

DRAFT

**DESIGNATION OF REGIONAL ACTIVITY CENTERS  
2035 REGIONAL LONG RANGE TRANSPORTATION PLAN  
TASK 2 TECHNICAL REPORT**

**WEST CENTRAL FLORIDA MPO CHAIRS COORDINATING COMMITTEE**



*Submitted by:*

**TINDALE-OLIVER & ASSOCIATES, INC.**



**AUGUST 21, 2008**



## TABLE OF CONTENTS

<b>REGIONAL ACTIVITY CENTER DESIGNATION.....</b>	<b>1</b>
<i>Map 1 – Regional Activity Center Designations .....</i>	<i>4</i>
<i>Table 1 – Tier 1 Regional Activity Center Recommendations.....</i>	<i>5</i>
<i>Table 2 – Tier 2 Regional Activity Center Recommendations.....</i>	<i>5</i>
<i>Table 3 – Tier 3 Regional Activity Center Recommendations.....</i>	<i>7</i>



## REGIONAL ACTIVITY CENTER DESIGNATION

Tindale-Oliver & Associates, Inc. (TOA) was retained by the Pinellas County Metropolitan Planning Organization (MPO) to update the Regional Activity Center (RAC) designations for the West Central Florida MPO Chairs Coordinating Committee's (CCC) 2035 Regional Long Range Transportation Plan (RLRTP). This effort includes coordination with the Staff Directors Coordination Team, as well as with Jacobs Carter-Burgess (JCB), who is developing a set of RACs as part of the development of the Tampa Bay Area Regional Transportation Authority (TBARTA) Master Plan.

As part of the development of the RACs for the TBARTA Master Plan, JCB facilitated a series of meetings with TBARTA's Land Use Working Group, the purpose of which is to provide input to the TBARTA Master Plan's technical team about land use planning issues, and help to identify and categorize RACs throughout the Tampa Bay region. Land Use Working Group attendees were provided a list of potential RACs and asked to identify the appropriate tier each RAC should be assigned. Attendees also were provided the opportunity to identify additional RACs not included in the initial list of potential activity centers for consideration.

Based on discussion and input from Land Use Working Group attendees, three tiers of preliminary RACs were identified, based on the following descriptions:

Tier 1 Regional Activity Centers – Tier 1 RACs reach a net density of employment of at least 50 jobs per acre in 2030<sup>1</sup> and received general consensus among Land Use Working Group meeting attendees about designation as a Tier 1 activity center.

Tier 2 Regional Activity Centers – Tier 2 RACs reach a net density of employment of 20-50 jobs per acre in 2030<sup>2</sup>, or they contain lower density employment combined with other elements, and received support from Land Use Working Group attendees for designation as a Tier 2 activity centers. Other elements considered include:

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<sup>1</sup> Transit Cooperative Research Program's *Report 16, Transit and Urban Form* (1996), page 15.

<sup>2</sup> Florida Department of Transportation *Transit Quality of Service Applications Guide* (September 2007), page 37.



- residential density of 6-10 people per acre;
- 1-5 hotel rooms per acre;
- special generators (airports, hospitals, shopping centers, arenas, convention centers, stadiums, colleges, and universities);
- recent development proposals (Developments of Regional Impact (DRI) and sub-threshold Planned Unit Developments (PUD) adopted since 2003); and
- local policy initiatives for incentivizing development (Comprehensive Plan Activity Centers, Community Redevelopment Areas, Transportation Concurrency Exception Areas, Multi-Modal Transportation Districts, and Enterprise Zones).

Tier 3 Regional Activity Centers – Tier 3 RACs reach a net density of employment of 4 -20 jobs per acre in 2030<sup>3</sup>, or they contain lower density employment combined with other elements, and received support from Land Use Working Group Attendees for designation as a Tier 3 activity centers. Other elements considered included:

- residential density of 6-10 people per acre;
- 1-5 hotels rooms per acre;
- special generators;
- recent development proposals; and
- local policy initiatives for incentivizing development.

The preliminary RAC recommendations based on the above descriptions were presented to the CCC Staff Directors Coordination Team on June 20, 2008. Comments received from this meeting were incorporated into the final RAC recommendations presented in Map 1. The final RAC recommendations also were presented to the Land Use Working Group on August 1, 2008, for final review and approval.

To promote regional consistency, it is recommended that the RACs developed as part of the TBARTA Master Plan be incorporated into the 2035 RL RTP to be used in the prioritization of projects for the RL RTP, as appropriate. To complete this effort, TOA coordinated with JCB on the development of the RAC designation methodology completed for the TBARTA Master Plan,

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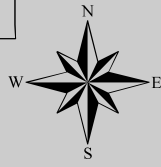
<sup>3</sup> Florida Department of Transportation *Transit Quality of Service Applications Guide* (September 2007), page 37.



as well as assisted in presenting the results of the Land Use Working Group to the CCC Staff Director's Coordination Team.

The final product for this effort includes Map 1, which identifies the location and tier each RAC has been placed in. In addition, a series of tables (refer to Tables 1-3), has been provided identifying the three tiers of RACs illustrated in Map 1.

# West Central Florida Regional Activity Centers Map 1 - Regional Activity Centers



Citrus	
ID Number	Regional Anchor Center Name
1	Seven Rivers Regional Medical Cntr
2	Crystal River
3	Homonassa Springs
4	CR 486/CR 491
5	Lecanto
6	Inverness
7	Citrus Springs
8	Beverly Hills

Hernando	
ID Number	Regional Anchor Center Name
1	Southwest Hernando
2	Weeki Wachee
3	Spring Hill
4	SR 589/S County Line
5	Brooksville South
6	Downtown Brooksville
7	Suncoast Parkway North
8	I-75/SR 50
9	Hernando Airport

Pasco	
ID Number	Regional Anchor Center Name
1	New Port Richey
2	Port Richey
3	Trinity
4	SR 54/Suncoast Pky
5	Connerton
6	SR 56/Bruce B Downs/Wiregrass
7	Wesley Chapel
8	San Antonio
9	Zephyrhills
10	Dade City

Hillsborough	
ID Number	Regional Anchor Center Name
1	Citrus Park
2	Northdale
3	New Tampa
4	Veterans Exp/Waters Ave
5	Carrollwood
6	Nebraska Ave/Fowler Ave
7	Bruce B Downs/Fowler/USF
8	Telecom Park/Hidden River
9	Temple Terrace
10	Rocky Point
11	Town and Country
12	Hillsborough Ave/Dale Mabry Hwy
13	Stadium/St Joseph's Hospital
14	Seminole Heights
15	Orient Park/Florida Fairgrounds
16	East Lake
17	Plant City
18	Westshore/Tampa Int'l Airport
19	Hyde Park
20	Downtown Tampa
21	Ybor City
22	East Tampa
23	Palm River
24	Brandon
25	South Tampa
26	Gandy/Rattlesnake Point
27	Covington/Waterset
28	Apollo Beach
29	South Shore
30	MacDill Air Force Base

Manatee	
ID Number	Regional Anchor Center Name
1	North County Gateway
2	Palm View/US 41
3	Palmetto
4	Ellenton
5	Downtown Bradenton
6	Cortez/Bradenton Beach
7	South Bradenton
8	Manatee Community College
9	Oneco
10	Lakewood Ranch
11	Sarasota-Bradenton Int'l Airport

Sarasota	
ID Number	Regional Anchor Center Name
1	St Armands
2	North Sarasota
3	Downtown Sarasota
4	Memorial Hospital
5	Base Ridge
6	Coral Cove
7	Clark Road
8	Gulf Gate Estates
9	Fruitville Road
10	Lakewood Ranch South
11	Venice
12	South Venice
13	Englewood
14	North Port
15	University/I-75
16	I-75/Toledo Blade

Pinellas	
ID Number	Regional Anchor Center Name
1	Tarpon Springs
2	Palm Harbor
3	Oldsmar
4	Dunedin
5	Countryside
6	Safety Harbor
7	Clearwater Beach
8	Downtown Clearwater
9	US 19/SR 60
10	Largo Mall
11	US 19/Roosevelt Blvd
12	Indian Rocks Beach/Walsingham
13	Bryan Dairy Industrial/Hospital
14	St Pete/Clearwater Airport
15	Gateway
16	Redington Shores/Park Blvd
17	Seminole
18	Pinellas Park
19	Maderia
20	Tyrone Square/St Petersburg College
21	Lealman
22	Treasure Island
23	Central Ave/Central Plaza
24	Downtown St Petersburg
25	St Pete Beach
26	South St Pete
27	Eckerd College

### Legend

**Regional Anchor Centers**

- Tier 1
- Tier 2
- Tier 3

— Regional Roads  
— Other Major Roads

Polk	
ID Number	Regional Anchor Center Name
1	Oakbridge/Lakeside Village
2	Cleveland Heights/Glendale St
3	Downtown Lakeland
4	Lakeland Regional Medical Center
5	Lakeland Square Mall
6	Bartow
7	USF/Williams
8	Auburndale
9	Winter Haven
10	I-4/US 27
11	Haines City
12	Lake Wales
13	West Lakeland

West Central Florida MPO

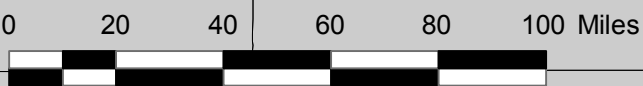
Chairs  
Coordinating  
Committee

DATA SOURCES: Regional road base layer was created by compiling each county's major road network. Contact respective MPO for specific information.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map a

File: Regional\_Activity\_Centers.mxd  
Prepared Date: August 20, 2008  
Prepared By: Tindale-Oliver & Associates, Inc.

Source: Tampa Bay Area Regional Transportation Authority (TBARTA)





**Table 1**  
**Tier 1 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Hillsborough	Downtown Tampa
Hillsborough	USF/Fowler/Bruce B. Downs
Hillsborough	Westshore/Tampa International Airport
Hillsborough	Ybor City
Manatee	Downtown Bradenton
Pinellas	Downtown Clearwater
Pinellas	Downtown St. Petersburg
Pinellas	Gateway
Polk	Downtown Lakeland
Sarasota	Downtown Sarasota

**Table 2**  
**Tier 2 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Citrus	Inverness
Hernando	Downtown Brooksville
Hillsborough	Brandon
Hillsborough	Carrollwood
Hillsborough	East Tampa
Hillsborough	Gandy/Rattlesnake Point
Hillsborough	Hillsborough Avenue/Dale Mabry Highway
Hillsborough	Hyde Park
Hillsborough	MacDill Air Force Base
Hillsborough	Northdale
Hillsborough	Orient Park/Florida Fairgrounds



**Table 2 (continued)**  
**Tier 2 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Hillsborough	Palm River
Hillsborough	Plant City
Hillsborough	Rocky Point
Hillsborough	Stadium/St. Joseph's Hospital
Hillsborough	Telecom Park/Hidden River
Hillsborough	Town and Country
Hillsborough	Veterans Expressway/Waters Avenue
Manatee	Palmetto
Manatee	South Bradenton
Manatee	Cortez/Bradenton Beach
Manatee	Sarasota-Bradenton International Airport
Pasco	New Port Richey
Pasco	Wesley Chapel
Pinellas	Bryan Dairy Industrial/Hospital
Pinellas	Central Avenue/Central Plaza
Pinellas	Clearwater Beach
Pinellas	Countryside
Pinellas	Dunedin
Pinellas	Largo Mall
Pinellas	Seminole
Pinellas	St. Pete Beach
Pinellas	St. Pete-Clearwater Airport
Pinellas	Tyrone Square/St. Petersburg College
Pinellas	US 19/Roosevelt
Pinellas	US 19/SR 60
Polk	Bartow



**Table 2 (continued)**  
**Tier 2 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Polk	Lakeland Regional Medical Center
Polk	Winter Haven
Sarasota	Fruitville Road
Sarasota	Memorial Hospital
Sarasota	North Sarasota
Sarasota	Northport
Sarasota	Venice

**Table 3**  
**Tier 3 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Citrus	Beverly Hills
Citrus	Citrus Springs
Citrus	CR 486/CR 491
Citrus	Crystal River
Citrus	Homosassa Springs
Citrus	Lecanto
Citrus	Seven Rivers Regional Medical Center
Hernando	Southwest Hernando
Hernando	Weeki Wachee
Hernando	Brooksville South
Hernando	Hernando Airport
Hernando	I-75/SR 50
Hernando	Spring Hill
Hernando	SR 589/S. County Line
Hernando	Suncoast Parkway North
Hillsborough	Apollo Beach



**Table 3 (continued)**  
**Tier 3 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Hillsborough	Citrus Park
Hillsborough	Covington/Waterset
Hillsborough	East Lake
Hillsborough	Nebraska Ave/Fowler Ave
Hillsborough	New Tampa
Hillsborough	Seminole Heights
Hillsborough	South Shore
Hillsborough	South Tampa
Hillsborough	Temple Terrace
Manatee	Ellenton
Manatee	Lakewood Ranch
Manatee	Manatee Community College
Manatee	North County Gateway
Manatee	Oneco
Manatee	Palm View/US 41
Pasco	Connerton
Pasco	Dade City
Pasco	Port Richey
Pasco	San Antonio
Pasco	SR 54/Suncoast Parkway
Pasco	SR 56/Bruce B. Downs/Wiregrass
Pasco	Trinity
Pasco	Zephyrhills
Pinellas	Indian Rocks Beach/Walsingham
Pinellas	Oldsmar
Pinellas	Palm Harbor
Pinellas	Redington Shores/Park Boulevard
Pinellas	Safety Harbor
Pinellas	Tarpon Springs



**Table 3 (continued)**  
**Tier 3 Regional Activity Center Recommendations**

COUNTY	REGIONAL ACTIVITY CENTER LOCATION
Pinellas	4th St. North/60th Avenue
Pinellas	Eckerd College
Pinellas	Lealman
Pinellas	Madeira
Pinellas	Pinellas Park
Pinellas	South St. Pete
Pinellas	Treasure Island
Polk	1-4/US 27
Polk	Auburndale
Polk	Cleveland Heights/Glendale
Polk	Haines City
Polk	Lake Wales
Polk	Lakeland Square Mall
Polk	Oakbridge/Lakeside Village
Polk	USF/Williams
Polk	West Lakeland/Flagler
Sarasota	Bee Ridge
Sarasota	Clark Road
Sarasota	Coral Cove
Sarasota	Englewood
Sarasota	Gulf Gale Estates
Sarasota	Lakewood Ranch South
Sarasota	North Port
Sarasota	South Venice
Sarasota	St. Armands
Sarasota	University/I-75