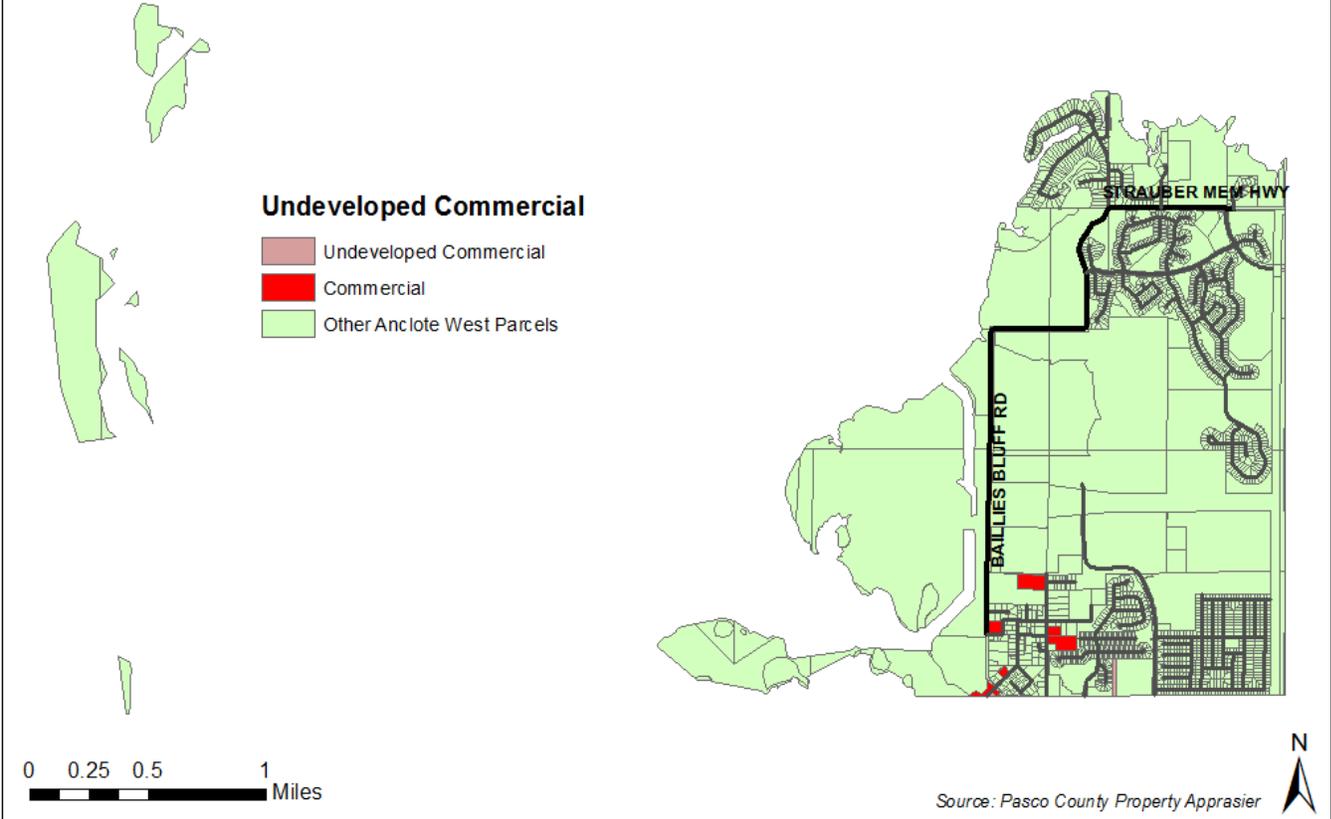
Map C-2.70: Ancloote West District Commercial Property Value per Square Foot



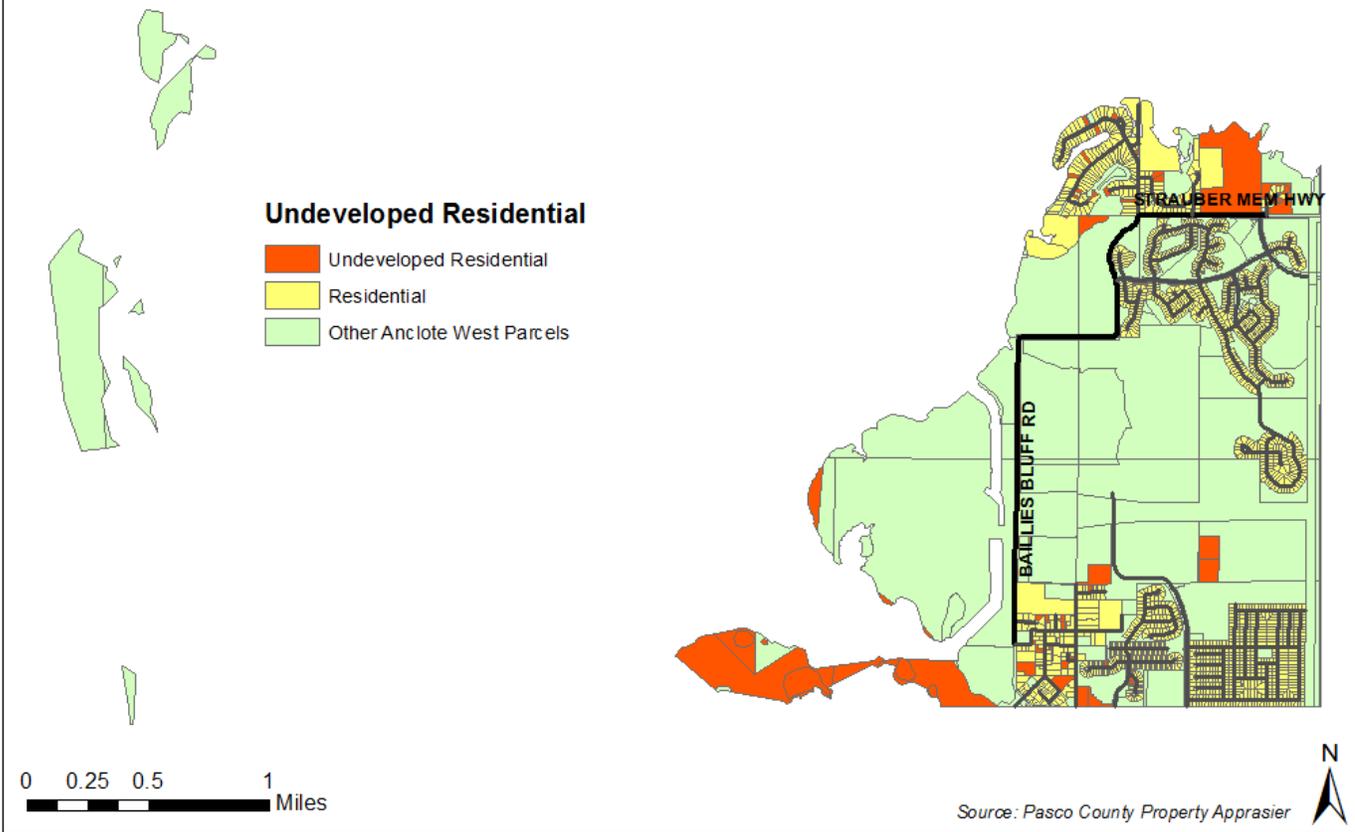
Map C-2.71: Anclote West District Residential Property Value per Square Foot



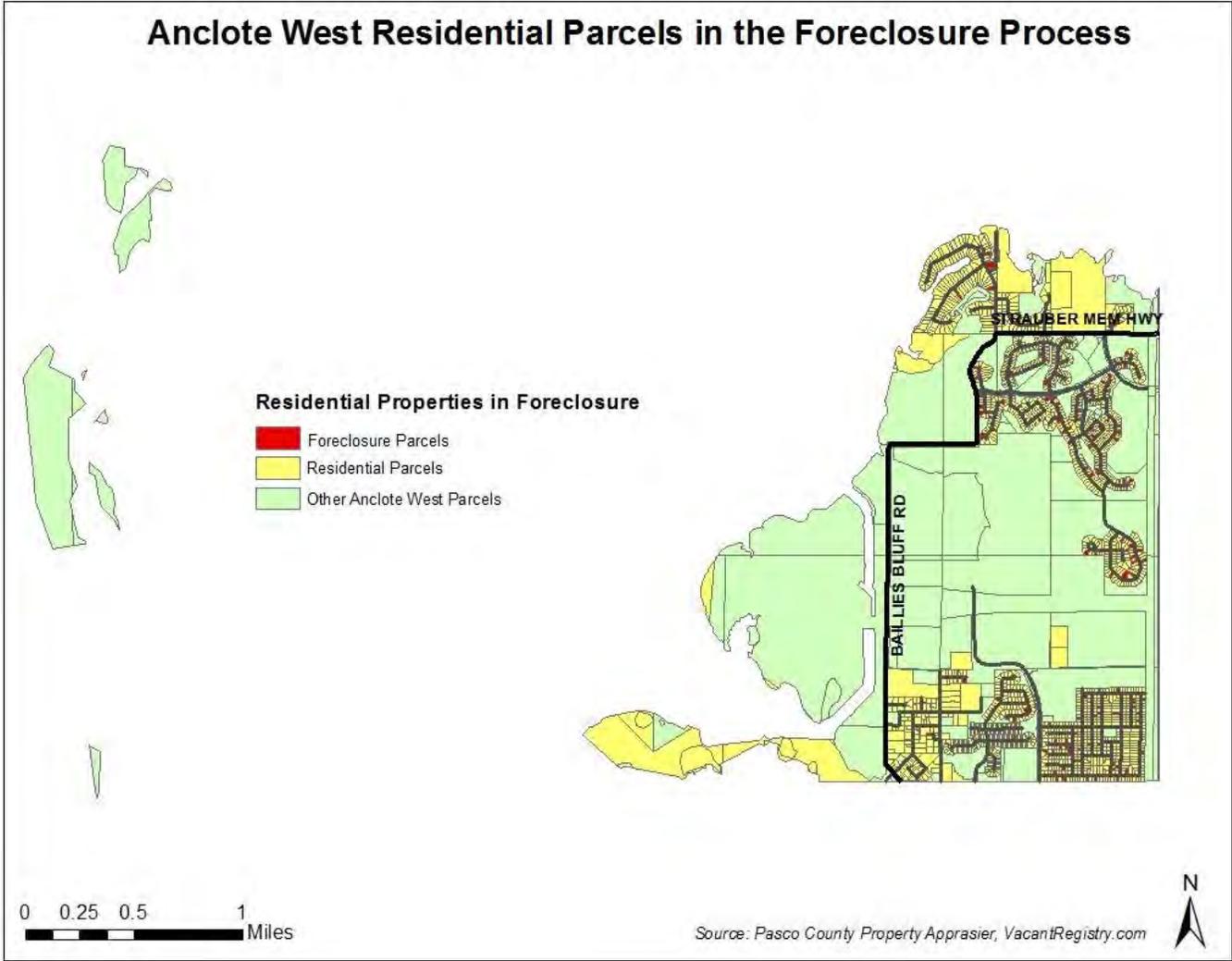
### Anclote West Undeveloped Commercial Parcels, 2014

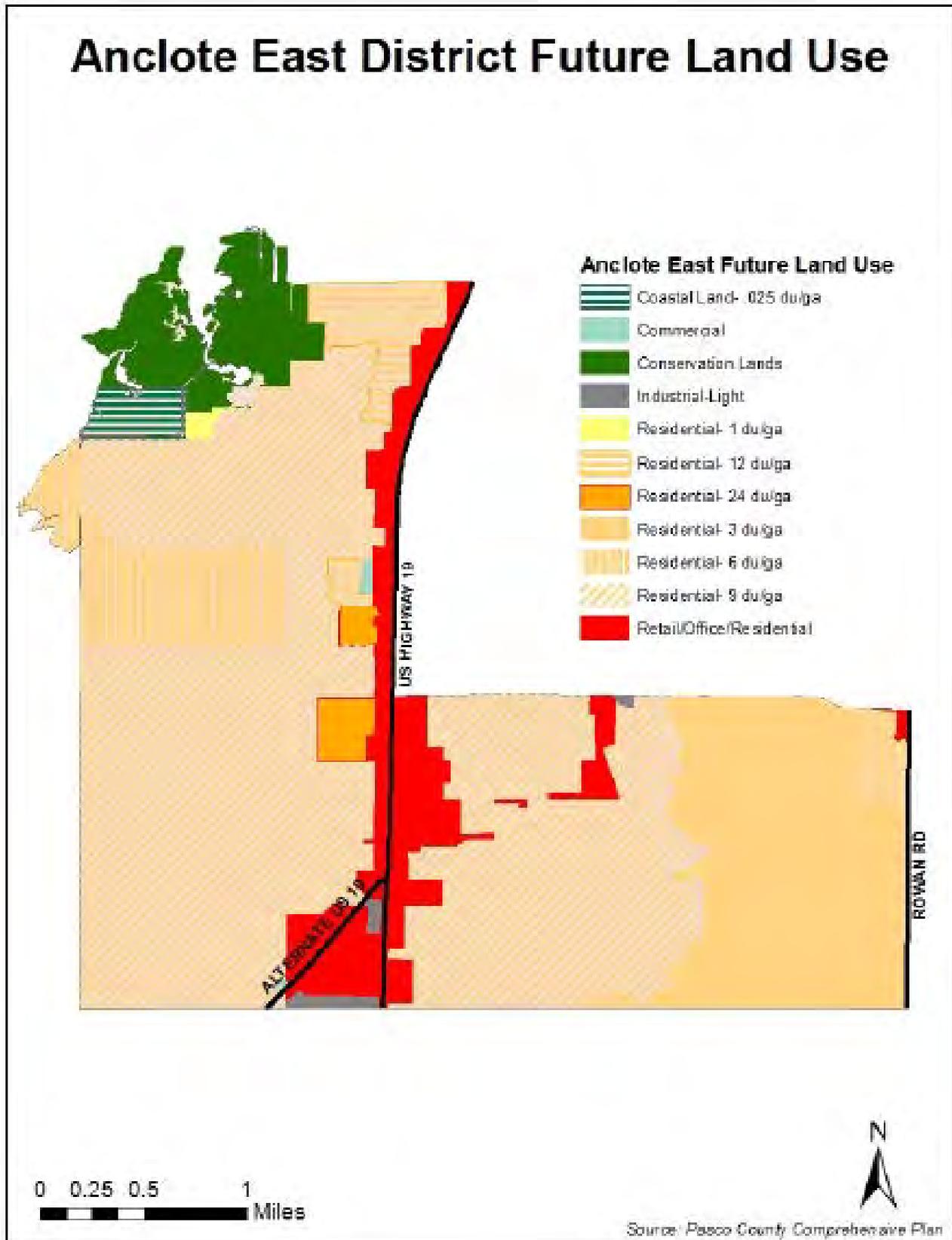


### Anclote West Undeveloped Residential Parcels, 2014

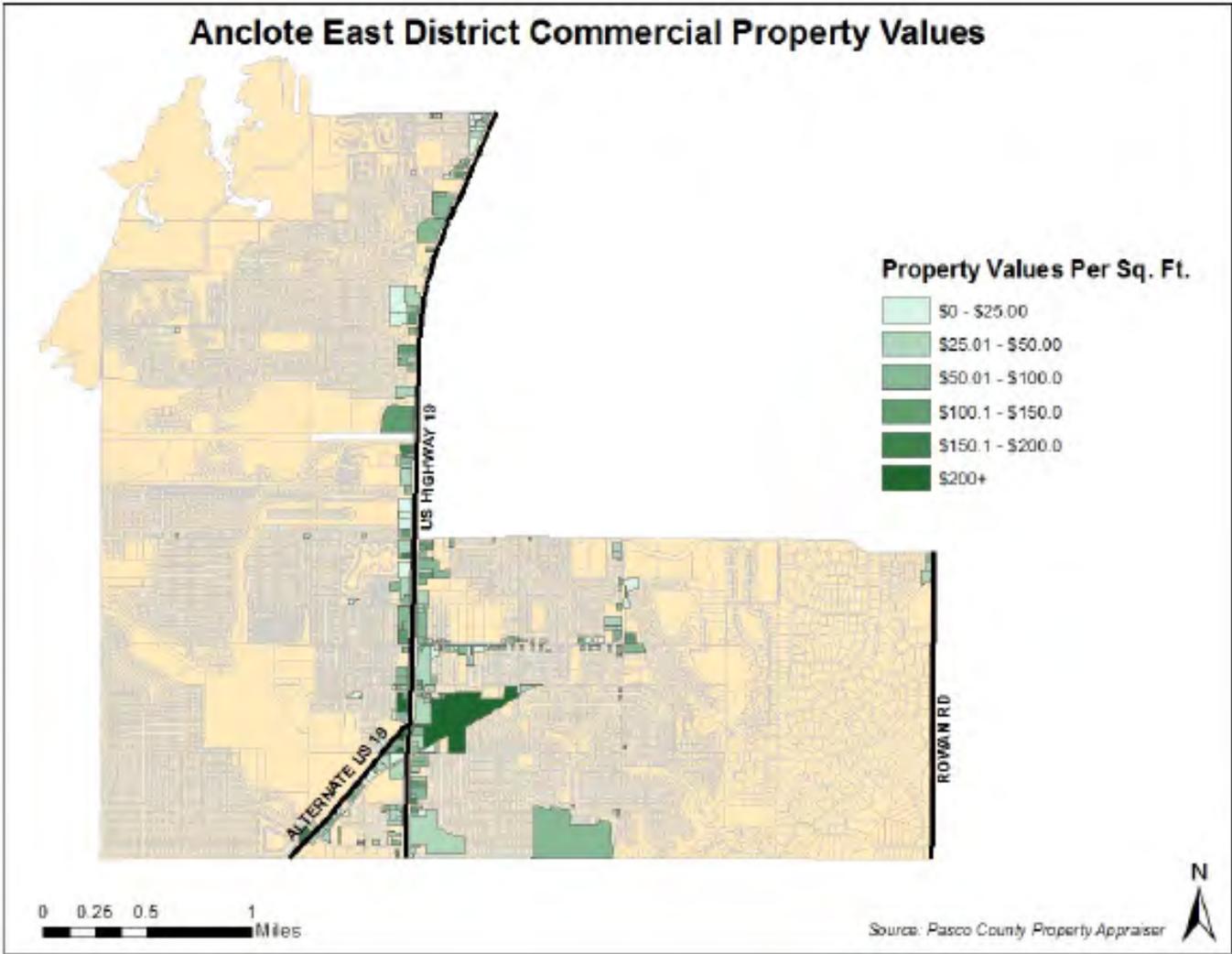


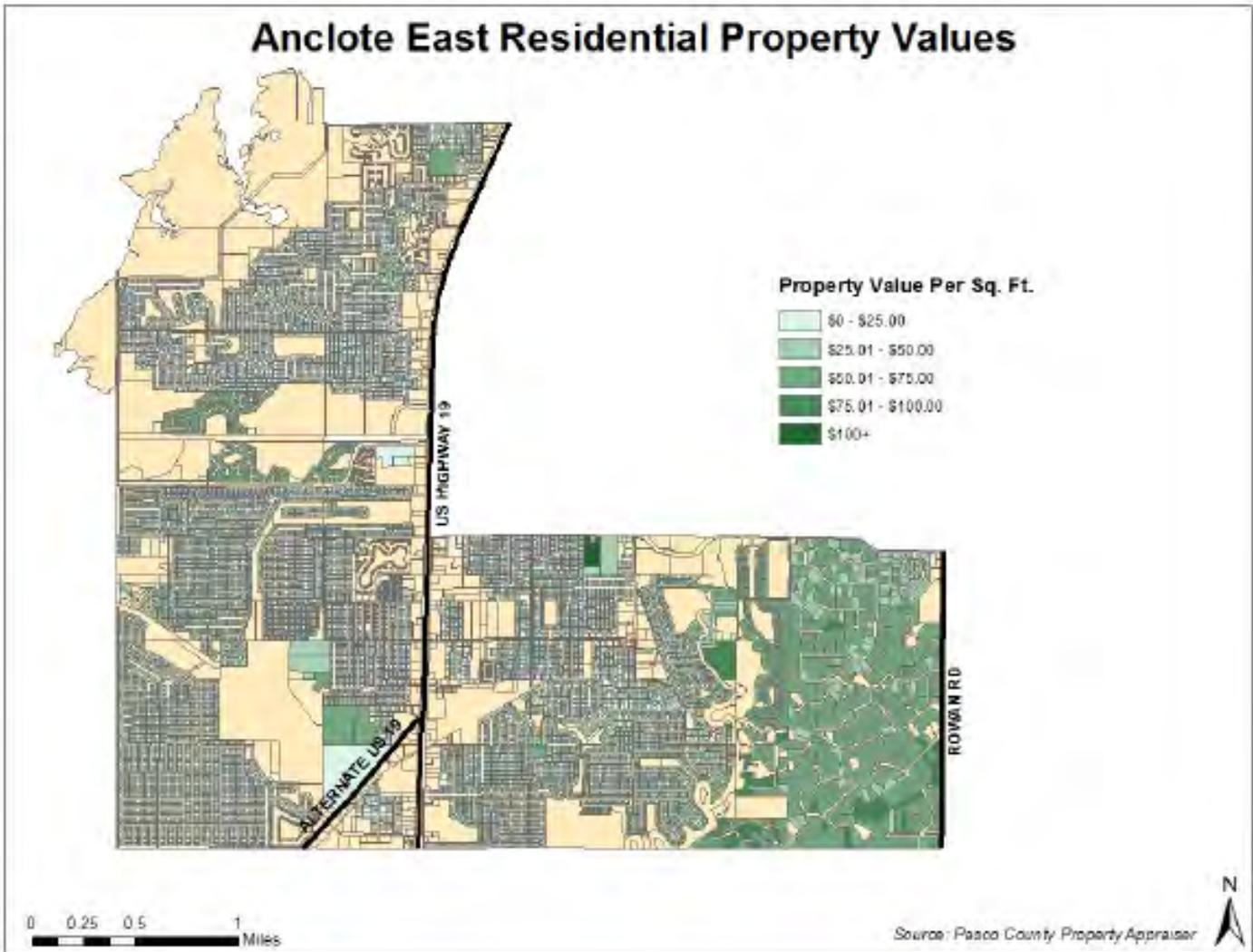
Map C-2.74: Anclote West Residential Properties in the Foreclosure Process



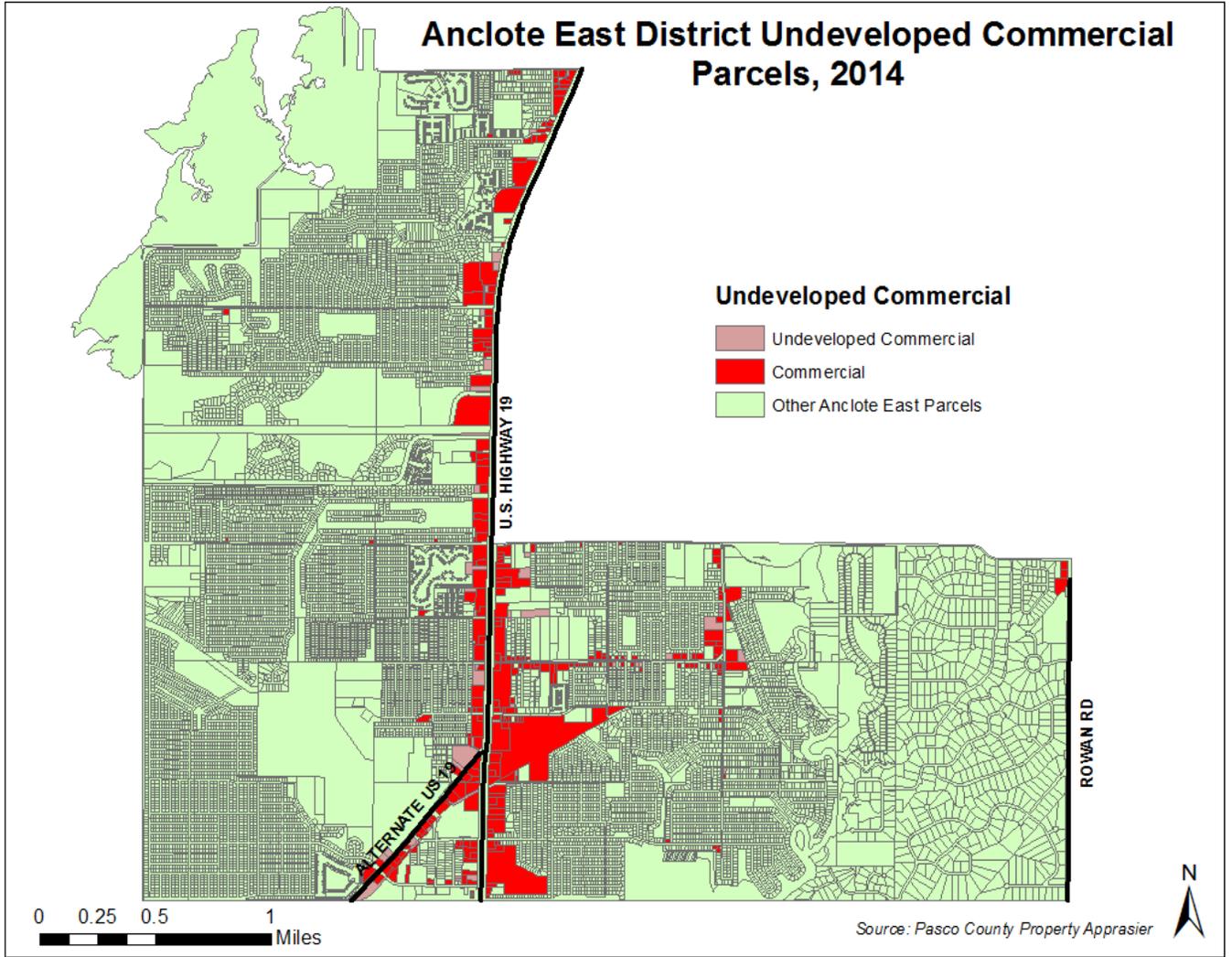


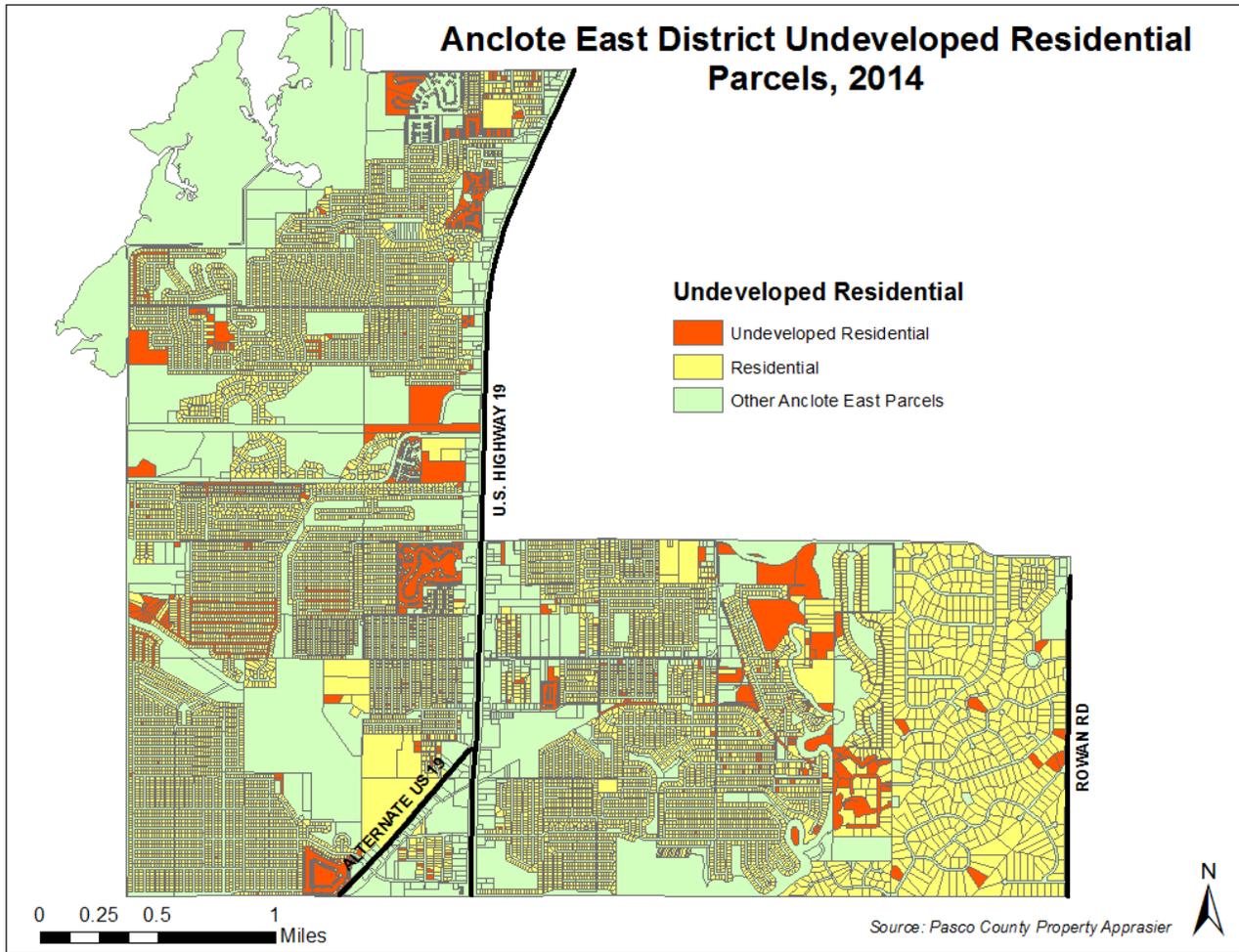
Map C-2.76: Anclote East Commercial Property Values per Square Foot



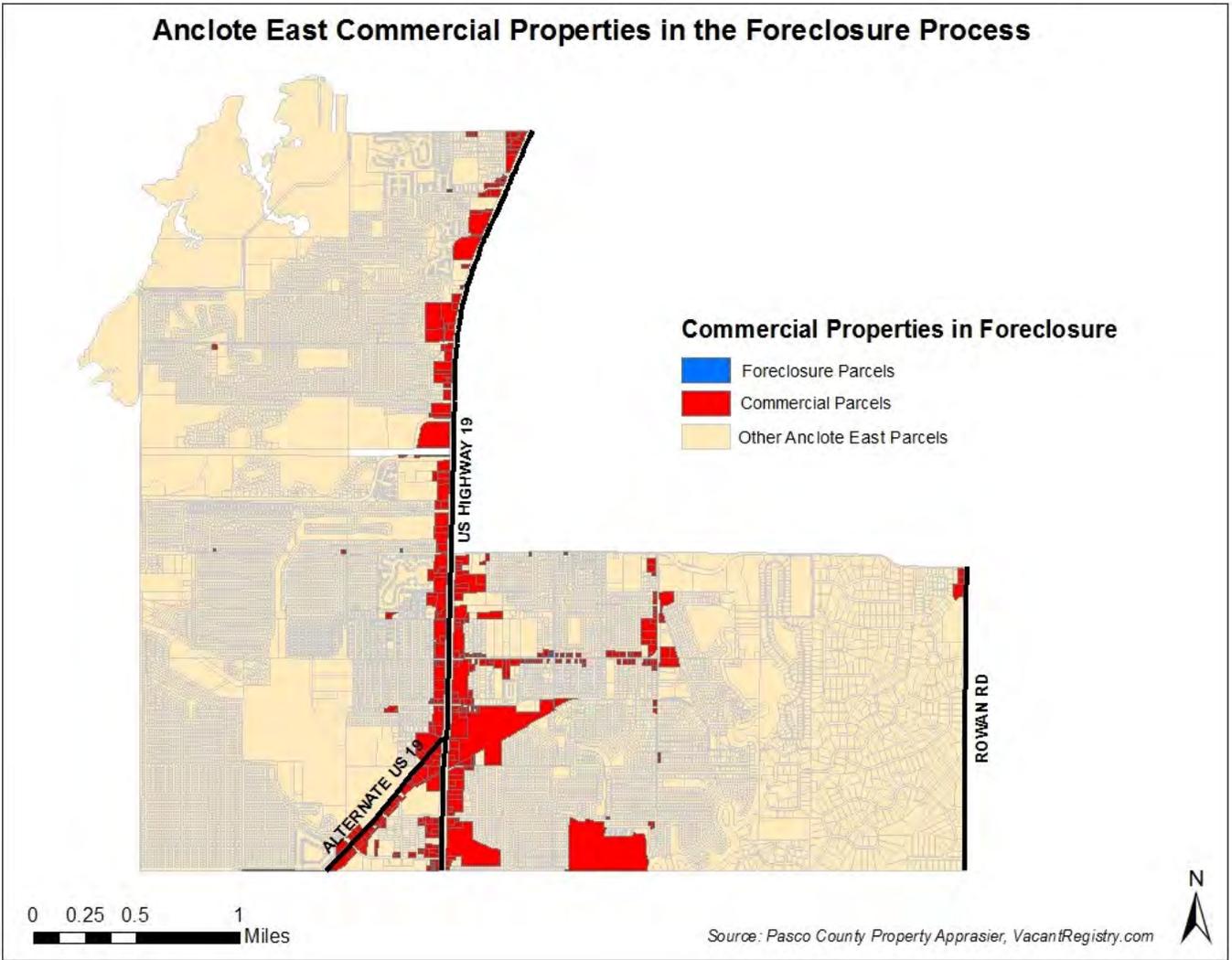


Map C-2.78: Ancloste East Vacant Commercial Parcels



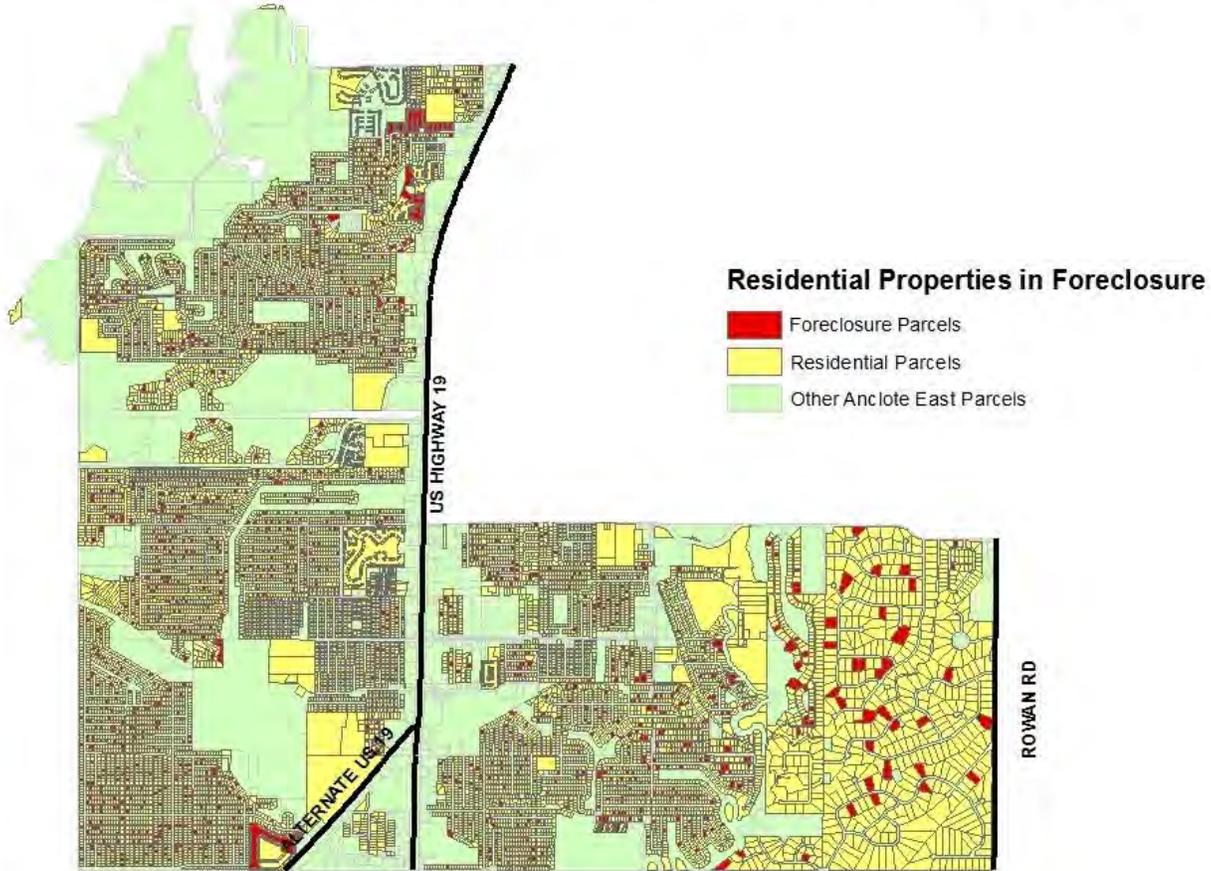


Map C-2.80: Ancloste East Commercial Properties in the Foreclosure Process



# Map C-2.81: Ancloste East Residential Properties in the Foreclosure Process

## Ancloste East Residential Parcels in the Foreclosure Process



0 0.25 0.5 1 Miles

Source: Pasco County Property Appraiser, VacantRegistry.com



Map C-2.82: Transit Access in The Harbors – Residential Parcels further than 1/2-Mile from Bus Stops

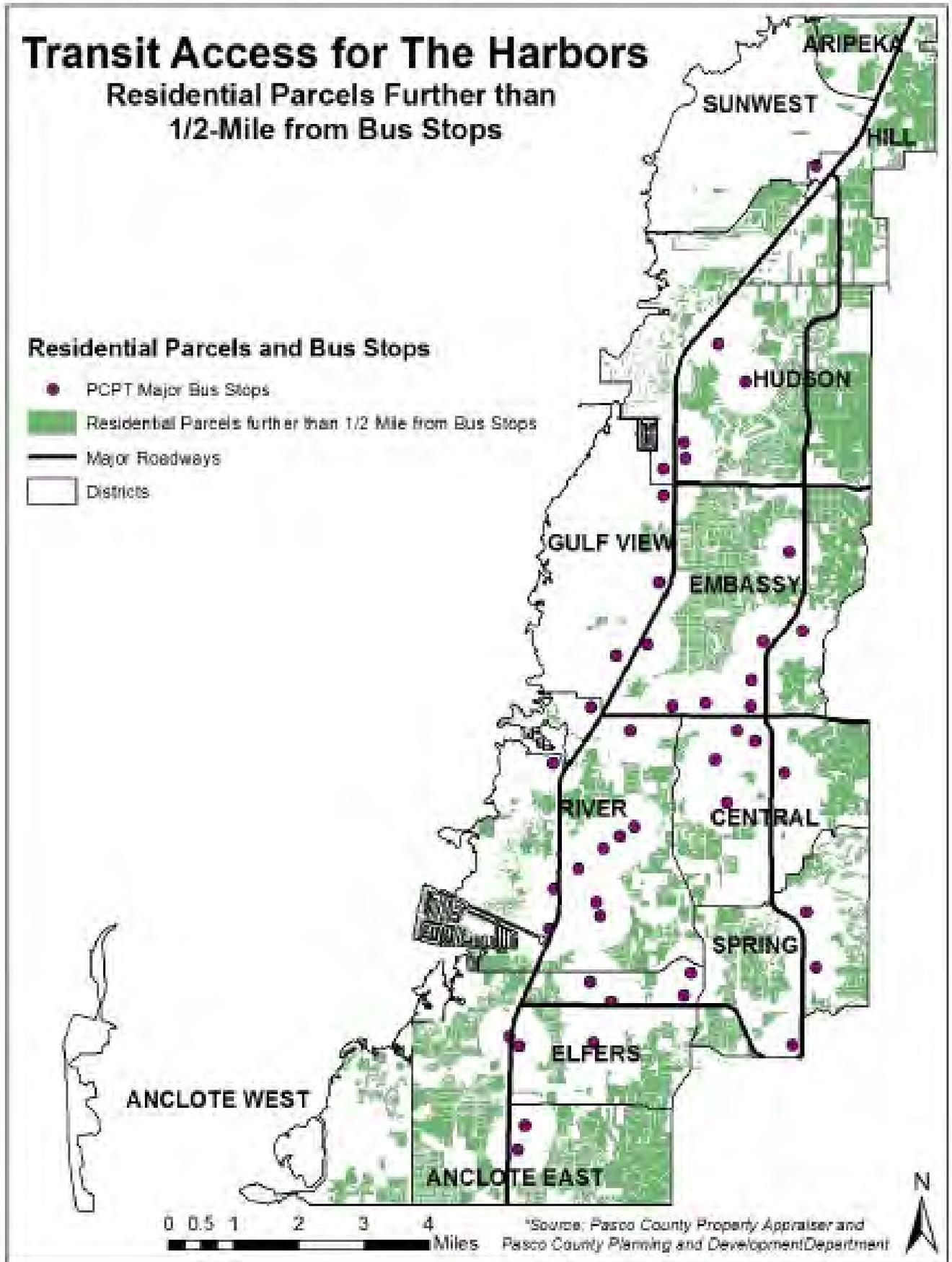


Table C-2.1 The Harbor's Parcel Analysis: Parcel Acreage By District, 2014

Parcel Acreage	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclore East	Anclore West	West Market Area
<b>Residential</b>													
Less than 0.25 acre	68.67%	48.94%	38.51%	73.49%	85.16%	86.20%	66.96%	80.06%	83.34%	88.28%	89.03%	73.66%	81.68%
0.2501 to 0.5 acre	14.63%	39.36%	16.07%	19.09%	5.27%	4.96%	13.54%	14.00%	10.94%	6.51%	3.56%	20.59%	10.14%
0.501 to 1 acre	6.57%	9.57%	17.62%	5.39%	0.53%	0.92%	5.99%	3.50%	2.94%	3.16%	1.31%	3.69%	3.07%
1.001 to 3 acres	6.57%	2.13%	17.55%	1.80%	0.35%	4.41%	11.66%	1.41%	2.25%	1.74%	5.87%	1.30%	3.67%
Greater than 3 acres	3.56%	0.00%	10.25%	0.22%	8.69%	3.51%	1.85%	1.03%	0.53%	0.30%	0.23%	0.76%	1.44%
Total Parcels	533	94	1288	13075	1139	17734	3354	15976	8060	7,340	15,933	1841	86367
<b>Commerical</b>													
Less than 0.25 acre	10.34%	0.00%	6.67%	18.85%	23.33%	23.99%	26.37%	39.51%	25.00%	35.91%	35.26%	0.00%	30.25%
0.2501 to 0.5 acre	0.00%	50.00%	4.44%	20.76%	11.33%	20.38%	12.44%	25.96%	3.13%	20.44%	19.15%	12.50%	19.60%
0.501 to 1 acre	24.14%	0.00%	24.44%	24.58%	21.33%	27.18%	21.89%	17.03%	11.46%	25.41%	21.58%	37.50%	21.26%
1.001 to 3 acres	34.48%	50.00%	42.22%	22.91%	20.00%	21.66%	24.38%	12.14%	37.50%	11.60%	18.84%	37.50%	19.12%
Greater than 3 acres	31.03%	0.00%	22.22%	12.89%	24.00%	6.79%	14.93%	5.36%	22.92%	6.63%	5.17%	12.50%	9.77%
Total Parcels	29	2	90	419	150	471	201	1063	192	362	329	8	3316

Source: Pasco County Property Appraiser, 2014

**Table C-2.2 The Harbor's Parcel Analysis: Year Built, 2014**

Structure: Year Built	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclore East	Anclore West	West Mar- ket Area
<b>Residential</b>													
Before 1974	14.16%	52.17%	20.34%	22.43%	47.59%	24.84%	26.03%	53.82%	0.96%	52.53%	69.43%	7.62%	37.70%
1974 - 1986	25.50%	5.43%	32.86%	46.37%	49.07%	65.82%	46.52%	30.79%	36.09%	38.52%	24.35%	16.71%	41.12%
1987 - 1994	39.38%	10.87%	26.55%	19.40%	1.86%	6.43%	14.95%	7.96%	35.82%	2.48%	3.44%	18.01%	11.63%
1995 - 2002	12.18%	20.65%	12.90%	7.88%	0.93%	2.09%	6.06%	3.16%	17.37%	4.66%	1.05%	14.29%	5.29%
After 2002	8.78%	10.87%	7.34%	3.93%	0.56%	0.81%	6.44%	4.27%	9.77%	1.81%	1.73%	43.37%	4.26%
Total Parcels	353	92	1062	13991	1078	17312	3104	14129	7848	7,166	15,599	1771	83505
<b>Commercial</b>													
Before 1974	37.50%	100.00%	32.95%	22.96%	17.65%	26.85%	13.33%	61.76%	2.17%	27.63%	56.20%	83.33%	37.15%
1974 - 1986	37.50%	0.00%	48.86%	30.46%	37.65%	45.68%	28.15%	25.32%	26.81%	40.47%	27.52%	16.67%	31.96%
1987 - 1994	12.50%	0.00%	10.23%	36.81%	18.82%	10.80%	11.85%	7.16%	7.97%	9.73%	5.43%	0.00%	15.16%
1995 - 2002	12.50%	0.00%	6.82%	6.03%	14.12%	11.11%	11.11%	3.45%	21.74%	9.34%	3.49%	0.00%	7.30%
After 2002	0.00%	0.00%	1.14%	3.75%	11.76%	5.56%	35.56%	2.30%	41.30%	12.84%	7.36%	0.00%	8.42%
Total Parcels	8	2	88	614	85	324	135	782	138	257	258	6	2697

Source: Pasco County Property Appraiser, 2014

Table C-2.3 The Harbor's Parcel Analysis: Vacant Land By District, 2014

Vacant Land	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclote East	Anclote West	West Market Area
<b>Residential</b>													
Undeveloped Parcels	100.00%	100.00%	100.00%	99.75%	98.41%	99.51%	99.61%	99.85%	100.00%	98.90%	99.70%	95.89%	99.70%
Unoccupied Parcels	0.00%	0.00%	0.43%	0.25%	1.59%	0.49%	0.39%	0.15%	0.00%	1.10%	0.30%	4.11%	0.32%
Total Vacant Parcels	183	107	232	1625	63	411	254	1967	216	181	332	73	5644
Total Residential Parcels	533	201	1293	14490	1139	17734	3357	16093	8064	7,365	15,996	1,845	88110
<b>Commercial</b>													
Undeveloped Parcels	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Unoccupied Parcels	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Vacant Parcels	21	2	136	320	59	59	64	267	46	99	68	1	1142
Total Commercial Parcels	29	4	226	959	150	471	201	1063	192	362	331	7	3995

Source: Pasco County Property Appraiser, 2014

Table C-2.4 The Harbors' Parcel Analysis: Wall Composition by District, 2014

Wall Composition	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclote East	Anclote West	West Market Area
<b>Residential</b>													
Concrete (2)	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Masonry (3)	85.84%	53.19%	34.81%	75.83%	46.38%	93.68%	92.94%	81.99%	98.79%	83.99%	85.95%	91.64%	77.09%
Wood (4)	14.16%	46.81%	65.19%	24.16%	53.62%	6.32%	7.06%	18.01%	1.21%	16.01%	14.05%	8.36%	22.91%
Steel (5)	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Parcels	353	94	1,060	13,072	1,078	17,286	3,104	14,129	7,848	7,166	15,599	1,771	82,560
<b>Commercial</b>													
Concrete (2)	0.00%	0.00%	0.00%	31.43%	0.00%	0.00%	0.00%	0.00%	0.72%	0.00%	0.39%	0.00%	2.71%
Masonry (3)	50.00%	100.00%	54.55%	49.19%	69.32%	75.62%	83.70%	81.46%	68.12%	77.04%	77.91%	16.67%	66.97%
Wood (4)	25.00%	0.00%	29.55%	15.31%	25.00%	19.75%	14.07%	13.68%	31.16%	17.90%	12.02%	83.33%	23.90%
Steel (5)	25.00%	0.00%	15.91%	4.07%	5.68%	4.63%	2.22%	4.86%	0.00%	5.06%	9.69%	0.00%	6.43%
Total Parcels	8	2	88	614	88	324	135	782	138	257	258	6	2,700

Source: Pasco County Property Appraiser, 2014

**Table C-2.5 The Harbor's Parcel Analysis: Structure Square Footage by District, 2014**

Square Feet	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclote East	Anclote West	West Market Area
<b>Residential</b>													
1-1,000	2.55%	13.83%	11.98%	6.59%	12.06%	2.05%	1.71%	6.36%	0.18%	2.93%	5.21%	0.89%	5.53%
1,001-1,500	6.52%	13.83%	24.91%	19.32%	38.96%	19.99%	12.85%	26.19%	12.17%	22.70%	25.28%	6.81%	19.13%
1,501-2,000	13.31%	18.09%	26.32%	23.37%	32.75%	42.99%	29.70%	29.03%	23.42%	47.32%	46.57%	14.12%	28.92%
2,001-3,000	66.57%	14.89%	28.77%	40.85%	13.64%	32.26%	42.11%	26.45%	57.68%	23.03%	17.85%	50.78%	34.57%
3,001+	11.05%	39.36%	8.02%	9.87%	2.60%	2.72%	13.63%	11.97%	6.55%	4.02%	5.10%	27.40%	11.86%
Total Parcels	353	94	1060	13052	1078	17343	3104	14129	7848	7166	15599	1792	82618
<b>Commercial</b>													
1-2,500	12.50%	50.00%	29.55%	41.44%	15.29%	28.70%	42.22%	42.97%	33.33%	43.58%	34.88%	16.67%	32.59%
2,501-5,000	25.00%	0.00%	29.55%	25.93%	22.35%	27.16%	23.70%	25.06%	22.46%	26.07%	30.23%	33.33%	24.24%
5,001-10,000	25.00%	50.00%	30.68%	18.52%	23.53%	24.38%	20.74%	18.29%	22.46%	17.12%	17.44%	33.33%	25.12%
10,001-25,000	25.00%	0.00%	9.09%	10.42%	20.00%	11.73%	8.89%	9.59%	15.22%	8.56%	10.85%	16.67%	12.17%
25,001-50,000	12.50%	0.00%	1.14%	1.39%	5.88%	4.01%	1.48%	2.30%	2.90%	2.33%	3.10%	0.00%	3.09%
50,001+	0.00%	0.00%	0.00%	2.31%	12.94%	4.01%	2.96%	1.79%	3.62%	2.33%	3.49%	0.00%	2.79%
Total Parcels	8	2	88	432	85	324	135	782	138	257	258	6	2515

Source: Pasco County Property Appraiser, 2014

Table C-2.6 The Harbor's Parcel Analysis: Property Values By District, 2014

Value Per Square Foot	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclote East	Anclote West	West Market Area
<b>Residential</b>													
\$0-\$25	11.02%	29.79%	41.23%	24.77%	85.90%	48.32%	21.97%	29.63%	1.27%	47.78%	54.31%	3.67%	36.80%
\$26-\$50	84.18%	57.45%	55.00%	61.66%	9.00%	50.60%	67.27%	46.28%	68.23%	48.09%	38.51%	32.58%	50.19%
\$51-\$75	3.39%	12.77%	3.02%	10.64%	5.10%	1.05%	10.47%	9.31%	30.47%	4.06%	6.96%	60.36%	9.85%
\$76-\$100	1.13%	0.00%	0.57%	2.38%	0.00%	0.03%	0.26%	10.37%	0.01%	0.06%	0.21%	2.37%	2.27%
\$100+	0.28%	0.00%	0.19%	0.55%	0.00%	0.00%	0.03%	4.41%	0.01%	0.01%	0.02%	1.02%	0.89%
Total Parcels	354	94	1060	9483	1078	17284	3104	14129	7848	7,166	15,598	1771	78969
<b>Commercial</b>													
\$0-\$25	11.11%	0.00%	20.00%	14.31%	6.38%	17.14%	0.74%	12.92%	15.34%	9.19%	19.12%	0.00%	13.62%
\$26-\$50	55.56%	100.00%	33.64%	29.82%	27.66%	31.46%	19.12%	46.99%	11.04%	36.40%	33.54%	50.00%	35.07%
\$51-\$100	0.00%	0.00%	14.55%	30.02%	27.66%	22.76%	59.56%	22.05%	39.88%	32.86%	21.63%	33.33%	27.11%
\$101-\$150	11.11%	0.00%	5.45%	7.75%	12.77%	6.91%	10.29%	2.78%	12.27%	7.42%	4.08%	0.00%	6.11%
\$151-\$200	0.00%	0.00%	0.91%	1.19%	6.38%	3.07%	3.68%	1.34%	5.52%	3.18%	1.25%	0.00%	2.20%
\$200+	11.11%	0.00%	5.45%	2.58%	12.77%	1.53%	5.88%	1.00%	0.61%	1.77%	1.25%	16.67%	2.26%
Total Parcels	9	2	110	503	94	391	136	898	163	283	319	6	2914

Source: Pasco County Property Appraiser, 2014

Table C-2.7 The Harbor's Parcel Analysis: Foreclosures, By District, 2014

Number of Foreclosures	Aripeka	Sunwest	Hill	Hudson	Gulfview	Embassy	Central	River	Spring	Elfers	Anclote East	Anclote West	West Market Area
<b>Residential</b>													
Total Residential Properties	533	201	1293	14490	1139	17734	3357	16093	8064	7,365	15,996	1,845	88110
Foreclosures	34	2	80	871	48	1801	295	556	578	708	1,393	126	6494
Percent Foreclosures	6.38%	1.99%	6.19%	6.01%	4.21%	10.16%	8.79%	3.45%	7.17%	9.61%	8.71%	6.83%	7.37%
Foreclosed Undeveloped	1	2	0	10	0	4	0	7	1	2	6	0	31
<b>Commercial</b>													
Total Commercial Properties	29	4	226	959	150	471	201	1063	192	362	331	8	3996
Foreclosures	0	0	1	3	0	2	2	4	0	2	3	0	17
Percent Foreclosed	0.00%	0.00%	0.44%	0.31%	0.00%	0.42%	1.00%	0.38%	0.00%	0.55%	0.91%	0.00%	0.43%
Foreclosed Undeveloped	0	0	0	1	0	0	0	0	0	1	0	0	2
<b>Agriculture, Timber</b>													
Foreclosures	0	0	0	0	0	0	0	0	1	0	0	0	1

Source: VacantRegistry.com

**APPENDIX D  
WINDSHIELD  
SURVEYS**

## Appendix D-1: Tables

Commercial Windshield Survey									
		Aripeka District	Sunwest District	Hill District					
Address		17903 US 19	16933 US 19	14702 US 19	15150 US 19	9029 Denton	16682 US 19	18102 US 19	18610 US 19
Vacant	Yes	X	X	X	X	X	X	X	X
	No								
Building Condition	Good								
	Fair					X			
	Poor			X					
	Very Poor								
Storefront/ Façade	Severely Deteriorated								
	Seriously Deteriorated			X					
	Substandard					X			
	Good								
	Excellent								
	Not Applicable								
	Un-ratable	X	X		X		X	X	X
Roof Quality	Severely Deteriorated								
	Seriously Deteriorated			X					
	Substandard					X			
	Good								
	Excellent								
	Not Applicable								
	Un-ratable	X	X		X		X	X	X
Parking	Severely Deteriorated								
	Seriously Deteriorated								
	Substandard			X		X			
	Good								
	Excellent								
	Not Applicable								
	Un-ratable	X	X		X		X	X	X
Sidewalks	Severely Deteriorated								
	Seriously Deteriorated								
	Substandard								
	Good								
	Excellent								
	Not Applicable	X	X	X	X	X	X	X	X
	Un-ratable								
Street Condition	Severely Deteriorated								
	Seriously Deteriorated								
	Substandard								
	Good								
	Excellent	X	X	X	X	X	X	X	X
	Not Applicable								
	Un-ratable								
Transit Access	Yes			X	X		X		
	No	X	X			X		X	
Underutilized	Yes	X	X	X	X	X	X	X	
	No								

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Commercial Windshield Survey											
		Hudson District									
Address		13209 US 19	13440 US 19	13692 US 19	13958 Fivay Road	7808 Lakeside	7826 Rhodes	8026 New York Ave	16737 US 19	16406 US 19	15909 US 19
Vacant	Yes	X	X	X	X	X	X	X	X	X	X
	No										
Building Condition	Good				X						
	Fair	X					X				X
	Poor		X					X			
	Very Poor										
Storefront/ Façade	Severely Deteriorated										
	Seriously Deteriorated		X								
	Substandard							X			X
	Good	X					X				
	Excellent			X							
	Not Applicable										
Roof Quality	Un-ratable					X			X	X	
	Severely Deteriorated										
	Seriously Deteriorated		X					X			
	Substandard	X									X
	Good						X				
	Excellent				X						
Parking	Not Applicable			X							
	Un-ratable					X			X	X	
	Severely Deteriorated										
	Seriously Deteriorated		X					X			
	Substandard	X									X
	Good				X		X				
Sidewalks	Excellent								X		
	Not Applicable	X	X	X		X	X	X		X	
	Un-ratable										
	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										X
Street Condition	Good					X	X				
	Excellent	X	X	X	X						
	Not Applicable							X		X	X
	Un-ratable								X		
	Severely Deteriorated										
	Seriously Deteriorated										
Transit Access	Yes			X	X		X		X		
	No	X	X			X		X		X	X
Underutilized	Yes	X	X	X	X	X	X	X	X	X	X
	No										

Commercial Windshield Survey											
Address		Hudson District					Gulfview District				
		15150 US 19	13825 US 19	13696 US 19	12925 US 19	12412 US 19	11435 US 19	10555 US 19	6341 Tacoma Dr.	9409 US 19	11721 US 19
Vacant	Yes	X		X	X	X	X	X	X	X	X
	No		X								
Building Condition	Good		X		X				X	X	
	Fair	X					X	X			
	Poor										
	Very Poor										
Storefront/ Façade	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard							X			
	Good	X		X	X		X		X	X	
	Excellent										
	Not Applicable										X
	Un-ratable										
Roof Quality	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good	X				X	X	X	X	X	
	Excellent			X							
	Not Applicable										X
	Un-ratable		X		X						
Parking	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard							X			
	Good	X			X		X		X	X	
	Excellent		X								
	Not Applicable										X
	Un-ratable			X		X					
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good		X	X	X		X	X	X	X	
	Excellent					X					
	Not Applicable	X									X
	Un-ratable										
Street Condition	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good						X	X	X	X	
	Excellent										X
	Not Applicable	X	X	X	X	X					
	Un-ratable										
Transit Access	Yes		X	X	X		X		X	X	X
	No	X				X					
Underutilized	Yes	X	X	X	X	X	X	X	X	X	X
	No										

Commercial Windshield Survey											
		Embassy District									
Address		9023 Little Road	8921 Little Road	8634 Little Road	8123 Ridge Road	7037 Ridge Road	6713 Ridge Road	6219 Ridge Road	8714 US 19	9208 US 19	9474 US 19
Vacant	Yes	X	X	X	X	X	X	X	X	X	X
	No										
Building Condition	Good	X				X					X
	Fair				X					X	
	Poor						X	X			
	Very Poor								X		
Storefront/ Façade	Severely Deteriorated								X		
	Seriously Deteriorated						X				
	Substandard							X		X	
	Good	X			X						X
	Excellent					X					
	Not Applicable										
Roof Quality	Un-ratable		X	X							
	Severely Deteriorated								X		
	Seriously Deteriorated						X				
	Substandard				X					X	
	Good	X						X			X
	Excellent					X					
Parking	Not Applicable										
	Un-ratable		X	X							
	Severely Deteriorated								X		
	Seriously Deteriorated										
	Substandard						X	X		X	
	Good	X			X						
Sidewalks	Excellent		X							X	X
	Not Applicable										
	Un-ratable				X						
	Severely Deteriorated										
	Seriously Deteriorated								X		
	Substandard							X			
Street Condition	Good										
	Excellent	X	X	X	X	X	X			X	X
	Not Applicable										
	Un-ratable										
	Yes	X		X		X	X		X		
	No		X		X			X		X	
Underutilized	Yes		X	X	X	X	X	X	X	X	X
	No	X									

Commercial Windshield Survey											
Address		Embassy District				River District					
		10340 US 19	7022 Century	5340 Gulf Drive	5719 High Street	9238 US 19	6237 Ravan Road	7539 US 19	7229 US 19	7041 US 19	6705 US 19
Vacant	Yes	X	X	X	X	X	X	X	X	X	X
	No										
Building Condition	Good										X
	Fair		X	X		X	X	X		X	
	Poor	X			X				X		
	Very Poor										
Storefront/ Façade	Severely Deteriorated										
	Seriously Deteriorated	X							X		
	Substandard				X					X	
	Good		X	X		X	X				X
	Excellent										
	Not Applicable							X			
	Un-ratable										
Roof Quality	Severely Deteriorated										
	Seriously Deteriorated	X							X		
	Substandard						X				
	Good		X	X	X	X					
	Excellent										X
	Not Applicable							X			
	Un-ratable									X	
Parking	Severely Deteriorated								X		
	Seriously Deteriorated										X
	Substandard	X								X	
	Good		X	X	X	X	X				
	Excellent										
	Not Applicable							X			
	Un-ratable										
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard								X		
	Good	X	X	X			X			X	X
	Excellent										
	Not Applicable				X	X		X			
	Un-ratable										
Street Condition	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good	X	X	X	X	X	X				
	Excellent							X	X		X
	Not Applicable									X	
	Un-ratable										
Transit Access	Yes	X		X	X	X	X	X	X	X	X
	No		X								
Underutilized	Yes	X	X	X	X	X	X				
	No							X	X		X

Commercial Windshield Survey											
Address		River District							Central District		
		5318 Leisure Lane	6216 US 19	5250 Green Key Rd	250 Green Key Rd	7322 US 19	7914 US 19	7902 US 19	6940 Keena Street	7042 Sancho Court	7929 Little Road
Vacant	Yes	X	X	X	X	X	X	X	X	X	X
	No										
Building Condition	Good		X	X		X					
	Fair				X		X	X	X	X	X
	Poor										
	Very Poor										
Storefront/ Façade	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard				X		X	X			
	Good			X							
	Excellent	X	X			X					
	Not Applicable								X	X	X
	Un-ratable										
Roof Quality	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good	X		X							
	Excellent										
	Not Applicable		X		X	X	X	X	X	X	X
Un-ratable											
Parking	Severely Deteriorated										
	Seriously Deteriorated							X			
	Substandard						X				
	Good	X			X	X					
	Excellent		X	X							
	Not Applicable				X	X			X	X	X
Un-ratable											
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good						X	X			X
	Excellent	X	X	X						X	
	Not Applicable				X	X			X		
Un-ratable											
Street Condition	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good										
	Excellent	X		X				X	X	X	
	Not Applicable				X	X	X				
Un-ratable		X									
Transit Access	Yes	X	X	X	X	X	X	X	X		X
	No									X	
Underutilized	Yes										
	No	X	X	X	X	X	X	X	X		X

Commercial Windshield Survey											
Address		Central District			Spring District					Elfers District	
		8343 G. Wilson Blvd	7920 Bayview Street	7810 US 19	7018 SR 54	7424 SR 54	4710 Rowan Road	7349 Plathe Road	7200 Rowan Road	2922 Grand Blvd	5401 SR 54
Vacant	Yes	X	X	X	X	X	X	X	X	X	X
	No										
Building Condition	Good						X				
	Fair		X	X	X	X		X	X	X	X
	Poor	X									
	Very Poor										
Storefront/ Façade	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard								X	X	
	Good										X
	Excellent						X	X			
	Not Applicable	X	X	X		X					
	Un-ratable				X						
Roof Quality	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good							X	X		X
	Excellent										
	Not Applicable	X	X	X	X	X					
	Un-ratable						X			X	
Parking	Severely Deteriorated										X
	Seriously Deteriorated										
	Substandard							X	X		
	Good										
	Excellent						X			X	
	Not Applicable	X	X	X	X	X					
	Un-ratable										
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good		X		X	X					
	Excellent						X	X			
	Not Applicable	X		X					X	X	X
	Un-ratable										
Street Condition	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good										
	Excellent	X	X	X				X			X
	Not Applicable					X	X			X	
	Un-ratable				X						
Transit Access	Yes	X	X	X	X	X	X	X			
	No								X	X	X
Underutilized	Yes								X		
	No	X	X	X	X	X		X		X	X

Commercial Windshield Survey										
Address		Elfers District			Anclote East District					
		5920 SR 54	5406 Little Road	4603 Caharlene Lane	3701 Lighthouse Way	3535 US 19	2628 US 19	1925 US 19	3936 Holiday Lake Dr	1350 Alternate Hwy 19
Vacant	Yes	X	X	X	X	X	X	X	X	X
	No									
Building Condition	Good		X			X		X		
	Fair	X		X	X		X			
	Poor								X	X
	Very Poor									
Storefront/ Façade	Severely Deteriorated									
	Seriously Deteriorated									
	Substandard			X	X	X	X	X		
	Good									
	Excellent		X							
	Not Applicable	X							X	X
	Un-ratable									
Roof Quality	Severely Deteriorated									
	Seriously Deteriorated					X				
	Substandard				X					
	Good			X						
	Excellent									
	Not Applicable	X							X	X
	Un-ratable		X				X	X		
Parking	Severely Deteriorated									
	Seriously Deteriorated									
	Substandard									
	Good		X							
	Excellent			X	X	X		X		
	Not Applicable	X							X	X
	Un-ratable						X			
Sidewalks	Severely Deteriorated									
	Seriously Deteriorated						X			
	Substandard									
	Good									
	Excellent		X							
	Not Applicable	X		X	X	X		X	X	X
	Un-ratable									
Street Condition	Severely Deteriorated									
	Seriously Deteriorated									
	Substandard									
	Good									
	Excellent	X	X	X						
	Not Applicable				X		X	X	X	X
	Un-ratable					X				
Transit Access	Yes	X	X	X	X	X	X	X	X	X
	No									
Underutilized	Yes	X							X	X
	No		X	X	X		X	X		

Commercial Windshield Survey					
		Anclote East District			
Address		1302 US 19	1109 US 19	1600 US 19	2320 US 19
Vacant	Yes	X	X	X	X
	No				
Building Condition	Good	X	X		X
	Fair				
	Poor				
	Very Poor			X	
Storefront/ Façade	Severely Deteriorated			X	
	Seriously Deteriorated				
	Substandard	X			
	Good		X		
	Excellent				X
	Not Applicable				
	Un-ratable				
Roof Quality	Severely Deteriorated			X	
	Seriously Deteriorated				
	Substandard				
	Good	X	X		
	Excellent				
	Not Applicable				
Parking	Un-ratable				X
	Severely Deteriorated				
	Seriously Deteriorated		X		
	Substandard				
	Good	X		X	
	Excellent				X
	Not Applicable				
Sidewalks	Un-ratable				
	Severely Deteriorated				
	Seriously Deteriorated				
	Substandard				
	Good				
	Excellent	X	X		X
Street Condition	Not Applicable			X	
	Un-ratable				
	Severely Deteriorated				
	Seriously Deteriorated				
	Substandard				
	Good				
	Excellent	X			
Transit Access	Not Applicable		X	X	X
	Un-ratable				
Underutilized	Yes	X	X	X	X
	No				

Residential Windshield Survey											
Address		Aripeka District					Sunwest District		Hill District		
		18237 Waydall Loop	17933 Anne Drive	18713 Rosemary Road	18909 Jebert Drive	18434 Aripeka Road	18931 Aripeka Road	18615 Aripeka Road	14423 Pottertan Circle	8540 Daffodil Drive	9918 Fargo Drive
Vacant	Yes	X		X							
	No		X		X	X	X	X	X	X	X
Residential Type	Detached-1	X	X	X	X		X	X	X		
	Detached-2										
	Attached										
	Apartments									X	
	Non-Residential										
	Not Applicable					X					X
Building Condition	Good	X	X				X		X		
	Fair			X						X	
	Poor				X			X			X
	Very Poor					X					
Roof Quality	Severely Deteriorated										
	Seriously Deteriorated			X	X			X			X
	Substandard										
	Good		X				X			X	
	Excellent	X							X		
	Not Applicable					X					
Foundation /Walls	Severely Deteriorated										
	Seriously Deteriorated							X			X
	Substandard			X	X					X	
	Good		X				X				
	Excellent	X							X		
	Not Applicable					X					
Windows / Doors	Severely Deteriorated										
	Seriously Deteriorated							X			X
	Substandard			X	X					X	
	Good		X				X				
	Excellent	X							X		
	Not Applicable					X					
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										
	Good								X	X	
	Excellent	X									
	Not Applicable		X	X	X	X		X			X
Street Condition	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard										X
	Good							X		X	
	Excellent	X							X		
	Not Applicable		X	X	X	X	X				
Transit Access	Yes										
	No	X	X	X	X	X	X	X			X

Residential Windshield Survey											
		Hudson District									
Address		9529 Fargo Drive	14711 Pettertan Circle	13515 Panwood Street	9010 Kent Street	12816 1st Isle	6629 Tower Road	13227 Card Drive	13227 Jennita Drive	6236 Lannie Lee	14585 Old Dixie Highway
Vacant	Yes	X	X	X		X	X	X	X	X	X
	No				X						
Residential Type	Detached-1		X		X	X	X	X	X	X	
	Detached-2			X							
	Attached										
	Apartments										
	Non-Residential										
	Not Applicable	X									X
Building Condition	Good		X							X	
	Fair			X		X	X	X	X		
	Poor				X						
	Very Poor	X									X
Roof Quality	Severely Deteriorated										X
	Seriously Deteriorated	X			X						
	Substandard			X				X	X		
	Good					X	X				
	Excellent		X							X	
	Not Applicable										
Foundation /Walls	Severely Deteriorated										X
	Seriously Deteriorated	X			X						
	Substandard			X		X	X	X	X		
	Good										
	Excellent		X							X	
	Not Applicable										
Windows / Doors	Severely Deteriorated										X
	Seriously Deteriorated	X			X		X				
	Substandard			X		X		X	X		
	Good										
	Excellent		X							X	
	Not Applicable										
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard					X					
	Good										
	Excellent		X								
	Not Applicable	X		X	X		X	X	X	X	X
Street Condition	Severely Deteriorated										
	Seriously Deteriorated								X		
	Substandard	X		X	X						
	Good					X	X	X		X	X
	Excellent		X								
	Not Applicable										
Transit Access	Yes										
	No	X		X	X	X	X	X	X	X	X

Residential Windshield Survey											
Address		Hudson District				Embassy District				GulfView District	
		7940 Gulf Way	15716 Sea Pine Drive	8441 Longboat Lane	9321 Teak Street	9126 Prosperity Lane	9216 Mark Twain Lane	100033 Regency Blvd	9125 Hilltop Drive	6723 Sand Drive	6515 Sand Drive
Vacant	Yes	X	X	X		X	X	X	X	X	
	No				X						X
Residential Type	Detached-1	X	X	X	X	X	X		X	X	
	Detached-2										
	Attached										
	Apartments										
	Non-Residential										
	Not Applicable										
Building Condition	Good										
	Fair			X		X			X		
	Poor	X					X			X	
	Very Poor		X		X						
Roof Quality	Severely Deteriorated				X						
	Seriously Deteriorated		X				X			X	
	Substandard	X							X		
	Good			X		X					
	Excellent										
	Not Applicable										
Foundation /Walls	Severely Deteriorated				X						
	Seriously Deteriorated		X								
	Substandard	X					X		X	X	
	Good			X		X					
	Excellent										
	Not Applicable										
Windows / Doors	Severely Deteriorated				X						
	Seriously Deteriorated		X				X				
	Substandard	X		X					X	X	
	Good					X					
	Excellent										
	Not Applicable										
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard						X				
	Good		X								
	Excellent										
	Not Applicable	X		X	X	X			X	X	
Street Condition	Severely Deteriorated										
	Seriously Deteriorated										
	Substandard		X		X					X	
	Good	X		X		X	X		X		
	Excellent										
	Not Applicable										
Transit Access	Yes										
	No	X	X	X	X		X	X	X	X	X

Residential Windshield Survey											
		GulfView District	River District				Central District		Spring District		Elfers District
Address		11151 H Street	5104 Rubber Tree Circle	6235 Florida Avenue	5215 Limit Drive	5645 Bay Blvd	7338 Massachusetts Avenue	8410 Arevee Drive	4642 Saint Lawrence Drive	7630 Riverdale Drive	3005 Jarvis Street
Vacant	Yes	X		X	X	X	X	X	X	X	X
	No		X								
Residential Type	Detached-1		X		X						
	Detached-2			X			X		X	X	X
	Attached										
	Apartments										
	Non-Residential										
	Not Applicable					X		X			
Building Condition	Good		X						X	X	
	Fair			X			X	X			X
	Poor										
	Very Poor				X						
Roof Quality	Severely Deteriorated										
	Seriously Deteriorated			X			X				
	Substandard							X			
	Good		X							X	X
	Excellent							X			
	Not Applicable				X						
Foundation /Walls	Severely Deteriorated				X		X				
	Seriously Deteriorated										
	Substandard										X
	Good		X	X				X		X	
	Excellent							X			
	Not Applicable										
Windows / Doors	Severely Deteriorated										
	Seriously Deteriorated						X				
	Substandard			X				X			
	Good									X	X
	Excellent		X					X			
	Not Applicable				X						
Sidewalks	Severely Deteriorated										
	Seriously Deteriorated										X
	Substandard		X	X						X	
	Good							X			
	Excellent										
	Not Applicable				X		X	X			
Street Condition	Severely Deteriorated				X		X				
	Seriously Deteriorated			X							
	Substandard							X			
	Good									X	X
	Excellent		X					X			
	Not Applicable										
Transit Access	Yes									X	
	No	X	X	X	X	X	X	X	X		X

Residential Windshield Survey											
Address		Elfers District			Anclote East District				Anclote West District		
		5536 Olympia Street	6513 Albe-marle Pwy	3629 Dellefield Street	3422 Spring-field Drive	2933 Wind-ridge Drive	1928 Harpoon Drive	5717 Golden Nugget Drive	1101 Calvary Road (A)	1101 Calvary Road (B)	3024 Pine-view Drive
Vacant	Yes	X	X	X	X	X	X	X	X	X	X
	No										
Residential Type	Detached-1	X		X					X		
	Detached-2	X	X		X	X	X	X		X	X
	Attached										
	Apartments										
	Non-Residential										
	Not Applicable							X			
Building Condition	Good					X					X
	Fair		X		X				X	X	
	Poor						X	X			
	Very Poor	X		X							
Roof Quality	Severely Deteriorated	X		X							X
	Seriously Deteriorated						X				
	Substandard							X	X	X	
	Good		X		X						
	Excellent										
	Not Applicable										
Foundation /Walls	Severely Deteriorated	X		X							X
	Seriously Deteriorated							X			
	Substandard						X		X	X	
	Good		X		X						
	Excellent										
	Not Applicable										
Windows / Doors	Severely Deteriorated	X		X							X
	Seriously Deteriorated										
	Substandard				X		X			X	
	Good		X					X	X		
	Excellent					X					
	Not Applicable										
Sidewalks	Severely Deteriorated			X							
	Seriously Deteriorated										
	Substandard				X		X		X	X	
	Good		X								X
	Excellent					X					
	Not Applicable	X						X			
Street Condition	Severely Deteriorated	X		X							
	Seriously Deteriorated						X			X	
	Substandard							X			
	Good		X		X	X		X			X
	Excellent										
	Not Applicable										
Transit Access	Yes	X									
	No		X	X					X	X	X



**APPENDIX E  
STATISTICAL  
ANALYSIS**

## Appendix E-1: Methodology

Early attempts to examine the relationships between such widely varying topics as income, crime, and foreclosures proved difficult, especially because each of these datasets were available at different spatial levels. In order to adequately assess their relationships, it was determined that all data sets had to be examined at the census tract level. The Select by Location function in GIS was used for the various point data criteria, including crimes and foreclosures, to determine rates by census tract. The remaining data was already provided at the census tract level. After all data sets were adjusted for the census tract level, they were consolidated into a single GIS shapefile, to be manipulated by statistical analysis functions in OpenGeoDa.

Open GeoDa is a spatial statistics analysis program. After uploading the census tract shapefile into the program, the Scatter Plot function was used for the statistical analysis. This function allows the user to select a dependent variable and an independent variable and, through a simple linear regression analysis, determines the relationship between the two variables. Open GeoDa was utilized to calculate correlations between crime, foreclosure, income, and age within the Harbors. Information from all pertinent variables were compiled at the tract level into data tables. Foreclosure rates were created by dividing the number of foreclosures by the number of households and multiplying by 100. Crime rates were determined for violent, non-violent, and property crime by dividing the number of crimes by the population of the census tract and then multiplying by 1,000.

From this analysis, Open GeoDa calculates the Pearson correlation coefficients. These coefficients measure linear correlation between two variables and give a value between -1 and 1; where -1 is total negative correlation, 0 is no correlation, and +1 is total positive correlation. If there is a positive correlation, that means the variables tend to move in the same direction (if one increases, the other tends to increase as well). Variables in negative correlations tend to move in opposite direction (if one increases, the other decreases) ("Pearson's Coefficients," 2014). Table 4.1 displays the results of the OpenGeoDa statistical analyses.

## Appendix E-2: Tables

### Table E-2.1 Foreclosures by Census Tract (Source: US Census)

Census Tract	Population	Total Housing Units	Foreclosures	Foreclosure Rate
Census Tract 301.01, Pasco County, Florida	2,387	1,327	98	7.39
Census Tract 301.02, Pasco County, Florida	2,529	1,804	92	5.10
Census Tract 302.02, Pasco County, Florida	3,132	2,534	154	6.08
Census Tract 302.03, Pasco County, Florida	1,487	1,781	18	1.01
Census Tract 302.04, Pasco County, Florida	1,257	783	43	5.49
Census Tract 302.05, Pasco County, Florida	2,189	1,474	0	0.00
Census Tract 303.01, Pasco County, Florida	2,308	1,414	36	2.55
Census Tract 303.02, Pasco County, Florida	2,500	2,165	69	3.19
Census Tract 303.03, Pasco County, Florida	3,052	1,998	114	5.71
Census Tract 304.04, Pasco County, Florida	2,855	1,261	88	6.98
Census Tract 304.05, Pasco County, Florida	2,066	1,226	116	9.45
Census Tract 304.06, Pasco County, Florida	2,457	1,546	137	8.86
Census Tract 304.07, Pasco County, Florida	2,701	1,387	157	11.32
Census Tract 304.08, Pasco County, Florida	2,734	1,498	114	7.61
Census Tract 304.09, Pasco County, Florida	2,667	1,439	145	10.08
Census Tract 304.10, Pasco County, Florida	2,149	1,733	61	3.52
Census Tract 304.11, Pasco County, Florida	2,936	1,525	187	12.26
Census Tract 304.12, Pasco County, Florida	2,882	1,484	116	7.82
Census Tract 305.01, Pasco County, Florida	1,923	1,727	71	4.11
Census Tract 305.02, Pasco County, Florida	4,490	2,351	209	8.89
Census Tract 306.01, Pasco County, Florida	2,458	1,324	109	8.23
Census Tract 306.02, Pasco County, Florida	2,617	1,367	116	8.49
Census Tract 307, Pasco County, Florida	3,903	1,882	206	10.95
Census Tract 308, Pasco County, Florida	3,068	1,817	47	2.61
Census Tract 309.01, Pasco County, Florida	3,793	1,919	92	4.79
Census Tract 309.03, Pasco County, Florida	2,575	1,456	78	5.36
Census Tract 309.04, Pasco County, Florida	2,597	1,540	37	2.40
Census Tract 309.05, Pasco County, Florida	3,331	1,701	142	8.35
Census Tract 310.03, Pasco County, Florida	5,481	2,707	304	11.23
Census Tract 310.05, Pasco County, Florida	3,608	1,945	153	7.87
Census Tract 310.06, Pasco County, Florida	1,760	829	71	8.56
Census Tract 310.07, Pasco County, Florida	4,915	2,483	234	9.42
Census Tract 310.08, Pasco County, Florida	2,707	1,246	64	5.14
Census Tract 310.09, Pasco County, Florida	2,676	1,289	120	9.31
Census Tract 310.10, Pasco County, Florida	3,846	1,908	198	10.38
Census Tract 310.11, Pasco County, Florida	2,461	1,327	93	7.01
Census Tract 310.12, Pasco County, Florida	4,581	2,644	226	8.55
Census Tract 310.13, Pasco County, Florida	2,885	1,454	162	11.14
Census Tract 310.14, Pasco County, Florida	3,210	1,568	179	11.42
Census Tract 311.01, Pasco County, Florida	4,039	2,315	140	6.05
Census Tract 311.02, Pasco County, Florida	5,111	3,194	185	5.79
Census Tract 312.03, Pasco County, Florida	2,517	1,888	34	2.01
Census Tract 312.04, Pasco County, Florida	2,728	1,359	100	7.36
Census Tract 312.05, Pasco County, Florida	3,946	1,862	128	6.87
Census Tract 313.01, Pasco County, Florida	3,373	1,863	11	0.59
Census Tract 313.02, Pasco County, Florida	5,129	2,065	11	0.53
Census Tract 314.01, Pasco County, Florida	3,826	2,115	0	0.00
Census Tract 314.04, Pasco County, Florida	4,125	1,978	174	8.80
Census Tract 314.05, Pasco County, Florida	1,797	832	4	0.48
Census Tract 314.06, Pasco County, Florida	2,851	1,709	22	1.29
Census Tract 314.07, Pasco County, Florida	2,842	1,852	69	4.18
Census Tract 314.08, Pasco County, Florida	2,294	1,914	12	0.63
Census Tract 314.09, Pasco County, Florida	4,295	2,529	108	4.27
Census Tract 315.03, Pasco County, Florida	3,030	1,425	152	10.67
Census Tract 315.04, Pasco County, Florida	1,978	747	53	7.10
Census Tract 315.05, Pasco County, Florida	5,716	2,591	138	5.33
Census Tract 315.06, Pasco County, Florida	4,053	1,796	186	10.36
Census Tract 317.04, Pasco County, Florida	5,532	2,493	29	1.16
Census Tract 317.05, Pasco County, Florida	4,316	1,930	175	9.07
Census Tract 317.07, Pasco County, Florida	3,630	1,708	36	2.11
Census Tract 317.08, Pasco County, Florida	5,121	2,795	116	4.15
Census Tract 318.04, Pasco County, Florida	4,156	2,360	40	1.69
Census Tract 318.07, Pasco County, Florida	3,089	1,891	43	2.54

**Table E-2.2:**  
**Median Income**  
**by Census Tract**  
**(Source: US Census)**

Census Tract	Population	Total Housing Units	Median Income
Census Tract 301.01, Pasco County, Florida	2,387	1,327	39,784
Census Tract 301.02, Pasco County, Florida	2,529	1,804	26,862
Census Tract 302.02, Pasco County, Florida	3,132	2,534	41,908
Census Tract 302.03, Pasco County, Florida	1,487	1,781	32,105
Census Tract 302.04, Pasco County, Florida	1,257	783	32,034
Census Tract 302.05, Pasco County, Florida	2,189	1,474	33,152
Census Tract 303.01, Pasco County, Florida	2,308	1,414	33,599
Census Tract 303.02, Pasco County, Florida	2,500	2,165	27,165
Census Tract 303.03, Pasco County, Florida	3,052	1,998	42,424
Census Tract 304.04, Pasco County, Florida	2,855	1,261	59,451
Census Tract 304.05, Pasco County, Florida	2,066	1,226	36,888
Census Tract 304.06, Pasco County, Florida	2,457	1,546	22,380
Census Tract 304.07, Pasco County, Florida	2,701	1,387	38,835
Census Tract 304.08, Pasco County, Florida	2,734	1,498	45,735
Census Tract 304.09, Pasco County, Florida	2,857	1,439	44,288
Census Tract 304.10, Pasco County, Florida	2,149	1,733	26,498
Census Tract 304.11, Pasco County, Florida	2,936	1,525	41,961
Census Tract 304.12, Pasco County, Florida	2,862	1,484	38,528
Census Tract 305.01, Pasco County, Florida	1,923	1,727	20,959
Census Tract 305.02, Pasco County, Florida	4,490	2,351	36,286
Census Tract 306.01, Pasco County, Florida	2,458	1,324	37,511
Census Tract 306.02, Pasco County, Florida	2,617	1,367	44,938
Census Tract 307, Pasco County, Florida	3,993	1,882	37,098
Census Tract 308, Pasco County, Florida	3,068	1,817	27,241
Census Tract 309.01, Pasco County, Florida	3,793	1,919	30,296
Census Tract 309.03, Pasco County, Florida	2,575	1,456	47,837
Census Tract 309.04, Pasco County, Florida	2,597	1,540	36,062
Census Tract 309.05, Pasco County, Florida	3,331	1,701	38,046
Census Tract 310.03, Pasco County, Florida	5,481	2,707	34,042
Census Tract 310.05, Pasco County, Florida	3,608	1,945	23,924
Census Tract 310.06, Pasco County, Florida	1,760	829	30,625
Census Tract 310.07, Pasco County, Florida	4,915	2,483	33,514
Census Tract 310.08, Pasco County, Florida	2,707	1,246	42,208
Census Tract 310.09, Pasco County, Florida	2,676	1,289	26,107
Census Tract 310.10, Pasco County, Florida	3,846	1,908	33,792
Census Tract 310.11, Pasco County, Florida	2,461	1,327	35,797
Census Tract 310.12, Pasco County, Florida	4,581	2,644	34,976
Census Tract 310.13, Pasco County, Florida	2,885	1,454	31,250
Census Tract 310.14, Pasco County, Florida	3,216	1,568	35,670
Census Tract 311.01, Pasco County, Florida	4,039	2,315	35,245
Census Tract 311.02, Pasco County, Florida	5,111	3,194	33,854
Census Tract 312.03, Pasco County, Florida	2,517	1,688	40,000
Census Tract 312.04, Pasco County, Florida	2,728	1,359	43,867
Census Tract 312.05, Pasco County, Florida	3,946	1,862	38,167
Census Tract 313.01, Pasco County, Florida	3,373	1,883	36,507
Census Tract 313.02, Pasco County, Florida	5,129	2,065	53,377
Census Tract 314.01, Pasco County, Florida	3,826	2,115	32,983
Census Tract 314.04, Pasco County, Florida	4,125	1,978	39,358
Census Tract 314.05, Pasco County, Florida	1,797	832	31,689
Census Tract 314.06, Pasco County, Florida	2,851	1,709	25,638
Census Tract 314.07, Pasco County, Florida	2,842	1,652	28,674
Census Tract 314.08, Pasco County, Florida	2,294	1,914	27,658
Census Tract 314.09, Pasco County, Florida	4,295	2,529	39,595
Census Tract 315.03, Pasco County, Florida	3,030	1,425	40,460
Census Tract 315.04, Pasco County, Florida	1,978	747	86,912
Census Tract 315.05, Pasco County, Florida	5,716	2,591	54,162
Census Tract 315.06, Pasco County, Florida	4,053	1,796	46,333
Census Tract 317.04, Pasco County, Florida	5,532	2,493	62,311
Census Tract 317.05, Pasco County, Florida	4,316	1,930	47,038
Census Tract 317.07, Pasco County, Florida	3,630	1,708	61,306
Census Tract 317.08, Pasco County, Florida	5,121	2,795	40,625
Census Tract 318.04, Pasco County, Florida	4,156	2,360	50,896
Census Tract 318.07, Pasco County, Florida	3,069	1,691	24,279

Table E-2.3: Crime by Census Tract (Source: US Census)

Census Tract	Population	No. Of Violent Crimes	Violent Crime Rate	No. Non-Violent Crime	Non-Violent Crime Rate	No. of Property Crimes	Property Crime Rate
Census Tract 301.81, Pasco County, Florida	2,387	32	13.41	74	31.00	88	36.45
Census Tract 301.82, Pasco County, Florida	2,529	87	34.43	78	30.84	73	28.87
Census Tract 302.82, Pasco County, Florida	3,132	70	22.35	87	27.78	52	16.60
Census Tract 302.83, Pasco County, Florida	1,887	83	43.98	72	38.15	68	35.98
Census Tract 302.84, Pasco County, Florida	1,257	47	37.38	87	69.21	90	71.66
Census Tract 302.85, Pasco County, Florida	2,189	0	0.00	4	1.83	0	0.00
Census Tract 303.81, Pasco County, Florida	2,388	54	22.61	63	26.38	45	18.84
Census Tract 303.82, Pasco County, Florida	3,580	12	3.35	56	15.64	63	17.60
Census Tract 303.83, Pasco County, Florida	3,852	40	10.38	58	15.05	80	20.76
Census Tract 304.84, Pasco County, Florida	3,845	25	6.50	68	17.68	25	6.50
Census Tract 304.85, Pasco County, Florida	2,886	43	14.90	28	9.73	48	16.63
Census Tract 304.86, Pasco County, Florida	2,457	57	23.19	57	23.20	53	21.56
Census Tract 304.87, Pasco County, Florida	2,781	79	28.40	51	18.34	75	27.01
Census Tract 304.88, Pasco County, Florida	3,734	88	23.57	48	12.85	47	12.58
Census Tract 304.89, Pasco County, Florida	2,857	35	12.25	37	12.95	25	8.75
Census Tract 304.18, Pasco County, Florida	2,149	74	34.43	68	31.63	99	45.84
Census Tract 304.11, Pasco County, Florida	2,936	57	19.41	88	29.97	44	14.98
Census Tract 304.12, Pasco County, Florida	2,882	43	14.92	48	16.66	47	16.31
Census Tract 305.81, Pasco County, Florida	1,823	1	0.05	1	0.05	2	0.11
Census Tract 305.82, Pasco County, Florida	4,490	2	0.04	1	0.02	1	0.02
Census Tract 306.81, Pasco County, Florida	2,458	1	0.04	2	0.08	5	2.03
Census Tract 306.82, Pasco County, Florida	2,617	1	0.04	1	0.04	0	0.00
Census Tract 307, Pasco County, Florida	3,893	0	0.00	2	0.05	1	0.03
Census Tract 308, Pasco County, Florida	3,886	32	8.23	38	9.78	22	5.66
Census Tract 308.81, Pasco County, Florida	3,793	80	21.11	60	15.81	71	18.71
Census Tract 308.83, Pasco County, Florida	2,576	1	0.04	4	0.15	0	0.00
Census Tract 308.84, Pasco County, Florida	2,587	0	0.00	2	0.07	0	0.00
Census Tract 308.85, Pasco County, Florida	3,331	0	0.00	8	0.00	0	0.00
Census Tract 318.83, Pasco County, Florida	5,481	109	19.88	118	21.53	87	15.87
Census Tract 318.85, Pasco County, Florida	3,888	74	19.03	96	24.69	31	7.97
Census Tract 318.86, Pasco County, Florida	5,780	106	18.34	64	11.07	49	8.47
Census Tract 318.87, Pasco County, Florida	4,916	96	19.53	138	28.09	188	38.24
Census Tract 318.88, Pasco County, Florida	2,787	0	0.00	5	0.18	1	0.03
Census Tract 318.89, Pasco County, Florida	2,676	85	31.76	128	47.83	78	29.15
Census Tract 318.18, Pasco County, Florida	3,846	87	22.62	62	16.12	43	11.18
Census Tract 318.11, Pasco County, Florida	2,481	0	0.00	3	0.12	0	0.00
Census Tract 318.12, Pasco County, Florida	4,581	50	10.91	68	14.84	57	12.44
Census Tract 318.13, Pasco County, Florida	2,886	64	22.18	78	27.03	70	24.26
Census Tract 318.16, Pasco County, Florida	3,596	88	24.47	51	14.18	81	22.53
Census Tract 311.81, Pasco County, Florida	4,839	0	0.00	145	29.96	87	17.98
Census Tract 311.82, Pasco County, Florida	5,111	78	15.26	119	23.28	88	17.21
Census Tract 312.83, Pasco County, Florida	2,517	38	15.10	19	7.55	49	19.47
Census Tract 312.84, Pasco County, Florida	2,720	39	14.34	45	16.54	59	21.69
Census Tract 312.85, Pasco County, Florida	3,846	89	23.14	128	33.28	81	21.06
Census Tract 313.81, Pasco County, Florida	3,373	0	0.00	1	0.03	0	0.00
Census Tract 313.82, Pasco County, Florida	5,129	0	0.00	8	0.00	0	0.00
Census Tract 314.81, Pasco County, Florida	3,826	1	0.03	18	0.47	0	0.00
Census Tract 314.84, Pasco County, Florida	4,125	28	6.79	24	5.82	28	6.79
Census Tract 314.86, Pasco County, Florida	1,787	2	1.12	11	6.15	2	1.11
Census Tract 314.88, Pasco County, Florida	2,851	1	0.04	8	0.00	0	0.00
Census Tract 314.87, Pasco County, Florida	2,842	1	0.04	8	0.00	0	0.00
Census Tract 314.88, Pasco County, Florida	2,234	2	0.09	2	0.09	0	0.00
Census Tract 314.89, Pasco County, Florida	3,386	0	0.00	8	0.00	0	0.00
Census Tract 315.83, Pasco County, Florida	3,830	1	0.03	2	0.06	0	0.00
Census Tract 315.84, Pasco County, Florida	1,978	0	0.00	8	0.00	0	0.00
Census Tract 315.85, Pasco County, Florida	5,716	0	0.00	8	0.00	1	0.02
Census Tract 316.86, Pasco County, Florida	4,863	0	0.00	8	0.00	0	0.00
Census Tract 317.84, Pasco County, Florida	5,532	0	0.00	1	0.02	1	0.02
Census Tract 317.85, Pasco County, Florida	3,396	0	0.00	8	0.00	0	0.00
Census Tract 317.87, Pasco County, Florida	3,830	0	0.00	8	0.00	0	0.00
Census Tract 317.88, Pasco County, Florida	5,121	0	0.00	8	0.00	0	0.00
Census Tract 318.84, Pasco County, Florida	4,186	22	5.25	18	4.30	13	3.13

Source: US Census