

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Largo
Local Government Contact:	Whitney Clark
Address:	201 Highland Avenue North
Phone:	(727)587-6740 ext. 7233
E-Mail Address:	wclark@largo.com
Local Government Case #:	FLUMA-25-0005
Local Government Ordinance #:	Ordinance No. 2026-09

Property Owner Contact Information

Name(s):	City of Largo
Address:	PO Box 296
Phone:	(727) 587-6700
E-Mail Address:	askaplanner@largo.com

Agent Contact Information (if applicable)

Name(s):	N/A
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	Please see Exhibit E.
Total Acreage of the Amendment Area:	13.92 acres
Existing Use(s):	Various
Proposed Use(s):	Various
Parcel Identification #:	Please see Exhibit E.
Legal Description of the Amendment Area:	Please see Exhibit E.
Countywide MAX Index Score:	N/A
Grid Cell MAX Index Score:	N/A

Does the Amendment Area impact:
[check all that apply]

- | | |
|---|--|
| ☒ Activity Center | ☐ Industrial or Employment Land |
| ☐ Multimodal Corridor | ☐ Target Employment Center |
| ☐ Planned Redevelopment District | ☐ Scenic/Noncommercial Corridor |
| ☐ Coastal High Hazard Area | |

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	N/A
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	N/A
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	N/A
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	The Board of County Commissioners in their role as the Countywide Planning Authority approved an update to the West Bay Drive Community Redevelopment District (WBD-CRD) Plan in 2025. The updated plan established density/intensity ranges for the different character districts within the CRD as well as a vision for each district. The City of Largo is proposing the subject FLUMA and companion CDCA to implement the vision outlined in the CRD Plan.

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Activity Center (AC)
Proposed Countywide Plan Map Category(ies):	Activity Center (AC)
Amendment tier (subject to confirmation):	☐ Tier I ☒ Tier II ☐ Tier III ☐ To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	West Bay Drive Community Redevelopment District (WBD-CRD)
Proposed Local Future Land Use Plan Map Category(ies):	West Bay Drive Community Redevelopment District (WBD-CRD)

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Public Hearing Date:	February 5, 2026, before the Planning Board; March 3, 2026, before the City Commission.
Verdict and Vote:	Planning Board: Approval, 6-0; City Commission: Approval, 6-0 (DiBrizzi Absent)
Please note if any public comment was made and elaborate as applicable:	Public comment was made at the City Commission meeting by a resident with concerns about how the proposed amendment and accompanying CDCA could impact the community's ability to use personal automobiles to travel through the district.

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☒ A completed Countywide Plan Map amendment application form
- ☒ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☒ A copy of the ordinance being considered by the governing body
- ☒ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☒ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☒ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☒ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☒ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☒ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☒ For AC and MMC categories, documentation of consistency with size criteria
- ☒ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☒ Pre-application meeting
- ☒ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☒ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

Application Narrative – West Bay Drive Community Redevelopment District (WBD-CRD)

1. Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels

Please see Exhibits A, B, C, D, and E.

2. Current future land use designations and their acreages, permitted uses, and maximum densities/intensities

Per data gathered from the City of Largo GIS, the West Bay Drive Community Redevelopment District (WBD-CRD) occupies approximately 316.07 acres, excluding rights-of-way. Properties within the amendment area have an underlying Future Land Use Map classification of Community Redevelopment District (CRD) according to the City of Largo Future Land Use Map.

The following character district classifications have historically been applied to properties within the CRD boundaries: Neighborhood Residential (NR), City Home (CH), Mixed Use Corridor (MUC), and Medical Arts (MA).

In addition to the four recognized character districts, several properties within the CRD boundaries have retained citywide Future Land Use Map classifications of Institutional (I), Recreation/Open Space (R/OS), Transportation/Utility (T/U), or Residential/Office General (R/OG) to preserve certain community amenities and land uses.

Permitted uses for the various character district classifications are outlined in Section 6.2, Table 6-2 of the City of Largo Comprehensive Development Code (Exhibit F).

Table 1 in Exhibit H shows the maximum densities and intensities for the character districts and FLUM classifications within the CRD. As shown in Exhibit H, Tables 2 and 3, when calculating the maximum potential base development intensity, or Floor Area Ratio (FAR), of the amendment area with its current character district/FLUM classifications, the result is approximately 7,237,406 square feet (sf). Using the maximum permitted residential densities, the result is 4,642 dwelling units.

3. Proposed future land use designations and their acreages, permitted uses, and maximum densities/intensities, including areawide density/intensity averaging if applicable

A Comprehensive Development Code Amendment (CDCA) is proposed in conjunction with the subject map amendment. The CDCA seeks to increase the densities and intensities of the existing four character districts within the WBD-CRD while also introducing a new character district, Mixed-Use Corridor – Alt 19 (MUC-ALT 19), for properties adjacent to US Highway Alternate 19. Table 4 in Exhibit H shows the proposed base and bonus maximum densities and intensities for all the WBD-CRD character districts.

Tables 5 and 6 in Exhibit H show the maximum buildout conditions based on the acreage of each character district and their associated maximum base and bonus densities and intensities. While

it would technically be possible to develop up to these maximums, market factors coupled with site constraints would make the maximum buildout scenarios very unlikely.

- The proposed WBD-CRD Mixed Use Corridor-Alt 19 (MUC-ALT 19) character district would allow a base density and intensity of 60 dwelling units per acre (du/a) or 2.0 FAR, and a maximum bonus density and intensity of 120 du/a or 4.0 FAR. Applied to the subject 23.6 acres, this represents a potential base development capacity of 1,416 dwelling units or 2,056,032 square feet (sf).
 - Based on an assumption that 5% of the character district utilizes the bonuses in full, an estimated 1,486 dwelling units or 2,158,834 sf could be built.
 - Based on an assumption that 100% of the character district utilizes the bonuses in full, an estimated 2,832 dwelling units or 4,112,064 sf could be built.
- The proposed MUC-WBD character district would allow a base density and intensity of 60 dwelling units per acre (du/a) or 2.0 FAR, and a maximum bonus density and intensity of 120 du/a or 4.0 FAR. Applied to the subject 76.93 acres, this represents a potential base development capacity of 4,616 units or 6,702,141 sf.
 - Based on an assumption that 5% of the character district utilizes the bonuses in full, an estimated 4,849 dwelling units or 7,037,249 sf could be built.
 - Based on an assumption that 100% of the character district utilizes the bonuses in full, an estimated 9,231 dwelling units or 13,404,283 sf could be built.
- The proposed Medical Arts (MA) character district would allow a base density and intensity of 45 dwelling units per acre (du/a) or 1.5 FAR, and a maximum bonus density and intensity of 90 du/a or 4.0 FAR. Applied to the subject 33.51 acres, this represents a potential base development capacity of 1,507 units or 2,189,543 sf.
 - Based on an assumption that 5% of the character district utilizes the bonuses in full, an estimated 1,583 dwelling units or 2,372,005 sf could be built.
 - Based on an assumption that 100% of the character district utilizes the bonuses in full, an estimated 3,015 dwelling units or 5,839,650 sf could be built.
- The proposed City Home (CH) character district would allow a base density and intensity of 30 dwelling units per acre (du/a) or 0.50 FAR, and a maximum bonus density and intensity of 60 du/a or 1.0 FAR. Applied to the subject 35.84 acres, this represents a potential development capacity of 1,075 units or 780,595 sf.
 - Based on an assumption that 5% of the character district utilizes the bonuses in full, an estimated 1,129 dwelling units or 819,625 sf could be built.
 - Based on assumption that 100% of the character district utilizes the bonuses in full, an estimated 2,150 dwelling units or 1,561,190 sf could be built.
- The proposed Neighborhood Residential (NR) character district would allow a base density of 10 dwelling units per acre (du/a) or bonus density of 30 dwelling units per acre (du/a). Applied to the subject 45.55 acres, this represents a potential development capacity of 455 units.
 - Based on an assumption that 5% of the character district utilizes the bonus in full, an estimated 501 dwelling units could be built.
 - Based on an assumption that 100% of the character district utilizes the bonuses in full, an estimated 1,366 dwelling units could be built.

Density/intensity entitlements for the Institutional (I), Recreation/Open Space (R/OS), Transportation/Utility (T/U), or Residential/Office General (R/OG) Future Land Use Map classifications are not proposed to change through the subject amendments.

Exhibit G includes proposed changes to Section 6.2, Table 6-2 of the City of Largo Comprehensive Development Code which outlines permitted uses.

4. For AC and MMC categories, documentation of consistency with size criteria

The existing and proposed West Bay Drive Community Redevelopment District (WBD-CRD) occupies approximately 316.07 acres, excluding rights-of-way. According to Table 2-3 in the Forward Pinellas Countywide Rules, the allowable acreage range for an Activity Center with a Major Center subcategory is 100 to 500 acres. Therefore, the WBD-CRD is consistent with the required size criteria.

5. For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

The Countywide Plan Strategies discuss the six Planning and Urban Design Principles which are addressed through the West Bay Drive Community Redevelopment District Plan and the Advantage Alt 19 Plan.

Land Use Goal 16.0: Planning and Urban Design Principles

I. Location, Size, and Density/Intensity Standards –

The subject area is located within a Major Center-Activity Center subcategory as identified on the Forward Pinellas Land Use Strategy map. The Activity Center falls within the appropriate size and distance ranges according to Countywide Rules Sections 2.3.3.15. Density/Intensity standards are within the maximum allowed under the Countywide Rules for this classification.

II. Connectivity –

The WBD-CRD Plan emphasizes the need for strengthened multimodal viability in Downtown Largo through a complimentary mix of land uses, appropriate densities and intensities, network connectivity, and transit- and pedestrian-friendly design standards. In particular, the Plan recommends the following projects to aid in implementation of the CRD mobility goals:

- A. Addition of a pedestrian trail connection from West Bay Drive to 4th Avenue to connect residents and visitors to local establishments;
- B. Improved pedestrian crossings between West Bay Drive/Alt 19, 4th Avenue/4th Street/CSX Railroad; and
- C. Expansion of the sidewalk network in residential neighborhoods to increase pedestrian comfort.

In 2025, PSTA completed the Connected Community Bus Network (CCBN) Plan, which outlines the agency's operating strategy for the next five years. Under the CCBN Plan, Route 52 will provide service along East/West Bay Drive and Clearwater-Largo Road with headways of 15 minutes or less. Route 18, which provides service along Alt 19, will provide service with headways of 30 minutes or less. Route 65 also serves a portion of the WBD-CRD.

III. Site Orientation –

To encourage a safe and attractive pedestrian realm, standards within the CDC are proposed to be updated to address building form and placement, setbacks, and parking requirements within the WBD-CRD to align with recommendations from the CRD Plan. These standards would require that primary entrances be oriented to the street and that pedestrian connections are provided.

IV. Public Realm Enhancements –

The WBD-CRD Plan recommends that public artwork, pocket parks, public seating areas, and additional outdoor spaces for community events are developed within the district to encourage street-level activity. To incentivize this, a bonus density and intensity option is in place for projects seeking to incorporate elements that improve the public realm.

V. Ground Floor Design and Use –

The proposed CDCA would codify recommendations from the WBD-CRD Plan related to the ground floor design of buildings. The Plan recommends that primary building entrances be oriented towards the street with parking located to the rear or side of buildings. Uses, such as retail, restaurants, and indoor recreation, are also encouraged on ground floors to further activate the public realm.

VI. Transition to Neighborhoods –

The WBD-CRD Plan recognizes that there are several different scales of development within the district. As such, character districts are applied to properties currently developed with, or appropriate to be developed with, certain levels of density and intensity. The highest densities and intensities are proposed along West Bay Drive and Alternate 19. This is where the Mixed Use Corridor (MUC) and Mixed Use Corridor – Alternate 19 (MUC-ALT 19) character districts are proposed as the adjacent roadways currently support more activity than lower density single family areas. The Medical Arts (MA) character district is less intense than the MUC categories and is intended for primarily institutional uses, such as medical or educational facilities. The City Home (CH) character district is intended to support medium to low density developments with limited neighborhood-scale commercial establishments like coffee shops, boutiques, and small grocery stores. This district is typically applied to properties between the MUC districts and single family home neighborhoods. The Neighborhood Residential (NR) district is applied to single family neighborhoods.

6. Pre-application meeting

A pre-application meeting was conducted by the City of Largo Planning and Development Services division and Forward Pinellas on September 10, 2025, to discuss the proposed amendment and anticipated adoption timeline.

7. For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5

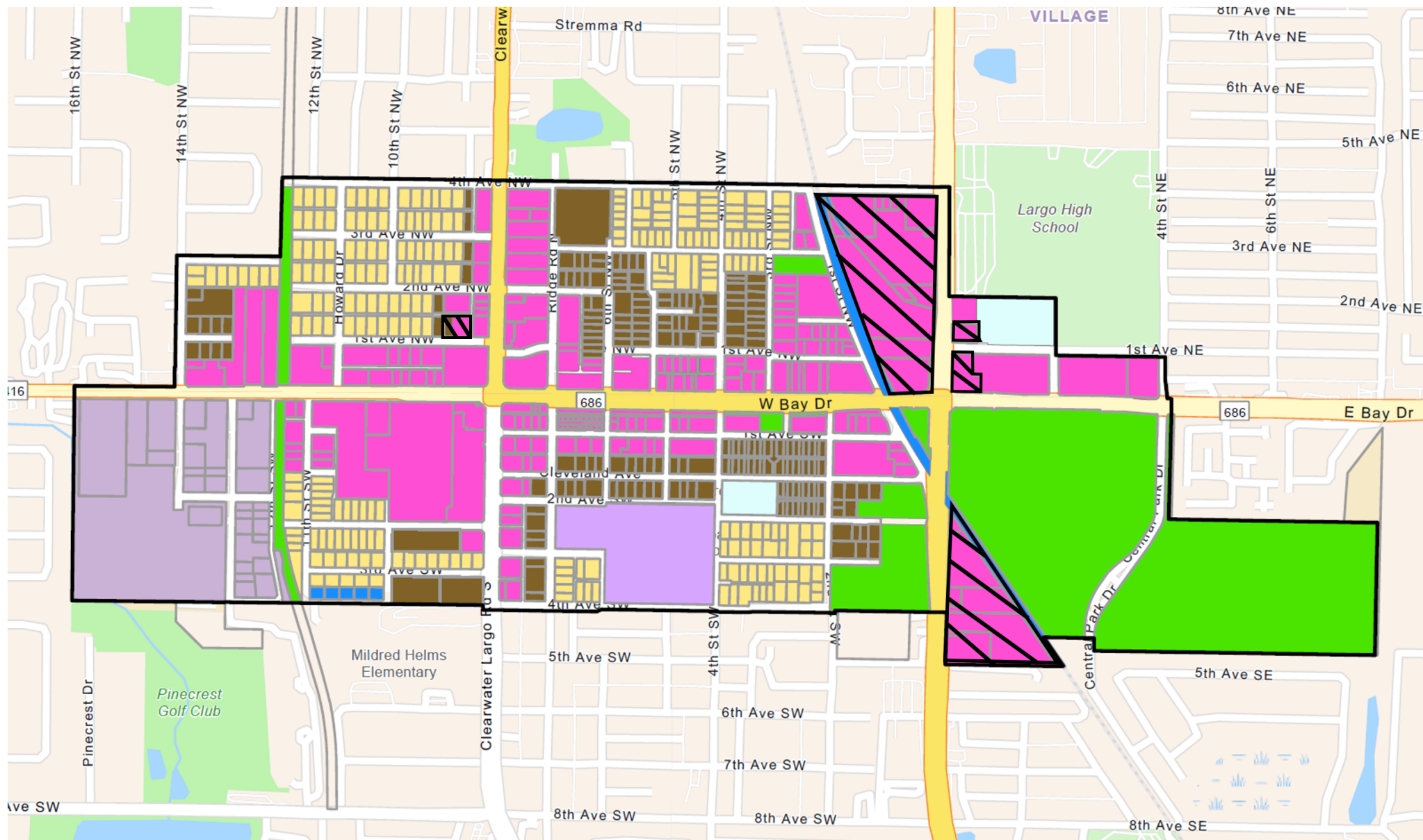
- A. **Calculate the average daily trips for the current land use category(ies) of the proposed AC, MMC or PRD category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3.**

Per Table 2-3 in Section 2.3.3.15 of the Forward Pinellas Countywide Rules, Major Activity Centers are anticipated to generate approximately 542 average daily trips per acre. Provided that the WBD-CRD occupies approximately 316.07 acres, the average daily trip rate for the activity center is estimated to be 171,309 daily trips.

- B. **Calculate the average daily trips for the proposed AC, MMC or PRD category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3, multiplied by 50%.**

Using a 50% reduction factor, the anticipated number of daily trips for the activity center would be 85,655.

Exhibit A: West Bay Drive CRD Existing Character Districts & Other Land Uses



Categories

West Bay Drive CRD Character Districts

- Mixed Use Corridor (MUC)
- Medical Arts (MA)
- City Home (CH)
- Neighborhood Residential (NR)

Other Land Uses

- Institutional (I)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Transportation/Utility (T/U)

West Bay Drive Community Redevelopment District (WBD-CRD) Boundaries

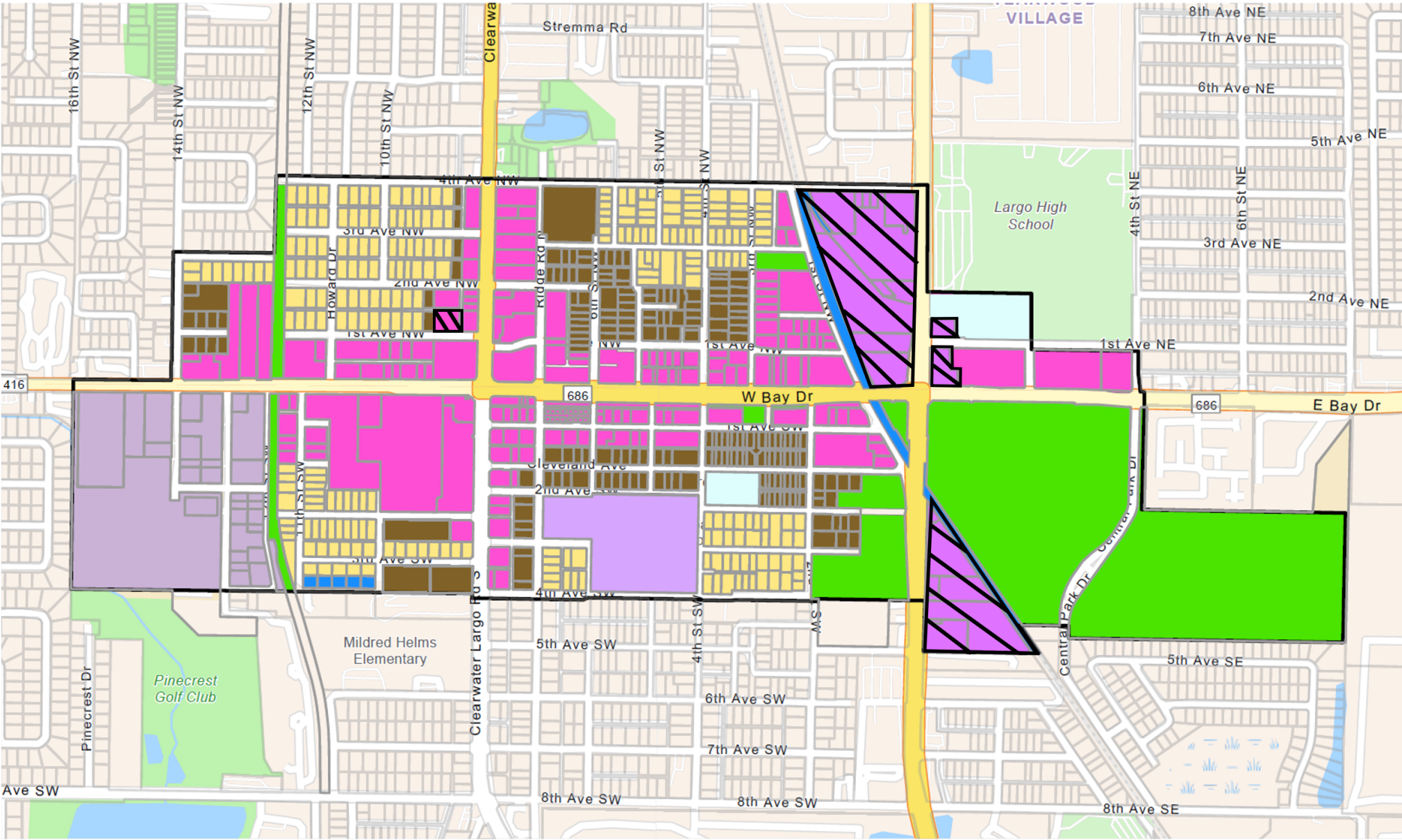
Amendment Area

0 500 1,000 2,000 Feet

N



Exhibit B: West Bay Drive CRD Proposed Character Districts & Other Land Uses



Categories

West Bay Drive CRD Character Districts

- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)
- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC-ALT 19)

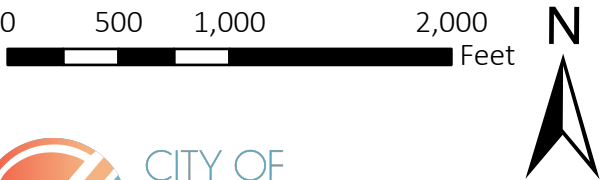
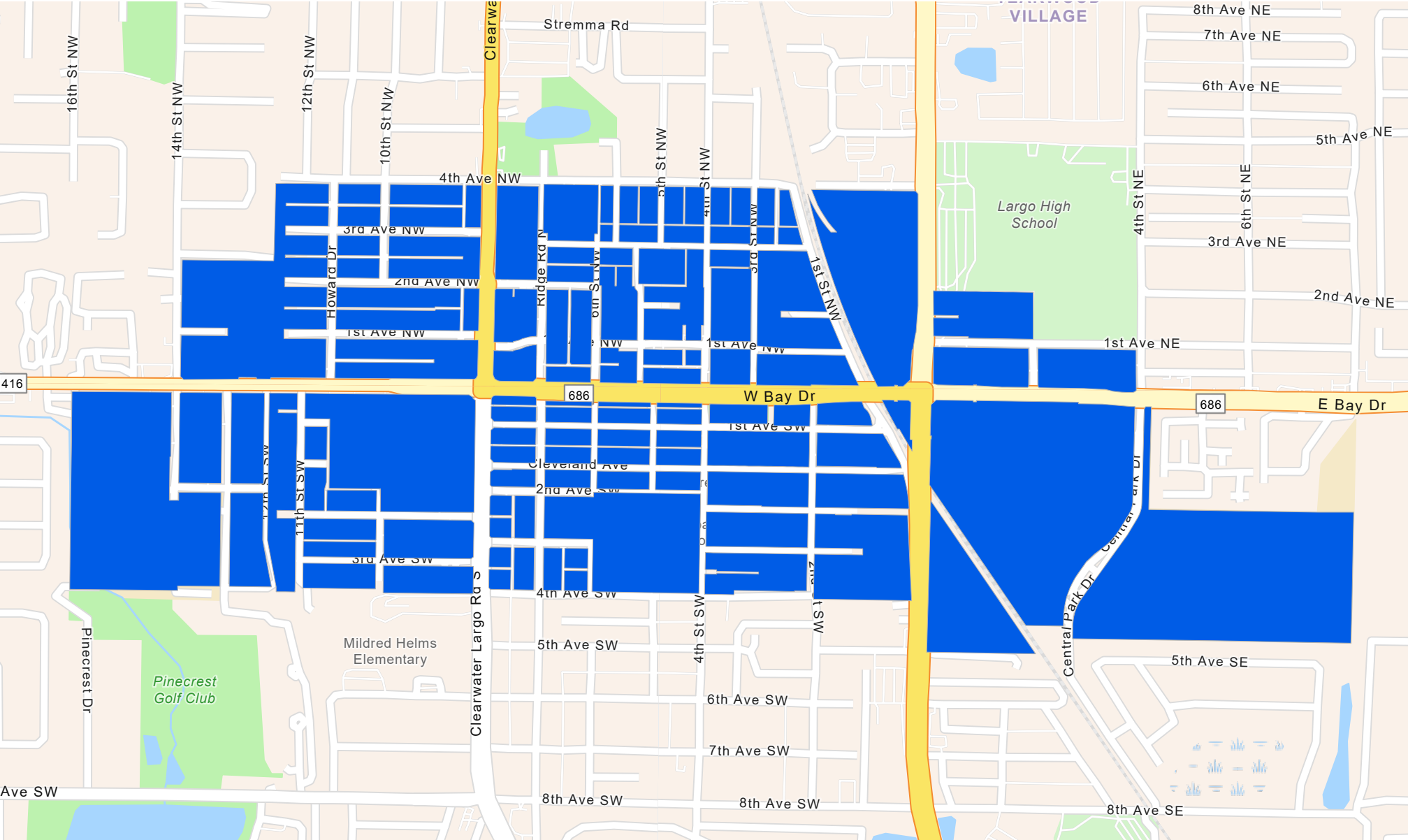
Other Land Uses

- Institutional (I)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Transportation/Utility (T/U)

- West Bay Drive CRD Boundary
- Amendment Area



Exhibit C: West Bay Drive CRD Existing and Proposed Countywide Plan Map Categories

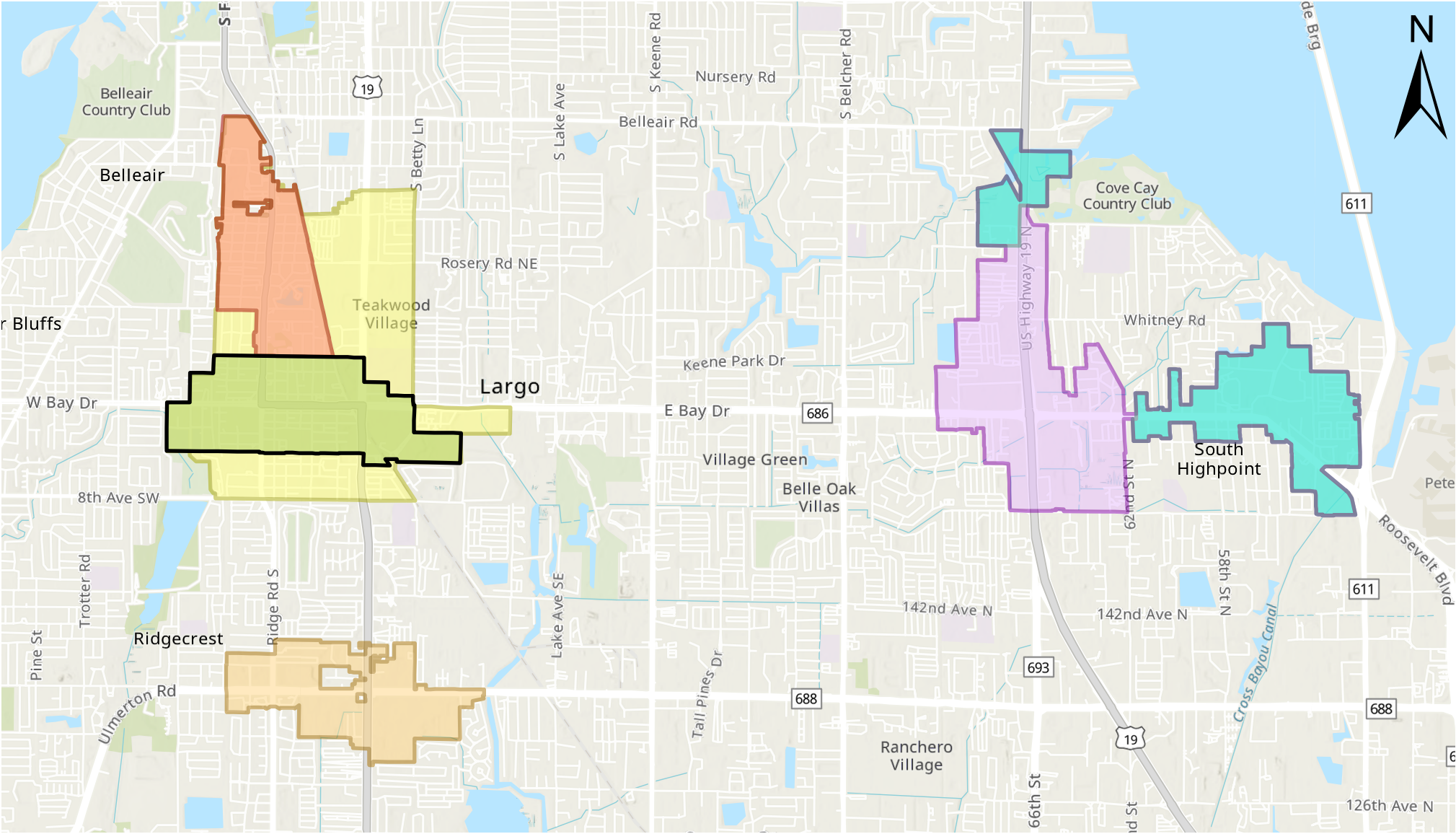


Countywide Plan Map Categories

Activity Center (AC)



Exhibit D: City of Largo Activity Centers and Multimodal Corridors



Activity Centers and Multimodal Corridors

-  Largo Tri-City Multimodal Corridor (LTC-MMC)
-  Largo Tri-City Activity Center (LTC-AC)
-  Largo Mall Activity Center (LMAC)

-  Downtown Multimodal Activity Center (DMAC)
-  Clearwater-Largo Road Community Redevelopment District (CLR-CRD)
-  West Bay Drive Community Redevelopment District (WBD-CRD)



Exhibit E: List of Impacted Parcels

Parcel_ID	Full_Site_Address_Line_1	Acreage	Character District
34-29-15-00000-420-0900	394 SEMINOLE BLVD LARGO FL 33770	1.2471	MUC - ALT 19 WBD
34-29-15-00000-240-0900	211 MISSOURI AVE N LARGO FL 33770	0.5327	MUC - ALT 19 WBD
34-29-15-00684-000-0220	105 4TH AVE NW # A LARGO FL 33770	0.1158	MUC - ALT 19 WBD
34-29-15-00000-430-0100	404 SEMINOLE BLVD LARGO FL 33770	3.0712	MUC - ALT 19 WBD
34-29-15-00684-000-0230	109 4TH AVE NW LARGO FL 33770	1.6294	MUC - ALT 19 WBD
34-29-15-45201-000-0010	206 SEMINOLE BLVD LARGO FL 33770	0.1496	MUC - ALT 19 WBD
34-29-15-00684-000-0210	101 4TH AVE NW LARGO FL 33770	0.1154	MUC - ALT 19 WBD
34-29-15-27126-002-0140	102 MISSOURI AVE N LARGO FL 33770	0.4353	MUC - ALT 19 WBD
34-29-15-00000-240-0810	MISSOURI AVE LARGO FL 33770	0.1758	MUC - ALT 19 WBD
34-29-15-27126-003-0110	10 MISSOURI AVE N	0.8536	MUC - ALT 19 WBD
34-29-15-00000-240-0100	311 MISSOURI AVE N LARGO FL 33770	4.0296	MUC - ALT 19 WBD
34-29-15-00000-430-0300	450 SEMINOLE BLVD LARGO FL 33770	1.2886	MUC - ALT 19 WBD
34-29-15-20188-000-0010	51 MISSOURI AVE N LARGO FL 33770	1.3660	MUC - ALT 19 WBD
34-29-15-73180-000-0010	199 MISSOURI AVE N LARGO FL 33770	4.3001	MUC - ALT 19 WBD
34-29-15-45201-000-0020	210 SEMINOLE BLVD LARGO FL 33770	1.8068	MUC - ALT 19 WBD
34-29-15-52370-000-0010	351 MISSOURI AVE N LARGO FL 33770	0.9954	MUC - ALT 19 WBD
34-29-15-20188-000-0020	111 MISSOURI AVE N LARGO FL 33770	1.0614	MUC - ALT 19 WBD
34-29-15-00000-420-0800	380 SEMINOLE BLVD LARGO FL 33770	0.2478	MUC - ALT 19 WBD
34-29-15-00684-000-0200	95 4TH AVE NW LARGO FL 33770	0.1156	MUC - ALT 19 WBD
34-29-15-00000-430-0200	440 SEMINOLE BLVD LARGO FL 33770	0.0666	MUC - ALT 19 WBD
33-29-15-85194-000-0070	810 1ST AVE NW LARGO FL 33770	0.5100	MUC - WBD

Total Acreage: 24.1138
Total Parcels: 21 Parcels

Exhibit F

Allowable Use Table for the CRDs - Existing

Table 6-2 Allowable Uses Within the Character Districts of the Community Redevelopment Districts*					
A = Allowable		C = Conditionally Allowed		N = Not Allowed	
DESCRIPTION	NR	CH	MUC	PO	MA
Residential Uses					
Accessory Dwelling Unit	A ¹²	A ¹²	N	N	N
Live/Work Housing	N	A ⁴	N	N	N
Manufactured Home	N ¹	N	N	N	N
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	A ⁶	A ⁶	A ⁶	N	A ⁶
Multi-family	N	A	A	N	A
Single-Family, Detached	A ¹⁹	A ¹⁹	N	N	N
Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	A ⁶	A ⁶	A ⁶	N	A ⁶
Commercial and Office Uses					
Adult Use	N	N	N	N	N
Animal Grooming	N	N	A ¹⁶	A ¹⁶	A ¹⁶
Bank, Credit Union	N	N	A ⁵	A ⁵	A ⁵
Bars, Lounges, Nightclubs	N	N	A ^{7, 11}	A ¹¹	A ¹¹
Car Wash	N	N	N	N	N
Convenience Store	N	N	A ¹⁸	N	A ¹⁸
Dry Cleaners (store front only)	N	N	A	A	A
Flea Markets, Outdoor Markets	N	N	A	N	N
Funeral Homes	N	N	A	A	A
Gas Stations	N	N	A ¹⁹	N	A ¹⁹
Greenhouse/Nursery	N	N	C	N	N
Home Improvement Store	N	N	A ¹⁹	N	N
Home Office of Convenience (HOC)	A ¹⁰	A ¹⁰	A ¹⁰	N	A
Indoor Recreation (bowling alley, game room, movie theater, pool hall)	N	N	A	N	N
Light Repair Shops (shoe repair, furniture upholstery, bikes)	N	N	A	N	N
Microbrewery, Micro distillery	N	N	A ¹⁷	A ¹⁷	N
Mechanical Repair Shops (cars, boats)	N	N	A ²⁰	N	A ²⁰
Office (professional or business)	N	A ²	A	A	A
Personal Services (hairstylist, tailors, catering)	N	A ²	A	A	A
Pet Stores	N	N	A	N	N
Produce Stands	N	N	N	N	N
Recycling Center	N	N	N	N	N
Rental Large Goods (cars, machinery)	N	N	N	N	N
Restaurant with Drive-Thru	N	N	A ³	N	A ³
Retail (clothing, furniture, consignment)	N	A ²	A	A ²	A
Retail in existing shopping centers	N	N	A	N	N
Retail Stand Alone	N	N	A	N	N
Shopping, Warehouse Store	N	N	N	N	N
Sit-down Restaurant	N	N	A	A	A

Supermarket, Deli	N	N	A	N	A
Telecommunications Tower	N	N	N	N	N
Temporary Tent Sale	N	N	N	N	N
Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N
Vehicle, Large Repair	N	N	N	N	N
Wholesale Business	N	N	A ^{8,18}	N	A ^{8,18}
Institutional and Medical Related Use					
Assisted Living Facility (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³
Assisted Living Facility (7—14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³
Assisted Living Facility (more than 14 clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Cemetery	N	N	N	N	N
College or University	N	N	A	A	A
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	N	A
Community/Youth Center	N	N	A	A	A
Community Residential Home (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³
Community Residential Home (7-14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³
Community Residential Home (More than 14 Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Correctional Facility (jails, youth ranch)	N	N	N	N	N
Day Care Center/Preschool	A ¹⁹	A ¹⁹	A	A	A
Emergency Response/ Public Safety Services	N	C	A	A	A
Halfway House/Rehab Facility (6 or fewer clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Halfway House/Rehab Facility (7 or more clients)	N	C ¹³	C ¹³	C ¹³	C ¹³
Hospital or Emergency Clinic	N	N	A	A	A
Library, Museum Auditorium	N	N	A	A	A
Medical/Dental Lab	N	N	A	A	A
Medical/Dental Office or Clinic	N	N	A	A	A
Parking Garage/Structure	N	N	A	A	A
Private Club, Lodges, Fraternal Orders	N	N	A	A	A
Private School	N	N	A	A	A
Public School	N	N	A	A	A
Religious Institution	N	A ¹⁹	A	A ¹⁹	A ¹⁹
Technical School	N	N	A	A	A
Transfer Station, Bus	N	N	A	N	N
Veterinary Clinic (No outside Runs in CRD's)	N	N	A	A	A
Kennels	N	N	N	N	N
Agricultural, Industrial, Manufacturing and Warehousing Uses					
Asphalt & Concrete Mixing	N	N	N	N	N
Borrow Pits	N	N	N	N	N
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N
Contractor's Yard (building, electrical, plumbing, roofing)	N	N	N	N	N
Crematory	N	N	N	N	N
Firing Range	N	N	N	N	N
Food Processing/Packing Plant	N	N	N	N	N

Freestanding Broadcast Facility	N	N	N	N	N
Industrial Park	N	N	N	N	N
Livestock, processing, feedlots, grazing	N	N	N	N	N
Manufacturing	N	N	A ⁹	N	A ⁹
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N
Regional Brewery	N	N	N	N	N
Resources Recovery Facility	N	N	N	N	N
Stables	N	N	N	N	N
Trade Shop (carpentry, refinishing)	N	N	N	N	N
Truck Terminal, Airport, Heliport	N	N	N	N	A ¹⁴
Warehouse or Storage Facility (includes self-storage)	N	N	N	N	N
Art, Recreation and Entertainment Uses					
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N
Arcade (electronic games, pinball)	N	N	A	N	N
Bingo Hall	N	N	A	N	N
Boat Ramps and Slips and Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸
Marinas and Boat Storage Facility	N	N	N	N	N
Race Track	N	N	N	N	N
Youth Center (YMCA, Boy Scouts)	N	N	A	A	N
Lodging Uses					
Bed and Breakfast	N	A ¹⁹	A	N	N
Rooming House	N	A	A	A	
Commercial Campground	N	N	N	N	N
Dormitory	N	A	A ²²	A ²²	A
Hotel	N	N	A ²¹	N	A ²¹
Motel	N	N	A	N	A
Seasonal RV Parks	N	N	N	N	N

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in chart

Other Provisions:

¹ Allowed only as a replacement unit of a manufactured home in an existing manufactured home development

² Allowable space is limited to 500 sq. ft. or less

³ Must comply with supplemental standards Section 15.9

⁴ Allowable work space limited to 500 sq. ft. per live-work unit and work component must be an allowable use

⁵ Must comply with supplemental standards Section 15.9, if applicable

⁶ Must comply with the provisions in Section 8.6.

⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)

⁸ Allowable only as an accessory use

⁹ Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sq. ft. of gross floor area

¹⁰ Must comply with provisions of Section 16.5

¹¹ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances

¹² An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.

¹³ Must also comply with the provisions of Section 15.2

¹⁴ Allowable only as an accessory use, max floor area shall not exceed 20% of the principle structure's floor area

¹⁵ Must comply with the supplementary standards of Section 15.6

¹⁶ Must comply with supplemental standards, Section 15.16

¹⁷ Must comply with supplemental standards Section 15.13

¹⁸ 2,700 Max GFA

¹⁹ Must comply with supplemental standards Section 15.17

²⁰ No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.

²¹ Must comply with supplemental standards of Section 15.19

²² Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses

Exhibit G

Allowable Use Table for the CRDs - Proposed

Table 6-2: Allowable Uses Within the Character Districts of the Community Redevelopment Districts*							
A = Allowable		C = Conditionally Allowed			N = Not Allowed		
DESCRIPTION	NR	CH	MUC	~~PO-FE~~	MA	CLR MUC- ALT 19	WBD MUC- ALT 19
Residential Uses							
Accessory Dwelling Unit	A ¹²	A ¹²	~~N-A~~	N	~~N-A~~	<u>A</u>	<u>A</u>
Live/Work Housing	N	A ⁴	~~N-A~~	N	N	<u>A</u>	<u>A</u>
Manufactured Home	N ¹	N ¹	N	N	N	<u>N</u>	<u>N</u>
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	A ⁶	A ⁶	A ⁶	N	A ⁶	<u>A⁶</u>	<u>A⁶</u>
Multi-family	N	A	A	N	A	<u>A</u>	<u>A</u>
Single-Family, Detached	A ¹⁹	A ¹⁹	N	N	N	<u>N</u>	<u>N</u>
Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	A ⁶	A ⁶	A ⁶	N	A ⁶	<u>A⁶</u>	<u>A⁶</u>
Commercial and Office Uses							
Adult Use	N	N	N	N	N	<u>A²³</u>	<u>N</u>
Animal Grooming	N	N	A ¹⁶	A ¹⁶	A ¹⁶	<u>A¹⁶</u>	<u>A¹⁶</u>
Bank, Credit Union	N	N	A ⁵	A ⁵	A ⁵	<u>A⁵</u>	<u>A⁵</u>
Bars, Lounges, Nightclubs	~~N^{7,11}~~	~~N^{7,11}~~	~~A^{7,11}~~	<u>A¹¹</u>	A ¹¹	<u>A¹¹</u>	<u>A¹¹</u>
Car Wash	N	N	N	~~N-C⁵~~	N	<u>A⁵</u>	<u>N</u>
Convenience Store/Neighborhood-scale Grocery	N	~~N-A²⁴~~	A ¹⁸	N	A ¹⁸	<u>A</u>	<u>A¹⁸</u>
Dry Cleaners (store front only)	N	N	A	A	A	<u>A</u>	<u>A</u>
Flea Markets, Outdoor Markets	N	N	A	~~N-A~~	N	<u>A</u>	<u>A</u>
Funeral Homes	N	N	A	A	A	<u>A</u>	<u>A</u>
Gas Stations	N	N	A ¹⁹	N	A ¹⁹	<u>A³⁸</u>	<u>A¹⁹</u>
Greenhouse/Nursery	N	N	C	~~N-A~~	N	<u>C</u>	<u>C</u>
Home Improvement Store	N	N	A ¹⁹	N	N	<u>A²⁵</u>	<u>A¹⁹</u>
Home Office of Convenience (HOC)	A ¹⁰	A ¹⁰	A ¹⁰	N	A	<u>A¹⁰</u>	<u>A¹⁰</u>
~~Indoor Recreation (bowling alley, game room, movie theater, pool hall)~~	~~N~~	~~N~~	A	~~N~~	~~N~~		
Light Repair Shops (shoe repair, furniture upholstery, bikes)	N	N	A	~~N-A~~	N	<u>A</u>	<u>A</u>
Microbrewery, Micro distillery	N	N	A ¹⁷	A ¹⁷	N	<u>A¹⁷</u>	<u>A¹⁷</u>
Mechanical Repair Shops (cars, boats)	N	N	A ²⁰	~~N-A²⁶~~	A ²⁰	<u>A</u>	<u>A²⁰</u>
Office (professional or business)	N	A ²	A	A	A	<u>A</u>	<u>A</u>

Personal Services (hairstylist, tailors, catering)	N	A ²	A	A	A	<u>A</u>	<u>A</u>
Pet Stores	N	N	A	N	N	<u>A</u>	<u>A</u>
Produce Stands	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>N</u>
Recycling Center	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>N</u>
Rental Large Goods (cars, machinery)	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>A</u>
Restaurant with Drive-Thru	N	N	<u>AC</u> ^{3,22}	N	<u>AC</u> ³	<u>A</u> ³	<u>C</u> ³
~~Retail (clothing, furniture, consignment)~~	~~N~~	~~A~~ ²	~~A~~	~~A~~ ²	~~A~~		
Retail in existing shopping centers	N	~~N~~ <u>A</u> ²	A	~~N~~ <u>A</u>	N	<u>A</u>	<u>A</u>
Retail Stand Alone	N	~~N~~ <u>A</u> ²	A	~~N~~ <u>A</u>	N	<u>A</u>	<u>A</u>
<u>Shared-flex Commercial Space</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Shopping, Warehouse Store	N	N	N	~~N~~ <u>A</u>	N	<u>A</u> ^{25,28}	<u>N</u>
Sit-down Restaurant	N	~~N~~ <u>A</u> ²⁴	A	A	A	<u>A</u>	<u>A</u>
Supermarket, Deli	N	N	A	~~N~~ <u>A</u> ⁸	A	<u>A</u>	<u>A</u>
Telecommunications Tower	N	N	N	~~N~~ <u>A</u> ³⁰	N	<u>A</u> ³⁰	<u>N</u>
<u>Outdoor Seasonal Sales</u> ~~Temporary Tent Sale~~	N	N	N	N	N	<u>A</u> ²⁹	<u>N</u>
<u>Urban Agriculture</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>A</u> ⁸	<u>A</u> ⁸
Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N	<u>A</u>	<u>N</u>
Vehicle, Large Repair	N	N	N	N	N	<u>N</u>	<u>N</u>
Wholesale Business	N	N	A ^{8,18}	~~N~~ <u>A</u>	A ^{8,18}	<u>A</u>	<u>A</u> ^{8,18}
Institutional and Medical Related Use							
Assisted Living Facility (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	<u>A</u> ¹³	<u>A</u> ¹³
Assisted Living Facility (7—14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	<u>A</u> ¹³	<u>A</u> ¹³
Assisted Living Facility (more than 14 clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	<u>C</u> ¹³	<u>C</u> ¹³
Cemetery	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>N</u>
College or University	N	N	A	A	A	<u>A</u>	<u>A</u>
Commercial/Trade School (dance, martial arts, diving, crafts)	N	N	A	~~N~~ <u>A</u>	A	<u>A</u>	<u>A</u>
Community/Youth Center	N	~~N~~ <u>A</u>	A	A	A	<u>A</u>	<u>A</u>
Community Residential Home (6 or fewer clients)	A ¹³	A ¹³	A ¹³	C ¹³	A ¹³	<u>A</u> ¹³	<u>A</u> ¹³
Community Residential Home (7-14 clients)	N	A ¹³	A ¹³	C ¹³	A ¹³	<u>A</u> ¹³	<u>A</u> ¹³
Community Residential Home (More than 14 Clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	<u>C</u> ¹³	<u>C</u> ¹³
Correctional Facility (jails, youth ranch)	N	N	N	~~N~~ <u>C</u>	N	<u>C</u>	<u>N</u>
Day Care Center/Preschool	A ¹⁹	A ¹⁹	A	A	A	<u>A</u>	<u>A</u>
Emergency Response/ Public Safety Services	N	C	A	A	A	<u>A</u>	<u>A</u>

Halfway House/Rehab Facility (6 or fewer clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	<u>C¹³</u>	<u>C¹³</u>
Halfway House/Rehab Facility (7 or more clients)	N	C ¹³	C ¹³	C ¹³	C ¹³	<u>C¹³</u>	<u>C¹³</u>
Hospital or Emergency Clinic	N	N	A	A	A	<u>A</u>	<u>A</u>
Library, Museum, Auditorium	N	N	A	A	A	<u>A</u>	<u>A</u>
Medical/Dental Lab	N	N	A	A	A	<u>A</u>	<u>A</u>
Medical/Dental Office or Clinic	N	N	A	A	A	<u>A</u>	<u>A</u>
Parking Garage/Structure	N	~~N~~ <u>A</u> ⁸	A	A	A	<u>A</u>	<u>A</u>
Private Club, Lodges, Fraternal Orders	N	N	A	A	A	<u>A</u>	<u>A</u>
Private School	N	N	A	A	A	<u>A</u>	<u>A</u>
Public School	N	N	A	A	A	<u>A</u>	<u>A</u>
Religious Institution	N	A ¹⁹	A	A ¹⁹	A ¹⁹	<u>A</u>	<u>A</u>
Technical School	N	N	A	A	A	<u>A</u>	<u>A</u>
Transfer Station, Bus	N	N	A	~~N~~ <u>A</u>	N	<u>A</u>	<u>A</u>
Veterinary Clinic (No outside Runs in CRD's)	N	N	A	A	A	<u>A</u> ³²	<u>A</u> ³²
Kennels	N	N	N	~~N~~ <u>A</u> ³¹	N	<u>A</u> ³¹	<u>N</u>
Agricultural, Industrial, Manufacturing and Warehousing Uses							
Asphalt & Concrete Mixing	N	N	N	~~N~~ <u>C</u>	N	<u>N</u>	<u>N</u>
Borrow Pits	N	N	N	~~N~~ <u>C</u>	N	<u>C</u>	<u>N</u>
Bulk Sales of Fuel Oil, Propane	N	N	N	~~N~~ <u>A</u>	N	<u>C</u>	<u>N</u>
Contractor's Yard (building, electrical, plumbing, roofing)	N	N	N	~~N~~ <u>A</u> ²⁶	N	<u>A</u>	<u>N</u>
Crematory	N	N	N	~~N~~ <u>A</u> ³³	N	<u>N</u>	<u>N</u>
Firing Range	N	N	N	~~N~~ <u>C</u>	N	<u>A</u>	<u>N</u>
Food Processing/Packing Plant	N	N	N	~~N~~ <u>A</u>	N	<u>C</u>	<u>N</u>
Freestanding Broadcast Facility	N	N	N	~~N~~ <u>C</u>	N	<u>C</u>	<u>N</u>
Industrial Park	N	N	N	~~N~~ <u>A</u>	N	<u>C</u>	
Livestock, processing, feedlots, grazing	N	N	N	N	N	<u>N</u>	<u>N</u>
Manufacturing - <u>Light</u>	N	N	A ⁹	~~N~~ <u>A</u> ^{34, 35}	A ⁹	<u>A</u> ³⁵	<u>A</u> ^{9,35}
Manufacturing - <u>Heavy</u>	<u>N</u>	<u>N</u>	<u>N</u>	~~N~~ <u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
Plant, Mill, Refinery (dry cleaning, lumber plant)	N	N	N	N	N	<u>N</u>	<u>N</u>
Regional Brewery	N	N	N	~~N~~ <u>A</u> ³⁶	N	<u>A</u> ³⁶	<u>N</u>
Research & Development (R&D) - <u>Light</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>
Research & Development (R&D) - <u>Heavy</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>
Resources Recovery Facility	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>N</u>
Stables	N	N	N	~~N~~ <u>A</u>	N	<u>N</u>	<u>N</u>
Trade Shop (carpentry, refinishing)	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>N</u>

Truck Terminal, Airport, Heliport	N	N	N	~~N~~ <u>C</u>	A ¹⁴	<u>C</u>	<u>N</u>
Warehouse or Storage Facility (includes self-storage)	N	N	N	~~N~~ <u>A</u>	N	<u>A</u>	<u>N</u>
Art, Recreation and Entertainment Uses							
Active Recreation Facility (playground, golf course, pool)	N	N	A	N	N	<u>A</u>	<u>A</u>
~~Arcade (electronic games, pinball)~~ Indoor Recreation (bowling, gym, arcade, bingo, game room, movie theater, billiards)	N	N	A	~~N~~ <u>C</u>	~~N~~ <u>C</u>	<u>A</u>	<u>A</u>
~~Bingo Hall~~	~~N~~	~~N~~	~~A~~	~~N~~	~~N~~		
Boat Ramps and Slips and Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	<u>A</u> ⁸	<u>A</u> ⁸
Event Space (Banquet Hall, Community Assembly, Event Venue)	<u>N</u>	<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>
Marinas and Boat Storage Facility	N	N	N	~~N~~ <u>A</u> ⁸	N	<u>A</u>	<u>N</u>
Race Track	N	N	N	~~N~~ <u>C</u>	N	<u>A</u>	<u>N</u>
~~Youth Center (YMCA, Boy Scouts)~~	~~N~~	~~N~~	~~A~~	~~A~~	~~N~~		
Lodging Uses							
Bed and Breakfast	N	A ¹⁹	A	N	N	<u>A</u>	<u>A</u>
Rooming House	N	A	A	A	<u>A</u>	<u>A</u>	<u>A</u>
Commercial Campground	N	N	N	N	N	<u>A</u> ³⁷	<u>N</u>
Dormitory	N	A	A ²²	A ²²	A	<u>A</u> ²²	<u>A</u> ²²
Hotel	N	N	A ²¹	~~N~~ <u>A</u> ²¹	A ²¹	<u>A</u> ²¹	<u>A</u> ²¹
Motel	N	N	A	N	A	<u>A</u>	<u>A</u>
Seasonal RV Parks	N	N	N	N	N	<u>A</u> ³⁷	<u>A</u>

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if land use type not present in chart.

Other Provisions:

¹ Allowed only as a replacement unit of a manufactured home in an existing manufactured home development

² Allowable space is limited to 500 sq. ft. or less

³ Must comply with supplemental standards Section 15.9

⁴ Allowable work space limited to 500 sq. ft. per live-work unit and work component must be an allowable use

⁵ Must comply with supplemental standards Section 15.9, if applicable

⁶ Must comply with the provisions in Section 8.6.

⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)

⁸ Allowable only as an accessory use

⁹ Light manufacturing uses which have no exterior impact are allowed but limited to 15,000 sq. ft. of gross floor area

¹⁰ Must comply with provisions of Section 16.5

¹¹ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances

¹² An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.

¹³ Must also comply with the provisions of Section 15.2

¹⁴ Allowable only as an accessory use, max floor area shall not exceed 20% of the principle structure's floor area

¹⁵ Must comply with the supplementary standards of Section 15.6

¹⁶ Must comply with supplemental standards, Section 15.16

¹⁷ Must comply with supplemental standards Section 15.13

¹⁸ 2,700 Max GFA

¹⁹ Must comply with supplemental standards Section 15.17

²⁰ No outdoor repairs or repairs visible from abutting properties. No outdoor overnight storage.

²¹ Must comply with supplemental standards of Section 15.19

²² Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses

²³ Must comply with the provisions of Chapter 7, Part II of the City Code of Ordinances

²⁴ Allowable space is limited to 1000 sq. ft. or less

²⁵ Must comply with provisions of Chapter 13, if applicable

²⁶ Outdoor storage is limited to 50% of the property

²⁷ Allowed for properties within the CLR-CRD

²⁸ Outside storage is limited to 20% of the area of the building to which it is an accessory

²⁹ A temporary event permit must be obtained in accordance with section 16.6

³⁰ Must comply with supplemental standards, Section 15.5

³¹ Must comply with supplemental standards, Section 15.15

³² Outside runs allowed within the CLR and WBD MUC-ALT 19 Character District

³³ Subject to a minimum distance separation of 500 feet between any crematory and any residential property. Such distance is to be measured from the nearest outer edge or wall of the crematory facility to the nearest residential property line.

³⁴ No exterior/outdoor storage is allowed. See Manufacturing – Light in Chapter 20 Definitions.

³⁵ Must comply with supplemental standards Section 15.7

³⁶ Must comply with supplemental standards Section 15.14

³⁷ Must comply with supplemental standards Section 15.4

³⁸ Supplemental standards outlined in Section 15.17.7 do not apply

Exhibit H

Table 1: Existing Density/Intensity in the WBD-CRD

Character District/FLUM Classifications	Density (dwelling units per acre, du/a)		Intensity (floor area ratio, FAR)	
	Max Base du/a	Max Bonus du/a ¹	Max Base FAR	Max Bonus FAR ¹
Mixed-Used Corridor - WBD (MUC-WBD)	30	50*	1.0	3.0 *
Medical Arts (MA)	15	30*	1.0	2.0 *
City Home (CH)	15	30 *	0.00	NA
Neighborhood Residential (NR)	7.5	NA	0.00	NA
Institutional (I)	12.5	N/A	0.65	N/A
Recreation/Open Space (R/OS)	N/A	N/A	0.25	N/A
Transportation/Utility (T/U)	N/A	N/A	0.70	N/A
Residential/Office General (R/OG)	15	N/A	0.50	N/A
*Bonus density/intensity and height may be granted by the City Commission for properties meeting the provisions in each Character District Section.				

Table 2: Density in the WBD-CRD Based on Existing Dwelling Units per Acre Maximums

Character District/FLUM classifications	Acreage	Maximum base number of residential dwelling units (DU/A x acreage)	Maximum number of residential dwelling units with bonuses (bonus DU/A x acreage)
Mixed Use Corridor - WBD (MUC-WBD)	100.03 acres	3,009 units	5,001 units
Medical Arts (MA)	33.51 acres	502 units	1,005 units
City Home (CH)	36.34 acres	545 units	1,090 units
Neighborhood Residential (NR)	45.55 acres	341 units	N/A
Institutional (I)	5.11 acres	63* units	N/A
Recreation/Open Space (R/OS)	78.10 acres	N/A	N/A
Transportation/Utility (T/U)	5.27 acres	N/A	N/A
Residential/Office General (R/OG)	12.16 acres	182 units	N/A
Total	316.07 acres	4,642 units	7,096 units
*Residential density can only be used in the Institutional (I) land use classification for Senior Housing and Supportive Housing for Person with Special Needs			

Table 3: Intensity in the WBD-CRD Based on Existing Floor Area Ratio (FAR) Maximums

Character District/FLUM classifications	Square feet (sf)	Maximum base intensity square footage (FAR x square feet)	Maximum bonus intensity square footage (bonus FAR x square feet)
Mixed Use Corridor – WBD (MUC-WBD)	4,357,142.85 sf	4,357,142 sf	13,071,428 sf
Medical Arts (MA)	1,459,912.67 sf	1,459,912 sf	2,919,825 sf
City Home (CH)	1,582,987.69 sf	N/A	N/A
Neighborhood Residential (NR)	1,984,040.16 sf	N/A	N/A
Institutional (I)	222,569.97 sf	144,670 sf	N/A
Recreation/Open Space (R/OS)	3,401,991.57 sf	850,497 sf	N/A
Transportation/Utility (T/U)	229,655.64 sf	160,758 sf	N/A
Residential/Office General (R/OG)	528,854.70 sf	264,427 sf	N/A
Total	13,767,155.25 sf	7,237,406 sf	15,991,253 sf

Table 4: Proposed Density/Intensity in the WBD-CRD

Character District/FLUM Classifications	Density		Intensity	
	Max Base du/a	Max du/a with Bonus	Max Base FAR	Max FAR with Bonus
Mixed Use Corridor – Alt 19 (MUC-ALT 19)	60	120	2.0	4.0
Mixed Used Corridor-WBD (MUC-WBD)	60	120	2.0	4.0
Medical Arts (MA)	45	90	1.5	4.0
City Home (CH)	30	60	0.50	1.0
Neighborhood Residential (NR)	10	30	N/A	N/A
Institutional (I)	12.5	N/A	0.65	N/A
Recreation/Open Space (R/OS)	N/A	N/A	0.25	N/A
Transportation/Utility (T/U)	N/A	N/A	0.70	N/A
Residential/Office General (R/OG)	15	N/A	0.50	N/A

Table 5: Density in the WBD-CRD Based on Proposed Dwelling Unit per Acre Maximums

Character District/FLUM classifications	Acreage	Maximum base number of residential dwelling units (DU/A x acreage)	Maximum number of residential dwelling units with bonuses (bonus DU/A x acreage)
Mixed Use Corridor – Alt 19 (MUC-ALT 19)	23.60 acres	1,416 units	2,832 units
Mixed Use Corridor-WBD (MUC-WBD)	76.93 acres	4,615 units	9,231 units
Medical Arts (MA)	33.51 acres	1,507 units	3,015 units
City Home (CH)	35.84 acres	1,075 units	2,150 units
Neighborhood Residential (NR)	45.55 acres	455 units	1,366 units
Institutional (I)	5.11 acres	63* units	N/A
Recreation/Open Space (R/OS)	78.10 acres	N/A	N/A
Transportation/Utility (T/U)	5.27 acres	N/A	N/A
Residential/Office General (R/OG)	12.16 acres	182 units	N/A
Total	316.07 acres	9,313 units	16,444 sf
*Residential density can only be used in the Institutional (I) land use classification for Senior Housing and Supportive Housing for Person with Special Needs			

Table 6: Intensity in the WBD-CRD Based on Proposed Floor Area Ratio (FAR) Maximums

Character District/FLUM classifications	Square feet (ft)	Maximum base intensity square footage (FAR x square feet)	Maximum bonus intensity square footage (bonus FAR x square feet)
Mixed Use Corridor – Alt 19 (MUC-ALT 19)	1,028,016 sf	2,056,032 sf	4,112,064 sf
Mixed Use Corridor-WBD (MUC-WBD)	3,351,070.8 sf	6,702,141 sf	13,404,283 sf
Medical Arts (MA)	1,459,912.67 sf	2,189,869 sf	5,839,650 sf
City Home (CH)	1,561,190.4 sf	780,595 sf	1,561,190 sf
Neighborhood Residential (NR)	1,984,040.16 sf	N/A	N/A
Institutional (I)	222,569.97 sf	144,670 sf	N/A
Recreation/Open Space (R/OS)	3,401,991.57 sf	850,497 sf	N/A
Transportation/Utility (T/U)	229,655.64 sf	160,758 sf	N/A
Residential/Office General (R/OG)	528,854.70 sf	264,427 sf	N/A
Total	13,767,302 sf	13,148,989 sf	24,917,187 sf



City Commission Directive
Tuesday, March 3, 2026
Commission Chambers @ 6:00 p.m.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Monsignor Robert Morris, St. Catherine of Siena Catholic Church

A. CEREMONIAL

1. Women's History Month Proclamation
2. Government Finance Professionals Week Proclamation

B. CITIZEN COMMENT

C. APPROVAL OF AGENDA/MINUTES

3. Approval Of Agenda - Regular Meeting of March 3, 2026 - **APPROVED AS AMENDED 6-0 (DIBRIZZI ABSENT)**
4. Approval Of Minutes – Regular Meeting of February 17, 2026 - **APPROVED 6-0 (DIBRIZZI ABSENT)**

D. CONSENT DOCKET

(Previously budgeted or administrative matters that require approval by the City Commission.) - **APPROVED AS AMENDED 6-0 (DIBRIZZI ABSENT)**

5. Approval Of The Lease Amendment Between The City Of Largo And Pappas Fresh Greek - **APPROVED 4-2 (SMITH, HOLMES NAY; DIBRIZZI ABSENT)**
6. Resolution No. 2456 - Ratifying An Application Through The FY25 State And Local Government Cybersecurity Grant Program In An Amount Up To \$45,360
7. Resolution 2457 - Adopting The City Of Largo Clean Water Facilities Plan
8. Approval Of Fiscal Year 2026 Funding For Scope And Fee For Resident Project Representative Services By Brown And Caldwell For Lift Station 19, In Accordance With Professional Services Agreement RFQ No. 24-Q-798, In The Estimated Amount Of \$311,266
9. Approval Of Fiscal Year 2026 Funding For Scope And Fee For Resident Project Representative Services By Brown And Caldwell For Lift Station 26, In Accordance With Professional Services Agreement RFQ No. 24-Q-798, In The Estimated Amount Of \$245,700
10. Approval Of Settlement Of The Lawsuit Styled Adriana Luque Vs. City of Largo, Et Al. In The Amount Of \$26,724.76
11. Approval Of Additional Funding For Change Order #6 To Sourcwell Contract Number

092920-EJW, To Purchase Fleet Fuel Management Hardware And Installation From E.J. Ward, Inc. In The Estimated Amount Of \$99,100

12. Award Of Scope And Fee To Stantec Consulting Services, Inc. For Final Design Of The Downtown Multimodal Connectivity - Pinellas Trail At 4th Ave NW to Downtown CIP Project, 24-Q-798, In The Amount Of \$111,000, With An Owner Contingency Allowance of \$39,000, For An Estimated Total Of \$150,000
13. Authorization To Purchase Two Vehicles For The Special Operations Unit Within the Police Department Not To Exceed The Amount Of \$90,000 Using State Forfeiture Funds
14. Authorization To Purchase Multiple Replacement Vehicles From Duval Ford In The Estimated Amount Of \$774,961 In Accordance With The Florida Sheriffs Association Contract No. FSA25-VEL-33
15. Authorization To Purchase Seven (7) Replacement Vehicles For Multiple Departments From Garber Chevrolet In Accordance with the Florida Sheriff's Association Contract Number FSA25-VEL33.0, In The Estimated Amount Of \$274,663

E. PUBLIC HEARINGS

(Procedure for Public hearings: staff presentation; reading of Ordinance title; public hearing; questions/discussion; City Commission action.)

16. Ordinance No. 2026-08 - First Reading - FLUMA-25-0004 - Clearwater-Largo Road Community Redevelopment District Future Land Use Map Amendment - **APPROVED 6-0 (DIBRIZZI ABSENT), SECOND P/H AFTER FORWARD PINELLAS REVIEW**

F. LEGISLATIVE MATTERS

(Procedure for legislative matters: staff presentation; public input; City Commission questions/discussion; City Commission action.)

17. Ordinance No. 2026-09 - First Reading - FLUMA-25-0005 - West Bay Drive Community Redevelopment District Future Land Use Map Amendment - **APPROVED 6-0 (DIBRIZZI ABSENT), P/H AFTER FORWARD PINELLAS REVIEW**
18. Ordinance No. 2026-07 - First Reading - CDCA-25-0009 - Clearwater-Largo Road and West Bay Drive Community Redevelopment District Standards - **APPROVED 6-0 (DIBRIZZI ABSENT), P/H AFTER FORWARD PINELLAS REVIEW**
19. Approval Of Change Order No. 10 To RFQ No. 20-Q-698 With Biltmore Construction Company, For The Horizon Construction Project Owner Contingency, In The Estimated Amount Of \$500,000 - **APPROVED 5-1 (SMITH NAY, DIBRIZZI ABSENT)**

G. STAFF REPORTS

(Information only, may require City Commission direction by consensus - but does not require formal action by the City Commission. Public input will not be accepted.)

None

H. ITEMS FROM CITY ATTORNEY, COMMISSION, MAYOR, CITY MANAGER

ACTION ITEMS

None

To View Updates:

[Largo - Document Center](#)

I. ADJOURNMENT

Any invocation offered at the start of the City Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the City Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission, and the City Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

City Commission

AGENDA ITEM REPORT



Meeting: City Commission - 03 Mar 2026
Presenter: Whitney Clark, Community Development
Staff Whitney Clark, Planner I
Contact:

Ext. 7233

wclark@largo.com

TITLE

Ordinance No. 2026-09 - First Reading - FLUMA-25-0005 - West Bay Drive Community Redevelopment District Future Land Use Map Amendment

SUMMARY:

The City of Largo is initiating a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) to change the character district classification of twenty (20) properties within the West Bay Drive Community Redevelopment District (WBD-CRD) from Mixed Use Corridor (MUC) to a new character district classification of Mixed Use Corridor – Alternate 19 (MUC-ALT19). The amendment also proposes to change the character district classification of the property located at 810 1st Avenue Northwest (PIN: 33-29-15-85194-000-0070) from City Home (CH) and Mixed Use Corridor (MUC) to MUC.

The City Commission approved the creation of the West Bay Drive Community Redevelopment District (WBD-CRD) for Downtown Largo in 2009. The goal of this district is to activate the downtown area by encouraging the development of a dense, vibrant community with spaces to live, work, and play. To further enhance multimodal connectivity and incentivize redevelopment in Downtown Largo, the City adopted the Downtown Multimodal Activity Center (DMAC) Plan in 2010. The project area, as shown in Exhibit A, lies within the boundaries of both the WBD-CRD and the DMAC and is primarily centered around the intersection of Missouri Avenue/Seminole Boulevard (Alternate U.S. Highway 19) and West/East Bay Drive (State Road 686).

In 2022, Forward Pinellas, in collaboration with the City of Largo and several other local governments in Pinellas County, developed a corridor vision plan for Alternate US 19 titled Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor. To ensure the plan's recommendations aligned with the unique character of each community, the corridor was divided into four segments with Segment 3 including properties located within the City of Largo. The portion of Alternate US 19 within the city overlaps with four key areas: the Largo Mall Activity Center (LMAC), the West Bay Drive Community Redevelopment District (WBD-CRD), the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) expansion area, and the Downtown Multimodal Activity Center (DMAC).

Each of these areas contains intersections identified as potential hubs for future transit service along the corridor, with the Downtown Largo station area, centered at the intersection of West/East Bay Drive and Alternate US 19, recognized as having the highest redevelopment potential. The vision for this area includes vertically integrated, mixed use development with active ground-floor uses such as retail, offices, and residential units above, creating a dense, walkable, and urban environment.

Most of the properties subject to this ordinance (Ordinance No. 2026-09) are currently within the Mixed Use Corridor (MUC) character district in the WBD-CRD, which currently permits some of the highest development densities and intensities citywide. In alignment with the Advantage Alt 19 vision and the WBD-CRD Plan, this ordinance proposes to amend the City of Largo Future Land Use Map to reclassify the subject properties from MUC to a newly created character district: Mixed Use Corridor – Alternate 19 (MUC-ALT 19). This new character district is intended to support even greater development potential and further the corridor's transformation into a vibrant, urban center.

It should be noted that the character district of the property located at 810 1st Avenue Northwest is also proposed to be amended through Ordinance No. 2026-09 as it has a split land use classification. Property records indicate that the subject site was previously two separate parcels with two different character district classifications at the time of the initial WBD-CRD adoption. Since the site has been consolidated, the property now has two separate character districts of City

Home (CH) and Mixed Use Corridor (MUC). To ensure that development standards and regulations are applied equally to the whole parcel, staff are proposing to reclassify the subject site from CH and MUC to MUC.

An amendment to the City of Largo Comprehensive Development Code (CDC) is proposed in conjunction with the subject FLUMA to codify development standards associated with the new MUC-ALT 19 character district.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2026-09 ON FIRST READING, TRANSMIT THE AMENDMENT TO FORWARD PINELLAS FOR A CONSISTENCY REVIEW, AND SCHEDULE A SECOND READING AND PUBLIC HEARING.

ATTACHMENTS:

[Ordinance No. 2026-09](#)

[Exhibits A,B,C,D, and E](#)

[Business Impact Estimate](#)

[FLUMA-25-0005 Approved Planning Board Staff Report](#)

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO RECLASSIFY THE WITHIN DESCRIBED TRACTS OF LAND LOCATED ALONG THE INTERSECTION OF MISSOURI AVENUE/SEMINOLE BOULEVARD (U.S. HIGHWAY 19 ALTERNATE) AND BAY DRIVE (STATE ROAD 686), FROM THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT (WBD-CRD) MIXED USE CORRIDOR (MUC) CHARACTER DISTRICT TO WBD-CRD MIXED USE CORRIDOR – ALTERNATE 19 (MUC-ALT 19) CHARACTER DISTRICT; RECLASSIFYING THE PROPERTY LOCATED AT 810 1ST AVENUE NORTHWEST FROM THE WBD-CRD CITY HOME (CH) AND WBD-CRD MUC CHARACTER DISTRICTS TO THE WBD-CRD MUC CHARACTER DISTRICT; AND AMENDING THE CITY FUTURE LAND USE MAP ON FILE WITH THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and

WHEREAS, Chapter 163, Section 163.3184, Florida Statutes, provides the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, public hearings have been held in consideration of the City's request to amend the City of Largo Comprehensive Plan Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the City of Largo has requested an amendment of the Countywide Future Land Use Plan, for consistency, as identified in this ordinance pursuant to the Countywide Plan Rules.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS:

Section 1. That pursuant to the Forward Pinellas Countywide Rules, and Chapter 163, Part II, Florida Statutes, the following described tracts of land are re-designated on the City of Largo Future Land Use Map, as depicted in Exhibits A, B, C, and D, attached to this ordinance:

- (a) The tracts located along the intersection of Missouri Avenue/Seminole Boulevard (U.S. Highway 19 Alternate) and Bay Drive (State Road 686) are reclassified from West Bay Drive Community Redevelopment District (WBD-CRD) Mixed Use Corridor (MUC) Character District to WBD-CRD Mixed Use Corridor – Alternate 19 (MUC-ALT 19) Character District.
- (b) An approximately 0.51 acre property located at 810 1st Avenue Northwest is reclassified from the WBD-CRD City Home (CH) and WBD-CRD MUC Character Districts to the WBD-CRD MUC Character District.

Section 2. That the Future Land Use Map on file in the office of the City Clerk is amended in accordance with the provisions of this ordinance.

Section 3. That it is the intention of the City Commission of the City of Largo that each provision of this ordinance be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

Section 4. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this plan amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders, development permits, or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Mayor

REVIEWED AND APPROVED:

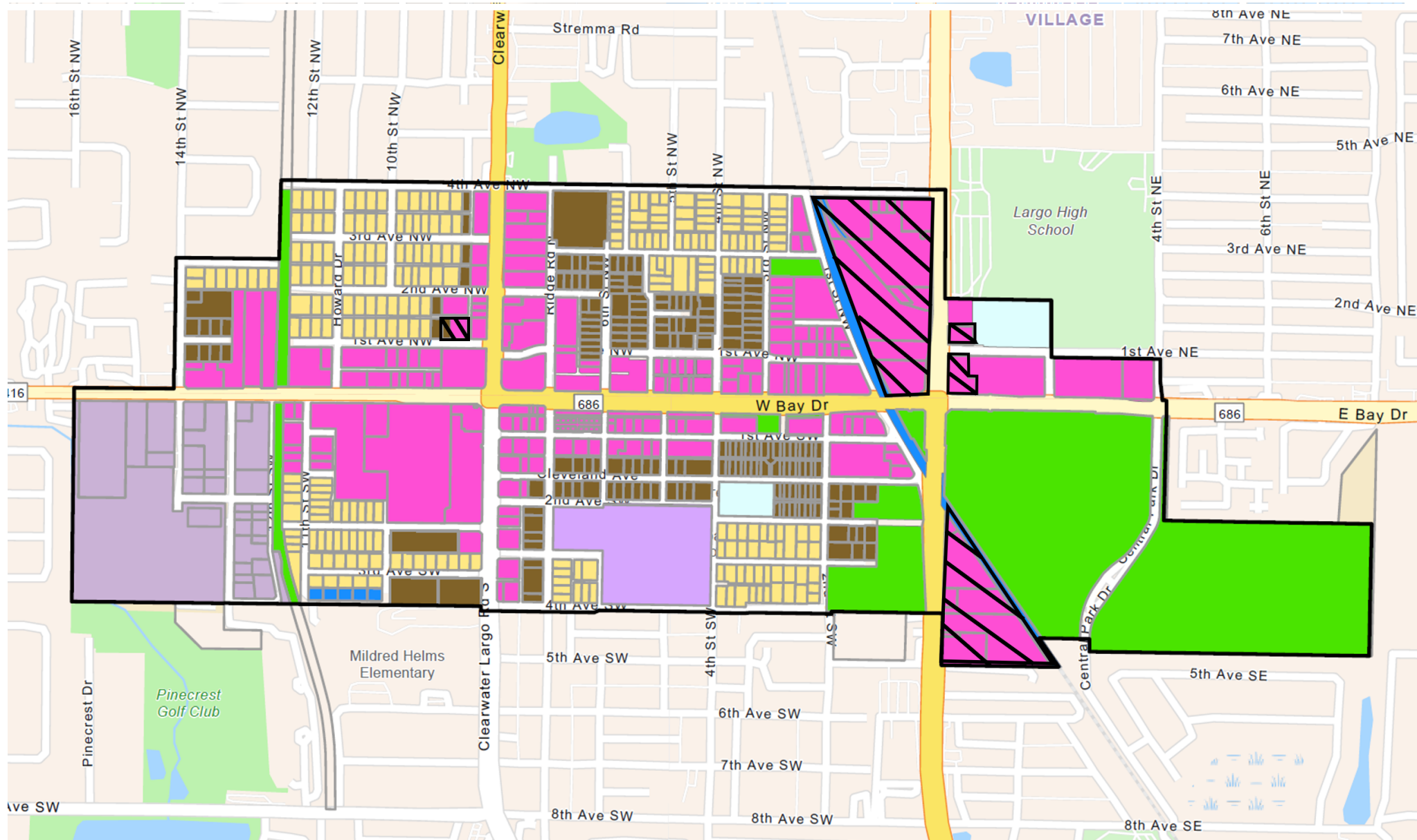


City Attorney

ATTEST:

City Clerk

Exhibit A: West Bay Drive CRD Existing Character Districts & Other Land Uses



Categories

West Bay Drive CRD Character Districts

- Mixed Use Corridor (MUC)
- Medical Arts (MA)
- City Home (CH)
- Neighborhood Residential (NR)

Other Land Uses

- Institutional (I)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Transportation/Utility (T/U)

West Bay Drive Community Redevelopment District (WBD-CRD) Boundaries

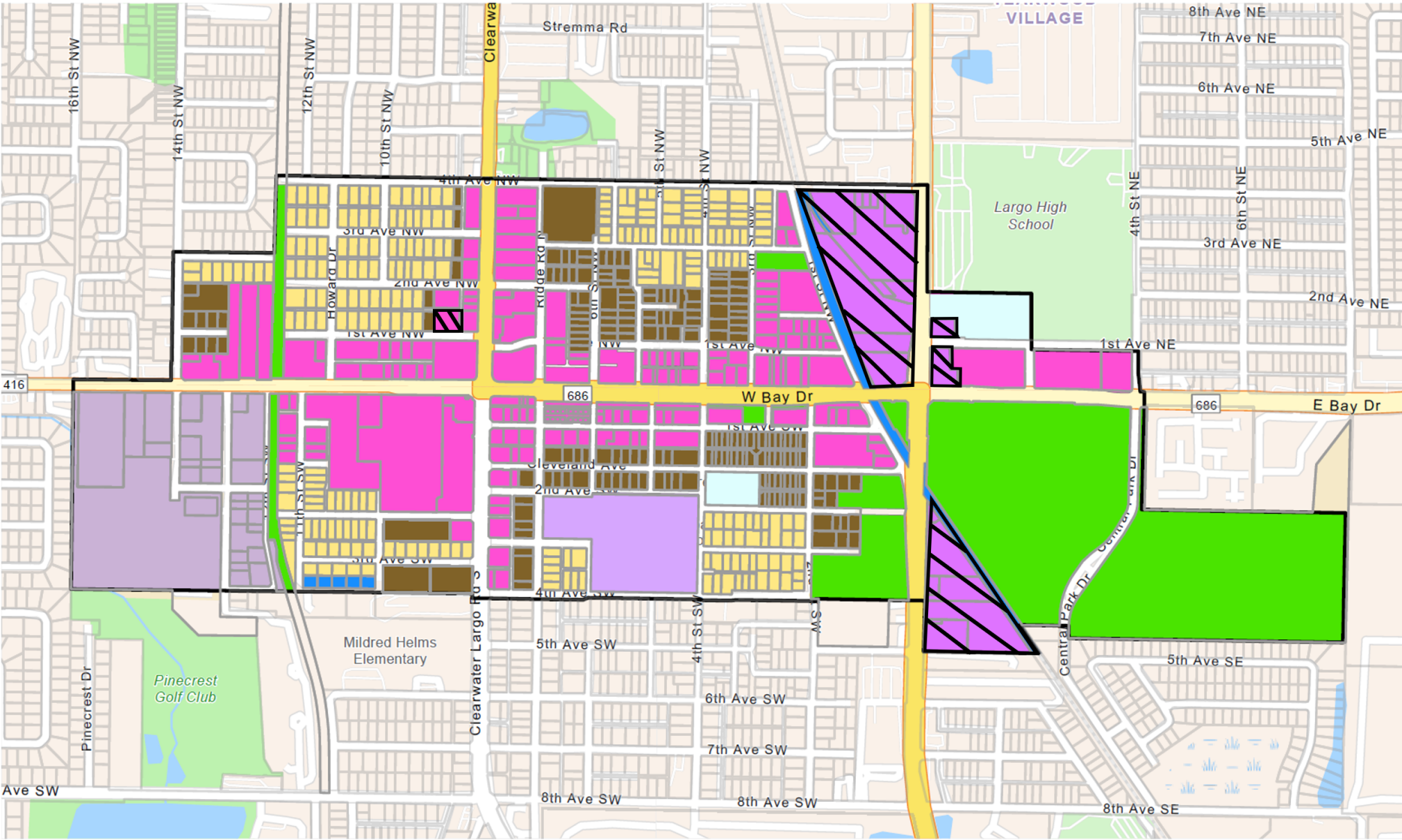
Amendment Area

0 500 1,000 2,000
Feet

N



Exhibit B: West Bay Drive CRD Proposed Character Districts & Other Land Uses



Categories

West Bay Drive CRD Character Districts

- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)
- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC-ALT 19)

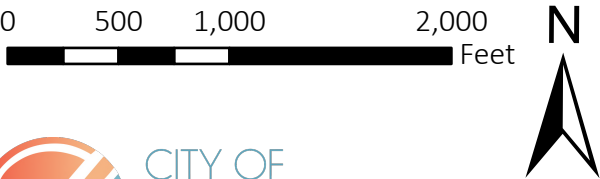
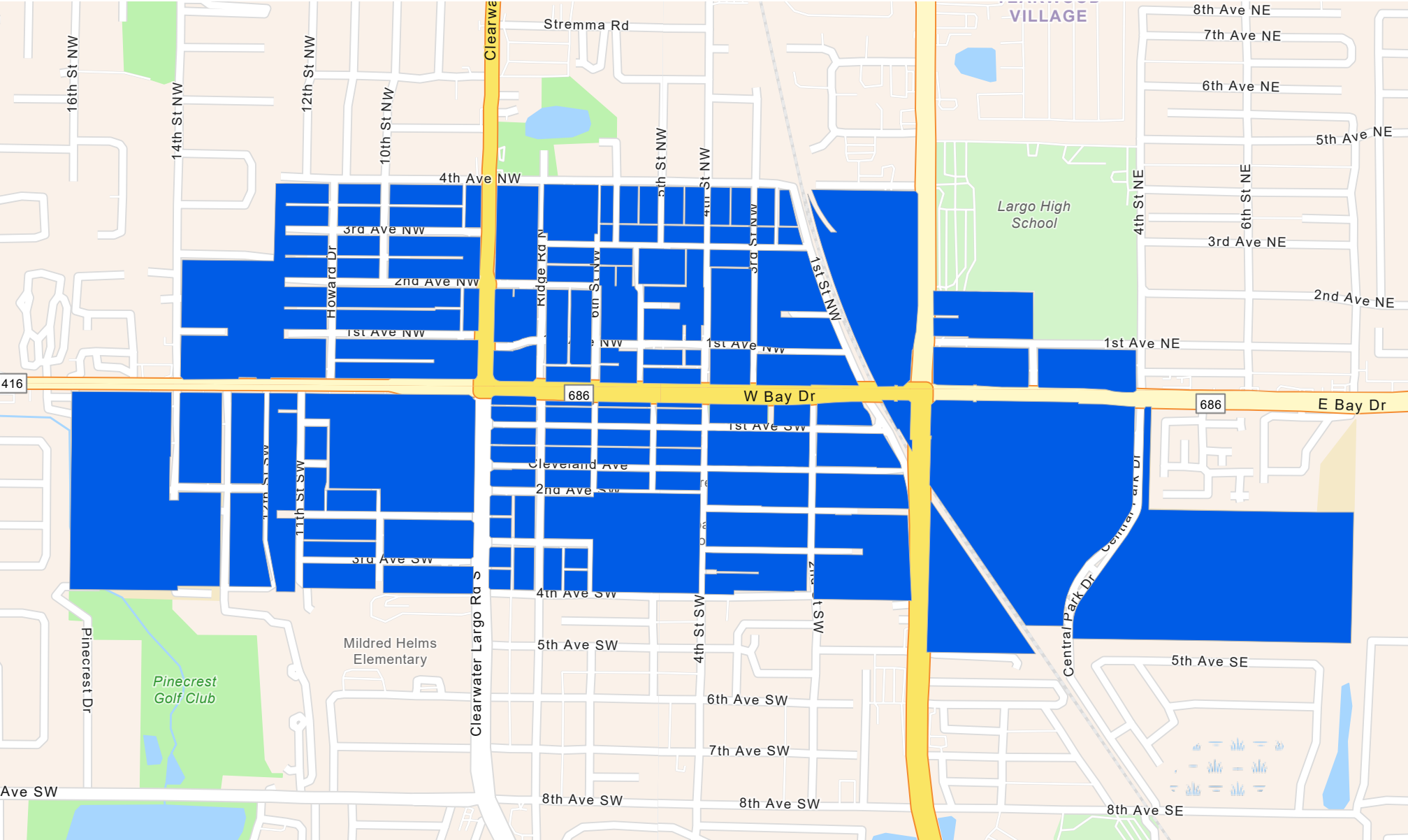
Other Land Uses

- Institutional (I)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Transportation/Utility (T/U)

- West Bay Drive CRD Boundary
- Amendment Area



Exhibit C: West Bay Drive CRD Existing and Proposed Countywide Plan Map Categories

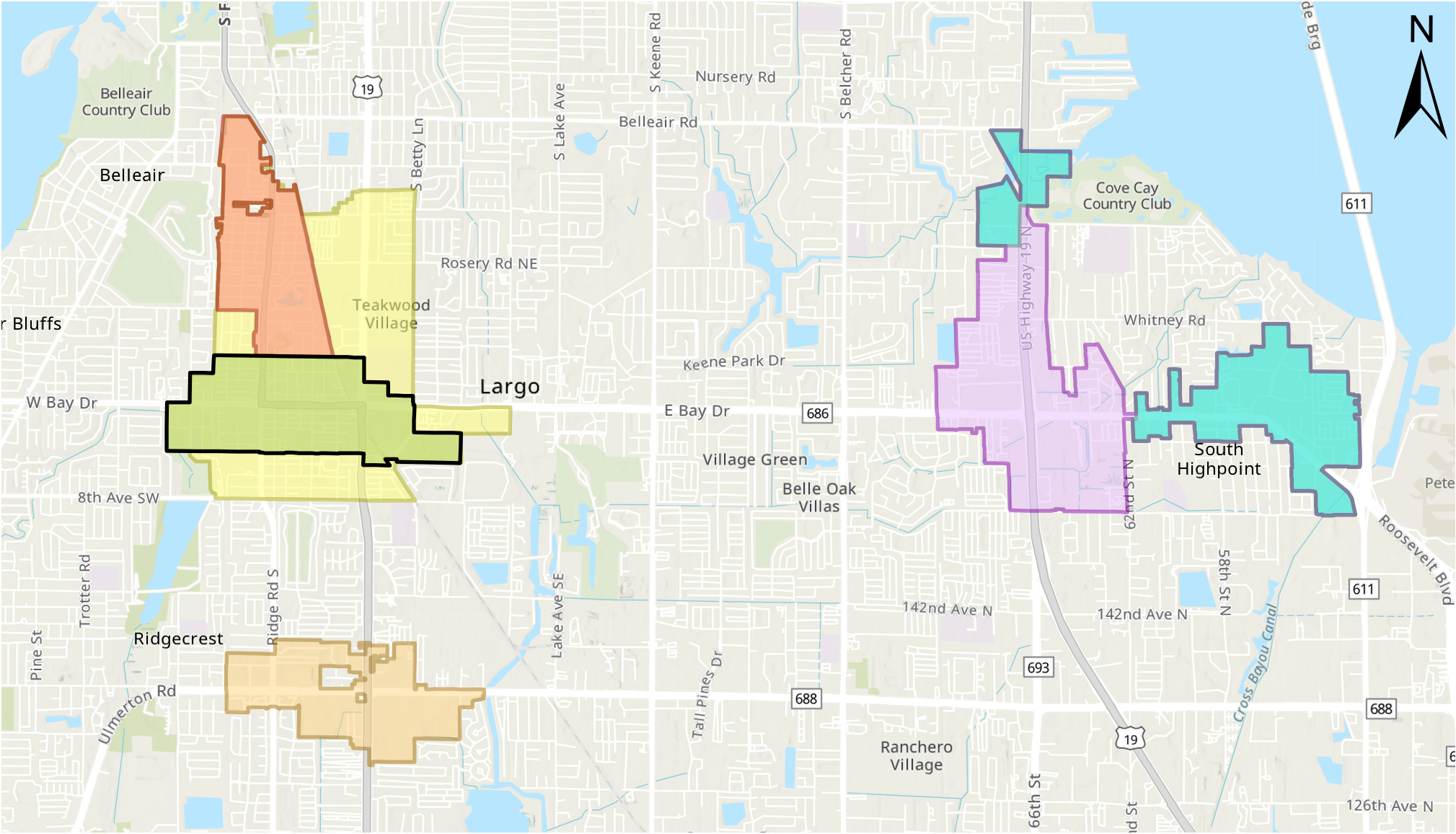


Countywide Plan Map Categories

 Activity Center (AC)



Exhibit D: City of Largo Activity Centers and Multimodal Corridors



Activity Centers and Multimodal Corridors

-  LargoTri-City Multimodal Corridor (LTC-MMC)
-  LargoTri-City Activity Center (LTC-AC)
-  Largo Mall Activity Center (LMAC)

-  Downtown Multimodal Activity Center (DMAC)
-  Clearwater-Largo Road Community Redevelopment District (CLR-CRD)
-  West Bay Drive Community Redevelopment District (WBD-CRD)



Parcel_ID	Full_Site_Address_Line_1	Acreage	Character District
34-29-15-00000-420-0900	394 SEMINOLE BLVD LARGO FL 33770	1.2471	MUC - ALT 19 WBD
34-29-15-00000-240-0900	211 MISSOURI AVE N LARGO FL 33770	0.5327	MUC - ALT 19 WBD
34-29-15-00684-000-0220	105 4TH AVE NW # A LARGO FL 33770	0.1158	MUC - ALT 19 WBD
34-29-15-00000-430-0100	404 SEMINOLE BLVD LARGO FL 33770	3.0712	MUC - ALT 19 WBD
34-29-15-00684-000-0230	109 4TH AVE NW LARGO FL 33770	1.6294	MUC - ALT 19 WBD
34-29-15-45201-000-0010	206 SEMINOLE BLVD LARGO FL 33770	0.1496	MUC - ALT 19 WBD
34-29-15-00684-000-0210	101 4TH AVE NW LARGO FL 33770	0.1154	MUC - ALT 19 WBD
34-29-15-27126-002-0140	102 MISSOURI AVE N LARGO FL 33770	0.4353	MUC - ALT 19 WBD
34-29-15-00000-240-0810	MISSOURI AVE LARGO FL 33770	0.1758	MUC - ALT 19 WBD
34-29-15-27126-003-0110	10 MISSOURI AVE N	0.8536	MUC - ALT 19 WBD
34-29-15-00000-240-0100	311 MISSOURI AVE N LARGO FL 33770	4.0296	MUC - ALT 19 WBD
34-29-15-00000-430-0300	450 SEMINOLE BLVD LARGO FL 33770	1.2886	MUC - ALT 19 WBD
34-29-15-20188-000-0010	51 MISSOURI AVE N LARGO FL 33770	1.3660	MUC - ALT 19 WBD
34-29-15-73180-000-0010	199 MISSOURI AVE N LARGO FL 33770	4.3001	MUC - ALT 19 WBD
34-29-15-45201-000-0020	210 SEMINOLE BLVD LARGO FL 33770	1.8068	MUC - ALT 19 WBD
34-29-15-52370-000-0010	351 MISSOURI AVE N LARGO FL 33770	0.9954	MUC - ALT 19 WBD
34-29-15-20188-000-0020	111 MISSOURI AVE N LARGO FL 33770	1.0614	MUC - ALT 19 WBD
34-29-15-00000-420-0800	380 SEMINOLE BLVD LARGO FL 33770	0.2478	MUC - ALT 19 WBD
34-29-15-00684-000-0200	95 4TH AVE NW LARGO FL 33770	0.1156	MUC - ALT 19 WBD
34-29-15-00000-430-0200	440 SEMINOLE BLVD LARGO FL 33770	0.0666	MUC - ALT 19 WBD
33-29-15-85194-000-0070	810 1ST AVE NW LARGO FL 33770	0.5100	MUC - WBD

Total Acreage: 24.1138
Total Parcels: 21 Parcels

City of Largo

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 2026-09 – AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO RECLASSIFY CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED ALONG THE INTERSECTION OF MISSOURI AVENUE/SEMINOLE BOULEVARD (U.S. HIGHWAY 19 ALTERNATE) AND BAY DRIVE (STATE ROAD 686), FROM THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT (WBD-CRD) MIXED USE CORRIDOR (MUC) CHARACTER DISTRICT TO WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT (WBD-CRD) MIXED USE CORRIDOR – ALTERNATE 19 (MUC-ALT 19) CHARACTER DISTRICT; RECLASSIFYING THE PROPERTY LOCATED AT 810 1ST AVENUE NORTHWEST FROM THE WBD-CRD CITY HOME (CH) AND WBD-CRD MUC CHARACTER DISTRICTS TO THE WBD-CRD MUC CHARACTER DISTRICT; AND AMENDING THE CITY FUTURE LAND USE MAP ON FILE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;

- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

N/A

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

In 2022, Forward Pinellas, in collaboration with the City of Largo and several other local governments in Pinellas County, developed a corridor vision plan for Alternate U.S. 19 titled *Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor*. One of the primary goals of the plan was to establish a strategy that encourages investment along the corridor to benefit those who live, work, and visit the area.

To ensure the plan's recommendations aligned with the unique character of each community, the corridor was divided into four segments, with Segment 3 including properties located within the City of Largo. The portion of Alternate U.S. 19 within the city overlaps with three key areas: the Largo Mall Activity Center (LMAC), the West Bay Drive Community Redevelopment District (WBD-CRD), and the Downtown Multimodal Activity Center (DMAC).

Each of these areas contains intersections identified as potential hubs for future transit service along the corridor, with the Downtown Largo station area, centered at the intersection of West/East Bay Drive and Alternate U.S. 19, recognized as having the highest redevelopment potential. The vision for this area includes vertically integrated, mixed-use development with active ground-floor uses (such as retail), offices, and residential units above, creating a dense, walkable, and urban environment.

Most of the properties subject to this ordinance (Ordinance No. 2026-09) are currently designated as part of the Mixed Use Corridor (MUC) character district within the City of Largo's WBD-CRD, which already permits some of the highest development densities and intensities citywide. In alignment with the Advantage Alt 19 vision and the WBD-CRD Plan, this ordinance proposes to amend the City of Largo Future Land Use Map to reclassify the subject properties from MUC to a newly created character district: Mixed Use Corridor – Alternate 19 (MUC-ALT 19). This new character district is intended to support even greater development potential and further the corridor's transformation into a vibrant, urban center.

When reviewing the existing Future Land Use Map, staff identified a parcel that had been combined since the original boundaries of the WBD-CRD were adopted, resulting in the property having a split FLUM/character district classification. To rectify this, staff are proposing to amend the FLUM/character district classification of an approximately 0.51 acre parcel located at 801 1st Avenue Northwest from WBD-CRD City Home (CH) and WBD-CRD MUC to WBD-CRD MUC.

Ultimately, this ordinance serves the public health, safety, and welfare of the City by supporting walkable mixed use environments, encouraging mobility improvements, and guiding future growth in a manner that is consistent with the City's goals.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

No additional fees would be associated with these policy changes.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

The ordinance proposes to amend the Future Land Use Map classification for 21 properties located within the boundaries of the West Bay Drive Community Redevelopment District (WBD-CRD). In conjunction with this amendment, the City of Largo is also proposing a revision to the Comprehensive Development Code (CDC) to establish development standards for the new Mixed Use Corridor – Alternate 19 (MUC-ALT 19) character district. While the MUC-ALT 19 district will retain many of the same standards applicable to the existing Mixed Use Corridor (MUC) designation, it will allow for increased densities and intensities. Businesses located on the affected properties may be subject to future development regulations under the new district; however, the ordinance is not expected to adversely impact the current operations of any existing businesses.

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

N/A

Reviewed and Approved:



City Attorney's Office

FLUM Amendment PLANNING STAFF REPORT



Planning and Development Services Division | 201 Highland Avenue, P.O. Box 296, Largo, FL 33779
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Memo Date: Jan 16, 2026
To: Community Development
Staff Contact: Whitney Clark, Planner I
Subject/Case: FLUMA-25-0005 (Ordinance No. 2026-09) West Bay Drive Community Redevelopment District Future Land Use Map Amendment

Agenda Date: Planning Board - 05 Feb 2026

INTRODUCTION:

The City of Largo is initiating a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) to change the character district classification of twenty (20) properties within the West Bay Drive Community Redevelopment District (WBD-CRD) from Mixed Use Corridor (MUC) to a new character district classification of Mixed Use Corridor – Alternate 19 (MUC-ALT19). The amendment also proposes to change the character district classification of the property located at 810 1st Avenue Northwest (PIN: 33-29-15-85194-000-0070) from City Home (CH) and Mixed Use Corridor (MUC) to MUC.

An amendment to the City of Largo Comprehensive Development Code (CDC) is proposed in conjunction with the subject FLUMA to codify development standards associated with the new MUC-ALT 19 character district.

PURPOSE AND INTENT / BACKGROUND:

The City of Largo Commission approved the creation of the West Bay Drive Community Redevelopment District (WBD-CRD) for Downtown Largo in 2009. The goal of this district is to activate the downtown area by encouraging the development of a dense, vibrant community with spaces to live, work, and play. To further enhance multimodal connectivity and incentivize redevelopment in Downtown Largo, the City adopted the Downtown Multimodal Activity Center (DMAC) Plan in 2010. The project area, as shown in Exhibit A, lies within the boundaries of both the WBD-CRD and the DMAC and is primarily centered around the intersection of Missouri Avenue/Seminole Boulevard (Alternate US Highway 19) and West/East Bay Drive (State Road 686).

In 2022, Forward Pinellas, in collaboration with the City of Largo and several other local governments in Pinellas County, developed a corridor vision plan for Alternate US 19 titled *Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor*. To ensure the plan's recommendations aligned with the unique character of each community, the corridor was divided into four segments with Segment 3 including properties located within the City of Largo. The portion of Alternate US 19 within the city overlaps with four key areas: the Largo Mall Activity Center (LMAC), the West Bay Drive Community Redevelopment District (WBD-CRD), the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) expansion area, and the Downtown Multimodal Activity Center (DMAC).

Each of these areas contains intersections identified as potential hubs for future transit service along the corridor, with the Downtown Largo station area, centered at the intersection of West/East Bay Drive and Alternate US 19, recognized as having the highest redevelopment potential. The vision for this area includes vertically integrated, mixed use development with active ground-floor uses such as retail, offices, and residential units above, creating a dense, walkable, and urban environment.

Most of the properties subject to this ordinance (Ordinance No. 2026-09) are currently within the Mixed Use Corridor (MUC) character district in the WBD-CRD, which currently permits some of the highest development densities and intensities citywide. In alignment with the Advantage Alt 19 vision and the WBD-CRD Plan, this ordinance proposes to amend the City of Largo Future Land Use Map to reclassify the subject properties from MUC to a newly created character district: Mixed Use Corridor – Alternate 19 (MUC-ALT 19). This new character district is intended to support even greater development potential and further the corridor's transformation into a vibrant, urban center.

It should be noted that the character district of the property located at 810 1st Avenue Northwest is also proposed to be amended through Ordinance No. 2026-09 as it has a split land use classification. Property records indicate that the subject site was previously two separate parcels with two different character district classifications at the time of the initial WBD-CRD adoption. Since the site has been consolidated, the property now has two separate character districts of City Home (CH) and Mixed Use Corridor (MUC). To ensure that development standards and regulations are applied equally to the whole parcel, staff are proposing to reclassify the subject site from CH and MUC to MUC.

APPLICABLE CDC CHAPTERS/SECTIONS:

Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment
Chapter 5: Land Use Classification
Chapter 6: Allowable Uses, Table 6-2
Chapter 7: Special Designations and Overlays
Chapter 8: General Development Standards and Impact Fees
Chapter 9: Access Management, Traffic Circulation and Parking Standards
Chapter 10: Landscape Standards
Chapter 12: Sign Standards
Chapter 15: Supplemental Standards
Chapter 16: Accessory Uses
Chapter 20: Definitions

APPLICANT INFORMATION:

NAME: City of Largo
ADDRESS: PO BOX 296
CITY/STATE/ZIP CODE: Largo, FL 33779

SITE INFORMATION:

See Exhibit E.

EXISTING LAND USE AND FLUM OF ADJACENT PROPERTIES:

The amendment area is characterized by a mix of commercial uses including convenience stores, self-storage facilities, home improvement stores, drive-through restaurants, hotels, auto repair shops, medium density residential, and indoor recreation facilities. The amendment area can be divided into three distinct subareas:

1. Southeastern WBD-CRD Subarea – Located east of Alternate US Highway 19 and south of East Bay Drive. Community resources such as Largo Central Park, Bayhead Action Park, and a post office are located immediately adjacent to this subarea. Several low- to medium-density residential neighborhoods are also located in close proximity.
2. Northeastern WBD-CRD Subarea – Located west of Alternate US Highway 19 and north of West Bay Drive. The expanded boundaries of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) are located to the north. A CSX rail line runs along the eastern boundary of this subarea.
3. 810 1st Avenue Northwest Subarea – Located west of Clearwater-Largo Road and north of West Bay Drive. This site is currently developed with several low-density residential structures. Properties to the east are within the WBD Mixed Use Corridor (WBD-MUC) character district, while properties to the west are designated City Home (CH) or Neighborhood Residential (NR).

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

CRD 09-01: West Bay Drive Community Redevelopment District Plan Adoption (Ordinance No. 2009-31) – Approved April 20, 2010

CPTA18-01: Adoption of City of Largo Comprehensive Plan: Forwarding Our Future 2040 (Ord. No. 2018-21) – Approved July 17, 2018

Community Redevelopment District Plan Amendment – 2025: Approval of an Amendment to the West Bay Drive Community Redevelopment District Plan (Ordinance No. 2025-22) – Approved July 1, 2025

COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

The proposed future land use change was evaluated for the extent to which the request complies with Section 163.3187 of the Florida Statutes, City of Largo Comprehensive Plan: Forwarding Our Future 2040 and the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

A. Consistency: Comprehensive Plan Amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Chapter 163, Part II, Florida Statutes and the Countywide Rules.

I. Consistency with Comprehensive Plan: Forwarding Our Future 2040:

In the City of Largo Comprehensive Plan, Map 3 – Activity Centers and Special Corridors, shows the project area within the boundaries of the West Bay Drive Community Redevelopment District (WBD-CRD). Table FLUE-1 in the Comprehensive Plan describes the Community Redevelopment District (CRD) classification as, “generally appropriate to community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for the community; and to specific target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified and set forth in a special area plan.”

Future Land Use Element (FLUE), Policy 1.1.1 of the City of Largo Comprehensive Plan requires that the City maintain consistency with the Future Land Use Map (Map 1) and the Countywide Plan Map. The proposed FLUMA does not seek to modify the underlying City of Largo Future Land Use Map (FLUM) classification of the subject properties from Community Redevelopment District (CRD), nor does it propose any change to the Countywide Plan Map category of Activity Center (AC). Rather, the proposed amendment is only proposing the adoption of the new WBD-CRD MUC-ALT 19 Character District for the properties adjacent to the intersection of Alternate 19 and East/West Bay Drive as well as the reclassification of the property located at 810 1st Avenue Northwest from the CH and MUC character districts to only MUC. These changes intend to strengthen alignment between the FLUM, and the goals, objectives, and policies outlined within the Comprehensive Plan as well as the vision of the WBD-CRD Plan.

The proposed MUC ALT-19 character district is consistent with Economic Development (ED) Element Objective 3.1 of the Comprehensive Plan, which encourages redevelopment of within CRDs to foster walkable, connected, and vibrant communities. Within the City of Largo, Alternate 19 intersects with four key areas: the Downtown Multimodal Activity Center (DMAC), the West Bay Drive Community Redevelopment District (WBD-CRD), the proposed boundaries of the expanded Clearwater-Largo Road Community Redevelopment District (CLR-CRD), and the Largo Mall Activity Center (LMAC). This corridor plays a critical role in linking housing, employment, services and regional destinations throughout Pinellas County.

The amendment area's location at the convergence of multiple primary and supporting corridors, combined with proximity to civic amenities such as Largo Central Park, Bayhead Action Park, the Largo Public Library, major employers, hotels, retail, and dining establishments, supports the Comprehensive Plan's vision for compact, mixed-use redevelopment. As noted in the Comprehensive Plan's Current Conditions analysis, concentrating development in such locations enhances economic vitality while supporting efficient service delivery and multimodal accessibility.

Consistent with FLUE, Objective 2.2 and Transportation (TR) Element Objective 1.2, the proposed FLUMA and corresponding Comprehensive Development Code Amendment seek to concentrate higher densities and intensities within an established redevelopment area served by existing infrastructure and transit. This approach addresses the City's sustainable growth strategy by providing a viable alternative to sprawl and promoting more efficient land use patterns.

Approval of the proposed FLUMA and corresponding Comprehensive Development Code Amendment would further implement the adopted vision for the WBD-CRD by aligning development intensity, land use mix, and urban form with the goals and policies of the Comprehensive Plan.

The proposed change to the Future Land Use Map is consistent with the following additional goals, objectives, and policies of the FLUE contained in the City of Largo Comprehensive Plan: Forwarding Our Future 2040:

- FLUE, Goal 1: Achieve a viable and healthy balance of land uses to improve the quality of life and support the vision, mission and values of Largo.
- FLUE, Policy 1.1.1: Maintain the consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo's adopted Land Use Classifications as identified in Table FLUE-1.
- FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.

- FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planned uses along its common boundaries
- FLUE, Policy 1.2.1: Protect stable residential neighborhoods from possible negative impacts due to incompatible land uses; blighting influences; and density increases from redevelopment and new development.
- FLUE, Policy 1.2.2: Maintain adequate land designated for residential uses, including multi-family, and mixed income communities that support a healthy environment, active and passive recreation facilities, walkability, and a prosperous economy.
- FLUE, Policy 1.2.3: Where possible, incorporate density bonuses for affordable and workforce housing when new development occurs.
- FLUE, Policy 1.2.4: Promote a wide variety of residential uses/types, including detached and attached residential, multi-family residential, mixed-use residential, live-work residential, assisted living, long-term care, and multi-generation accommodations among others, consistent with the socioeconomic profiles of the City's households and future needs consistent with Forwarding Our Future 2040.
- FLUE, Policy 1.2.5: Engage neighborhoods when making long-term land use decisions, with particular attention to neighborhoods vulnerable due to residents' lack of time or resources to participate, historic or current discrimination, or other barriers to participation.
- FLUE, Objective 1.3: Create a planning framework and implementation strategy that will enhance the livability and accessibility of Largo; promote public health and placemaking principles; strengthen community identity, improve economic sustainability and enhance the aesthetics of the City.
- FLUE, Policy 1.3.1: Require all development to meet the locational criteria contained in Table FLUE-1.
- FLUE, Policy 1.3.2: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.
- FLUE, Policy 1.3.3: Continue to strengthen community character using urban design standards/principles to achieve economic sustainability, strengthen community pride, protect natural resources and increase accessibility through, but not limited to: Crime Prevention through Environmental Design (CPTED); Low Impact Development (LID); Mixed-Use Development; Placemaking Principles; Form-Based Codes; Smart Growth Principles; Complete streets Principles; and Transit-Oriented Development.
- FLUE, Policy 1.3.4: Involve residents, business owners and other applicable stakeholders in the early stages of any development to foster local ideas and address local concerns for the proposed planning areas.
- FLUE, Goal 2: Revitalize, (re)develop and reconnect the City by transcending its interrelated planning system to achieve a future land use pattern that includes a full range of employment, shopping, civic and leisure opportunities.
- FLUE, Objective 2.1: Include a broad mix of uses, shared/joint uses, and compact developments, that will provide opportunities for housing while also addressing neighborhood and citywide demand for retail, services and employment.
- FLUE, Policy 2.1.6: Through partnerships and effective collaboration with local governments and Pinellas County/Forward Pinellas, continue to coordinate and (re)develop any interrelated planning system in accordance with Goal 16.0: Planning and Urban Design Principles of the Countywide Plan Strategies.
- FLUE, Objective 2.2: Devote effort to redevelopment and infill of existing commercial or residential areas that will provide alternatives to sprawl; conserve land; support and maximize each interrelated planning system.
- FLUE, Policy 2.2.1: Facilitate and support incremental infill and (re)development in the interrelated planning system by way of: urban design standards, bonus density and height, compact infill development, pedestrian-oriented site configurations and building designs, development guidelines, and capital improvement projects proposals to address safety and connectivity issues whenever feasible.
- FLUE, Policy 2.2.2: Identify and promote infill development in established or built-out neighborhoods, often using vacant land or rehabilitating existing properties, to encourage many benefits, including financial savings for Largo, increased property values for residents and businesses and economic stabilization of distressed neighborhoods.
- FLUE, Policy 2.2.3: Continue to implement redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure exists to support redevelopment.
- Goal 3: Plan for active living to provide residents with safe, convenient, and interconnected mobility options within neighborhoods, corridors, centers and other special area districts; and continue to guide Largo's participation in all planning efforts, intergovernmental and interagency coordination in accordance to the other elements of Forwarding Our Future 2040.
- FLUE, Policy 3.1.1: Ensure land use regulations remain consistent with City initiatives and programs, county-wide and regional long-range multi-modal transit plans, to improve a vibrant mix of uses and street-level activity. Where possible, land development patterns, including land use, density/intensity, urban form and related planning considerations, should be established in advance of transit service to establish transit-ready conditions.

- TR, Objective 1.2: Direct high intensity/density and mixed-use development towards the City's activity centers and special corridors (Map 3).
- TR, Objective 1.5: Encourage (re)development that supports the expansion of an accessible, connected, convenient, equitable, and sustainable citywide multimodal transportation system.
- HOUSE, Policy 1.1.6: Provide for sufficient residential future land use densities or density bonuses to maintain a reasonable cost per unit for land that will enable the private sector to develop quality affordable housing units.
- HOUSE, Policy 1.1.12: Explore the options of allowing a greater variety of housing types and sizes, including accessory dwelling units in expanded areas of the City and tiny homes as a possible solution for aging-in-place and affordable housing.
- HOUSE, Policy 1.6.1: Focus owner-occupied housing rehabilitation and replacement programs into neighborhoods that are established by future land use designations and/or by CRD Plans to be preserved as single-family neighborhoods.
- HOUSE, Policy 1.6.3: Preserve the traditional neighborhood design and unique characteristics prevalent in the Community Redevelopment Districts (CRD) (such as architectural features, porches, alleys and sidewalks). When and where appropriate, and in accordance to the CRD plans, incorporate these features as part of City housing replacement and rehabilitation projects.
- HOUSE, Policy 2.1.2: Promote opportunities for the creation of affordable and market rate housing as part of mixed-use development within Activity Centers, along Mixed Use Corridors, and on properties surrounding Major Employment Centers.
- PM, Policy 1.1.8: Provide incentives for development of major activity centers (including West Bay Drive/Clearwater-Largo Road Community Redevelopment Districts (CRDs), Largo Tri-City Activity Center and Multimodal Corridor, and Largo Mall Activity Center) to incorporate on-site public open space and/or recreation facilities.
- PM, Objective 2.1: Building off local assets and community input, create a sense of place through good design and use of public spaces. These places will provide opportunities for social interactions, include a variety of amenities and activities, and include events that are inclusive to all groups of people.
- ED, Objective 3.1: Promote redevelopment of the Community Redevelopment Districts, Multimodal Corridors, and Activity Centers that will help create unique vibrant places that have a mix of uses, promotes walkability, connectivity and enhances the overall viability.
- ED, Objective 3.2: Promote Largo as a regional destination by applying placemaking strategies to the city's natural and built environments to encourage economic growth.

II. Consistency with Chapter 163, Part II, Florida Statutes:

The requested Future Land Use Map Amendment proposes a change to an area that comprises less than 50 acres, meeting the statutory criteria for a small scale amendment. The request does not involve a text change to the goals, objectives, and policies of the City's Comprehensive Plan. The subject properties are also not located within an area of critical state concern.

III. Consistency with the Countywide Rules

Section 2.3.3.15 Category/Symbol, Activity Center (AC) – Pursuant to the Forward Pinellas Countywide Rules, the purpose of this category is intended “to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit”

According to the Countywide Plan Map, properties within the amendment area are categorized as Activity Center (AC). The Forward Pinellas Land Use Strategy Map further identifies that the West Bay Drive Community Redevelopment District (WBD-CRD) falls within the Major Center Activity Center Subcategory. Under the Countywide Rules, the Major Center designation is intended for properties adjacent to Primary or Secondary Corridors and may support residential densities up to 150 units per acre (UPA) or nonresidential intensities of up to a 5.0 Floor Area Ratio (FAR).

The proposed amendment does not modify the boundaries of the WBD-CRD, nor does it alter the applicable Countywide Plan Map classification of Activity Center (AC). Rather, the amendment proposes the creation and application of the City of Largo Mixed Use Corridor – Alternate 19 (MUC-ALT 19) character district to portions of the amendment area. Through

this change, the maximum allowable residential density would increase from 50 UPA to 120 UPA. The maximum FAR would increase from 3.0 to 4.0. As indicated in Table 2-3 of the Countywide Rules, both the proposed residential densities and nonresidential intensities fall within the allowable ranges for Major Centers.

The amendment area is primarily concentrated at the intersection of Missouri Avenue/Seminole Boulevard (Alternate U.S. Highway 19) and West/East Bay Drive (State Road 686). The Forward Pinellas Land Use Strategy Map identifies Alternate 19 and East Bay Drive as Primary Future Transit Corridors, while West Bay Drive is classified as a Supporting Corridor. These roadways are currently served by the Pinellas Suncoast Transit Authority (PSTA) with bus services operating at headways of 30 minutes or less. Consistent with Countywide multimodal objectives, wide pedestrian zones are also required along these corridors to support safe and accessible bicycle and pedestrian travel.

The *Advantage Alt 19* Plan, developed collaboratively by local governments in Pinellas County and Forward Pinellas, establishes a long-term vision for concentrating growth at strategic nodes along Alternate 19 to support enhanced transit service. The WBD-CRD was selected as one of the primary station areas due to the convergence of highly traveled roadways with north-south connections through Pinellas County and the east-west connections to areas of high activity and the beaches. Additionally, the Clearwater-Largo Road Community Redevelopment District (CLR-CRD), which similarly allows for higher densities and intensities and mixed use development patterns, is located immediately north of the WBD-CRD.

By concentrating higher densities and intensities within the proposed MUC-ALT 19 character district, the amendment advances Land Use Goal 16.0: Planning and Urban Design Principles of the Countywide Strategies, which emphasizes the importance of directing, higher-intensity active uses to transit corridors to support ridership, accessibility, and efficient land use patterns. Further, expanding both the development capacity and the mix of allowable uses within the WBD-CRD supports the evolution of compact, transit-supportive neighborhoods and is intended to improve access to alternative transportation options.

B. Compatibility: Amendments shall not result in incompatible land use classifications for adjacent parcels, or a neighborhood based on standards set out in the Comprehensive Plan (Table FLUE-1 of the Future Land Use Element, Location Criteria for Future Land Use classifications) and the compatibility criteria established in this CDC. All proposed development will be reviewed and approved by staff during the site plan review process.
Section 4.5.3.B Compatibility Review of the CDC:

I. Impacts on Public Facilities and Services

Transportation:

1. **Existing Traffic Volumes** – According to the Florida Department of Transportation (FDOT) Open Data Hub, roadway segments within and adjacent to the amendment area carry substantial traffic volumes. Alternate U.S. Highway 19 (Alt 19) carries approximately 32,500 average annual daily trips (AADT). East Bay Drive (SR 686) carries approximately 45,500 AADT, while West Bay Drive carries approximately 17,600 AADT.
2. **Level of Service and Capacity Conditions** – Based on the 2024 Pinellas County Level of Service (LOS) Map, segments of Alt 19 and East Bay Drive within the amendment area operate at LOS B or C, indicating reasonably free-flowing to stable traffic conditions. In contrast, the segment of West Bay Drive adjacent to the amendment area operates at LOS F, reflecting forced or breakdown flow conditions. The Volume-to-Capacity (V/C) ratio for this segment exceeds 0.9, indicating severe congestion during peak periods and limited remaining roadway capacity.
3. **Existing Multimodal Access** – According to the Pinellas Suncoast Transit Authority (PSTA) System Map, the amendment area is served by Routes 52 and 18. In 2025, PSTA completed the Connected Community Bus Network (CCBN) Plan, which outlines the agency's operating strategy for the next five years. Under the updated CCBN Plan, Route 52 provides service along East/West Bay Drive and Clearwater-Largo Road with headways of 15 minutes or less, while Route 18 provides service along Alt 19 with headways of 30 minutes or less. Existing sidewalk facilities are present on both sides of East/West Bay Drive and Alt 19.
4. **Proposed Transportation Improvements** – To improve pedestrian safety and overall mobility, several pedestrian crossing improvements are proposed within the WBD-CRD as part of the FY 2025–2029 Capital Improvement Program. Enhanced bicycle and pedestrian facilities providing connections to the Pinellas Trail are also proposed within the CRD.
5. **Anticipated Transportation Impacts** - While the allowable uses and increased density associated with the proposed character districts have the potential to generate higher traffic volumes, the concentration of development intensity in this area is intended to support a more multimodal development pattern. Increased residential density, mixed-use development, and proximity to transit corridors may reduce reliance on single-occupancy vehicles by encouraging internal trip capture and the use of alternative modes of transportation. Over

time, this land use pattern could support enhanced transit service and greater utilization of non-vehicular travel modes, mitigating some vehicular traffic impacts associated with growth.

Sanitary Sewer: The amendment area is serviced by the City of Largo sanitary sewer system. The proposed Character District classifications may result in an increased generation of wastewater. When applicable, proposed development will be subject to review and approval by staff during the site plan review process, and shall continue to comply with Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

Potable Water: The property will continue to be served with potable water from Pinellas County Utilities. When applicable, any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. If properties within the amendment area were to be redeveloped with a more intense use, demand for potable water could increase. Continued compliance must be maintained in line with Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

Drainage: Upon submittal of future project applications in the amendment area, the applicant will be required to comply with the standards of the Largo Comprehensive Development Code and Southwest Florida Water Management District (SWFWMD) regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order to protect the health, safety, and welfare of the inhabitants of the City. The existing or future drainage conveyance systems on private property are maintained by property owners. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further development or redevelopment occurs on a property within the amendment area, stormwater systems will be improved or constructed by the property owner(s), in accordance with the rules and regulations of the City and SWFWMD. As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

Flood Control:

- Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.
- Stormwater Management Systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

Water Quality: Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first half inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

Solid Waste: Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for use on properties within the amendment area. An increased demand for solid waste services may occur following the proposed FLUMA. Continued compliance must be maintained in line with Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.

Fire Protection, Rescue, and Emergency Medical Services: The amendment area is currently located within the Largo Fire District. The City of Largo's Fire and Rescue Services will continue to be able to serve the subject sites. Fire Station #41 is centrally located within the WBD-CRD and is within a half mile of each property within the amendment area. Fire, rescue, and emergency response services may be provided by Pinellas County due to first responder agreements. There are multiple fire hydrants in the amendment area. Should the subject site (re)develop, they will be reviewed during the site plan review sequence to ensure additional fire hydrants are available if required.

Financing Municipal Services: The major revenues collected from properties within the City limits include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund, and/or the Solid Waste Fund. Additionally, the City would collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and more. These funding sources pay for the cost of providing municipal services to properties located within the City of Largo's municipal boundaries. Services the City will/are providing to properties include sanitary sewer, stormwater management, police, code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identify all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation, or other needs.

Other: Should the subject properties receive approval for the FLUM change and be redeveloped in the future, City services not listed above are or will be available to the property on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located.

To further ensure that the standards established in the CDC are met, any development proposed now or in the future, will be reviewed and approved by staff during the site plan review process. Any proposed uses must also be consistent with CDC Table 6-2 Allowable Uses Within the Character Districts of the Community Redevelopment Districts.

II. Demonstration of Need

Chapter 163, Part III, Florida Statutes, grants Community Redevelopment Agencies (CRAs) the authority to manage Community Redevelopment Districts (CRDs) within areas that have historically experienced conditions of slum or blight. To incentivize reinvestment and redevelopment, CRDs are often paired with a Tax Increment Financing (TIF) district, which captures incremental increases in ad valorem tax revenues generated within the district and reinvests those funds into infrastructure improvements, affordable housing initiatives, revitalization of aging structures, and other redevelopment activities intended to strengthen the district.

In 2009, the City of Largo received authorization from the Pinellas County Board of County Commissioners to establish the West Bay Drive Community Redevelopment District (WBD-CRD) within Downtown Largo, along with an associated TIF district. Since adoption of the WBD-CRD Plan, multiple parcels within the district have redeveloped with new residential, mixed-use commercial, and office development, advancing the City's long-term redevelopment objectives.

As previously noted, the City of Largo coordinated with Forward Pinellas to prepare the Advantage Alt 19 Plan, which evaluated redevelopment opportunities along the Alternate U.S. Highway 19 corridor. Through this planning effort, properties located within the eastern portion of the WBD-CRD and adjacent to Alt 19 were identified as priority redevelopment areas to further establish Downtown Largo as a regional destination for recreation, housing, and employment, and to support future transit investment along the corridor. While higher densities and intensities are already permitted within the WBD-CRD Mixed Use Corridor (MUC) character district, the Advantage Alt 19 Plan recommends further concentrating the most dense and intense development directly adjacent to Alt 19 in order to create the critical mass necessary to support enhanced transit service. Application of the MUC-ALT 19 character district to the subject properties would further advance this objective.

In 2025, the Pinellas County Board of County Commissioners approved an update to the WBD-CRD Plan that refined the district's vision and redevelopment strategy consistent with the recommendations of the Advantage Alt 19 Plan. To implement these updated policy directions, a Comprehensive Development Code Amendment (CDCA) is proposed in conjunction with the subject Future Land Use Map Amendment (FLUMA) to codify revised development standards, clarify character district requirements, and expand bonus entitlement opportunities within the CRD. If adopted by the City Commission, the proposed FLUMA and CDCA would provide a regulatory framework that more effectively advances the goals of the City of Largo Comprehensive Plan, the Advantage Alt 19 Plan, and the WBD-CRD Plan.

The parcel located at 810 1st Avenue Northwest is not part of the primary focus area of the amendment; however, during review of existing conditions within the WBD-CRD, staff identified that the property is currently split between the City Home (CH) and Mixed Use Corridor (MUC) character districts. To ensure consistent application of development standards and avoid potential regulatory ambiguity should the site redevelop in the future, staff are proposing to reclassify the property to a single MUC designation. This adjustment would also allow for density and intensity consistent with similarly situated properties in the surrounding area, while maintaining overall compatibility with the adopted character district framework.

III. Parcels Ability to Develop in Compliance with CDC Standards

Should this FLUMA be approved, a corresponding Comprehensive Development Code Amendment (CDCA) would be proposed to expand allowable uses as well as to create opportunities for higher densities and intensities that align with the goals, objectives, and policies of the City of Largo Comprehensive Plan, WBD-CRD Plan, and the Forward Pinellas Countywide Rules. Should any of the subject properties be (re)developed in the future, staff will ensure submissions comply with all applicable CDC requirements.

IV. Special Flood and Coastal High Hazard Area/Hurricane Evacuation

Agenda Item #6.

The proposed amendment area is not located within the Special Flood Hazard Area (SFHA) or Coastal High Hazard Area (CHHA).

V. Scenic/Noncommercial Corridor

The proposed amendment area is not adjacent to a Scenic Noncommercial Corridor (SNCC).

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: January 6, 2026

PUBLISHED NEWSPAPER NOTIFICATION: January 21, 2026

POSTED PROPERTY NOTICE: N/A

STAFF RECOMMENDATION:

Staff find the proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) consistent with the goals, objectives, and policies of the adopted City of Largo Comprehensive Plan, Comprehensive Development Code, and West Bay Drive Community Redevelopment District (WBD-CRD) Plan as well as the Forward Pinellas Countywide Rules and Chapter 163 of the Florida Statutes. Therefore, staff recommend approval of FLUMA-25-0005 (Ordinance No. 2026-09).

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO **APPROVE** FLUMA-25-0005 (ORDINANCE NO. 2026-09) – A FUTURE LAND USE MAP AMENDMENT FOR TWENTY-ONE (21) PARCELS LOCATED WITHIN THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT, FINDING THAT THE PROPOSED AMENDMENT MEETS THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS, SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO **DENY** FLUMA-25-0005 (ORDINANCE NO. 2026-09) – A FUTURE LAND USE MAP AMENDMENT FOR TWENTY-ONE (21) PARCELS LOCATED WITHIN THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

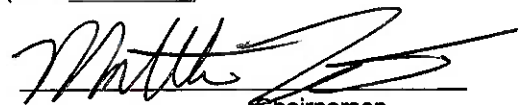
RECOMMENDATION:

RECOMMENDATION:

☒ Approval (Vote 6-0)

☐ Approval with conditions (Vote)

☐ Denial (Vote)


Chairperson

Approved By:

Status:

SUPPORTING DOCUMENTS:

[Ordinance No. 2026-09 - Signed](#)

[Ordinance No. 2026-09 BIE - Signed](#)

[WBD-CRD Exhibits A-E](#)

[Exhibit F - Forward Pinellas Land Use Strategy Map](#)

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO RECLASSIFY THE WITHIN DESCRIBED TRACTS OF LAND LOCATED ALONG THE INTERSECTION OF MISSOURI AVENUE/SEMINOLE BOULEVARD (U.S. HIGHWAY 19 ALTERNATE) AND BAY DRIVE (STATE ROAD 686), FROM THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT (WBD-CRD) MIXED USE CORRIDOR (MUC) CHARACTER DISTRICT TO WBD-CRD MIXED USE CORRIDOR – ALTERNATE 19 (MUC-ALT 19) CHARACTER DISTRICT; RECLASSIFYING THE PROPERTY LOCATED AT 810 1ST AVENUE NORTHWEST FROM THE WBD-CRD CITY HOME (CH) AND WBD-CRD MUC CHARACTER DISTRICTS TO THE WBD-CRD MUC CHARACTER DISTRICT; AND AMENDING THE CITY FUTURE LAND USE MAP ON FILE WITH THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and

WHEREAS, Chapter 163, Section 163.3184, Florida Statutes, provides the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, public hearings have been held in consideration of the City's request to amend the City of Largo Comprehensive Plan Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the City of Largo has requested an amendment of the Countywide Future Land Use Plan, for consistency, as identified in this ordinance pursuant to the Countywide Plan Rules.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS:

Section 1. That pursuant to the Forward Pinellas Countywide Rules, and Chapter 163, Part II, Florida Statutes, the following described tracts of land are re-designated on the City of Largo Future Land Use Map, as depicted in Exhibits A, B, C, and D, attached to this ordinance:

- (a) The tracts located along the intersection of Missouri Avenue/Seminole Boulevard (U.S. Highway 19 Alternate) and Bay Drive (State Road 686) are reclassified from West Bay Drive Community Redevelopment District (WBD-CRD) Mixed Use Corridor (MUC) Character District to WBD-CRD Mixed Use Corridor – Alternate 19 (MUC-ALT 19) Character District.
- (b) An approximately 0.51 acre property located at 810 1st Avenue Northwest is reclassified from the WBD-CRD City Home (CH) and WBD-CRD MUC Character Districts to the WBD-CRD MUC Character District.

Section 2. That the Future Land Use Map on file in the office of the City Clerk is amended in accordance with the provisions of this ordinance.

Section 3. That it is the intention of the City Commission of the City of Largo that each provision of this ordinance be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

Section 4. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this plan amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders, development permits, or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Mayor

REVIEWED AND APPROVED:



City Attorney

ATTEST:

City Clerk

City of Largo

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 2026-09 – AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO RECLASSIFY CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED ALONG THE INTERSECTION OF MISSOURI AVENUE/SEMINOLE BOULEVARD (U.S. HIGHWAY 19 ALTERNATE) AND BAY DRIVE (STATE ROAD 686), FROM THE WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT (WBD-CRD) MIXED USE CORRIDOR (MUC) CHARACTER DISTRICT TO WEST BAY DRIVE COMMUNITY REDEVELOPMENT DISTRICT (WBD-CRD) MIXED USE CORRIDOR – ALTERNATE 19 (MUC-ALT 19) CHARACTER DISTRICT; RECLASSIFYING THE PROPERTY LOCATED AT 810 1ST AVENUE NORTHWEST FROM THE WBD-CRD CITY HOME (CH) AND WBD-CRD MUC CHARACTER DISTRICTS TO THE WBD-CRD MUC CHARACTER DISTRICT; AND AMENDING THE CITY FUTURE LAND USE MAP ON FILE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE FORWARD PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

Question 1. Does the proposed ordinance meet one or more of the exceptions listed below? If so, then please check the applicable exception below and move to Question 2. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by section 166.041(4), Florida Statutes, for the proposed ordinance. If there is no applicable exception, proceed with completing the business impact estimate at Question 3.

- ☐ The proposed ordinance is required for compliance with federal or state law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;

- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes, and development agreements, as authorized by the Florida Local Government Development Agreement Act under sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Question 2. Based on the exception you selected above and in accordance with the provisions of the controlling law, please provide an explanation below of why the ordinance meets the exception(s).

N/A

Question 3. If there is no applicable exception, proceed with completing the below Business Impact Estimate. In accordance, the City hereby publishes the following information:

A. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals and welfare of the City):

In 2022, Forward Pinellas, in collaboration with the City of Largo and several other local governments in Pinellas County, developed a corridor vision plan for Alternate U.S. 19 titled *Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor*. One of the primary goals of the plan was to establish a strategy that encourages investment along the corridor to benefit those who live, work, and visit the area.

To ensure the plan's recommendations aligned with the unique character of each community, the corridor was divided into four segments, with Segment 3 including properties located within the City of Largo. The portion of Alternate U.S. 19 within the city overlaps with three key areas: the Largo Mall Activity Center (LMAC), the West Bay Drive Community Redevelopment District (WBD-CRD), and the Downtown Multimodal Activity Center (DMAC).

Each of these areas contains intersections identified as potential hubs for future transit service along the corridor, with the Downtown Largo station area, centered at the intersection of West/East Bay Drive and Alternate U.S. 19, recognized as having the highest redevelopment potential. The vision for this area includes vertically integrated, mixed-use development with active ground-floor uses (such as retail), offices, and residential units above, creating a dense, walkable, and urban environment.

Most of the properties subject to this ordinance (Ordinance No. 2026-09) are currently designated as part of the Mixed Use Corridor (MUC) character district within the City of Largo's WBD-CRD, which already permits some of the highest development densities and intensities citywide. In alignment with the Advantage Alt 19 vision and the WBD-CRD Plan, this ordinance proposes to amend the City of Largo Future Land Use Map to reclassify the subject properties from MUC to a newly created character district: Mixed Use Corridor – Alternate 19 (MUC-ALT 19). This new character district is intended to support even greater development potential and further the corridor's transformation into a vibrant, urban center.

When reviewing the existing Future Land Use Map, staff identified a parcel that had been combined since the original boundaries of the WBD-CRD were adopted, resulting in the property having a split FLUM/character district classification. To rectify this, staff are proposing to amend the FLUM/character district classification of an approximately 0.51 acre parcel located at 801 1st Avenue Northwest from WBD-CRD City Home (CH) and WBD-CRD MUC to WBD-CRD MUC.

Ultimately, this ordinance serves the public health, safety, and welfare of the City by supporting walkable mixed use environments, encouraging mobility improvements, and guiding future growth in a manner that is consistent with the City's goals.

B. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

(1) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

None

(2) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

No additional fees would be associated with these policy changes.

(3) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

(4) Any other direct economic impacts of the proposed ordinance on private, for-profit businesses in the City that are not covered by (1), (2), or (3):

None

C. Good faith estimate of the number of businesses likely to be impacted by the ordinance:

The ordinance proposes to amend the Future Land Use Map classification for 21 properties located within the boundaries of the West Bay Drive Community Redevelopment District (WBD-CRD). In conjunction with this amendment, the City of Largo is also proposing a revision to the Comprehensive Development Code (CDC) to establish development standards for the new Mixed Use Corridor – Alternate 19 (MUC-ALT 19) character district. While the MUC-ALT 19 district will retain many of the same standards applicable to the existing Mixed Use Corridor (MUC) designation, it will allow for increased densities and intensities. Businesses located on the affected properties may be subject to future development regulations under the new district; however, the ordinance is not expected to adversely impact the current operations of any existing businesses.

D. Additional information the governing body deems useful (what steps did the City take to answer A, B, and C?):

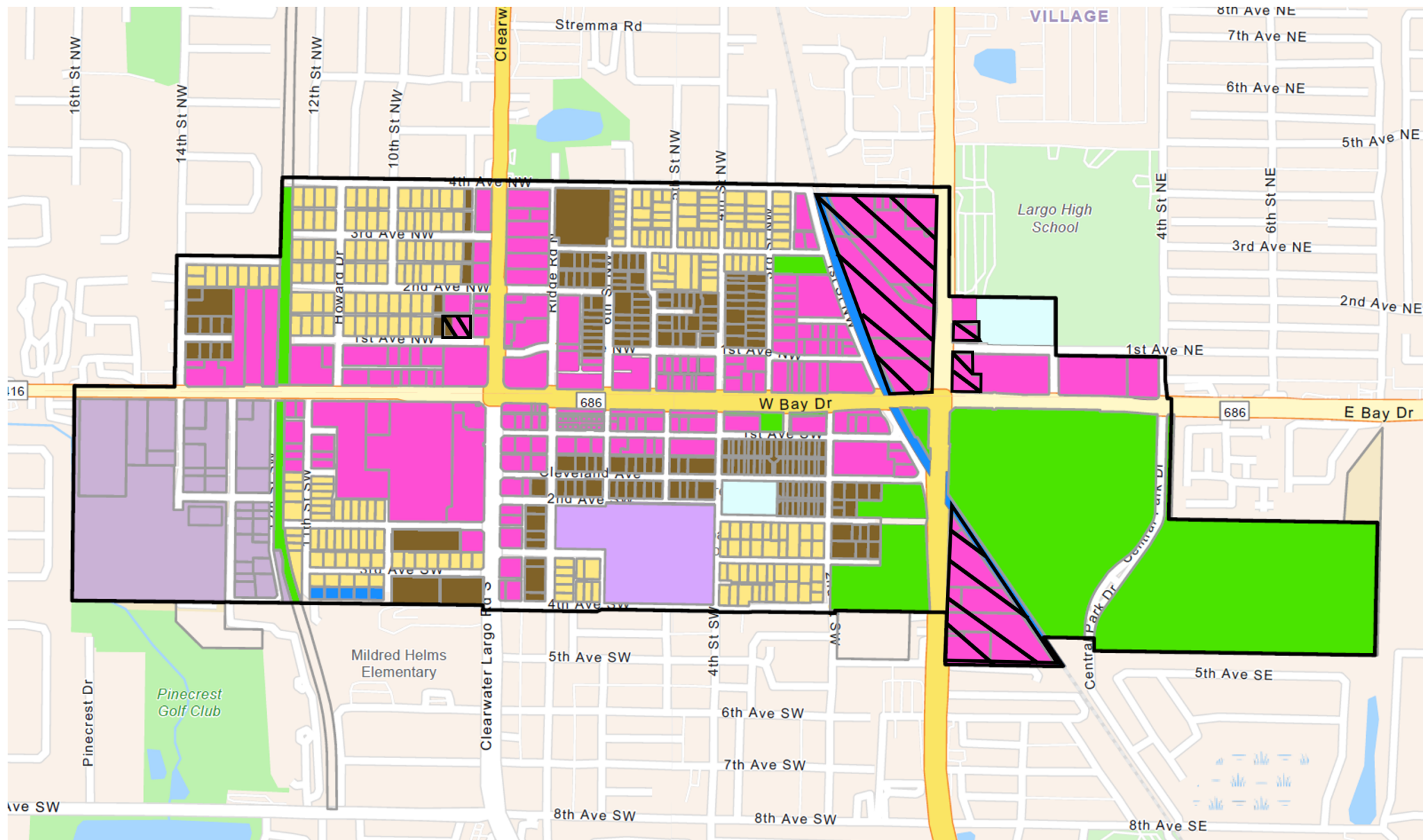
N/A

Reviewed and Approved:



City Attorney's Office

Exhibit A: West Bay Drive CRD Existing Character Districts & Other Land Uses



Categories

West Bay Drive CRD Character Districts

- Mixed Use Corridor (MUC)
- Medical Arts (MA)
- City Home (CH)
- Neighborhood Residential (NR)

Other Land Uses

- Institutional (I)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Transportation/Utility (T/U)

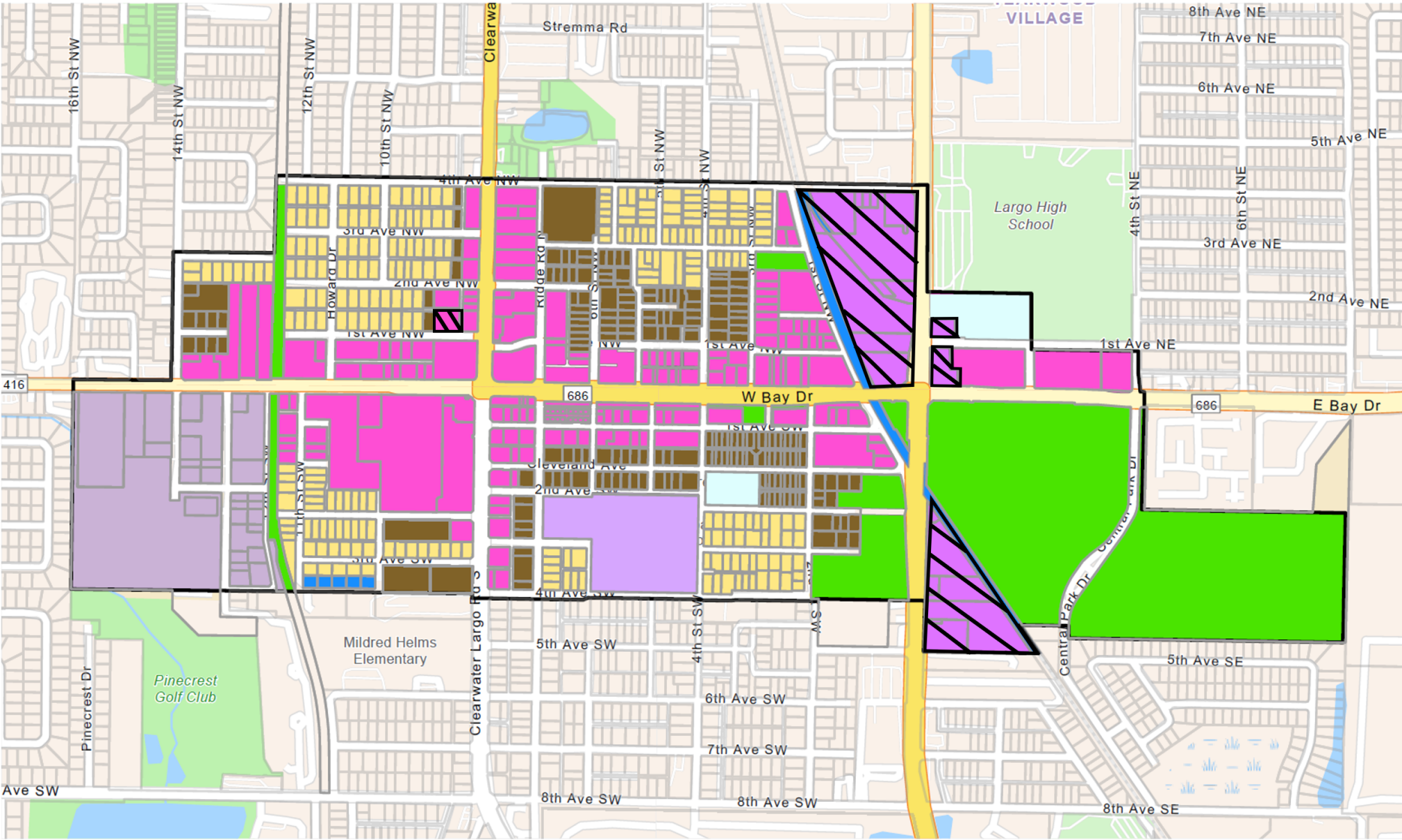
West Bay Drive Community Redevelopment District (WBD-CRD) Boundaries

Amendment Area

0 500 1,000 2,000 Feet



Exhibit B: West Bay Drive CRD Proposed Character Districts & Other Land Uses



Categories

West Bay Drive CRD Character Districts

- Mixed Use Corridor (MUC)
- Neighborhood Residential (NR)
- City Home (CH)
- Medical Arts (MA)
- Mixed Use Corridor (MUC-ALT 19)

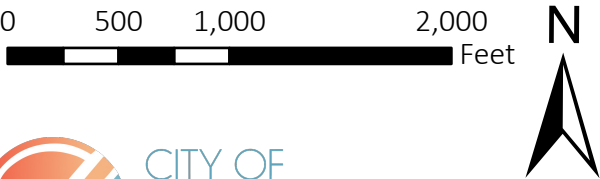
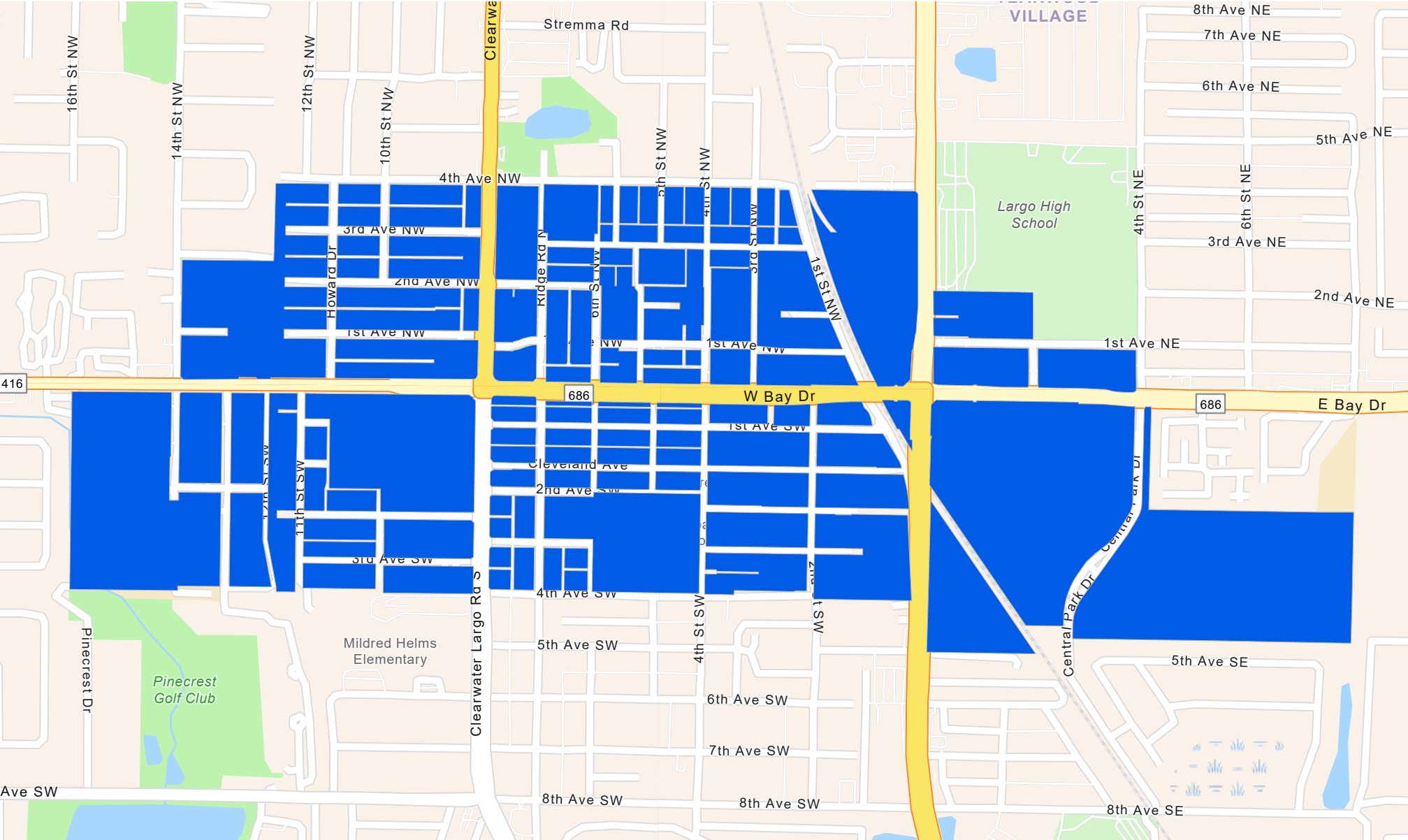
Other Land Uses

- Institutional (I)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Transportation/Utility (T/U)

- West Bay Drive CRD Boundary
- Amendment Area



Exhibit C: West Bay Drive CRD Existing and Proposed Countywide Plan Map Categories

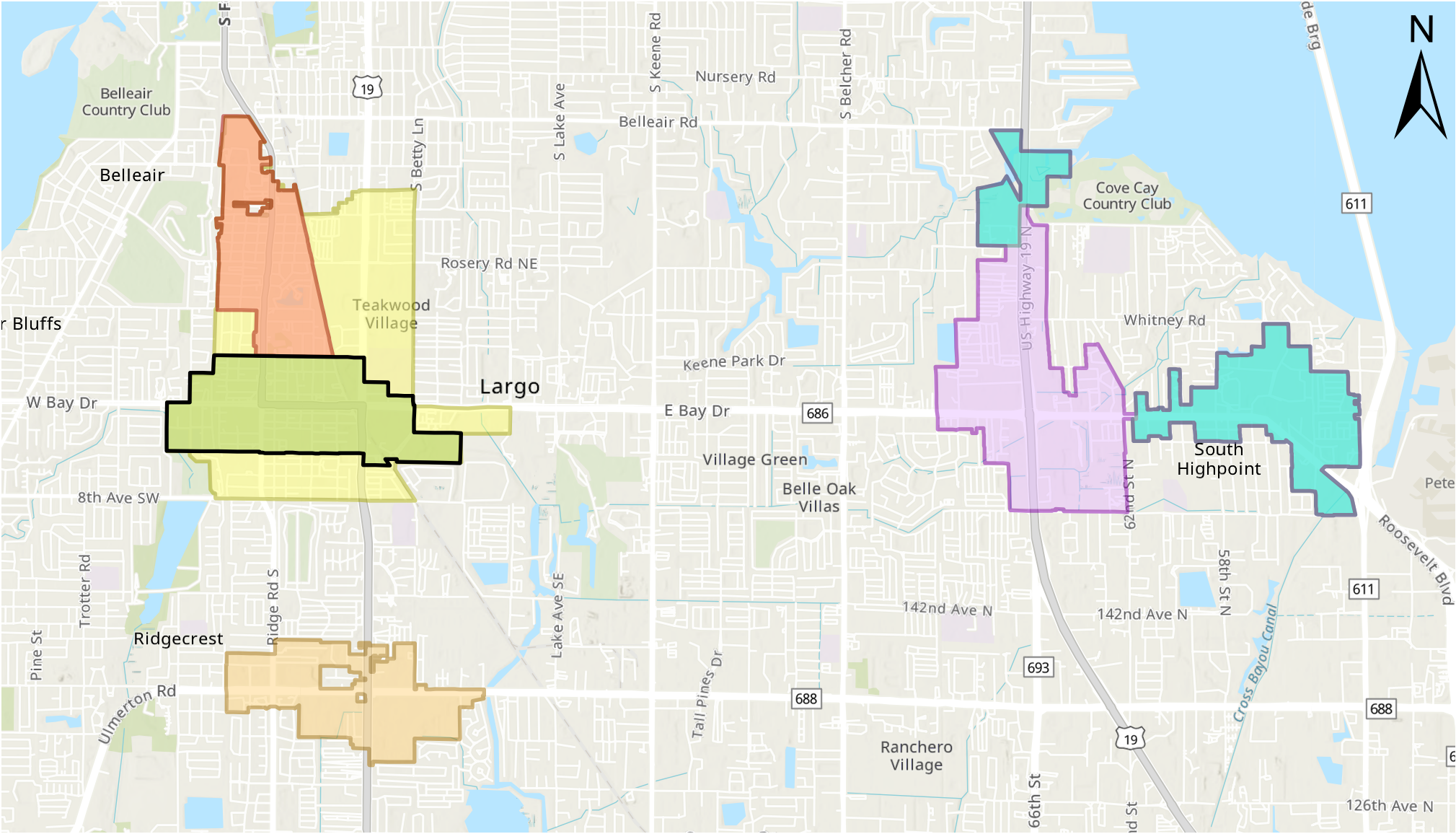


Countywide Plan Map Categories

Activity Center (AC)



Exhibit D: City of Largo Activity Centers and Multimodal Corridors



Activity Centers and Multimodal Corridors

-  Largo Tri-City Multimodal Corridor (LTC-MMC)
-  Largo Tri-City Activity Center (LTC-AC)
-  Largo Mall Activity Center (LMAC)

-  Downtown Multimodal Activity Center (DMAC)
-  Clearwater-Largo Road Community Redevelopment District (CLR-CRD)
-  West Bay Drive Community Redevelopment District (WBD-CRD)



Parcel_ID	Full_Site_Address_Line_1	Acreage	Character District
34-29-15-00000-420-0900	394 SEMINOLE BLVD LARGO FL 33770	1.2471	MUC - ALT 19 WBD
34-29-15-00000-240-0900	211 MISSOURI AVE N LARGO FL 33770	0.5327	MUC - ALT 19 WBD
34-29-15-00684-000-0220	105 4TH AVE NW # A LARGO FL 33770	0.1158	MUC - ALT 19 WBD
34-29-15-00000-430-0100	404 SEMINOLE BLVD LARGO FL 33770	3.0712	MUC - ALT 19 WBD
34-29-15-00684-000-0230	109 4TH AVE NW LARGO FL 33770	1.6294	MUC - ALT 19 WBD
34-29-15-45201-000-0010	206 SEMINOLE BLVD LARGO FL 33770	0.1496	MUC - ALT 19 WBD
34-29-15-00684-000-0210	101 4TH AVE NW LARGO FL 33770	0.1154	MUC - ALT 19 WBD
34-29-15-27126-002-0140	102 MISSOURI AVE N LARGO FL 33770	0.4353	MUC - ALT 19 WBD
34-29-15-00000-240-0810	MISSOURI AVE LARGO FL 33770	0.1758	MUC - ALT 19 WBD
34-29-15-27126-003-0110	10 MISSOURI AVE N	0.8536	MUC - ALT 19 WBD
34-29-15-00000-240-0100	311 MISSOURI AVE N LARGO FL 33770	4.0296	MUC - ALT 19 WBD
34-29-15-00000-430-0300	450 SEMINOLE BLVD LARGO FL 33770	1.2886	MUC - ALT 19 WBD
34-29-15-20188-000-0010	51 MISSOURI AVE N LARGO FL 33770	1.3660	MUC - ALT 19 WBD
34-29-15-73180-000-0010	199 MISSOURI AVE N LARGO FL 33770	4.3001	MUC - ALT 19 WBD
34-29-15-45201-000-0020	210 SEMINOLE BLVD LARGO FL 33770	1.8068	MUC - ALT 19 WBD
34-29-15-52370-000-0010	351 MISSOURI AVE N LARGO FL 33770	0.9954	MUC - ALT 19 WBD
34-29-15-20188-000-0020	111 MISSOURI AVE N LARGO FL 33770	1.0614	MUC - ALT 19 WBD
34-29-15-00000-420-0800	380 SEMINOLE BLVD LARGO FL 33770	0.2478	MUC - ALT 19 WBD
34-29-15-00684-000-0200	95 4TH AVE NW LARGO FL 33770	0.1156	MUC - ALT 19 WBD
34-29-15-00000-430-0200	440 SEMINOLE BLVD LARGO FL 33770	0.0666	MUC - ALT 19 WBD
33-29-15-85194-000-0070	810 1ST AVE NW LARGO FL 33770	0.5100	MUC - WBD

Total Acreage: 24.1138
Total Parcels: 21 Parcels

The Land Use Strategy Map

