



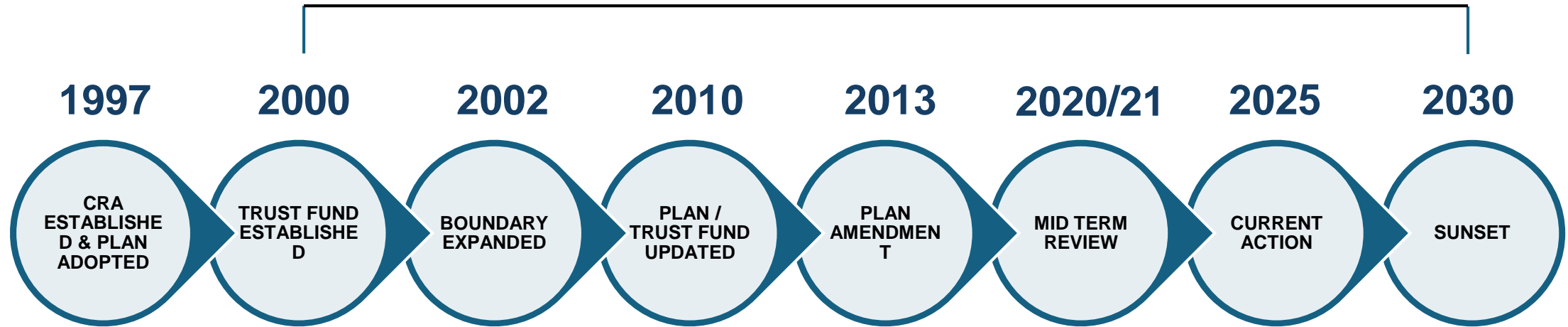
## Largo West Bay Drive CRA Plan Amendment

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Development

# West Bay Drive Background



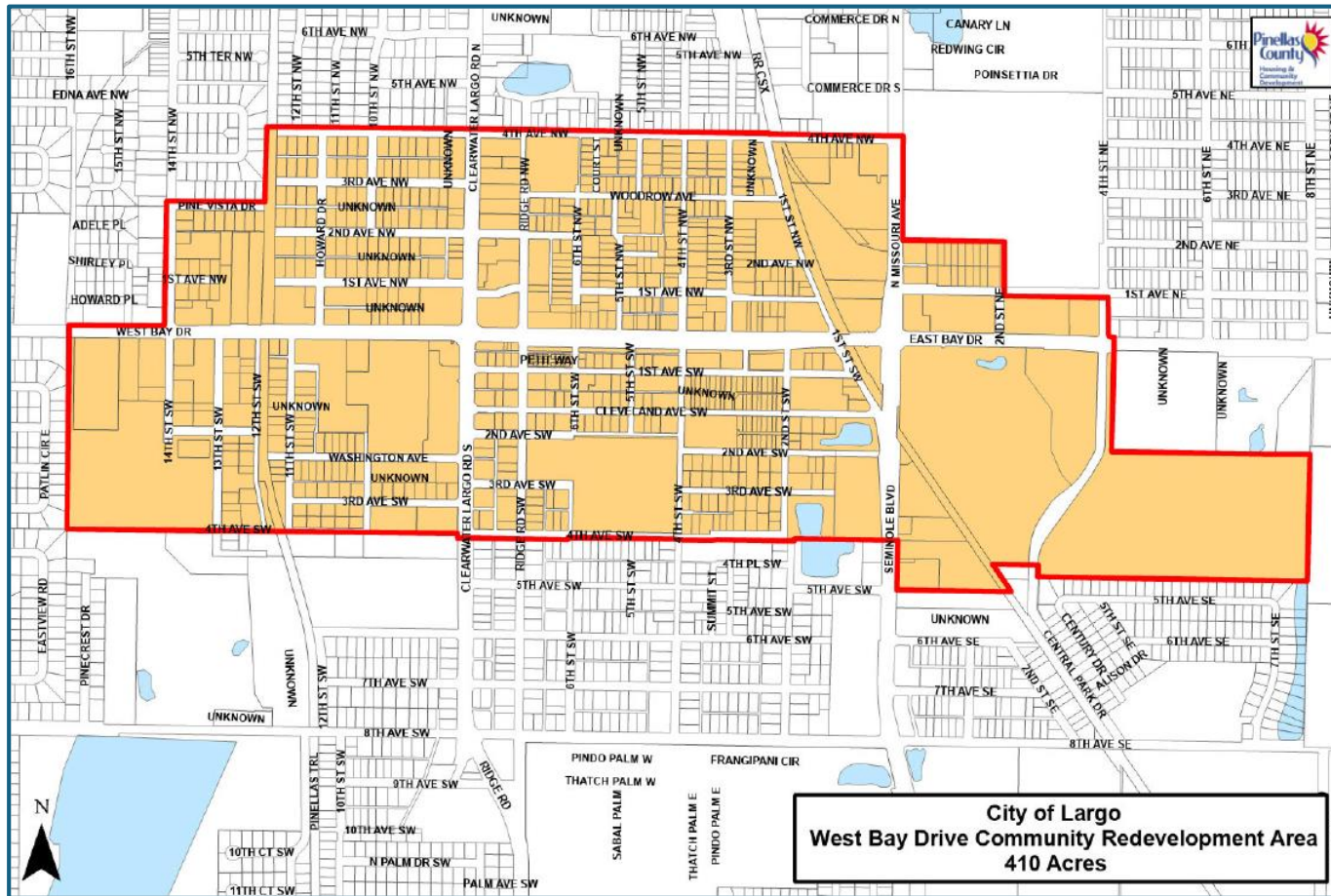
## 30 Year Trust Fund



### CRA Plan Amendment to:

- Consolidates design standards
- Update density/intensity/height maximums
- Update Capital Improvements

# CRA Boundary



- **Approximately 410 acres**
- **North/South Boundary**  
4<sup>th</sup> Avenue NW to 4<sup>th</sup> Avenue SW
- **East/West Boundary**  
16<sup>th</sup> Street NW to 8<sup>th</sup> Street NE
- **Key North/South Arterials**  
Clearwater/Largo Road and  
Seminole Blvd/N. Missouri Avenue  
(Alt-19)
- **Key East/West Arterial**  
West Bay transition to East Bay  
Drive

# Redevelopment Plan – Vision



**OBJECTIVE:** To create a vibrant, walkable downtown that supports mixed-use development, preserves neighborhoods, and promotes revitalization aimed to foster a vibrant downtown.



Source: Images from WBD-CRD Plan



# Plan Amendments



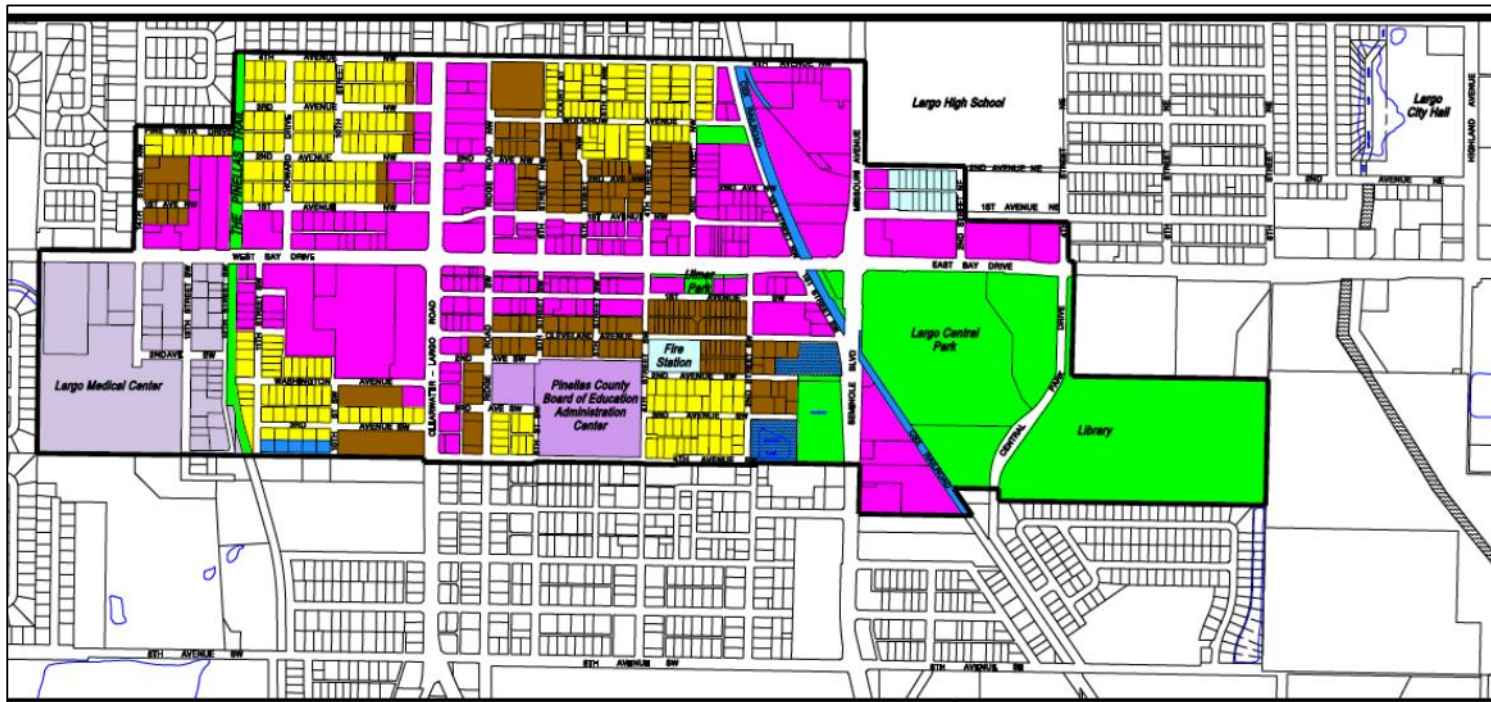
## **Intention:**

- Ensure WBD-CRD Plan acts as vision document
- Aligns WBD-CRD Plan with Countywide Plan (Major Activity Center) and Advantage Alt 19 Plan

## **Requested Amendments:**

- Provide a unified CRA design vision (Part II)
- Update specific character district standards (Part II)
- Provide updates to Capital Improvements to advance overall vision (Part IV)

# Character Districts Map



-  Neighborhood Residential
-  City Home
-  Medical Arts
-  Mixed Use Corridor

# Character Districts



## Neighborhood Residential

**INTENT:** Small-scale residential; low-density single-family; safe, inclusive, well-connected communities

**DENSITY (DU/ACRE):** Current 7.5 **Proposed** 7.5 to 10 (up to 20 with bonus)

**INTENSITY (FAR):** Not Applicable

**BUILDING HEIGHT:** Current 35 ft **Proposed** 2 stories

## City Home

**INTENT:** Multifamily housing; live/work; neighborhood commercial

**DENSITY (DU/ACRE):** Current 15 **Proposed** 20 to 30 (up to 60 with bonus)

**INTENSITY (FAR):** Current 0.0 **Proposed** 0.5 to 0.75 (up to 1.0 with bonus)

**BUILDING HEIGHT (STORIES):** Current 2-5 **Proposed** 2-6



# Character Districts



## Medical Arts

**INTENT:** Office, commercial, short-term and workforce housing; leveraging connectivity

**DENSITY (DU/ACRE):** Current 15 **Proposed** 45 to 60 (up to 150 with bonus)

**INTENSITY (FAR):** Current 1.0 **Proposed** 1.5 to 2.0 (up to 5.0 with bonus)

**BUILDING HEIGHT (STORIES):** 2-8 stories (no change)

## Mixed Use Corridor

**INTENT:** Walkable downtown; mixed-use; strong sense-of-place

**DENSITY (DU/ACRE):** Current 30 **Proposed** 60 to 90 (up to 150 with bonus)

**INTENSITY (FAR):** Current 1.0 **Proposed** 2.0 to 3.0 (up to 5.0 with bonus)

**BUILDING HEIGHT (STORIES):** 2-8 stories (no change)





# Thank You



## Questions?

# CRA Trust Fund – No Action



- No changes to TIF
- CRA sunsets 2030
- 95% City and County Contribution
- Base Value: \$92,870,800 (est. 2000)
- 2025 Value: \$317,496,181
- 2025 County TIF payment: \$873,724 vs 2025 City TIF payment: \$1,030,823
- Board approved 15-Year Review