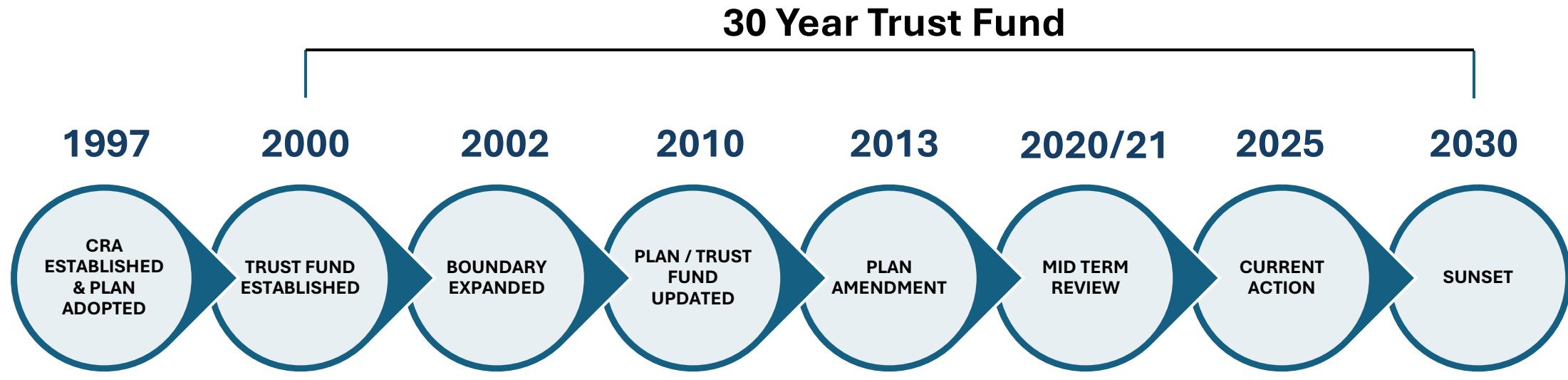




Largo West Bay Drive CRA Plan Amendment

Luis A. Garcia, Principal Planner, Housing & Community Development

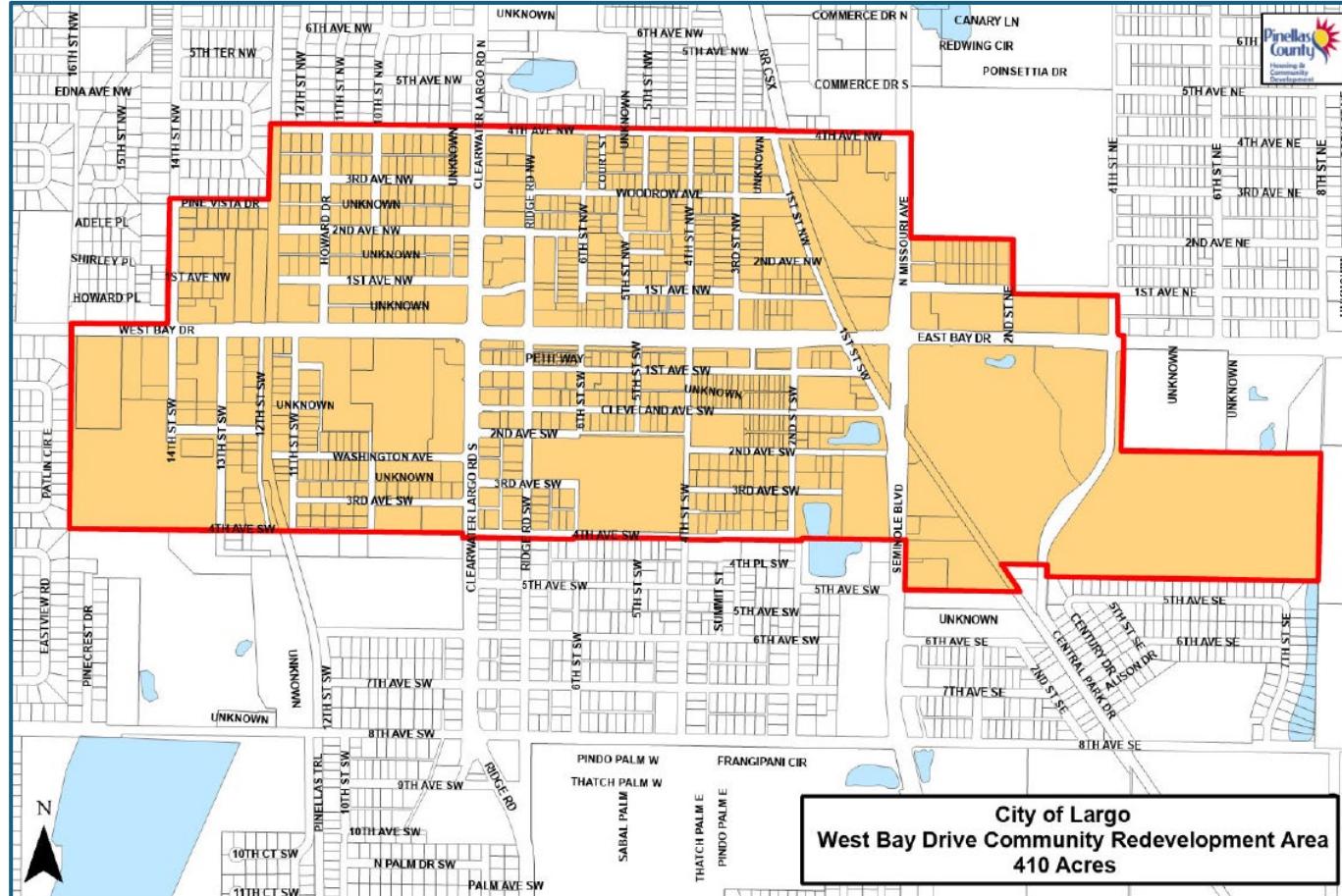
West Bay Drive Background



CRA Plan Amendment to:

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

CRA Boundary



- **Approximately 410 acres**
- **North/South Boundary**
4th Avenue NW to 4th Avenue SW
- **East/West Boundary**
16th Street NW to 8th 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



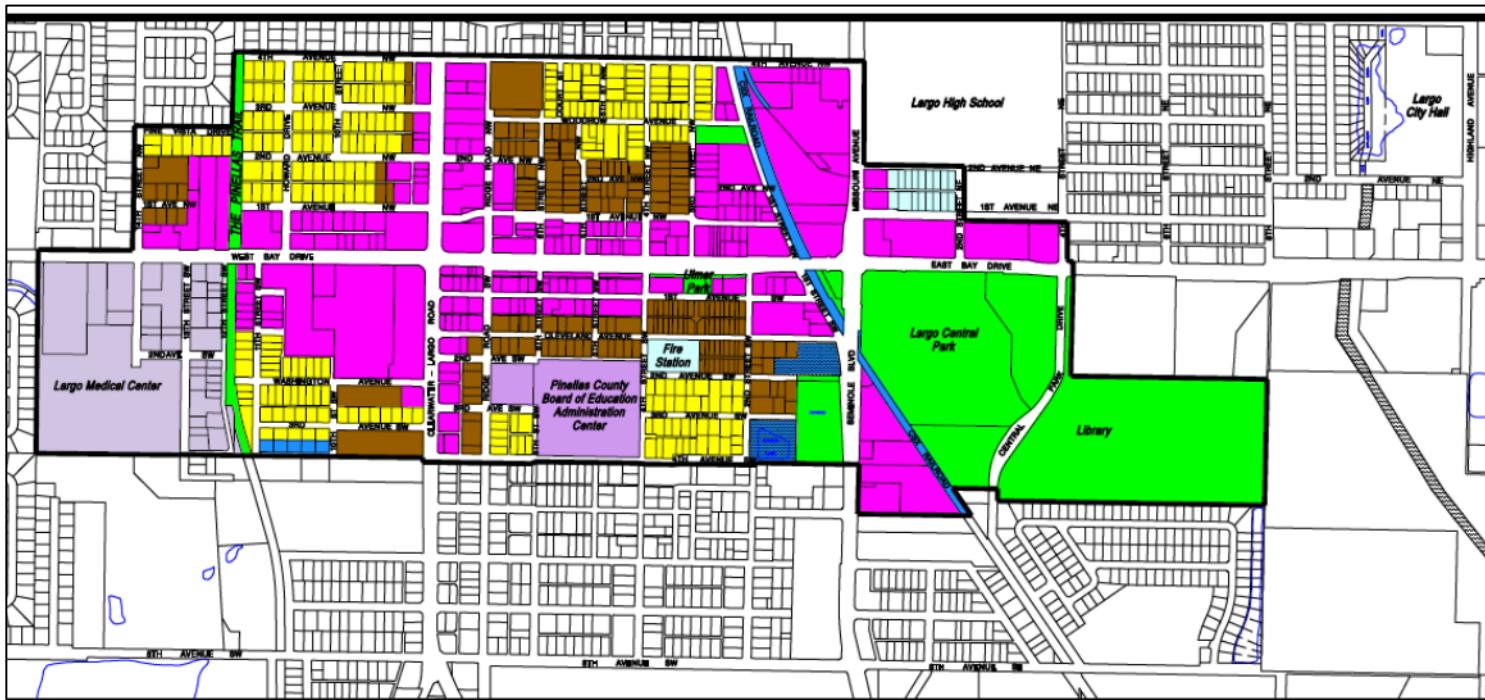
Intention:

- 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



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