

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 26-05 – City of Largo

May 5, 2026

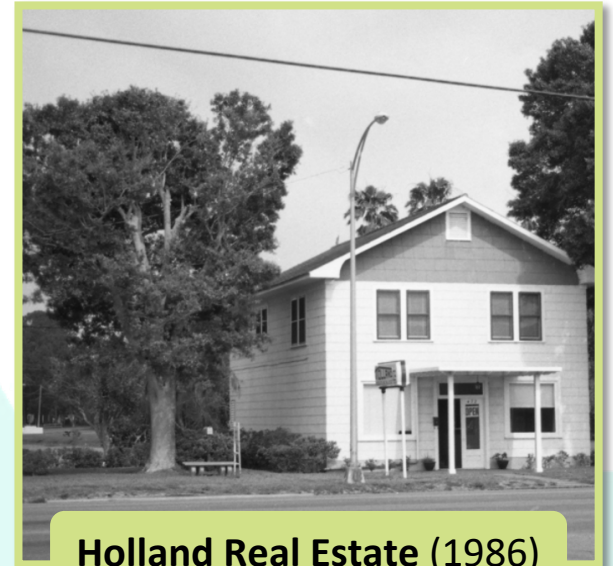
Background and Context



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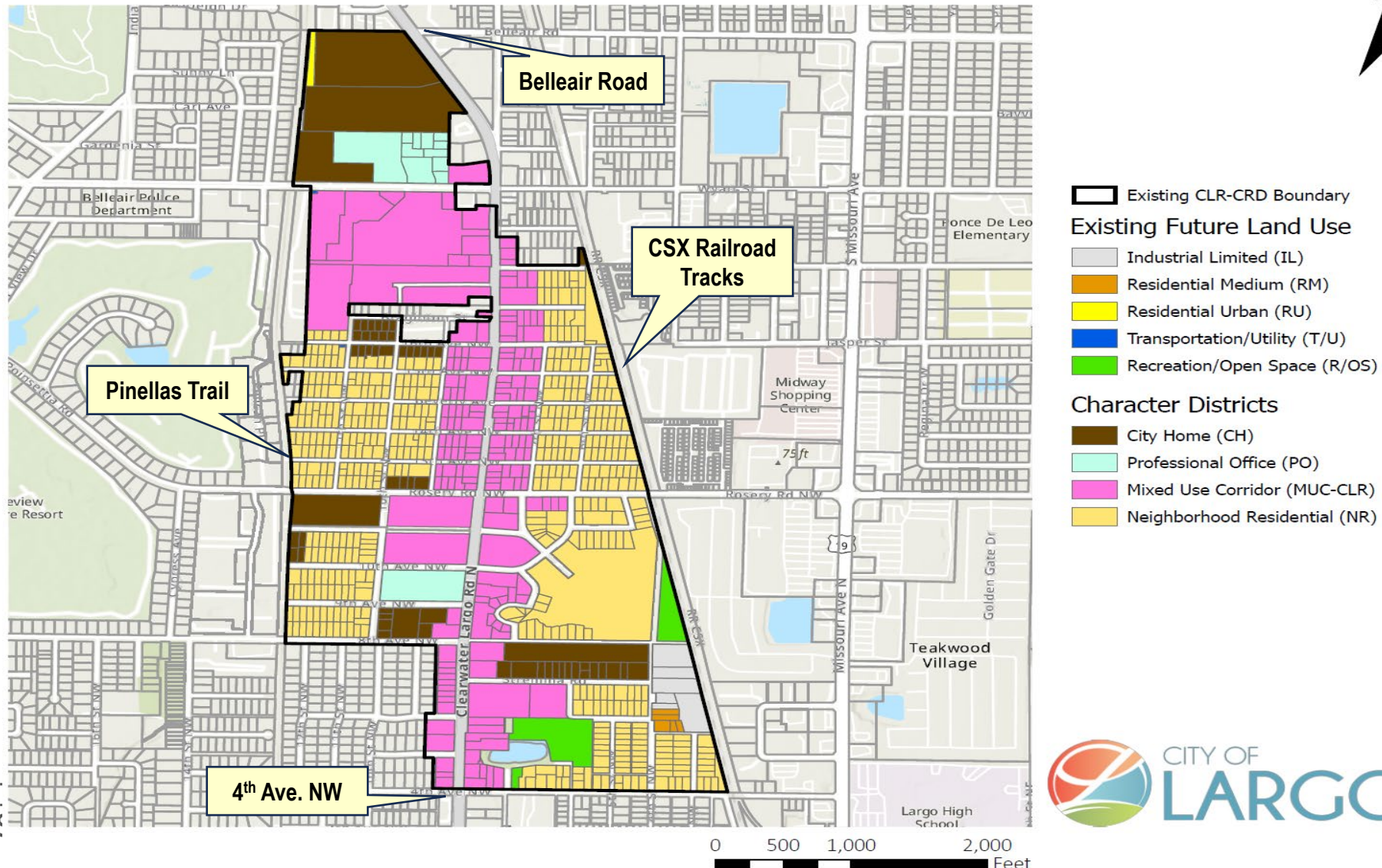
Community Redevelopment District Goals:

- **Preserve** the character of existing residential neighborhoods
- **Incentivize** higher densities and intensities for **existing commercial/multifamily properties**
- Encourage a **mix of uses** including employment, residential, and recreation
- **Enhance mobility** by expanding access to transportation options



Background and Context

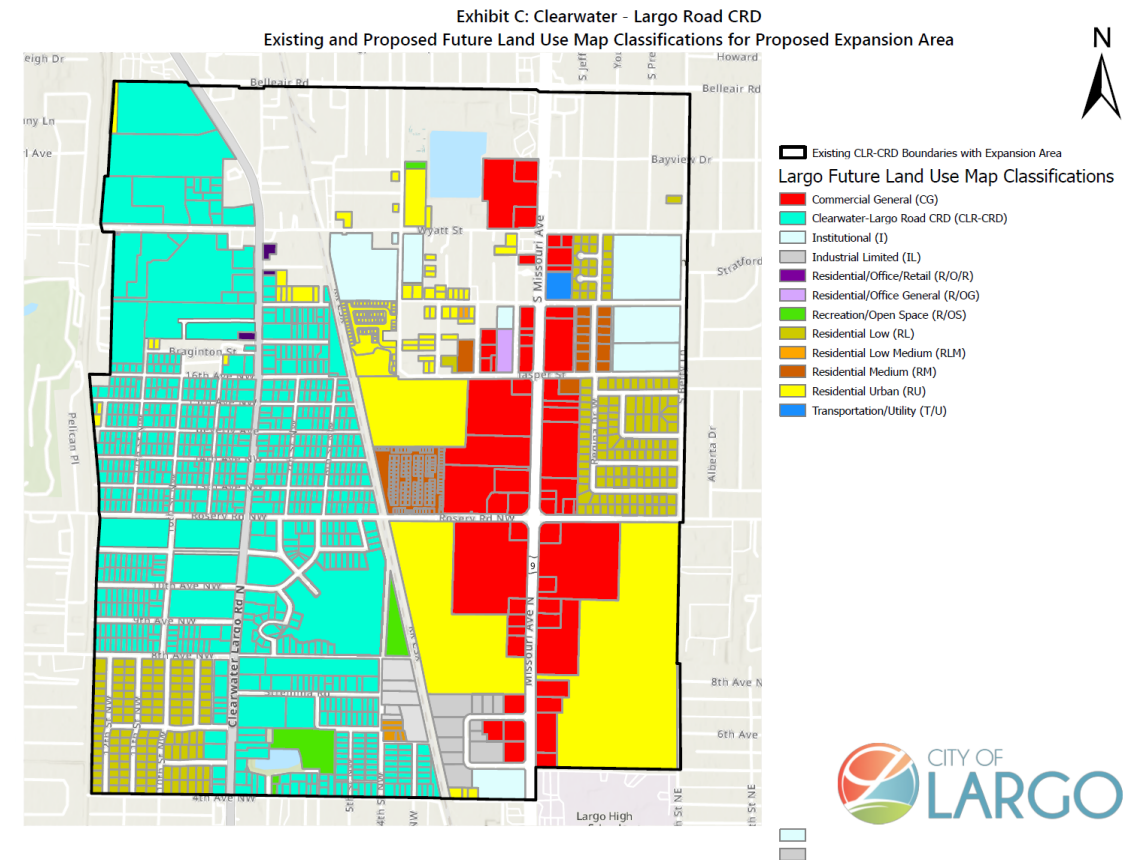
Exhibit B: Clearwater Largo Road CRD Existing Character Districts



Background and Context

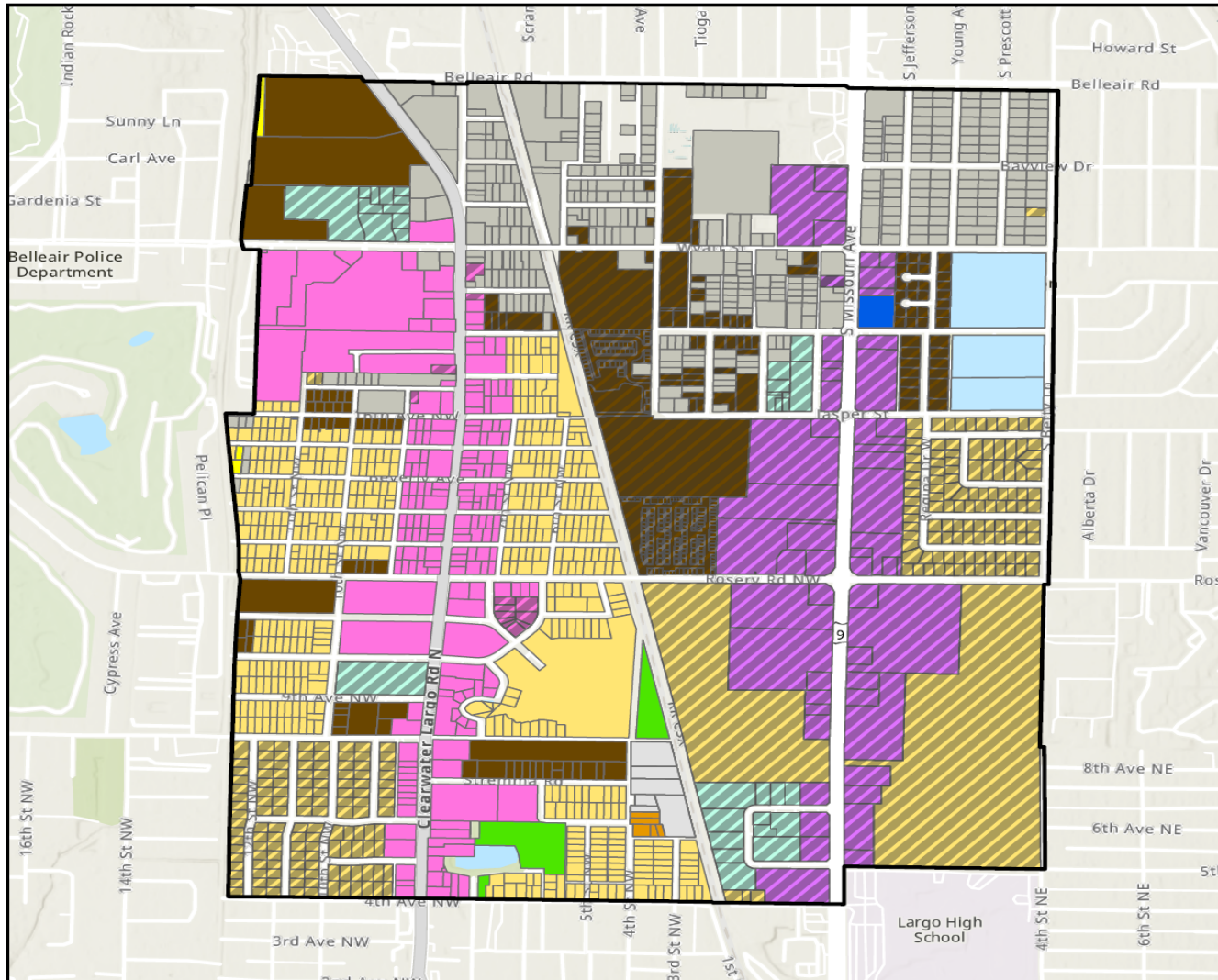
Community Redevelopment District Expansion:

- Primarily intended to apply character districts to properties **within the CRD expansion area**
- Seeks to **update character districts** for several properties within the existing CRD to offer **greater flexibility and increase compatibility**



Character Districts

Exhibit A: Proposed Clearwater-Largo Road Boundary and Character Districts



- Existing CLR-CRD Boundaries with Expansion Area
- Parcels That Are Changing
- Unincorporated Pinellas County Parcels
- Proposed Character Districts**
- Mixed Use Corridor (MUC-ALT 19)
- Mixed Use Corridor (MUC-CLR)
- Flex Employment (FE)
- City Home (CH)
- Neighborhood Residential (NR)
- Existing Future Land Use**
- Industrial Limited (IL)
- Residential/Office/Retail (R/O/R)
- Residential Medium (RM)
- Residential Urban (RU)
- Institutional (I)
- Transportation/Utility (T/U)
- Recreation/Open Space (R/OS)

0 500 1,000 2,000 Feet

Character Districts

Clearwater-Largo Road - Community Redevelopment District (CLR-CRD)

Flex Employment (FE)



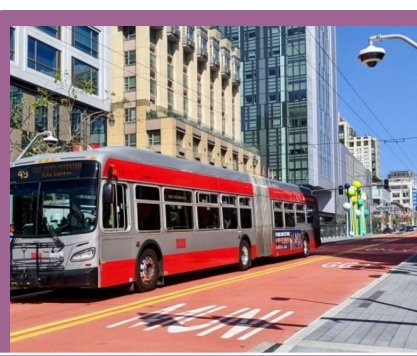
Base du/a: N/A
Base FAR: 1.0
Max FAR w/Bonus: 2.0

Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR)



Base du/a: 45
Max du/a w/Bonus: 90
Base FAR: 1.0
Max FAR w/Bonus: 3.0

Mixed Use Corridor – Alternate 19 (MUC-ALT 19)



Base du/a: 60
Max du/a w/Bonus: 120
Base FAR: 1.0
Max FAR w/Bonus: 4.0

City Home (CH)



Base du/a: 20
Max du/a w/Bonus: 45
Base FAR: 0.5
Max FAR w/Bonus: 1.0

Neighborhood Residential (NR)



Base du/a: 10
Max du/a w/Bonus: 20
Base FAR: N/A

Local Government Request

Subject Property

- 540-acres m.o.l.
- Generally located along Clearwater-Largo Road between Belleair Road and Rosery Road, including portions of Alternate U.S. Highway 19 and surrounding properties

Existing Countywide Plan Map Category: Activity Center, Residential Low Medium, Residential Medium, Retail & Services, Office, Employment, Public/Semi-Public, and Recreation/Open Space

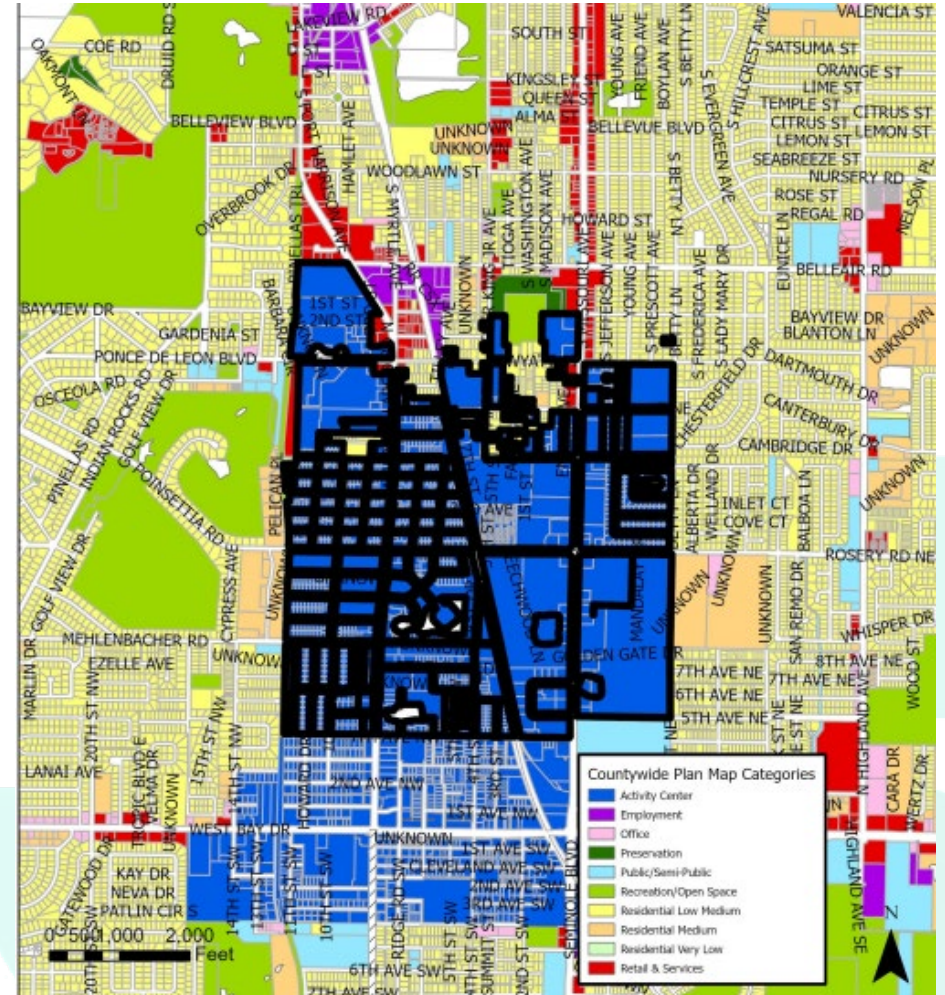
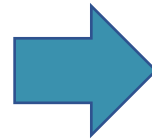
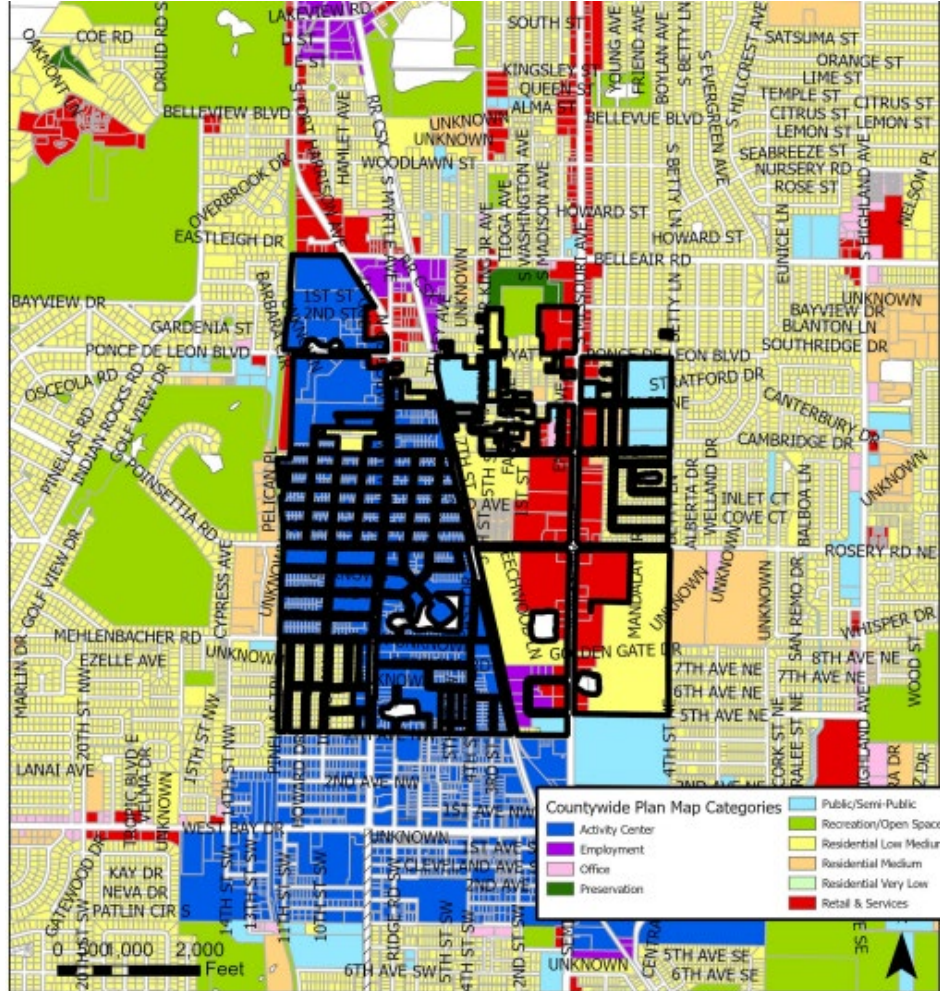
Proposed Countywide Plan Map Category: Activity Center

Purpose:

Clearwater-Largo Road Activity Center amendment and expansion

Unify planning and support corridor redevelopment

Countywide Plan Map Designation



What's Changing

- **Current Conditions:**
 - Multiple categories with varying standards
 - Fragmented development potential
- **Proposed:**
 - Unified Activity Center designation
 - Consolidated development framework
- **Redevelopment Strategy:**
 - Focus intensity along corridors
 - Transition to neighborhoods
- **Result:**
 - Bonus provisions may exceed base standards at site level
 - Countywide compliance maintained through areawide averaging
 - Redistributes and organizes existing development potential under a unified strategy



Existing & Proposed Maximums

Existing Density/Intensity in the CLR-CRD

Character District	Max Base du/a	Max Bonus du/a	Max Base FAR
Mixed Use Corridor (MUC)	15	40	1.0
Professional Office (PO)	0	0	0.60
City Home (CH)	15	40*	0.00
Neighborhood Residential (NR)	7.5	30*	0.00

Proposed Density/Intensity in the CLR-CRD

Character District	Max Base du/a	Max Bonus du/a	Max Base FAR	Max Bonus FAR
Mixed Use Corridor – Alt 19 (MUC-Alt 19)	60	120	1.0	4.0
Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR)	45	90	1.0	3.0
Flex Employment (FE)	N/A	N/A	0.65	2.0
City Home (CH)	20	45	0.50	1.0
Neighborhood Residential (NR)	10	20	N/A	N/A

Development Bonus Program

- **Bonuses** can be applied at the **project level** to incentivize:
 - Affordable housing
 - Mixed-use development
 - Multimodal infrastructure
 - Public realm amenities
- Countywide Rules **enables** this program:
 - Without future map amendments
 - Calculated from base standards



CLEARWATER-
LARGO ROAD

Community Redevelopment
District Plan

Recommendation

Proposed Countywide Plan Map Amendment Findings

- The proposed amendment expands and consolidates the existing Clearwater-Largo Road Activity Center under a unified Countywide Plan Map designation.
- The amendment supports a coordinated mixed-use redevelopment framework through the establishment of updated character districts and implementation tools at the local level.
- The amendment is located along Clearwater-Largo Road and Alternate U.S. Highway 19, which function as major transportation corridors served by various modes of transportation.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval. Forward Pinellas Board and Planners Advisory Committee recommends approval.