



**Submit applications to:**

Forward Pinellas  
310 Court Street, 2<sup>nd</sup> Floor  
Clearwater, FL 33756  
Telephone: 727.464.8250

Email: [info@forwardpinellas.org](mailto:info@forwardpinellas.org)

# Countywide Plan Map Amendment Application Form

## Local Government Contact Information

|                               |  |
|-------------------------------|--|
| Requesting Local Government:  |  |
| Local Government Contact:     |  |
| Address:                      |  |
| Phone:                        |  |
| E-Mail Address:               |  |
| Local Government Case #:      |  |
| Local Government Ordinance #: |  |

## Property Owner Contact Information

|                 |  |
|-----------------|--|
| Name(s):        |  |
| Address:        |  |
| Phone:          |  |
| E-Mail Address: |  |

## Agent Contact Information (if applicable)

|                 |  |
|-----------------|--|
| Name(s):        |  |
| Address:        |  |
| Phone:          |  |
| E-Mail Address: |  |

## Characteristics of the Subject Property

|  |  |
|--|--|
| Site Address(s):                         |  |
| Total Acreage of the Amendment Area:     |  |
| Existing Use(s):                         |  |
| Proposed Use(s):                         |  |
| Parcel Identification #:                 |  |
| Legal Description of the Amendment Area: |  |
| Countywide MAX Index Score:              |  |
| Grid Cell MAX Index Score:               |  |

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

- |   |  |
|---|--|
| <input type="checkbox"/> Activity Center                | <input type="checkbox"/> Industrial or Employment Land |
| <input type="checkbox"/> Multimodal Corridor            | <input type="checkbox"/> Target Employment Center      |
| <input type="checkbox"/> Planned Redevelopment District | <input type="checkbox"/> Scenic/Noncommercial Corridor |
| <input type="checkbox"/> Coastal High Hazard Area       |  |

### Disclosure of Interest Statement

|   |  |
|---|--|
| Do any other persons have any ownership interest in the subject property?   |  |
| 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?   |  |
| 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?   |  |
| 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: |  |

### Countywide Plan Map Information

|   |  |
|---|--|
| Current Countywide Plan Map Category(ies):  |  |
| Proposed Countywide Plan Map Category(ies): |  |
| Amendment tier (subject to confirmation):   | <input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined |

### Local Future Land Use Plan Map Information

|  |  |
|--|--|
| Current Local Future Land Use Plan Map Category(ies):  |  |
| Proposed Local Future Land Use Plan Map Category(ies): |  |

## 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:  |  |
| Verdict and Vote:   |  |
| Please note if any public comment was made and elaborate as applicable: |  |

## 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](mailto: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

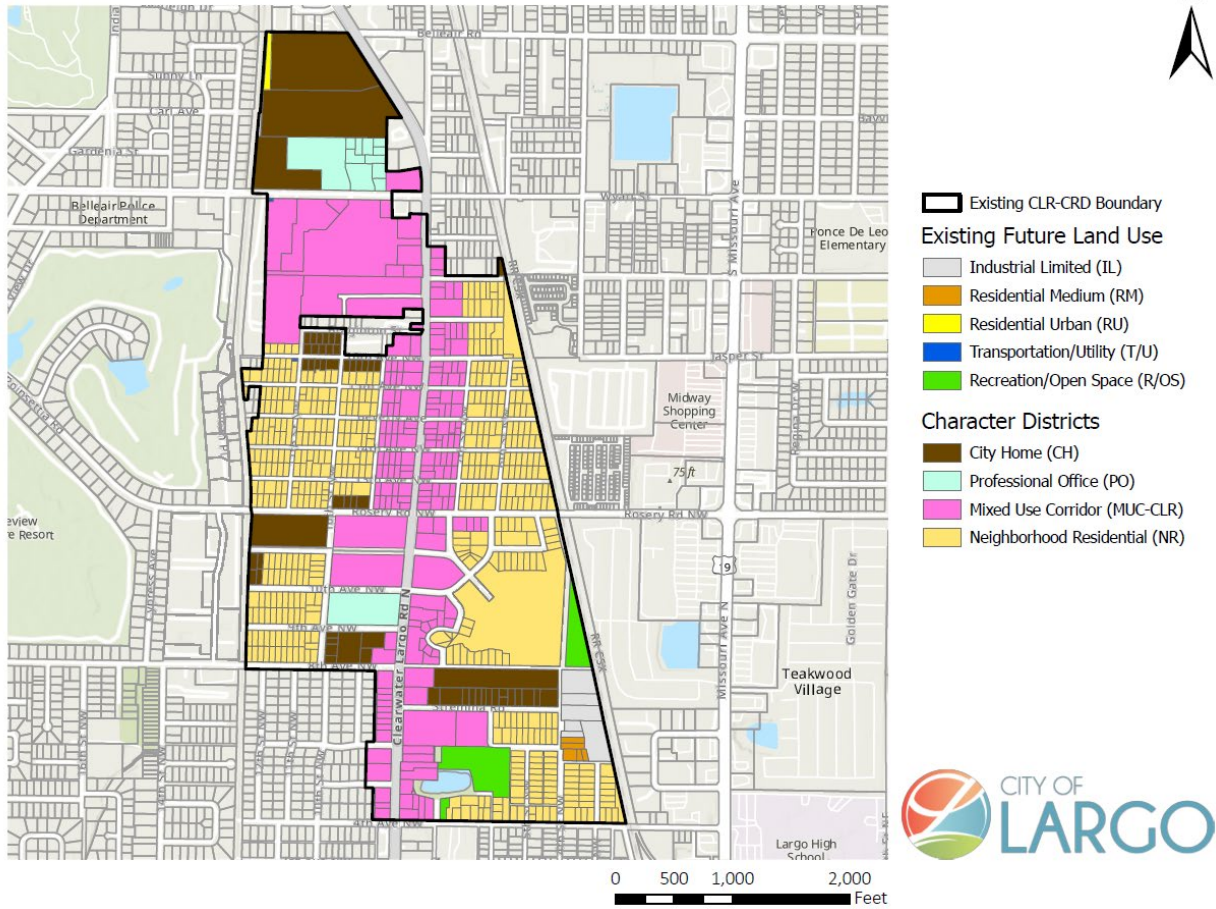
\* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

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

This Tier III application seeks to expand the Clearwater Largo Road Community Redevelopment District (CLR-CRD) which is currently classified as Activity Center with a subcategory of Community Center on the Countywide Plan Map. The information contained in this application uses assumptions made as of February 19, 2026.

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

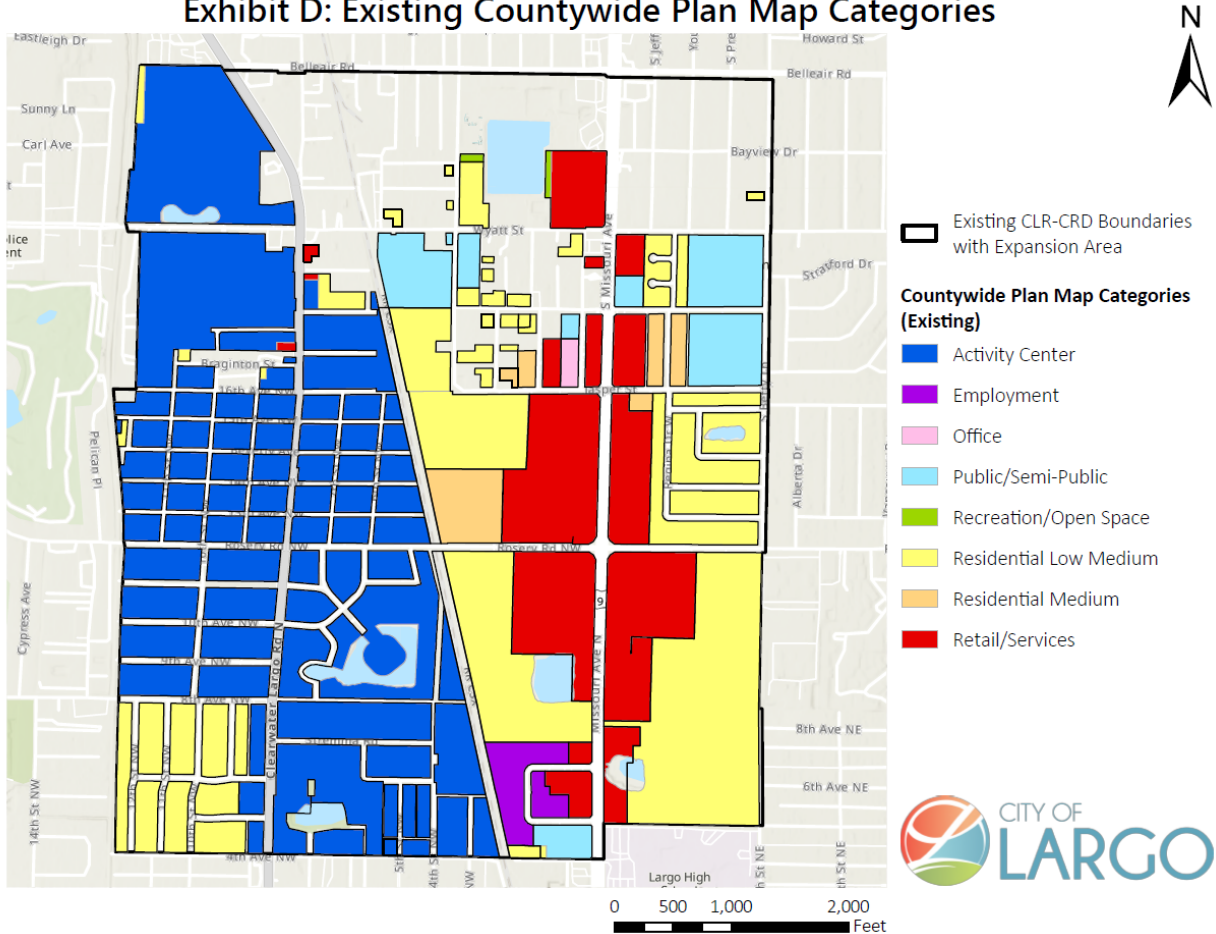
**Exhibit B: Clearwater Largo Road CRD Existing Character Districts**



**Figure 1: Clearwater Largo Road Community Redevelopment District (CLR-CRD)**

**Attachment 1** depicts the existing Community Redevelopment District that meets the requirements for applying the Activity Center – Community Center Subcategory, pursuant to Section 6.2.3.1 of the Countywide Rules.

## Exhibit D: Existing Countywide Plan Map Categories



**Figure 2: Forward Pinellas Countywide Plan Map, CLR-CRD**

**Attachment 2** depicts the existing Forward Pinellas Countywide Plan Map for the amendment area. The dark blue area indicates the Activity Center Countywide Plan Map classification, which aligns with the boundaries of the current Clearwater-Largo Road Community Redevelopment District (CLR-CRD).

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

The subject 502-acre area (excluding road right of way) is comprised of properties classified as Community Redevelopment District (CRD), Residential/Office/Retail (R/O/R), Residential/Office/General (R/O/G), Residential Urban (RU), Residential Low Medium (RLM), Residential Medium (RM), Commercial General (CG), Industrial Limited (IL), Institutional (I), and

Transportation/Utility (T/U) on the City of Largo Future Land Use Map. The majority of properties classified as CRD are also assigned one of four character district classifications: Mixed Use Corridor (MUC), Professional Office (PO), City Home (CH), or Neighborhood Residential (NR).

**Permitted uses for Character Districts listed below for the CLR-CRD can be found in [Table 6-2](#) of the City of Largo Comprehensive Development Code:**

Neighborhood Residential (NR) – 79.33 Acres

City Home (CH) – 39 Acres

Mixed-Use Corridor (MUC) – 74.31 Acres

Professional Office (PO) – 11.35 Acres

**Permitted uses for Future Land Use Map Categories listed below for the CLR-CRD and its expansion can be found in [Table 6-1](#):**

Residential Office Retail (R/O/R) – 0.78 Acres

Residential/Office General (R/OG) – 1.43 Acres

Residential Urban (RU) – 97.35 Acres

Residential Low Medium (RLM) – 0.26 Acres

Residential Medium (RM) – 14.25 Acres

Commercial General (CG) – 90.63 Acres

Industrial Limited (IL) – 8.94 Acres

Institutional (I) – 31.9 Acres

Transportation/Utility (T/U) – 1.5 Acres

**Maximum Density and Intensity for Character Districts in the CLR-CRD:**

The maximum number of units as well as maximum number of buildable square footage for all land uses within the CLR-CRD expansion area are highlighted in Tables 2, 3, 5 and 6 below. These numbers were calculated using the raw acreage and raw square footage of each land use designation and multiplying it by either the maximum allowable dwelling units per acre (DU/A) for the land use category, or the maximum allowable floor area ratio (FAR) for that category.

It should be noted that while this is technically considered the maximum allowable number of units and buildable square footage, market factors coupled with site constraints would likely make the potential buildout scenarios shown in Tables 2, 3, 5 and 6 unlikely. It is also unlikely that all developments will utilize the maximum allowable bonuses provided for within the CLR-CRD.

A more detailed analysis of the calculations conducted for Tables 2, 3, 5, 6 and 7 can be found attached to this Tier 3 submittal.

**Table 1: Existing Density/Intensity in the CLR-CRD**

| Character Districts                  | Density (dwelling units per acre, du/a) |                | Intensity (floor area ratio, FAR) |
|--------------------------------------|---|----------------|-----------------------------------|
|                                      | Max Base du/a                           | Max Bonus du/a | Max Base FAR                      |
| <b>Mixed-Used Corridor (MUC)</b>     | 15                                      | 40*            | 1.0                               |
| <b>Professional Office (PO)</b>      | 0                                       | 0              | 0.60                              |
| <b>City Home (CH)</b>                | 15                                      | 40*            | 0.00                              |
| <b>Neighborhood Residential (NR)</b> | 7.5                                     | 30*            | 0.00                              |

\*Bonus density/intensity and height may be granted by the City Commission for properties meeting the provisions in each Character District Section.

**Table 2: Existing Future Land Use/Character District Categories in the CLR-CRD and Expansion Area, with Acreages and Maximum DU/A**

| FLUM Category                                | Acres | Base Number of Allowable Residential Units (DU/A *Acreage) | Maximum Number of Allowable Residential Units w/Bonus (Bonus du/a * Acreage) |
|--|-------|--|--|
| Residential Low (RL)                         | 50.4  | 252  | 0  |
| Residential Low Medium (RLM)                 | 0.26  | 2  | 0  |
| Residential Urban (RU)                       | 97.35 | 730  | 0  |
| Residential Medium (RM)                      | 14.24 | 213  | 0  |
| Institutional (I)                            | 31.9  | 398  | 0  |
| Industrial Limited                           | 8.94  | 0  | 0  |
| Transportation/Utility (T/U)                 | 1.5   | 0  | 0  |
| Residential/Office General (R/OG)            | 1.43  | 21   | 0  |
| Residential/Office Retail (R/O/R)            | 0.78  | 14   | 0  |
| Commercial General (CG)                      | 90.63 | 2,175  | 0  |
| Recreation/Open Space (R/OS)                 | 0.31  | 0  | 0  |
| MUC (CRD Character District)                 | 74.31 | 1,114  | 2,972  |
| Professional Office (CRD Character District) | 11.35 | 0  | 0  |
| City Home (CRD Character District)           | 39    | 585  | 1,560  |
| Neighborhood Residential (CRD)               | 79.33 | 594  | 2,379  |

|   |            |              |                |
|---|------------|--------------|----------------|
| Character District)   |            |              |                |
| <b>Total</b>  | <b>502</b> | <b>6,098</b> | <b>10,716*</b> |
| *This number reflects the combined total of the base density for the existing future land use map categories, as well as the bonus density for the CLR-CRD character districts. |            |              |                |

**Table 3: Existing Future Land Use/Character District Categories in the CLR-CRD and Expansion Area, with Acreage, Square Footage, and Maximum FAR**

| FLUMA Category                                    | Acres      | Square Footage      | Maximum Buildable Non-Residential Square Footage (FAR x Square Footage) |
|---|------------|---------------------|---|
| Residential Low (RL)                              | 50.4       | 2,195,424           | 658,627.2   |
| Residential Low Medium (RLM)                      | 0.26       | 11,325.6            | 5,662.8   |
| Residential Urban (RU)                            | 97.35      | 4,240,566           | 1,696,226.4   |
| Residential Medium (RM)                           | 14.24      | 620,294.4           | 310,147.2   |
| Institutional (I)                                 | 31.9       | 1,389,564           | 903,216.6   |
| Industrial Limited                                | 8.94       | 389,426.4           | 253,127.16  |
| Transportation/Utility (T/U)                      | 1.5        | 65,340              | 45,738  |
| Residential/Office General (R/OG)                 | 1.43       | 62,290.8            | 31,145.4  |
| Residential/Office Retail (R/O/R)                 | 0.78       | 33,976.8            | 13,590.72   |
| Commercial General (CG)                           | 90.63      | 3,947,842.8         | 2,171,313.54  |
| Recreation/Open Space (R/OS)                      | 0.31       | 13,503.6            | 3,375.9   |
| MUC (CRD Character District)                      | 74.31      | 3,236,943.6         | 3,236,943.6   |
| Professional Office (CRD Character District)      | 11.35      | 494,406             | 296,643.6   |
| City Home (CRD Character District)                | 39         | 1,698,840           | 0   |
| Neighborhood Residential (CRD Character District) | 79.33      | 3,455,614.8         | 0   |
| <b>Total</b>                                      | <b>502</b> | <b>21,855,258.8</b> | <b>9,625,758.12</b>   |

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

**Table 4: Proposed Density/Intensity in the CLR-CRD**

| Character Districts | Density (dwelling units per acre, du/a) |                | Intensity (floor area ratio, FAR) |                            |
|---------------------|---|----------------|-----------------------------------|----------------------------|
|                     | Max Base du/a                           | Max Bonus du/a | Max Base FAR                      | Max Bonus FAR <sup>2</sup> |
|                     |   |                |                                   |                            |

|  |     |     |                   |                  |
|--|-----|-----|-------------------|------------------|
| <b>Mixed-Used Corridor – Alt 19 (MUC-Alt 19)</b>   | 60  | 120 | 1.0               | 4.0              |
| <b>Mixed-Used Corridor – WBD (MUC-CLR)</b>   | 45  | 90  | 1.0               | 3.0              |
| <b>Flex Employment (FE)</b>  | N/A | N/A | 0.65              | 2.0              |
| <b>City Home (CH)</b>  | 20  | 45  | 0.50 <sup>1</sup> | 1.0 <sup>1</sup> |
| <b>Neighborhood Residential (NR)</b>   | 10  | 20  | NA                | NA               |
| <sup>1</sup> Maximum of 1000 square feet for ground floor commercial/retail<br><sup>2</sup> The following uses are not considered appropriate within the CLR-CRD and are, therefore, prohibited from using FAR bonuses: adult uses; automotive repair; car and boat sale lots using outdoor displays; car washes; convenience stores which exceed 2,700 square feet of gross floor area; ministorage facilities and warehouses; mobile homes and recreational vehicle/travel trailer parks; pawnshops. |     |     |                   |                  |

**Proposed:**

**Table 5: Proposed Future Land Use/Character District Categories in the CLR-CRD and Expansion Area, with Acreage and Maximum DU/A**

| <b>FLUMA Category</b>                             | <b>Acres</b> | <b>Base Number of Allowable Residential Units (du/a *Acreage)</b> | <b>Maximum Number of Allowable Residential Units w/Bonus (Bonus du/a * Acreage)</b> |
|---|--------------|---|---|
| Institutional (I)                                 | 14.05        | 175   | 0   |
| Transportation/Utility (T/U)                      | 1.5          | 0   | 0   |
| MUC-CLR (CRD Character District)                  | 77.27        | 3,477   | 6,954   |
| MUC-ALT 19 (CRD Character District)               | 91.78        | 5,506   | 11,013  |
| Flex Employment (CRD Character District)          | 20.29        | 0   | 0   |
| City Home (CRD Character District)                | 98.013       | 1,960   | 4,410   |
| Neighborhood Residential (CRD Character District) | 199.45       | 1,994   | 3,989   |
| <b>Total</b>                                      |              | <b>502</b>  | <b>13,112</b>   |
|   |              |   | <b>26,366</b>   |

**Table 6: Proposed Future Land Use/Character District Categories in the CLR-CRD and Expansion Area, with Acreage, Square Footage, and Maximum FAR**

| <b>FLUMA Category</b>                             | <b>Acres</b> | <b>Square Footage</b> | <b>Buildable Non-Residential Square Footage (FAR x Square Footage)</b> | <b>Maximum Buildable Non-Residential Square Footage W/ Bonus</b> |
|---|--------------|-----------------------|--|--|
| Institutional (I)                                 | 14.05        | 612,018               | 397,811.7  |  |
| Transportation/Utility (T/U)                      | 1.5          | 65,340                | 45,738   |  |
| MUC-CLR (CRD Character District)                  | 77.27        | 3,365,881.2           | 3,365,881.2  | 10,097,643.6   |
| MUC-ALT 19 (CRD Character District)               | 91.78        | 3,997,936.8           | 3,997,936.8  | 15,991,747.2   |
| Flex Employment (CRD Character District)          | 20.29        | 883,832.4             | 574,491.06   | 1,767,664.8  |
| City Home (CRD Character District)                | 98.013       | 4,269,446.28          | 0  | 4,269,446.28   |
| Neighborhood Residential (CRD Character District) | 199.45       | 8,688,042             | 0  | 0  |
| <b>Total</b>                                      | <b>502</b>   | <b>21,882,496.68</b>  | <b>8,381,858.76</b>  | <b>32,126,501.88</b>   |

**Permitted Uses**

**The following Character Districts will be included as part of the CLR-CRD expansion Please see attached Table 6-2 with proposed changes.**

Mixed Use Corridor – Clearwater Largo Road (MUC-CLR) – 77.27 Acres

Mixed Use Corridor – Alternate US 19 (MUC-ALT 19) – 91.78 Acres

Neighborhood Residential (NR) – 199.45 Acres

Flex Employment (FE) – 20.29 Acres

City Home (CH) – 98.013 Acres

**The following Future Land Use Categories will be included as part of the CLR-CRD expansion. Please see Table 6-1 for allowable uses.**

Institutional (I) – 14.05 Acres

Transportation/Utility (T/U) – 1.5 Acres

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

Table 2-3 of the Countywide Rules establishes a 50- to 500-acre size range for application of the Community Center Activity Center subcategory. With the approved expansion, the subject area encompasses approximately 537 acres, including road rights-of-way. To accommodate the additional area exceeding the standard size threshold, the CLR-CRD has been organized into smaller, distinct subareas referred to as Character Districts. These Character Districts are intended to facilitate efficient internal circulation for pedestrians, bicyclists, and transit users within each subarea, while also providing appropriate transitions and buffering between higher-density, higher-intensity development and adjacent neighborhoods in order to help maintain existing neighborhood character.

**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 *Clearwater-Largo Road Community Redevelopment District Plan* and an associated Comprehensive Development Code Amendment. These are discussed in detail below.

Land Use Goal 16.0: Planning and Urban Design Principles

**A. Location, Size, and Density/Intensity Standards –**

The subject area is located within a Community Center Activity Center subcategory as identified on the Forward Pinellas Land Use Strategy map. **By organizing the CLR-CRD into several distinct Character Districts, the Activity Center meets the applicable size and distance thresholds in accordance with the Countywide Rules Section 2.3.3.15.** Proposed density and intensity standards remain within the maximum limits of 90 DU/A or a 3.0 FAR allowed under the Countywide Rules for this Activity Center classification.

The existing Clearwater-Largo Road Community Redevelopment District (CLR-CRD) is currently intersected by two Supporting Corridors designated as Future Transit Corridors, including Clearwater-Largo Road and the existing CSX track. With the expanded CLR-CRD boundary, the Activity Center will also encompass a portion of Missouri Avenue/Alternate US 19, a Primary Corridor.

In keeping with the recommendations of the Advantage Alternate US 19 vision, the highest density and intensity uses will be concentrated along the Clearwater-Largo Road and Missouri Avenue/Alternate US 19 corridors. This is implemented through the Mixed-Use Corridor (MUC) and MUC – ALT 19 Character Districts, which would be applied to properties directly adjacent to each of these corridors. This district is focuses higher-intensity, mixed use development along existing and planned transit investments.

**B. Connectivity –**

The Clearwater-Largo Road Community Redevelopment District (CLR-CRD) Plan promotes a safe, connected, and accessible multimodal transportation network that enhances mobility, connectivity, and integration between neighborhoods, schools, parks, Downtown Largo, and other key destinations. The district's mobility strategy focuses on targeted investments in pedestrian, bicycle, and transit infrastructure with the goal of strengthening connectivity, improving safety, and supporting local businesses.

Planned initiatives include new and enhanced bicycle and trail connections linking the Pinellas Trail to adjacent neighborhoods and commercial areas, improved walkability along Missouri Avenue/Alternate US 19 through sidewalk widening and intersection upgrades, and a traffic-calming plan for Clearwater-Largo Road to foster a safer and more inviting corridor.

Additional priorities include closing sidewalk gaps, improving lighting, increasing pedestrian visibility, and integrating shade trees and streetscape elements to enhance comfort. A future parking needs assessment and districtwide parking management strategy will also guide coordinated investments and support multimodal access throughout the CLR-CRD and the adjacent West Bay Drive CRD.

The CLR-CRD Plan also promotes improved internal street connectivity through enhanced local street networks, encourages cross-access where feasible between redevelopment sites, and supports block configurations that promote walkability and multiple travel routes.

More details on connectivity and planned transportation improvements can be found in the attached staff report on pages 8 through 9 and on pages 38 through 41 of the Clearwater-Largo Road Community Redevelopment District Plan.

### **C. Site Orientation –**

To encourage a safe and attractive pedestrian realm, existing standards in the CDC specific to the CLR-CRD will be updated to address building form and placement, setbacks, and parking requirements to align with the Forward Pinellas Planning and Urban Design Principles. These new development standards promote primary building entrances oriented toward public streets, reduced front setbacks, and active ground-floor uses that support pedestrian activity.

Specific examples in the CDC that encourage site orientation in line with the Objectives and Best Practices of the Forward Pinellas Planning and Urban Design Principles for site orientation include the following:

- The reduction of minimum setbacks and the elimination of minimum lot size requirements for all Character Districts within the CLR-CRD, including those with the highest allowable densities and intensities along High-Frequency Transit Corridors (Clearwater-Largo Road) and Premium Transit Corridors (Missouri Avenue/Alternate US 19), to improve pedestrian access to transit stops and stations. Furthermore, there will be no maximum building height limits within the CLR-CRD with the intent of improving

the building height-to-right-of-way width ratio over time and strengthening street enclosure.

- Exempting structured parking, publicly accessible open space, outdoor plazas, ground-floor commercial and retail uses, and other pedestrian-oriented uses from Floor Area Ratio (FAR) limitations to encourage greater walkability and active uses, while reducing conflict points between vehicles and pedestrians and maximizing the quality of the pedestrian realm while maintaining multimodal access and connectivity. Uses that are primarily auto-oriented (such as gas stations and drive-through facilities) are prohibited from utilizing FAR bonus incentives or FAR exemptions within the CRD, despite being allowed pursuant to the provisions of Senate Bill 180.
- The side or rear yards of developments are prioritized for parking placement, and where parking is located on lots fronting public rights-of-way, it may not exceed 30 percent of the parcel frontage length. The City of Largo will offer payment-in-lieu-of-parking options, as well as parking reductions of up to 20 percent for bicycle parking and/or participation in the PSTA Commuter Choice Program, and a 25 percent parking reduction for developments located in proximity to Premium Transit stops or those utilizing the City of Largo's affordable housing bonus programs.

#### **D. Public Realm Enhancements –**

The CLR-CRD Plan, in coordination with the Forward Pinellas Planning and Urban Design Principles, emphasizes the creation of an engaging, and pedestrian-oriented public realm supported by active frontages and street-level amenities to improve the overall pedestrian environment. The Plan incentivizes enhancements including, but not limited to, public artwork and placemaking features, pop-up and pocket parks, public seating areas, improved access to public spaces, community trails, neighborhoods, and other activated destinations. The Plan also calls for the addition of flexible public gathering spaces, such as outdoor markets, to complement ongoing development and redevelopment activity.

Each Character District within the CLR-CRD includes a tailored list of public realm elements appropriate to its scale and context, such as pedestrian-scaled lighting, bicycle racks, planters, and seating. These design elements collectively support a more connected, walkable, and inviting environment that provides appropriate transitions between mixed-use and residential areas while reflecting the distinct identity of each district.

Within the proposed CDC standards that will be adopted in conjunction with this Activity Center, several development standards will be implemented that provide for the following:

- Streetscape Improvements:

To create a pedestrian-oriented urban environment, buildings within the CLR-CRD are encouraged to be pulled up to the street. Furthermore, sidewalks shall be a minimum of eight (8) feet wide within both MUC categories as these districts allow the greatest density, intensity, and mix of uses in the CLR-CRD. A minimum width of five (5) feet will be required for sidewalks in all other Character Districts due to the provisions of Senate Bill 180, which prevents the City from being able

to apply more restrictive development standards. Upon the expiration of SB 180, the City will likely consider increasing this minimum width requirement to more closely align with the recommendations made in the CRD Plan.

- Development within the CLR-CRD must provide street furniture, where applicable and for public use, such as bus shelters, benches, and trash receptacles.
  - Well-defined, safe pedestrian access must be provided between building entrances and public sidewalks, public transit stops, and parking facilities within the CLR-CRD.
  - Density and intensity bonuses are provided for developments that underground utility lines to accommodate enhanced pedestrian zones along all street frontages of a project and to encourage uninterrupted pedestrian movement between uses.
  - Finally, the first floor of all buildings located along Missouri Avenue or Clearwater-Largo Road are required to contain active, pedestrian-oriented uses, such as offices, retail, sit-down restaurants, indoor recreation, entertainment uses, and microbreweries. Additionally, the primary public entrance for new buildings must face the right-of-way of the highest street classification and be clearly identifiable from the public sidewalk.
- Public Spaces:
    - All public open spaces including interior atriums, outdoor plazas and courtyards, café seating, or other public pedestrian use areas are entirely exempt from FAR calculations for any new development within the CLR-CRD to encourage their incorporation within as many uses as possible within the CRD.
    - The provision of public art, as well as the dedication of property for parks and recreation activities, is encouraged within the CLR-CRD through the application of density and intensity bonuses, including the optional design standards bonus provided within the CRD.
- Comfort and Safety:
    - Street trees are required to provide urban tree canopy along both sides of streets, in addition to low-growing landscaping such as grass or ground cover, to create shaded and cooler environments that enhance pedestrian comfort.
    - All development within the CLR-CRD must incorporate lighting that complies with Crime Prevention Through Environmental Design (CPTED) principles. Outdoor accessory light fixtures that complement building architecture, as well as pole-mounted street lighting, must be provided where necessary, particularly where

recommended through CPTED review. Additionally, outdoor lighting must illuminate public use areas adjacent to buildings and be oriented to minimize impacts on adjacent residential properties.

○ Ground Floor Activation:

- In addition to requiring active, pedestrian-oriented uses along Missouri Avenue and Clearwater-Largo Road, retail sales, service establishments, museums, commercial recreation uses, studios, and indoor and outdoor eating and drinking establishments located on the ground floor of developments containing structured parking garages are exempt from FAR limitations within the CLR-CRD.
- Density and intensity bonuses are provided for mixed-use developments that dedicate a minimum of ten percent (10%) of total gross floor area to office, retail sales, dining, entertainment, or service uses located at the sidewalk level.
- Within the CLR-CRD, windows shall comprise no less than fifty percent (50%) of each first-floor façade facing a public street. This standard is intended to increase transparency between interior uses and the public realm, activate storefronts even when interior spaces are not occupied, and enhance pedestrian safety and comfort. Each window shall be vertically oriented and larger in area than the largest window serving upper floors to reinforce human-scale proportions and to discourage blank or auto-oriented façade designs commonly associated with strip commercial development.

**E. Ground Floor Design and Use –**

To improve the public realm, ground floor uses are intended to be active, pedestrian-oriented uses with orientation toward the street and the public realm. For example, the primary entrance is required to face the street, with parking located internally within the building footprint or to the side or rear of the structure. The CLR-CRD Plan calls for the strategic placement of active, pedestrian-oriented uses at the ground floor level to support pedestrian activity, corridor activation, and economic vitality within the District.

In the MUC-CLR and MUC-ALT 19 Character Districts, ground floor commercial and pedestrian-oriented uses are incentivized through exemptions from FAR limitations. Specifically, uses that are located at the ground floor and that promote pedestrian activity and public realm engagement are eligible for these FAR incentives, encouraging a more inviting and active street environment within the District.

Mixed use developments that dedicate a minimum of ten percent (10%) of total gross floor area to office, retail, dining, service, or entertainment uses at the sidewalk level are eligible to receive density and intensity bonuses in order to encourage greater sidewalk-level activation along core downtown areas and peripheral corridor segments.

Finally, building orientation standards within the CRD require primary building entrances to be oriented toward public streets with direct sidewalk connections and entrances designed to be highly visible and architecturally emphasized. This is accomplished through design features outlined in the CDC governing the CLR-CRD, such as façade transparency, window placement, architectural articulation, canopies, and plaza elements. These standards are intended to ensure that ground floor spaces directly engage the public realm and contribute to a robust and activated street frontage.

Together, these requirements and incentives promote the concentration of pedestrian-oriented uses along major corridors, encourage transparency and visibility at the street level, and support the creation of vibrant, mixed-use environments consistent with the Countywide Planning and Urban Design Principles.

#### **F. Transition to Neighborhoods –**

The CLR-CRD Plan addresses the character districts located within the designated area, two of which specifically address transition to neighborhoods within The District.

The City Home (CH) character district is comprised of medium to low density and intensity, predominately a mixture of multi- and single-family housing typologies, and provide mixed-use, live/work developments with neighborhood-supportive commercial uses on the ground floor. The City Home (CH) District acts as a transition from the Mixed-Use Corridor (MUC) districts, which allow higher densities and intensities and provide commercial and employment services.

Flex Employment (FE) was established to better reflect the mix of employment types within the CLR-CRD expansion, such as traditional manufacturing and flex space, along with the existing professional office space that was reflected in the previous Professional Office (PO) character district. This character district will encourage the expansion and retention of these uses along with other employment types in the district.

The Neighborhood Residential (NR) district was established to preserve the existing residential character of the neighborhoods while enhancing access to community resources. This district is comprised of existing housing and maintains one to two story small- and medium-type housing units. It's encouraged that the City Home and Neighborhood Residential character districts create connected communities through bicycle and pedestrian networks, community resources, shops and restaurants, to connect residential and commercial areas in the Mixed-Use Corridor districts.

### **6. Pre-application meeting**

A pre-application meeting occurred on September 10<sup>th</sup>, 2025. The City of Largo Planning and Development Services Department discussed submittal requirements and new development standards for the CLR-CRD and its associated Countywide Plan Map Amendment with Forward Pinellas and the timeline for the approval of the proposed Activity Center.

### **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.

Based on the traffic generation characteristics outlined in Section 2.3.3.15, the proposed amendment area would generate approximately 170,854 daily trips.

The trips per acre of 325 were derived from Section 2.3.3.15 under Table 2-3, Standards Applicable to Activity Center Subcategories under the Community Center category. Table 7 summarizes the average daily trips for the current land uses.

**Table 7: Daily Trips – Current Land Use Categories**

|   |            |
|---|------------|
| Development Potential Acres                                       | 530.28     |
| Trips per Day per Acre (Residential Low Medium)                   | 67         |
| Trips per Day per Acre (Residential Medium)                       | 96         |
| Trips per Day per Acre (Public/Semi-Public) – Educational         | 114        |
| Trips per Day per Acre (Public/Semi-Public) – Medical             | 173        |
| Trips per Day per Acre (Public/Semi-Public) – Religious           | 104        |
| Trips per Day per Acre (Public/Semi-Public) - Other               | 67         |
| Trips per Day per Acre (Public/Semi-Public) – Muni Public Utility | 16         |
| Trips per Day per Acre (Employment)                               | 206        |
| Trips per Day per Acre (Office)                                   | 89         |
| Trips per Day per Acre (Retail & Services)                        | 433        |
| Trips per Day per Acre (Recreation/Open Space)                    | 3          |
| Trips per Day per Acre (Community Center)                         | 325        |
| Trips per Day   | 131,648.72 |

- 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%.

The average daily trips for the existing Activity Center area were calculated with a 50% reduction factor which totaled 123,958.25 trips per day. The detailed trip generation calculations can be found in the attached excel spreadsheet for this Tier 3 amendment.

**Table 8: Daily Trips with 50% Reduction Factor**

|   |            |
|---|------------|
| Development Potential Acres               | 530.28     |
| Trips per Day per Acre (Community Center) | 325        |
| Trips per Day with 50% Reduction Factor   | 123,958.25 |

- C. If the proposed average daily trips calculated in (B) is smaller than the current average daily trips calculated in (A), then only the requirements of Section 6.2.3 must be met and no additional transportation assessment is required. If the proposed average daily trips is a larger number than the current average daily trips, then an additional transportation assessment will be required.

As indicated by Table 7 and 8, and the attached transportation analysis, the proposed daily trips for the expanded Activity Center will not result in a net increase in trips, but rather a decrease by 7,690.47 trips.

8. Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption.

*Please see attached CDC Amendment and staff report associated with this Countywide Plan Map Amendment.*

City Commission Meeting

- 1<sup>st</sup> reading (March 3rd, 2026)
- 2nd reading (May 19th, 2026)

CDC/FLUM Amendment Adoption schedule

- 1<sup>st</sup> reading (March 3rd, 2026)
- 2nd reading (May 19th, 2026)

Planning Board

- February 8<sup>th</sup>, 2026
- February 19<sup>th</sup>, 2026

CRAB/CDAAB

- September 29<sup>th</sup>, 2025

9. 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

The proposed amendment seeks to change the Future Land Use Map (FLUM) classification of various properties from existing citywide FLUM classifications to the Clearwater-Largo Road Community Redevelopment District (CLR-CRD). The CRD classification corresponds with the Activity Center (AC) Countywide Plan Map category.

Per Section 6.2.4 of the Countywide Rules, amendments seeking to add storage/warehouse/distribution-light and heavy, commercial/business service uses, or automobile-oriented retail commercial uses as allowable uses within areas classified as AC on the Countywide Plan Map shall be classified as Tier III amendments.

In 2025, the Florida Legislature adopted Senate Bill 180, which prevents local governments from adopting any restrictions that could be construed as more burdensome or restrictive than those that were in place prior to the 2024 storm season. Some of the existing FLUM classifications within the amendment area, including Commercial General (CG) and Industrial Limited (IL), currently allow certain uses identified above. Because the City is prohibited from adopting regulations that would be more burdensome or restrictive under SB 180, staff find that the proposed amendment fulfills the “Other Unique Conditions” criterion referenced above.

In conjunction with the Future Land Use Map Amendment (FLUMA), staff are also proposing a Comprehensive Development Code Amendment (CDCA). The intent of the CDCA is to require properties within the CRD to develop in accordance with specific standards related to pedestrian zones, building form and placement, and connectivity. These provisions are intended to advance the vision for the district by promoting urban design that enhances mobility and multimodal connectivity. However, the scope of these proposed changes has been narrowed to ensure compliance with the limitations established by SB 180.

Despite these legislative constraints, the proposed amendments work within the parameters of SB 180 while still advancing the goals, objectives, and policies of the CRD Plan. By aligning land use designations and character districts with the adopted plan, expanding redevelopment opportunities through incentives for increased densities and intensities, and allowing additional uses that support recreation and employment opportunities within the district, staff find that the proposed amendment remains compatible with the goals of the Countywide Activity Center category. Furthermore, uses not deemed consistent with the CLR-CRD Plan, but that are permitted to be allowed per the provisions of SB 180, are restricted from using FAR bonuses outlined in Table 4 above.

Following the sunset of Senate Bill 180, staff intend to reevaluate the proposed Comprehensive Development Code provisions to further align with the Countywide Planning and Urban Design Principles. Future amendments are anticipated to refine permitted uses, expand minimum pedestrian zone requirements, and introduce additional standards related to site design and building form. Although the legislation is currently slated to sunset in 2027, delaying the proposed amendment until that time would unnecessarily hinder ongoing redevelopment planning initiatives within the district. Given the temporary nature of the legislation, the City’s adopted redevelopment framework, and the intent to pursue future amendments once the statutory limitations expire, staff find that unique circumstances exist that warrant approval of the proposed amendment.



**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:** Jared Austin, Community Development  
**Staff Contact:** Jared Austin, Principal Planner

Ext. 7319      jaustin@largo.com

### TITLE

Ordinance No. 2026-08 - First Reading - FLUMA-25-0004 - Clearwater-Largo Road 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) proposing to expand the boundary of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) and adopt its associated Character Districts. An amendment to the Comprehensive Development Code (CDC) is proposed in conjunction with the subject FLUMA to implement development standards recommended from the updated CLR-CRD Plan. These standards aim to encourage redevelopment and infill development at increased densities and intensities along major multimodal corridors in order to advance a more walkable, mixed-use downtown environment.

In 1995, the Pinellas County Board of County Commissioners (BCC) designated redevelopment authority to the City of Largo for the purposes of establishing the Clearwater-Largo Road Community Redevelopment District (CLR-CRD). This led to the formal establishment of the CLR-CRD as a redevelopment area intended to transform the CRD into a vibrant mixed-use district. The plan governing the CRD and its associated development standards was updated in 2007 when the City of Largo initially sought to establish a Tax Increment Financing (TIF) district for the CLR-CRD. While the TIF district was ultimately not approved by the BCC in 2007, the CLR-CRD Plan was adopted and has contained development standards applicable to the CRD since.

In 2023, the BCC again granted the City of Largo the authority to begin revising the CLR-CRD plan. The update focused on crafting a clear vision and redevelopment framework for the district, including the development of more modern design standards as well as the creation of a new Tax Increment Financing (TIF) district to support future investment and redevelopment within the CRD. This culminated into the final updated Clearwater-Largo Road Community Redevelopment District Plan (the "Plan") which was later adopted by the City Commission on July 1, 2025.

As part of the Plan update, City staff reevaluated the CLR-CRD's character districts. The existing Mixed-Use Corridor (MUC) designation was divided into two new subdistricts, namely Mixed Use Corridor – Alternate 19 (MUC-ALT 19) and Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR), to better reflect the unique development patterns and corridor conditions along each roadway. Additionally, the Professional Office (PO) district was reclassified to Flex Employment (FE) to support a broader mix of employment uses consistent with contemporary market demands and target industry needs.

The purpose of this FLUMA is to reflect the expanded boundaries of the CLR-CRD as approved through the 2025 Plan update and to designate the subject parcels with the appropriate character districts. The proposed character districts include Mixed Use Corridor – Alternate 19 (MUC-ALT 19), Mixed Use Corridor – Clearwater-Largo Road (MUC-CLR), Flex Employment (FE), City Home (CH), and Neighborhood Residential (NH). The FLUMA proposes to designate approximately 298 acres, more or less, within the CLR-CRD expansion with these associated character districts per the recommendations of the Plan. Additionally, several parcels within the existing CLR-CRD will also be amended to reflect the adoption of new Character Districts such as Flex Employment. This amendment is proposed to be processed as a Tier III amendment as both the local and Countywide Plan Map categories would be amended to reflect this expansion. If approved, the entire expansion area will be designated Activity Center on the Countywide Plan Map.

Should the subject FLUMA be approved, all parcels within the CLR-CRD will be subject to the specific standards for the CRD within the Comprehensive Development Code (CDC). This will include an updated base density (Dwelling Units per Acre – DU/A) and intensity (Floor Area Ratio – FAR) increase for each character district within the CRD. Furthermore,

each character district will have a maximum bonus density and intensity that can be achieved through the provision of density and intensity bonuses such as those for affordable housing, mixed-use development, enhanced parking, and more. Those parcels within the CLR-CRD that fall within unincorporated Pinellas County will not be subject to these standards, or associated densities and intensities, until annexed into the City of Largo.

#### **CITY ATTORNEY REVIEWED:**

Yes

#### **CONSISTENT WITH:**

Comprehensive Plan

#### **POTENTIAL MOTION / DIRECTION REQUESTED:**

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2026-08 ON FIRST READING, TRANSMIT THE AMENDMENT TO FORWARD PINELLAS AS A TIER III COUNTYWIDE PLAN MAP AMENDMENT FOR REVIEW, AND SCHEDULE A SECOND READING AND PUBLIC HEARING.

#### **ATTACHMENTS:**

[Ordinance No. 2026-08](#)

[Business Impact Estimate](#)

[Exhibits A-H](#)

[FLUMA 25-0004 Planning Board Staff Report](#)

**ORDINANCE NO. 2026-08**

**AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED ALONG U.S. HIGHWAY ALTERNATE 19, CLEARWATER-LARGO ROAD, ROSERY ROAD, AND PONCE DE LEON BOULEVARD, GENERALLY BETWEEN BELLEAIR ROAD, BETTY LANE, 4TH AVENUE NORTHWEST, AND THE PINELLAS TRAIL, IN PINELLAS COUNTY, FLORIDA; EXPANDING THE BOUNDARIES OF THE CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT DISTRICT (CLR-CRD); RECLASSIFYING CERTAIN PROPERTIES WITHIN THE EXISTING CLR-CRD BOUNDARIES FROM THE PROFESSIONAL OFFICE (PO) CHARACTER DISTRICT TO FLEX EMPLOYMENT (FE); RECLASSIFYING CERTAIN PROPERTIES WITHIN THE EXISTING CLR-CRD BOUNDARIES FROM THE NEIGHBORHOOD RESIDENTIAL (NR) CHARACTER DISTRICT TO THE MIXED USE CORRIDOR (MUC); ADOPTING THE NEWLY CREATED MIXED USE CORRIDOR – ALTERNATE 19 (MUC-ALT 19) CHARACTER DISTRICT FOR PORTIONS OF THE CLR-CRD EXPANSION AREA; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE 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 of Largo'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 the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the Rules of the Countywide Plan.

**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 from Commercial General (CG), Residential Urban (RU), Institutional (I), Professional Office (PO), and Industrial Limited (IL) to the Clearwater-Largo Road Community Redevelopment District (CLR-CRD); and that the following character districts are established in place of the previous Future Land Use Map classifications: Mixed Use Corridor – Alternate 19 (MUC-ALT 19), Neighborhood Residential (NR), City Home (CH), and Flex Employment (FE), as depicted in Exhibits A through F, attached to this ordinance, and whose parcel information is found in Exhibits G and H, attached to this ordinance.

**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 hereof 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:

**AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED ALONG U.S. HIGHWAY ALTERNATE 19, CLEARWATER-LARGO ROAD, ROSERY ROAD, AND PONCE DE LEON BOULEVARD, GENERALLY BETWEEN BELLEAIR ROAD, BETTY LANE, 4TH AVENUE NORTHWEST, AND THE PINELLAS TRAIL, IN PINELLAS COUNTY, FLORIDA; EXPANDING THE BOUNDARIES OF THE CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT DISTRICT (CLR-CRD); RECLASSIFYING CERTAIN PROPERTIES WITHIN THE EXISTING CLR-CRD BOUNDARIES FROM THE PROFESSIONAL OFFICE (PO) CHARACTER DISTRICT TO FLEX EMPLOYMENT (FE); RECLASSIFYING CERTAIN PROPERTIES WITHIN THE EXISTING CLR-CRD BOUNDARIES FROM NEIGHBORHOOD RESIDENTIAL (NR) CHARACTER DISTRICT TO THE MIXED USE CORRIDOR (MUC); ADOPTING THE NEWLY CREATED MIXED USE CORRIDOR – ALTERNATE 19 (MUC-ALT 19) CHARACTER DISTRICT FOR PORTIONS OF THE CLR-CRD EXPANSION AREA; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE 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 2023 the Pinellas County Board of County Commissioners authorized the City of Largo to begin updating the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) plan. In updating the plan, the City of Largo sought to establish a vision and redevelopment strategy for the CLR-CRD with the aim of adopting new development standards in addition to establishing a new Tax Increment Financing (TIF) district for the CRD.

The City of Largo connected with the community through several outreach events to collect feedback on what outcomes they would like to see as a result of the updated CRD Plan. A detailed community district and economic development analysis for the area was also completed prior to amending the Plan.

To support community priorities and progress the City of Largo towards its goal of developing an active and interconnected Downtown, staff proposed to expand the boundaries of the existing CLR-CRD to include properties located east of the CSX railroad line and adjacent to U.S. Highway Alternate 19.

To further support the goals of the CRD, staff are proposing the adoption of the new Mixed Use Corridor – Alternate 19 (MUC-ALT 19) character district through Ordinance No. 2025-35. Additionally, staff are proposing to reclassify certain properties currently within the CLR-CRD boundaries from the Professional Office (PO) character district to Flex Employment (FE) to expand the number of uses allowed on the subject properties and encourage greater employment opportunities in the area. Lastly, staff are seeking to reclassify several properties from the Neighborhood Residential (NR) character district to Mixed Use Corridor (MUC) to better reflect the character and development pattern of surrounding properties.

It should be noted that the existing CLR-CRD as well as the proposed expansion area includes unincorporated parcels. Parcels within the CLR-CRD boundaries, and in unincorporated Pinellas County, will not be subject to the related CDC standards or the associated higher density and intensity thresholds unless the subject parcels are annexed into the City. At the time of annexation, the CLR-CRD boundaries will be amended to reflect the subject parcel's incorporation into the City.

In conjunction with the subject FLUMA, an amendment to the City of Largo Comprehensive Development Code (CDC) will be proposed to incorporate existing development standards from the CLR-CRD and to adopt new development standards associated with the newly created character districts.

If adopted, the proposed FLUMA in combination with the proposed amendment to the CDC will serve the public health, safety, morals and welfare of the City by:

- (1) Stimulating the local economy by allowing for greater density and intensity and flexibility of uses for new and existing developments within the CRD to encourage a greater supply of housing, as well as retail, and employment options for areas historically suffering from underinvestment and economic blight.

- (2) Encouraging enhanced design standards to improve the pedestrian realm, personal safety, environmental sustainability, and economic resiliency overtime.
- (3) Enhancing the City's ability to encourage development in areas that can strategically reinvest new community funds captured from redevelopment and growth within the CRD boundary for enhanced infrastructure, community reinvestment initiatives, and more.

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:

Only businesses that opt in to the new density and intensity standards established within through the CDCA will be impacted. All development standards and allowances in place for existing FLUM categories will continue to be allowed in the CRD expansion area through SB 180 until 2027.

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

N/A

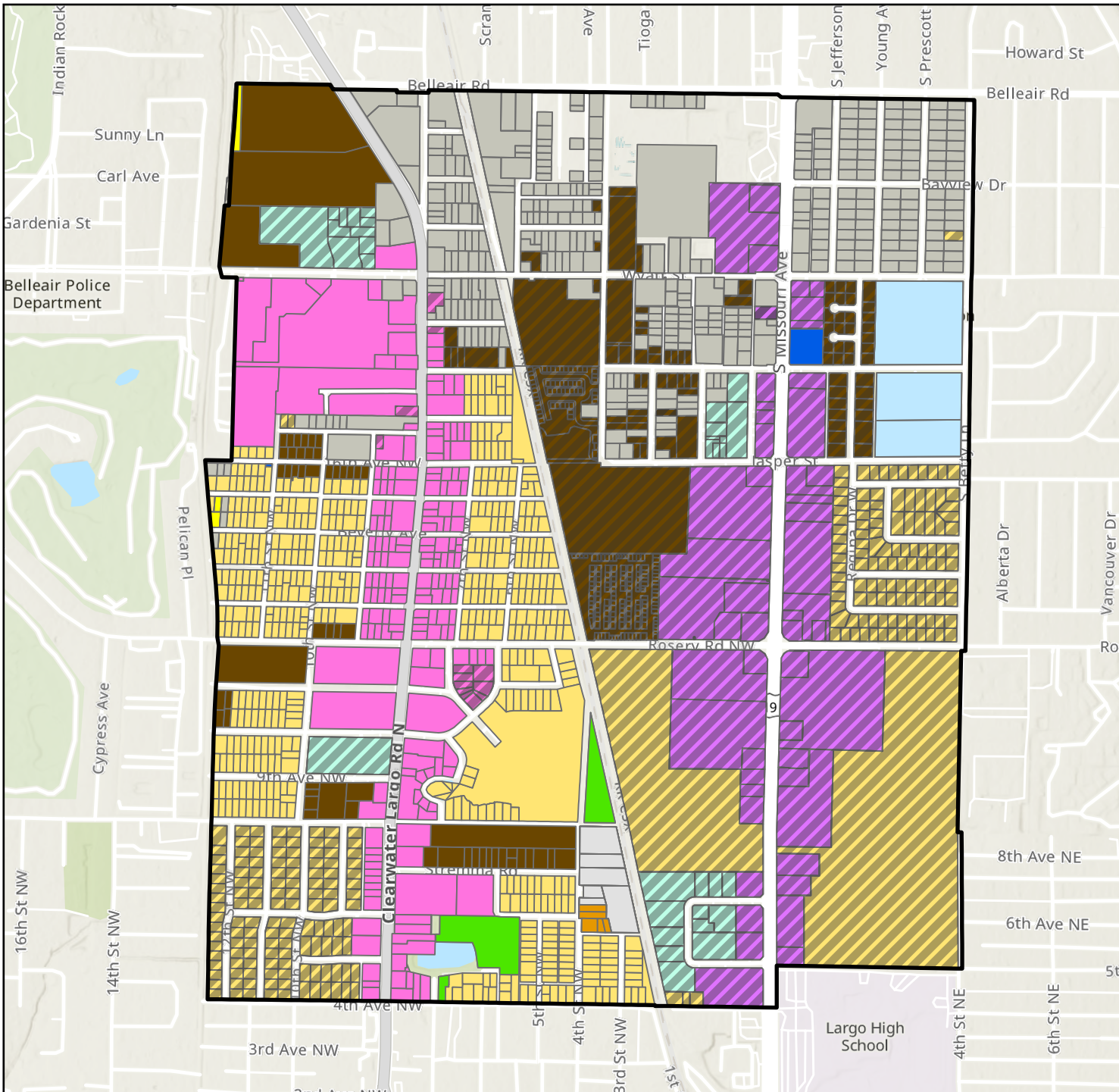
Reviewed and Approved:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

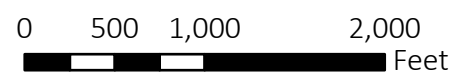
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City Attorney's Office

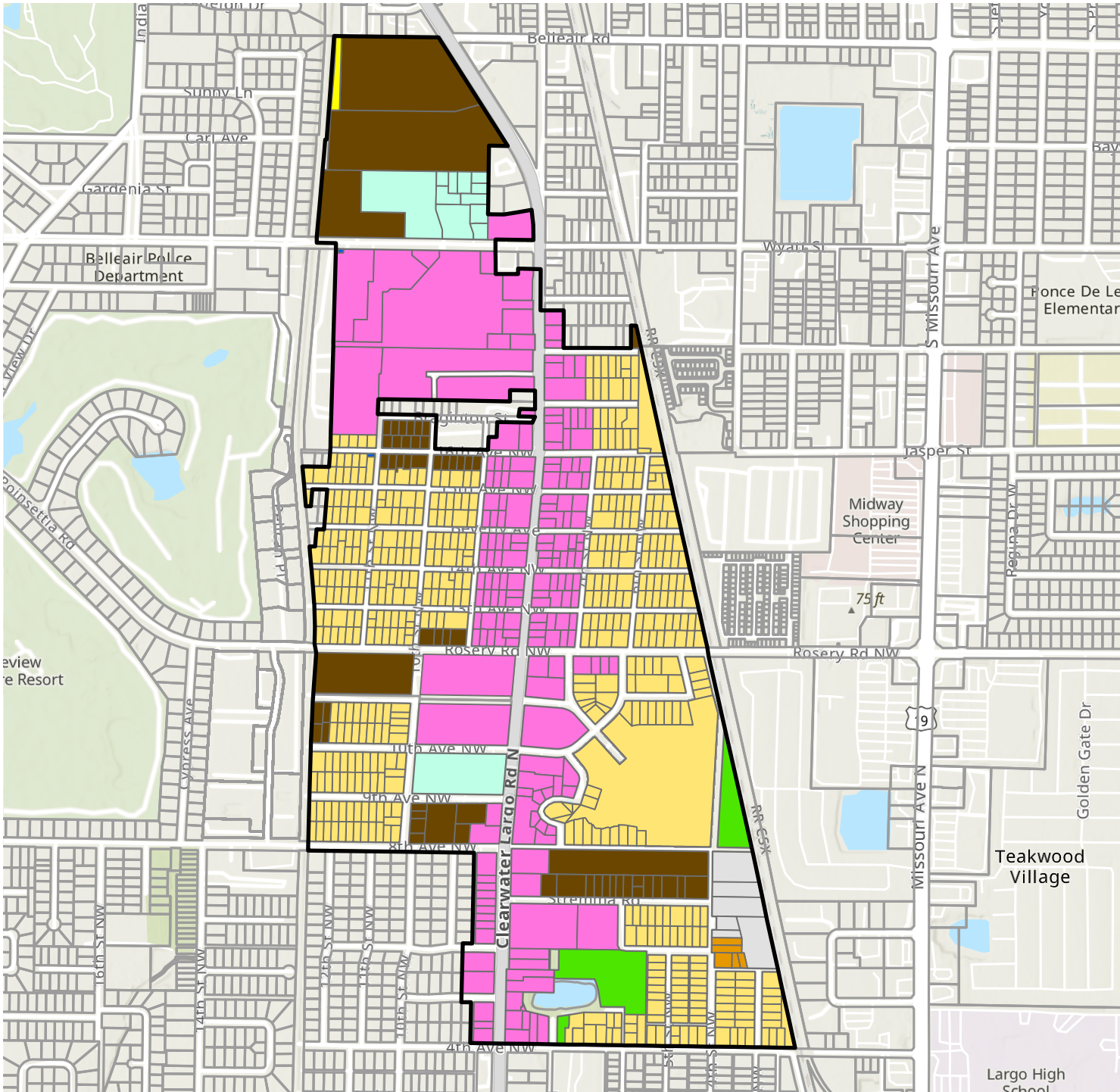
# Exhibit A: Proposed Clearwater-Largo Road Boundary and Character Districts













- 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)



# Exhibit B: Clearwater Largo Road CRD Existing Character Districts

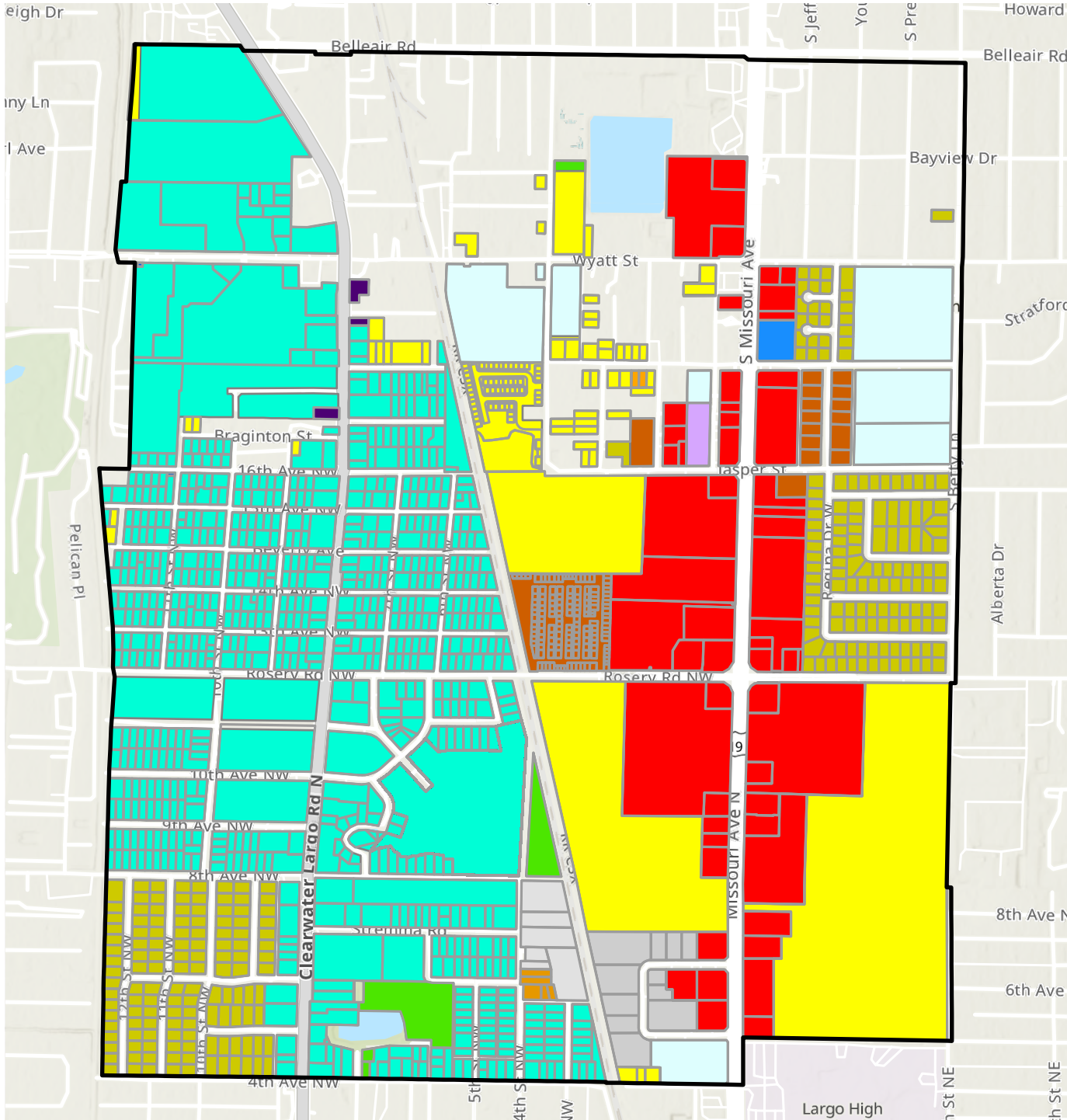


-  Existing CLR-CRD Boundary
- Existing Future Land Use**
-  Industrial Limited (IL)
-  Residential Medium (RM)
-  Residential Urban (RU)
-  Transportation/Utility (T/U)
-  Recreation/Open Space (R/OS)
- Character Districts**
-  City Home (CH)
-  Professional Office (PO)
-  Mixed Use Corridor (MUC-CLR)
-  Neighborhood Residential (NR)



# Exhibit C: Clearwater - Largo Road CRD

## Existing and Proposed Future Land Use Map Classifications for Proposed Expansion Area



Existing CLR-CRD Boundaries with Expansion Area

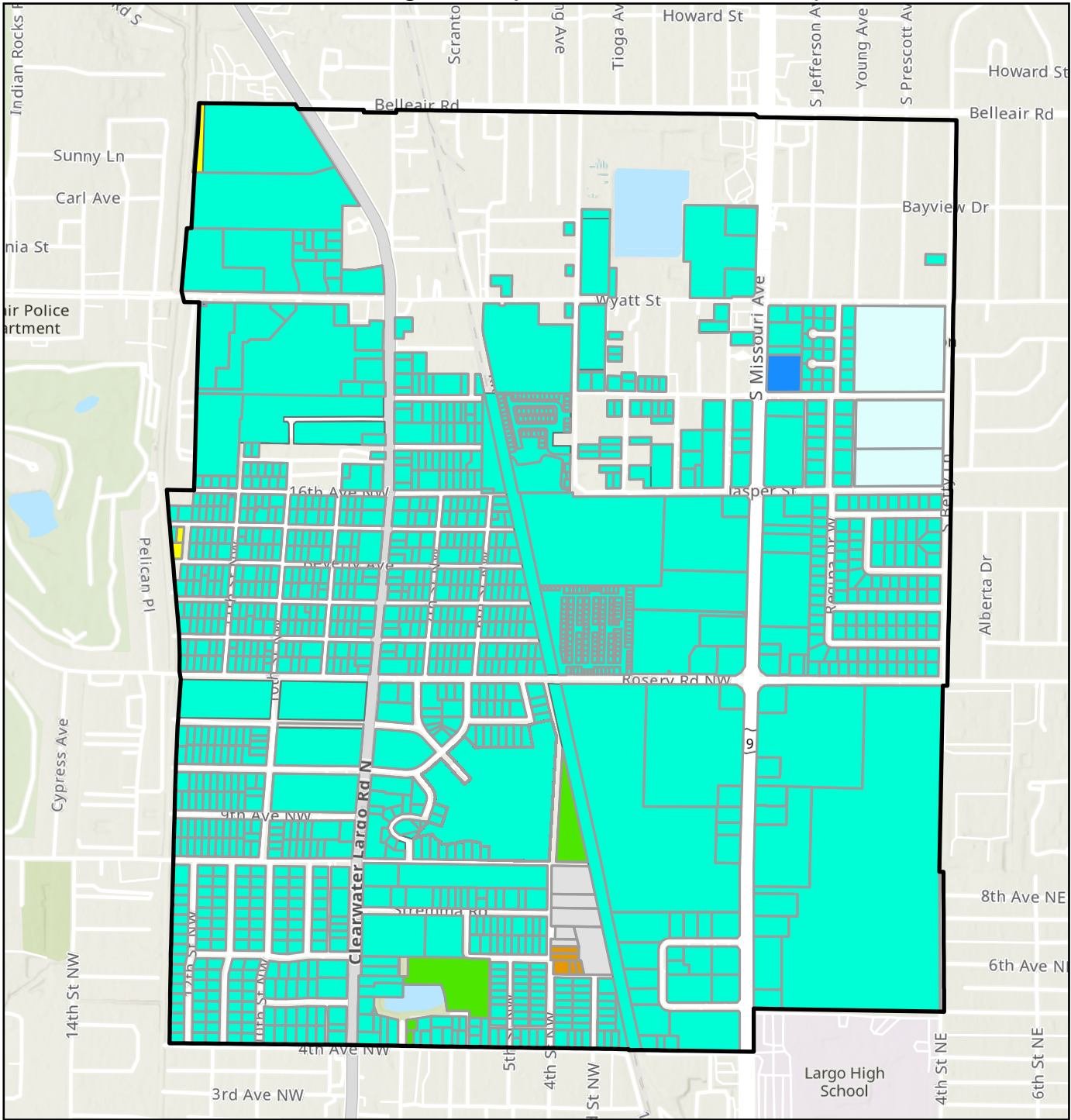
### Largo Future Land Use Map Classifications

- Commercial General (CG)
- Clearwater-Largo Road CRD (CLR-CRD)
- Institutional (I)
- Industrial Limited (IL)
- Residential/Office/Retail (R/O/R)
- Residential/Office General (R/OG)
- Recreation/Open Space (R/OS)
- Residential Low (RL)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential Urban (RU)
- Transportation/Utility (T/U)



# Exhibit C: Clearwater - Largo Road CRD

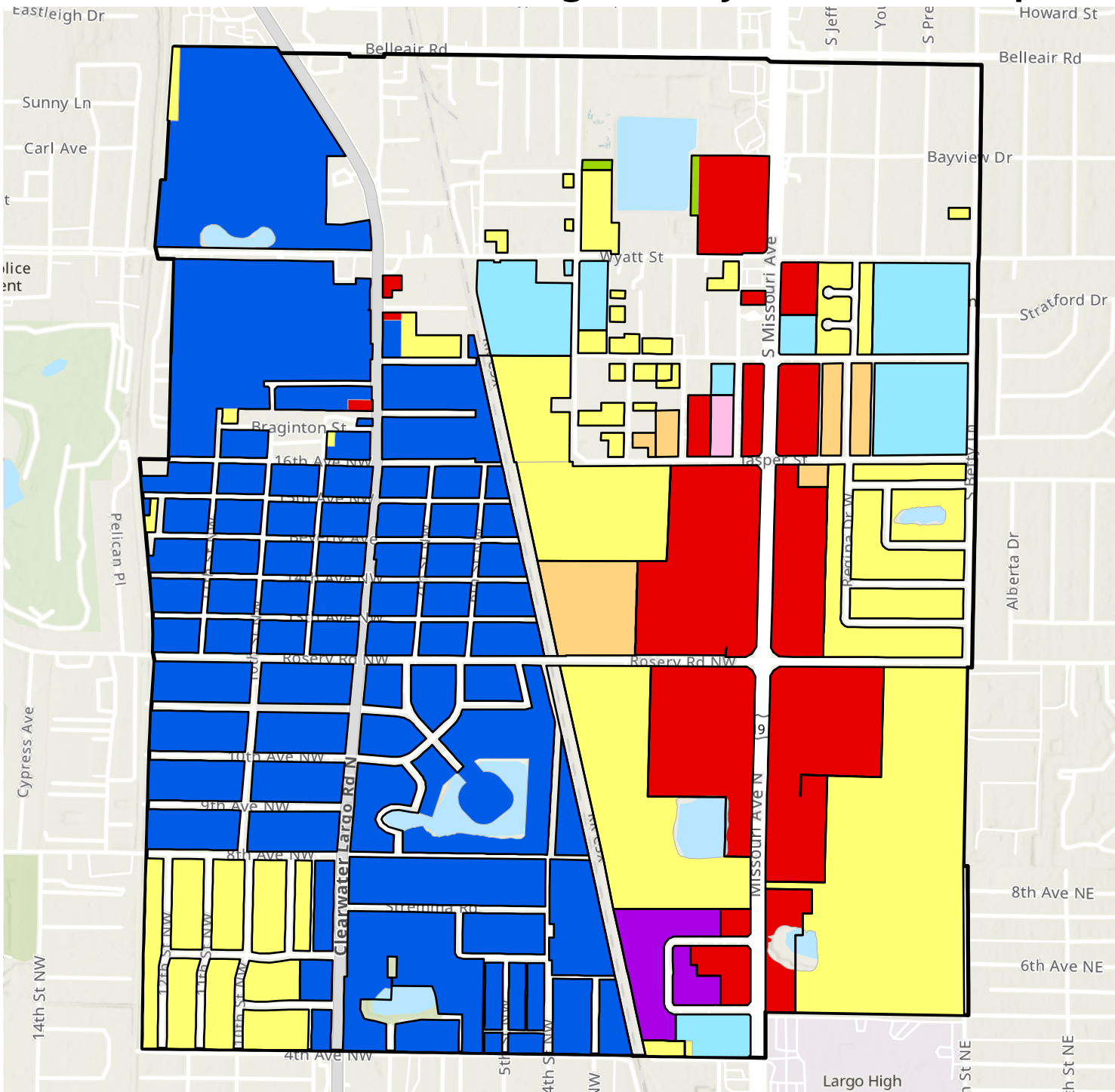
## Existing and Proposed Future Land Use Map Classifications for Proposed Expansion Area




- Existing CLR-CRD Boundaries with Expansion Area
- Largo Future Land Use Map Classifications**
- Clearwater-Largo Road CRD
- Institutional (I)
- Industrial Limited (IL)
- Recreation/Open Space (R/OS)
- Residential Urban (RU)
- Transportation/Utility (T/U)
- Residential Medium (RM)



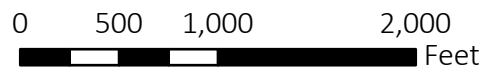
# Exhibit D: Existing Countywide Plan Map Categories



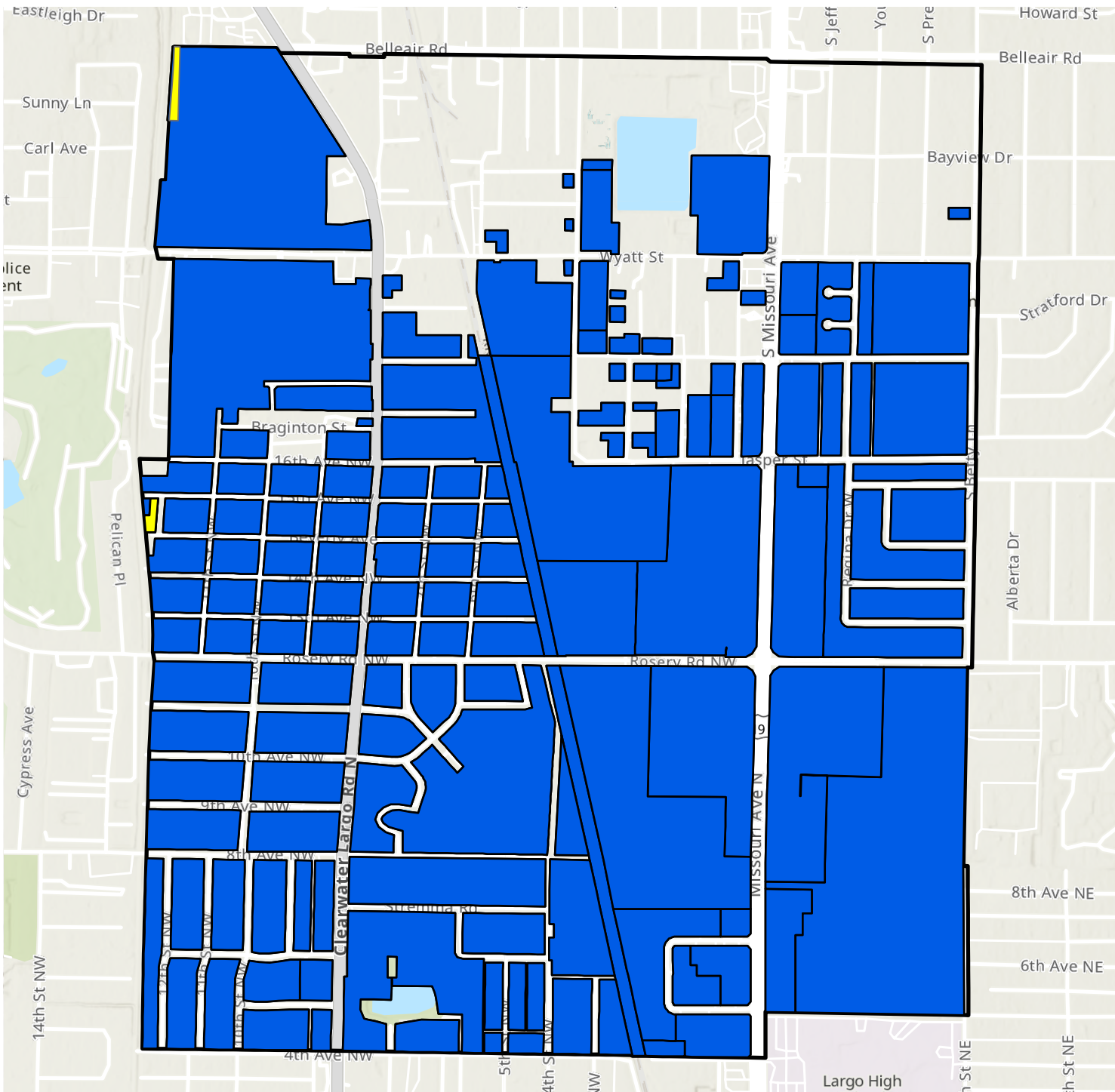
 Existing CLR-CRD Boundaries with Expansion Area




## Countywide Plan Map Categories (Existing)

-  Activity Center
-  Employment
-  Office
-  Public/Semi-Public
-  Recreation/Open Space
-  Residential Low Medium
-  Residential Medium
-  Retail/Services



# Exhibit D: Proposed Countywide Plan Map Categories

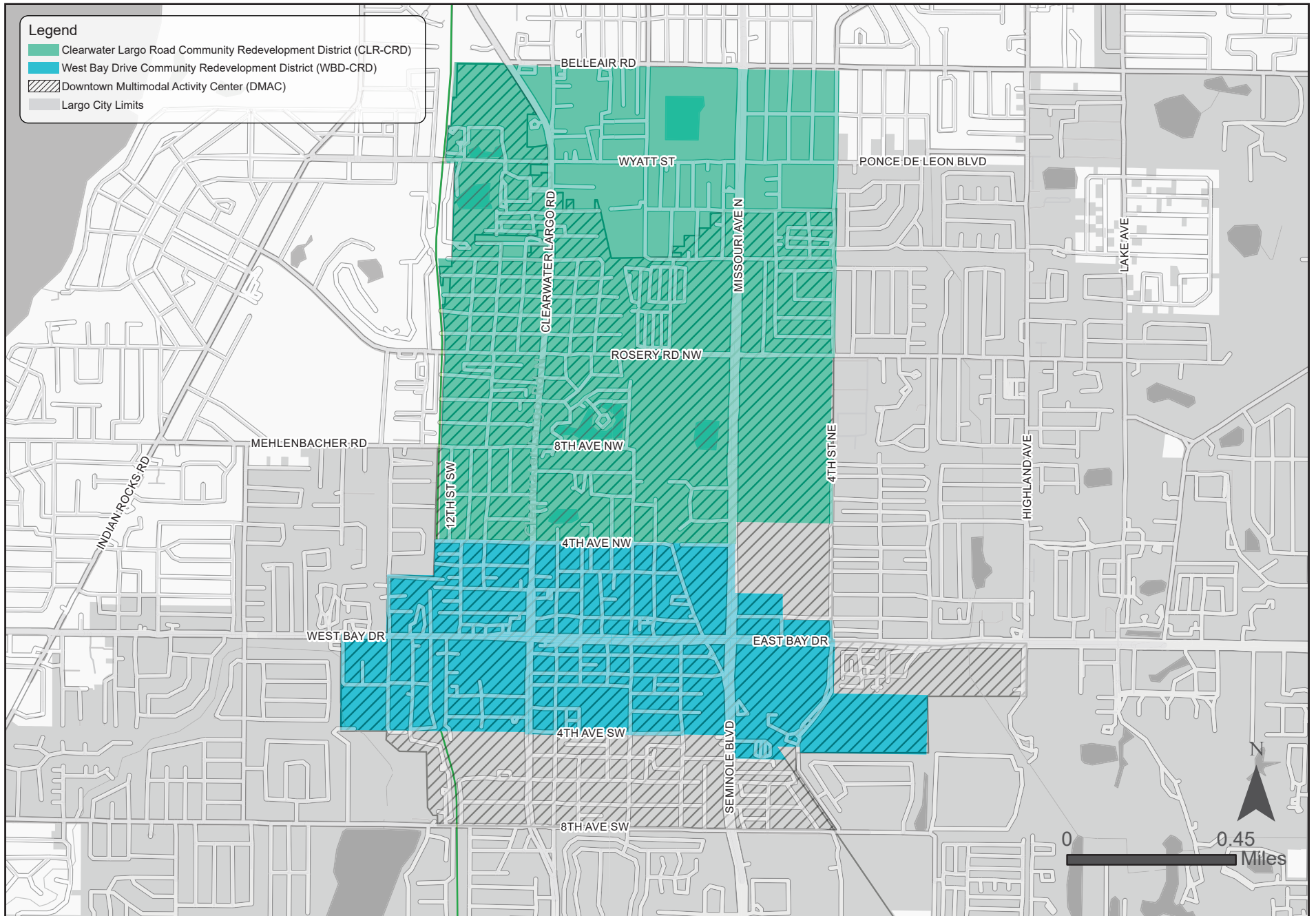


-  Existing CLR-CRD Boundaries with Expansion Area
- Countywide Plan Map Categories (Existing)**
-  Residential Low Medium
- Countywide Plan Map Categories (Proposed)**
-  Activity Center



Legend

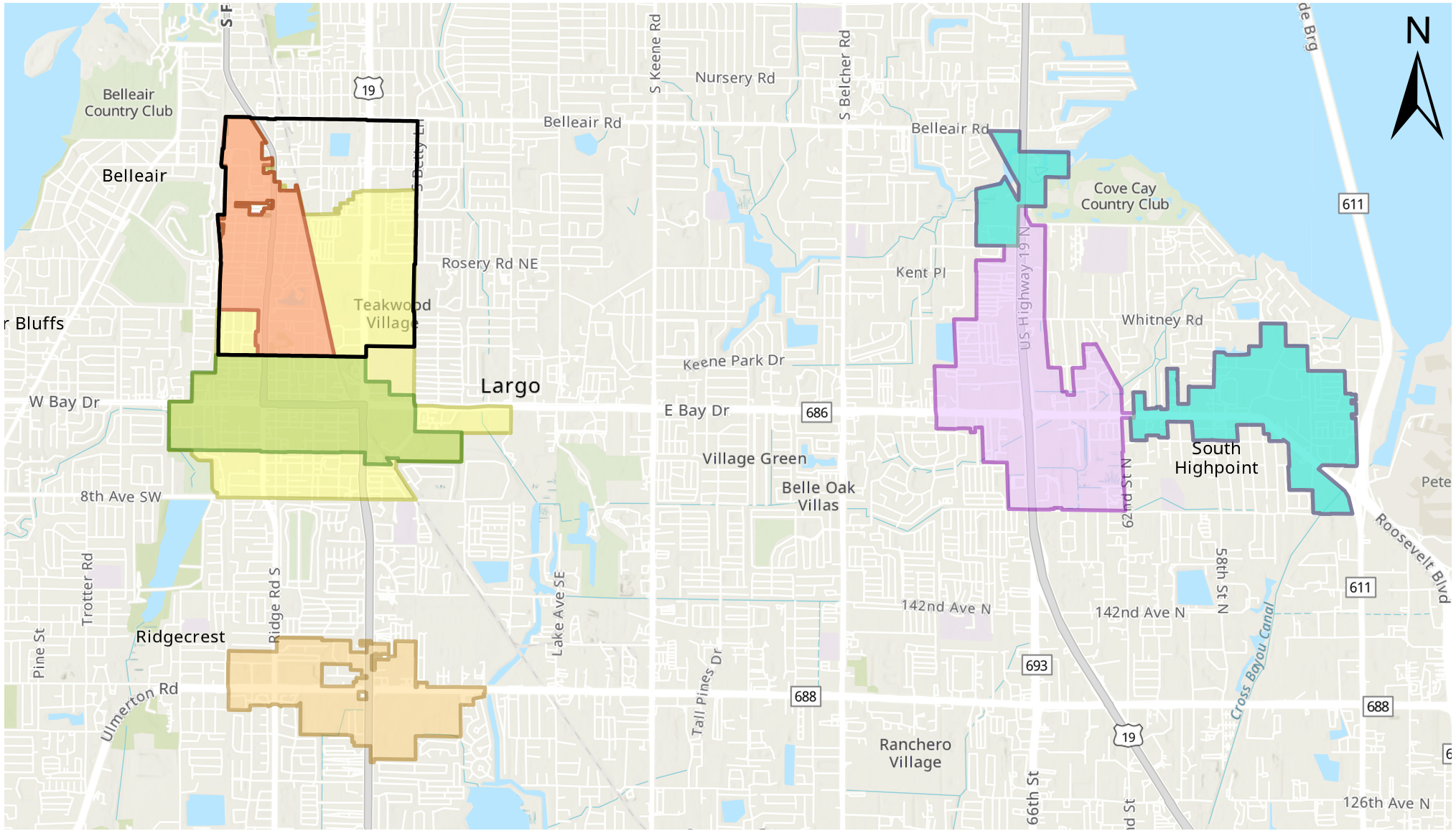
- Clearwater Largo Road Community Redevelopment District (CLR-CRD)
- West Bay Drive Community Redevelopment District (WBD-CRD)
- Downtown Multimodal Activity Center (DMAC)
- Largo City Limits




# EXHIBIT E - PROPOSED CITY OF LARGO COMMUNITY REDEVELOPMENT DISTRICTS AND DOWNTOWN MULTIMODAL ACTIVITY CENTER





# Exhibit F: City of Largo Activity Centers and Multimodal Corridors




## Activity Centers and Multimodal Corridors


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

 West Bay Drive Community Redevelopment District (WBD-CRD)

 Downtown Multimodal Activity Center (DMAC)

 Largo Mall Activity Center (LMAC)

 Tri-City Activity Center (LTAC)

 Tri-City SAP Multimodal Corridor (LTC-MMC)

 Existing CLR-CRD Boundaries with Expansion Area



# EXHIBIT G - Clearwater - Largo Road Community Redevelopment District - City of Largo Parcels

| Parcel_ID               | Full_Site_Address_Line_1                     | Acreage     | Character District |
|-------------------------|--|-------------|--------------------|
| 27-29-15-48366-002-0120 | 1061 6TH ST NW LARGO FL 33770                | 0.276535554 | MUC - CLR          |
| 27-29-15-71856-000-0903 | 1140 7TH ST NW LARGO FL 33770                | 0.210709352 | MUC - CLR          |
| 27-29-15-48366-002-0080 | 1148 7TH ST NW LARGO FL 33770                | 0.164944802 | MUC - CLR          |
| 27-29-15-71856-000-0901 | 1144 7TH ST NW LARGO FL 33770                | 0.094540621 | MUC - CLR          |
| 27-29-15-71856-000-0904 | 1059 6TH ST NW LARGO FL 33770                | 0.078048753 | MUC - CLR          |
| 27-29-15-48366-002-0130 | 1075 6TH ST NW LARGO FL 33770                | 0.413144455 | MUC - CLR          |
| 27-29-15-71856-000-0902 | 1142 7TH ST NW LARGO FL 33770                | 0.069346584 | MUC - CLR          |
| 27-29-15-71856-000-0802 | 1154 7TH ST NW LARGO FL 33770                | 0.204655892 | MUC - CLR          |
| 27-29-15-71856-000-0700 | 1158 7TH ST NW LARGO FL 33770                | 0.534591092 | MUC - CLR          |
| 27-29-15-07920-005-0370 | 1721 CLEARWATER-LARGO RD CLEARWATER FL 33756 | 0.358739000 | MUC-CLR            |
| 27-29-15-07920-006-0390 | 709 PATTERSON ST CLEARWATER FL 33756         | 0.143482000 | MUC-CLR            |
| 28-29-15-00000-140-1300 | 1764 CLEARWATER-LARGO RD CLEARWATER FL 33756 | 0.287649000 | MUC-CLR            |
| 28-29-15-59526-000-0310 | 605 BRAGINTON ST CLEARWATER FL 33756         | 0.122127000 | MUC-CLR            |

Total Acreage = 2.96

Total Number of Parcels = 13

| Parcel_ID               | Full_Site_Address_Line_1                | Acreage     | Character District |
|-------------------------|---|-------------|--------------------|
| 27-29-15-58227-000-0020 | 1660 N MISSOURI AVE LARGO FL 33770      | 5.496974864 | MUC - ALT 19       |
| 34-29-15-73120-000-0010 | 455 MISSOURI AVE N LARGO FL 33770       | 3.135764898 | MUC - ALT 19       |
| 27-29-15-97524-000-0910 | 1764 N MISSOURI AVE LARGO FL 33770      | 0.3146209   | MUC - ALT 19       |
| 27-29-15-00000-430-0500 | 950 MISSOURI AVE N LARGO FL 33770       | 0.716966411 | MUC - ALT 19       |
| 27-29-15-00000-340-0500 | MISSOURI AVE LARGO FL 33770             | 0.357806296 | MUC - ALT 19       |
| 27-29-15-45204-000-0010 | 1190 MISSOURI AVE N LARGO FL 33770      | 0.868370466 | MUC - ALT 19       |
| 27-29-15-58325-001-0020 | 1240 MISSOURI AVE N LARGO FL 33770      | 1.553013125 | MUC - ALT 19       |
| 34-29-15-00000-120-0410 | 780 MISSOURI AVE N LARGO FL 33770       | 0.84644276  | MUC - ALT 19       |
| 27-29-15-00000-340-0600 | 999 MISSOURI AVE N LARGO FL 33770       | 0.448895256 | MUC - ALT 19       |
| 27-29-15-43889-000-0010 | 1590 N MISSOURI AVE LARGO FL 33770      | 1.037086543 | MUC - ALT 19       |
| 34-29-15-41436-001-0010 | 641 MISSOURI AVE N LARGO FL 33770       | 0.844797195 | MUC - ALT 19       |
| 27-29-15-58232-000-0010 | 1225 N MISSOURI AVE LARGO FL 33770      | 4.960907419 | MUC - ALT 19       |
| 27-29-15-00000-420-0500 | 1442 MISSOURI AVE N LARGO FL 33770      | 1.08491733  | MUC - ALT 19       |
| 27-29-15-72540-000-0192 | 1723 MISSOURI AVE N LARGO FL 33770      | 0.338544856 | MUC - ALT 19       |
| 34-29-15-00000-120-0300 | 788 MISSOURI AVE N LARGO FL 33770       | 1.145744313 | MUC - ALT 19       |
| 27-29-15-97524-000-0900 | 1758 N MISSOURI AVE LARGO FL 33770      | 0.192356408 | MUC - ALT 19       |
| 34-29-15-41454-002-0090 | 515 MISSOURI AVE N LARGO FL 33770       | 0.91293912  | MUC - ALT 19       |
| 27-29-15-00000-430-0700 | 900 MISSOURI AVE N LARGO FL 33770       | 5.159628459 | MUC - ALT 19       |
| 27-29-15-58227-000-0030 | 1648 MISSOURI AVE N LARGO FL 33770      | 1.031407015 | MUC - ALT 19       |
| 34-29-15-41436-002-0010 | 621 MISSOURI AVE N LARGO FL 33770       | 0.912960245 | MUC - ALT 19       |
| 27-29-15-81211-000-0001 | N MISSOURI AVE LARGO FL 33770           | 0.004631603 | MUC - ALT 19       |
| 27-29-15-00000-340-0240 | 1001 MISSOURI AVE N LARGO FL 33770      | 0.58071111  | MUC - ALT 19       |
| 27-29-15-58325-001-0010 | 1220 MISSOURI AVE N LARGO FL 33770      | 0.254828418 | MUC - ALT 19       |
| 27-29-15-57787-000-0030 | 1581 MISSOURI AVE N LARGO FL 33770      | 0.654373841 | MUC - ALT 19       |
| 27-29-15-00000-430-0400 | 980 MISSOURI AVE N LARGO FL 33770       | 0.549447151 | MUC - ALT 19       |
| 27-29-15-85203-000-0010 | 1703 MISSOURI AVE N LARGO FL 33770      | 0.37472399  | MUC - ALT 19       |
| 27-29-15-97524-000-0850 | 1751 S MISSOURI AVE LARGO FL 33756      | 0.667133677 | MUC - ALT 19       |
| 27-29-15-00000-340-0200 | 1159 MISSOURI AVE N LARGO FL 33770      | 12.7669584  | MUC - ALT 19       |
| 27-29-15-02549-001-0010 | 50 ROSERY RD NW LARGO FL 33770          | 0.925121827 | MUC - ALT 19       |
| 27-29-15-00000-340-0510 | 901 MISSOURI AVE N LARGO FL 33770       | 0.801604777 | MUC - ALT 19       |
| 27-29-15-57787-000-0020 | 1301 MISSOURI AVE N LARGO FL 33770      | 6.835415343 | MUC - ALT 19       |
| 27-29-15-00000-420-0800 | 1200 MISSOURI AVE N LARGO FL 33770      | 0.486958506 | MUC - ALT 19       |
| 27-29-15-58232-000-0020 | N MISSOURI AVE LARGO FL 33770           | 0.876695756 | MUC - ALT 19       |
| 27-29-15-81211-000-0020 | 1215 N MISSOURI AVE LARGO FL 33770      | 1.63530486  | MUC - ALT 19       |
| 27-29-15-97524-000-0940 | 1603 N MISSOURI AVE LARGO FL 33770      | 0.772938549 | MUC - ALT 19       |
| 27-29-15-94546-000-0010 | 990 MISSOURI AVE N LARGO FL 33770       | 11.25125174 | MUC - ALT 19       |
| 27-29-15-00000-420-0100 | 55 JASPER ST LARGO FL 33770             | 0.688963723 | MUC - ALT 19       |
| 27-29-15-00000-340-0100 | 1199 MISSOURI AVE N LARGO FL 33770      | 0.666217901 | MUC - ALT 19       |
| 27-29-15-00000-430-0600 | 940 MISSOURI AVE N LARGO FL 33770       | 0.698928305 | MUC - ALT 19       |
| 34-29-15-81201-000-0010 | 776 MISSOURI AVE N LARGO FL 33770       | 1.735609159 | MUC - ALT 19       |
| 27-29-15-58233-000-0010 | 1715 MISSOURI AVE N LARGO FL 33770      | 0.968729528 | MUC - ALT 19       |
| 27-29-15-00000-420-0900 | 100 ROSERY RD NE LARGO FL 33770         | 0.344264892 | MUC - ALT 19       |
| 34-29-15-00000-120-0500 | 600 MISSOURI AVE N LARGO FL 33770       | 0.631251122 | MUC - ALT 19       |
| 27-29-15-57787-000-0010 | 1229 MISSOURI AVE N LARGO FL 33770      | 4.814408967 | MUC - ALT 19       |
| 27-29-15-00000-420-1000 | 110 ROSERY RD NE LARGO FL 33770         | 0.10445996  | MUC - ALT 19       |
| 27-29-15-00000-420-0400 | 1460 MISSOURI AVE N LARGO FL 33770      | 0.488677472 | MUC - ALT 19       |
| 27-29-15-00000-420-0600 | 1350 MISSOURI AVE N LARGO FL 33770      | 4.261439777 | MUC - ALT 19       |
| 27-29-15-72540-000-0195 | 1217 PONCE DE LEON BLVD LARGO FL 33756  | 0.303279411 | MUC - ALT 19       |
| 27-29-15-81211-000-0002 | ROSERY RD NW LARGO FL 33770             | 0.004591309 | MUC - ALT 19       |
| 27-29-15-58227-000-0010 | 1698 MISSOURI AVE N LARGO FL 33770      | 1.000331179 | MUC - ALT 19       |
| 27-29-15-00000-240-0200 | 1718 N MISSOURI AVE CLEARWATER FL 33756 | 0.353957605 | MUC - ALT 19       |
| 27-29-15-55368-000-0160 | 1600 N MISSOURI AVE LARGO FL 33770      | 3.200855686 | MUC - ALT 19       |
| 27-29-15-00008-000-0010 | 1756 N MISSOURI AVE LARGO FL 33770      | 0.711841448 | MUC - ALT 19       |

Total Acreage = 91.78  
Total Number of Parcels = 53

| Parcel ID               | Full_Site_Address_Line_1                     | Acreage     | Character District |
|-------------------------|--|-------------|--------------------|
| 28-29-15-63744-000-0070 | 1180 PONCE DE LEON BLVD # 701 LARGO FL 33756 | 0.30102578  | Flex Employment    |
| 34-29-15-41436-001-0060 | 611 COMMERCE DR LARGO FL 33770               | 1.189189751 | Flex Employment    |
| 34-29-15-41454-001-0090 | 233 COMMERCE DR S LARGO FL 33770             | 1.205186528 | Flex Employment    |
| 34-29-15-41436-001-0030 | 190 COMMERCE DR N LARGO FL 33770             | 0.425480706 | Flex Employment    |
| 27-29-15-97524-000-0600 | 1754 ENSLEY AVE LARGO FL 33756               | 0.741757093 | Flex Employment    |
| 28-29-15-63744-000-0040 | 1180 PONCE DE LEON BLVD # 401 LARGO FL 33756 | 0.313384812 | Flex Employment    |
| 34-29-15-41454-001-0080 | 521 COMMERCE DR LARGO FL 33770               | 0.539722962 | Flex Employment    |
| 34-29-15-41436-001-0020 | 110 COMMERCE DR N LARGO FL 33770             | 0.424693626 | Flex Employment    |
| 28-29-15-63744-000-0080 | 1180 PONCE DE LEON BLVD # 801 LARGO FL 33756 | 0.34868384  | Flex Employment    |
| 28-29-15-63744-000-0030 | 1180 PONCE DE LEON BLVD # 301 LARGO FL 33756 | 0.200292566 | Flex Employment    |
| 28-29-15-63744-000-0001 | PONCE DE LEON BLVD LARGO FL 33756            | 0.254601101 | Flex Employment    |
| 28-29-15-00000-110-1010 | 1130 PONCE DE LEON BLVD LARGO FL 33756       | 1.117823151 | Flex Employment    |
| 34-29-15-41454-001-0070 | 531 COMMERCE DR LARGO FL 33770               | 0.741127204 | Flex Employment    |
| 34-29-15-41436-002-0020 | 131 COMMERCE DR N LARGO FL 33770             | 0.854375028 | Flex Employment    |
| 28-29-15-63744-000-0060 | 1180 PONCE DE LEON BLVD # 601 LARGO FL 33756 | 0.182536867 | Flex Employment    |
| 27-29-15-97524-000-0650 | 1180 JASPER ST LARGO FL 33770                | 1.428223704 | Flex Employment    |
| 34-29-15-41454-002-0050 | 530 COMMERCE DR LARGO FL 33770               | 1.465688713 | Flex Employment    |
| 28-29-15-63744-000-0010 | 1180 PONCE DE LEON BLVD # 101 LARGO FL 33756 | 0.370443903 | Flex Employment    |
| 28-29-15-63744-000-0050 | 1180 PONCE DE LEON BLVD # 501 LARGO FL 33756 | 0.195423637 | Flex Employment    |
| 27-29-15-97524-000-0790 | 1765 CARNEGIE AVE LARGO FL 33756             | 0.411596474 | Flex Employment    |
| 27-29-15-97524-000-0800 | 1761 CARNEGIE AVE LARGO FL 33756             | 0.527112567 | Flex Employment    |
| 27-29-15-97524-000-0740 | 1170 JASPER ST LARGO FL 33770                | 0.184575379 | Flex Employment    |
| 28-29-15-63744-000-0020 | 1180 PONCE DE LEON BLVD # 201 LARGO FL 33756 | 0.178025298 | Flex Employment    |
| 34-29-15-41436-001-0050 | 230 COMMERCE DR N LARGO FL 33770             | 1.913712473 | Flex Employment    |
| 28-29-15-37989-001-0010 | 901 CLEARWATER-LARGO RD N LARGO FL 33770     | 3.76929734  | Flex Employment    |
| 28-29-15-00000-110-0900 | 1150 PONCE DE LEON BLVD LARGO FL 33756       | 4.121544775 | Flex Employment    |
| 34-29-15-41436-002-0041 | 201 COMMERCE DR N # A LARGO FL 33770         | 0.275303367 | Flex Employment    |
| 34-29-15-41436-001-0040 | 200 COMMERCE DR N LARGO FL 33770             | 0.423910469 | Flex Employment    |
| 34-29-15-41436-002-0040 | 550 COMMERCE DR LARGO FL 33770               | 0.336081283 | Flex Employment    |
| 27-29-15-97524-000-0760 | 1156 JASPER ST LARGO FL 33770                | 0.322075244 | Flex Employment    |

Total Acreage = 24.75 Total  
Number of Parcels = 30

| Parcel_ID               | Full_Site_Address_Line_1                           | Acreage     | Character District |
|-------------------------|--|-------------|--------------------|
| 27-29-15-80424-000-2320 | 250 ROSERY RD NW # 232 LARGO FL 33770              | 0.027748443 | City Home          |
| 27-29-15-80424-000-2470 | 250 ROSERY RD NW # 247 LARGO FL 33770              | 0.024036143 | City Home          |
| 27-29-15-80424-000-2270 | 250 ROSERY RD NW # 227 LARGO FL 33770              | 0.014354478 | City Home          |
| 27-29-15-80424-000-2690 | 250 ROSERY RD NW # 269 LARGO FL 33770              | 0.028652272 | City Home          |
| 27-29-15-80424-000-2660 | 250 ROSERY RD NW # 266 LARGO FL 33770              | 0.040742232 | City Home          |
| 27-29-15-80424-000-3510 | 250 ROSERY RD NW # 351 LARGO FL 33770              | 0.052715584 | City Home          |
| 27-29-15-80424-000-2990 | 250 ROSERY RD NW # 299 LARGO FL 33770              | 0.040957984 | City Home          |
| 27-29-15-80424-000-3210 | 250 ROSERY RD NW # 321 LARGO FL 33770              | 0.031401224 | City Home          |
| 27-29-15-80424-000-3500 | 250 ROSERY RD NW # 350 LARGO FL 33770              | 0.040622254 | City Home          |
| 27-29-15-22446-000-0120 | 1736 TIOGA AVE LARGO FL 33756                      | 0.290019118 | City Home          |
| 27-29-15-72540-000-0080 | 1227 COLUMBUS CIR LARGO FL 33756                   | 0.136495292 | City Home          |
| 27-29-15-55368-000-0010 | 200 AUBURN ST LARGO FL 33770                       | 0.312856294 | City Home          |
| 27-29-15-80424-000-2750 | 250 ROSERY RD NW # 275 LARGO FL 33770              | 0.024789225 | City Home          |
| 27-29-15-80424-000-2510 | 250 ROSERY RD NW # 251 LARGO FL 33770              | 0.043164851 | City Home          |
| 27-29-15-80424-000-3440 | 250 ROSERY RD NW # 344 LARGO FL 33770              | 0.01703314  | City Home          |
| 27-29-15-80424-000-2330 | 250 ROSERY RD NW # 233 LARGO FL 33770              | 0.027749933 | City Home          |
| 27-29-15-00000-210-0300 | S MARTIN LUTHER KING JR AVE LARGO FL 33756         | 2.803182101 | City Home          |
| 27-29-15-72540-000-0130 | 1221 BALBOA CIR LARGO FL 33756                     | 0.170184762 | City Home          |
| 27-29-15-55368-000-0110 | 1705 N JEFFERSON AVE LARGO FL 33770                | 0.247928661 | City Home          |
| 27-29-15-72540-000-0120 | 1220 BALBOA CIR LARGO FL 33756                     | 0.161312895 | City Home          |
| 27-29-15-80424-000-2010 | 250 ROSERY RD NW # 201 LARGO FL 33770              | 0.033157194 | City Home          |
| 27-29-15-80424-000-3410 | 250 ROSERY RD NW # 341 LARGO FL 33770              | 0.034406592 | City Home          |
| 27-29-15-46980-000-0240 | 1124 AUBURN ST LARGO FL 33756                      | 0.120520746 | City Home          |
| 27-29-15-80424-000-3390 | 250 ROSERY RD NW # 339 LARGO FL 33770              | 0.028391084 | City Home          |
| 27-29-15-80424-000-3070 | 250 ROSERY RD NW # 307 LARGO FL 33770              | 0.028619336 | City Home          |
| 27-29-15-80424-000-3150 | 250 ROSERY RD NW # 315 LARGO FL 33770              | 0.025297844 | City Home          |
| 27-29-15-80424-000-3130 | 250 ROSERY RD NW # 313 LARGO FL 33770              | 0.025313531 | City Home          |
| 27-29-15-80424-000-3090 | 250 ROSERY RD NW # 309 LARGO FL 33770              | 0.028652601 | City Home          |
| 27-29-15-97524-000-0100 | 1764 FARRELL AVE LARGO FL 33756                    | 0.177452555 | City Home          |
| 27-29-15-80424-000-2610 | 250 ROSERY RD NW # 261 LARGO FL 33770              | 0.03030509  | City Home          |
| 27-29-15-80424-000-2480 | 250 ROSERY RD NW # 248 LARGO FL 33770              | 0.023960626 | City Home          |
| 27-29-15-80424-000-2970 | 250 ROSERY RD NW # 297 LARGO FL 33770              | 0.031354793 | City Home          |
| 27-29-15-97524-000-0160 | 1112 JASPER ST LARGO FL 33770                      | 0.128786513 | City Home          |
| 27-29-15-80424-000-2160 | 250 ROSERY RD NW # 216 LARGO FL 33770              | 0.031460973 | City Home          |
| 27-29-15-72540-000-0270 | 1745 S JEFFERSON AVE LARGO FL 33770                | 0.18752481  | City Home          |
| 27-29-15-55368-000-0100 | 1651 N JEFFERSON AVE LARGO FL 33770                | 0.247930541 | City Home          |
| 27-29-15-80424-000-2380 | 250 ROSERY RD NW # 238 LARGO FL 33770              | 0.033596535 | City Home          |
| 27-29-15-80424-000-3320 | 250 ROSERY RD NW # 332 LARGO FL 33770              | 0.031720075 | City Home          |
| 27-29-15-72540-000-0100 | 1232 BALBOA CIR LARGO FL 33756                     | 0.143809194 | City Home          |
| 27-29-15-80424-000-2250 | 250 ROSERY RD NW # 225 LARGO FL 33770              | 0.032196183 | City Home          |
| 27-29-15-80424-000-3180 | 250 ROSERY RD NW # 318 LARGO FL 33770              | 0.02534684  | City Home          |
| 27-29-15-80424-000-3170 | 250 ROSERY RD NW # 317 LARGO FL 33770              | 0.034709547 | City Home          |
| 27-29-15-05922-002-0220 | 1678 S DR MARTIN LUTHER KING JR AVE LARGO FL 33756 | 0.093259097 | City Home          |
| 27-29-15-80424-000-2820 | 250 ROSERY RD NW # 282 LARGO FL 33770              | 0.025439442 | City Home          |
| 27-29-15-80424-000-2050 | 250 ROSERY RD NW # 205 LARGO FL 33770              | 0.018855687 | City Home          |
| 27-29-15-46980-000-0250 | 1126 AUBURN ST LARGO FL 33756                      | 0.120522829 | City Home          |
| 27-29-15-80424-000-2650 | 250 ROSERY RD NW # 265 LARGO FL 33770              | 0.042295939 | City Home          |
| 27-29-15-72540-000-0060 | 1220 COLUMBUS CIR LARGO FL 33756                   | 0.170155792 | City Home          |
| 27-29-15-80424-000-2110 | 250 ROSERY RD NW # 211 LARGO FL 33770              | 0.040841724 | City Home          |
| 27-29-15-80424-000-2020 | 250 ROSERY RD NW # 202 LARGO FL 33770              | 0.015981741 | City Home          |
| 27-29-15-80424-000-3380 | 250 ROSERY RD NW # 338 LARGO FL 33770              | 0.033134706 | City Home          |
| 27-29-15-80424-000-2930 | 250 ROSERY RD NW # 293 LARGO FL 33770              | 0.038569174 | City Home          |
| 27-29-15-80424-000-2740 | 250 ROSERY RD NW # 274 LARGO FL 33770              | 0.031403672 | City Home          |
| 27-29-15-80424-000-2530 | 250 ROSERY RD NW # 253 LARGO FL 33770              | 0.028651711 | City Home          |
| 27-29-15-80424-000-3340 | 250 ROSERY RD NW # 334 LARGO FL 33770              | 0.031731901 | City Home          |
| 27-29-15-80424-000-3373 | 250 ROSERY RD NW # 337C LARGO FL 33770             | 0.018307294 | City Home          |
| 27-29-15-97524-000-0240 | 1767 S DR MARTIN LUTHER KING JR AVE LARGO FL 33756 | 0.176533448 | City Home          |
| 27-29-15-80424-000-2400 | 250 ROSERY RD NW # 240 LARGO FL 33770              | 0.027780649 | City Home          |
| 27-29-15-80424-000-3200 | 250 ROSERY RD NW # 320 LARGO FL 33770              | 0.028651569 | City Home          |
| 27-29-15-97524-000-0110 | 1766 FARRELL AVE LARGO FL 33756                    | 0.176450377 | City Home          |
| 27-29-15-80424-000-2940 | 250 ROSERY RD NW # 294 LARGO FL 33770              | 0.026999134 | City Home          |
| 27-29-15-46980-000-0030 | 1727 TIOGA AVE CLEARWATER FL 33756                 | 0.120522698 | City Home          |
| 27-29-15-55368-000-0020 | 1732 N JEFFERSON AVE LARGO FL 33770                | 0.27142012  | City Home          |
| 27-29-15-80424-000-2540 | 250 ROSERY RD NW # 254 LARGO FL 33770              | 0.02534648  | City Home          |
| 27-29-15-80424-000-2670 | 250 ROSERY RD NW # 267 LARGO FL 33770              | 0.026998891 | City Home          |
| 27-29-15-80424-000-2260 | 250 ROSERY RD NW # 226 LARGO FL 33770              | 0.038435998 | City Home          |
| 27-29-15-80424-000-2120 | 250 ROSERY RD NW # 212 LARGO FL 33770              | 0.03215246  | City Home          |
| 27-29-15-80424-000-3160 | 250 ROSERY RD NW # 316 LARGO FL 33770              | 0.027676345 | City Home          |
| 27-29-15-80424-000-2290 | 250 ROSERY RD NW # 229 LARGO FL 33770              | 0.034444919 | City Home          |
| 27-29-15-55368-000-0130 | 1731 N JEFFERSON AVE LARGO FL 33770                | 0.272377238 | City Home          |
| 27-29-15-80424-000-2810 | 250 ROSERY RD NW # 281 LARGO FL 33770              | 0.025346392 | City Home          |
| 27-29-15-72540-000-0240 | 1727 S JEFFERSON AVE LARGO FL 33770                | 0.164898093 | City Home          |
| 27-29-15-80424-000-3480 | 250 ROSERY RD NW # 348 LARGO FL 33770              | 0.034747945 | City Home          |
| 27-29-15-80424-000-2520 | 250 ROSERY RD NW # 252 LARGO FL 33770              | 0.028652597 | City Home          |

Total Acreage = 59.013  
Total Parcel Count = 290

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| 27-29-15-46980-000-0040 | 1731 TIOGA AVE LARGO FL 33756                         | 0.120521275 City Home |
| 27-29-15-80424-000-2760 | 250 ROSERY RD NW # 276 LARGO FL 33770                 | 0.037875338 City Home |
| 27-29-15-97524-000-0150 | 1776 FARRELL AVE CLEARWATER FL 33756                  | 0.136354023 City Home |
| 27-29-15-72540-000-0020 | 1227 PONCE DE LEON BLVD LARGO FL 33756                | 0.155351959 City Home |
| 27-29-15-55368-000-0070 | 100 JASPER ST LARGO FL 33770                          | 0.302787916 City Home |
| 27-29-15-97524-000-0290 | 1119 AUBURN ST LARGO FL 33756                         | 0.20169809 City Home  |
| 27-29-15-80424-000-2150 | 250 ROSERY RD NW # 215 LARGO FL 33770                 | 0.0314614 City Home   |
| 27-29-15-80424-000-2630 | 250 ROSERY RD NW # 263 LARGO FL 33770                 | 0.031405627 City Home |
| 27-29-15-80424-000-3270 | 250 ROSERY RD NW # 327 LARGO FL 33770                 | 0.016508833 City Home |
| 27-29-15-72540-000-0140 | 1227 BALBOA CIR LARGO FL 33756                        | 0.14522212 City Home  |
| 27-29-15-80424-000-2950 | 250 ROSERY RD NW # 295 LARGO FL 33770                 | 0.030263621 City Home |
| 27-29-15-80424-000-2390 | 250 ROSERY RD NW # 239 LARGO FL 33770                 | 0.035355593 City Home |
| 27-29-15-72540-000-0260 | 1739 S JEFFERSON AVE LARGO FL 33770                   | 0.166333453 City Home |
| 27-29-15-80424-000-3371 | 250 ROSERY RD NW # 337A LARGO FL 33770                | 0.021430348 City Home |
| 27-29-15-80424-000-2900 | 250 ROSERY RD NW # 290 LARGO FL 33770                 | 0.03140452 City Home  |
| 27-29-15-80424-000-3120 | 250 ROSERY RD NW # 312 LARGO FL 33770                 | 0.024480512 City Home |
| 27-29-15-80424-000-2980 | 250 ROSERY RD NW # 298 LARGO FL 33770                 | 0.044356004 City Home |
| 27-29-15-80424-000-3330 | 250 ROSERY RD NW # 333 LARGO FL 33770                 | 0.038813526 City Home |
| 27-29-15-55368-000-0140 | 1751 N JEFFERSON AVE LARGO FL 33770                   | 0.302322295 City Home |
| 27-29-15-72540-000-0040 | 1708 S JEFFERSON AVE LARGO FL 33770                   | 0.152655594 City Home |
| 27-29-15-72540-000-0050 | 1226 COLUMBUS CIR LARGO FL 33756                      | 0.145218447 City Home |
| 27-29-15-80424-000-2790 | 250 ROSERY RD NW # 279 LARGO FL 33770                 | 0.030297201 City Home |
| 27-29-15-80424-000-2620 | 250 ROSERY RD NW # 262 LARGO FL 33770                 | 0.031403336 City Home |
| 27-29-15-72540-000-0230 | 1721 S JEFFERSON AVE LARGO FL 33770                   | 0.164182573 City Home |
| 27-29-15-80424-000-3110 | 250 ROSERY RD NW # 311 LARGO FL 33770                 | 0.043821481 City Home |
| 27-29-15-97524-000-0530 | 1765 FARRELL AVE LARGO FL 33756                       | 0.176076458 City Home |
| 27-29-15-46980-000-0230 | 1122 AUBURN ST LARGO FL 33756                         | 0.120515851 City Home |
| 27-29-15-80424-000-3360 | 250 ROSERY RD NW # 336 LARGO FL 33770                 | 0.04674061 City Home  |
| 27-29-15-80424-000-2030 | 250 ROSERY RD NW # 203 LARGO FL 33770                 | 0.018863809 City Home |
| 27-29-15-80424-000-2210 | 250 ROSERY RD NW # 221 LARGO FL 33770                 | 0.033688717 City Home |
| 27-29-15-97524-000-0390 | 1060 JASPER ST LARGO FL 33756                         | 1.519943648 City Home |
| 27-29-15-72540-000-0110 | 1226 BALBOA CIR LARGO FL 33756                        | 0.136489477 City Home |
| 27-29-15-80424-000-2880 | 250 ROSERY RD NW # 288 LARGO FL 33770                 | 0.04263519 City Home  |
| 27-29-15-80424-000-3230 | 250 ROSERY RD NW # 323 LARGO FL 33770                 | 0.036449354 City Home |
| 27-29-15-97524-000-0310 | 1121 AUBURN ST LARGO FL 33756                         | 0.193978198 City Home |
| 27-29-15-80424-000-3290 | 250 ROSERY RD NW # 329 LARGO FL 33770                 | 0.015062615 City Home |
| 27-29-15-80424-000-2080 | 250 ROSERY RD NW # 208 LARGO FL 33770                 | 0.029116095 City Home |
| 27-29-15-55368-000-0080 | 90 JASPER ST LARGO FL 33770                           | 0.315497694 City Home |
| 27-29-15-72540-000-0180 | 1220 AUBURN ST LARGO FL 33756                         | 0.156315733 City Home |
| 27-29-15-72540-000-0170 | 1226 AUBURN ST LARGO FL 33756                         | 0.150591191 City Home |
| 27-29-15-00000-320-0100 | 250 ROSERY RD LARGO FL 33770                          | 4.181723096 City Home |
| 27-29-15-80424-000-3030 | 250 ROSERY RD NW # 303 LARGO FL 33770                 | 0.0313046 City Home   |
| 27-29-15-80424-000-3374 | 250 ROSERY RD NW # 337D LARGO FL 33770                | 0.020661901 City Home |
| 27-29-15-80424-000-2370 | 250 ROSERY RD NW # 237 LARGO FL 33770                 | 0.035356057 City Home |
| 27-29-15-80424-000-2090 | 250 ROSERY RD NW # 209 LARGO FL 33770                 | 0.031460387 City Home |
| 27-29-15-97524-000-0340 | 1129 AUBURN ST LARGO FL 33756                         | 0.13565041 City Home  |
| 27-29-15-80424-000-3310 | 250 ROSERY RD NW # 331 LARGO FL 33770                 | 0.031731905 City Home |
| 27-29-15-80424-000-2720 | 250 ROSERY RD NW # 272 LARGO FL 33770                 | 0.031403701 City Home |
| 27-29-15-59130-001-0260 | 1650 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL 337 | 0.147173416 City Home |
| 27-29-15-80424-000-2140 | 250 ROSERY RD NW # 214 LARGO FL 33770                 | 0.031461357 City Home |
| 27-29-15-80424-000-2800 | 250 ROSERY RD NW # 280 LARGO FL 33770                 | 0.031371447 City Home |
| 27-29-15-72540-000-0250 | 1733 S JEFFERSON AVE LARGO FL 33770                   | 0.165616478 City Home |
| 27-29-15-55368-000-0040 | 1632 N JEFFERSON AVE LARGO FL 33770                   | 0.264082931 City Home |
| 27-29-15-55368-000-0030 | 1722 N JEFFERSON AVE LARGO FL 33770                   | 0.247928318 City Home |
| 27-29-15-55368-000-0120 | 1721 N JEFFERSON AVE LARGO FL 33770                   | 0.247931778 City Home |
| 27-29-15-80424-000-3430 | 250 ROSERY RD NW # 343 LARGO FL 33770                 | 0.016925984 City Home |
| 27-29-15-22446-000-0010 | 1739 S MARTIN LUTHER KING JR AVE LARGO FL 33756       | 2.098447889 City Home |
| 27-29-15-80424-000-3490 | 250 ROSERY RD NW # 349 LARGO FL 33770                 | 0.032335029 City Home |
| 27-29-15-80424-000-2850 | 250 ROSERY RD NW # 285 LARGO FL 33770                 | 0.038561774 City Home |
| 27-29-15-97524-000-0140 | 1772 FARRELL AVE LARGO FL 33756                       | 0.176530854 City Home |
| 27-29-15-80424-000-2830 | 250 ROSERY RD NW # 283 LARGO FL 33770                 | 0.028643686 City Home |
| 27-29-15-80424-000-3050 | 250 ROSERY RD NW # 305 LARGO FL 33770                 | 0.03564351 City Home  |
| 27-29-15-80424-000-2300 | 250 ROSERY RD NW # 230 LARGO FL 33770                 | 0.026755297 City Home |
| 27-29-15-80424-000-2840 | 250 ROSERY RD NW # 284 LARGO FL 33770                 | 0.028643119 City Home |
| 27-29-15-97524-000-0230 | 1769 S DR MARTIN LUTHER KING JR AVE LARGO FL 33756    | 0.176558745 City Home |
| 27-29-15-22446-000-0130 | 1741 S MARTIN LUTHER KING JR AVE LARGO FL 33756       | 0.290022168 City Home |
| 27-29-15-80424-000-2960 | 250 ROSERY RD NW # 296 LARGO FL 33770                 | 0.028652903 City Home |
| 27-29-15-97524-000-0060 | 1115 AUBURN ST LARGO FL 33756                         | 0.136278644 City Home |
| 27-29-15-80424-000-2710 | 250 ROSERY RD NW # 271 LARGO FL 33770                 | 0.027684687 City Home |
| 27-29-15-80424-000-3060 | 250 ROSERY RD NW # 306 LARGO FL 33770                 | 0.034709787 City Home |
| 27-29-15-80424-000-2200 | 250 ROSERY RD NW # 220 LARGO FL 33770                 | 0.040655467 City Home |
| 27-29-15-80424-000-3040 | 250 ROSERY RD NW # 304 LARGO FL 33770                 | 0.026999543 City Home |
| 27-29-15-80424-000-2280 | 250 ROSERY RD NW # 228 LARGO FL 33770                 | 0.014289962 City Home |
| 27-29-15-80424-000-3460 | 250 ROSERY RD NW # 346 LARGO FL 33770                 | 0.032335494 City Home |
| 27-29-15-55368-000-0060 | 1630 N JEFFERSON AVE LARGO FL 33770                   | 0.510710695 City Home |

|                         |   |                       |
|-------------------------|---|-----------------------|
| 27-29-15-80424-000-2100 | 250 ROSERY RD NW # 210 LARGO FL 33770     | 0.036843433 City Home |
| 27-29-15-80424-000-2040 | 250 ROSERY RD NW # 204 LARGO FL 33770     | 0.020366968 City Home |
| 27-29-15-97524-000-0120 | 1768 FARRELL AVE LARGO FL 33756           | 0.17647736 City Home  |
| 27-29-15-80424-000-3080 | 250 ROSERY RD NW # 308 LARGO FL 33770     | 0.025346178 City Home |
| 27-29-15-72540-000-0150 | 1736 S JEFFERSON AVE LARGO FL 33770       | 0.152654097 City Home |
| 27-29-15-46980-000-0260 | 1128 AUBURN ST LARGO FL 33756             | 0.120381888 City Home |
| 27-29-15-80424-000-3280 | 250 ROSERY RD NW # 328 LARGO FL 33770     | 0.016509113 City Home |
| 27-29-15-80424-000-2600 | 250 ROSERY RD NW # 260 LARGO FL 33770     | 0.025345703 City Home |
| 27-29-15-80424-000-2170 | 250 ROSERY RD NW # 217 LARGO FL 33770     | 0.031109322 City Home |
| 27-29-15-80424-000-2230 | 250 ROSERY RD NW # 223 LARGO FL 33770     | 0.032178729 City Home |
| 27-29-15-72540-000-0070 | 1221 COLUMBUS CIR LARGO FL 33756          | 0.161345319 City Home |
| 27-29-15-00000-210-0400 | 1114 WYATT ST LARGO FL 33756              | 0.25522702 City Home  |
| 27-29-15-80424-000-2780 | 250 ROSERY RD NW # 278 LARGO FL 33770     | 0.027769841 City Home |
| 27-29-15-80424-000-2860 | 250 ROSERY RD NW # 286 LARGO FL 33770     | 0.031396381 City Home |
| 27-29-15-80424-000-2590 | 250 ROSERY RD NW # 259 LARGO FL 33770     | 0.032371089 City Home |
| 27-29-15-80424-000-2920 | 250 ROSERY RD NW # 292 LARGO FL 33770     | 0.02856241 City Home  |
| 27-29-15-80424-000-3470 | 250 ROSERY RD NW # 347 LARGO FL 33770     | 0.034745703 City Home |
| 27-29-15-80424-000-2500 | 250 ROSERY RD NW # 250 LARGO FL 33770     | 0.030910745 City Home |
| 27-29-15-80424-000-3220 | 250 ROSERY RD NW # 322 LARGO FL 33770     | 0.038692702 City Home |
| 27-29-15-72540-000-0030 | 1700 S JEFFERSON AVE LARGO FL 33770       | 0.160428002 City Home |
| 27-29-15-97524-000-0320 | 1125 AUBURN ST LARGO FL 33756             | 0.12866804 City Home  |
| 27-29-15-80424-000-2910 | 250 ROSERY RD NW # 291 LARGO FL 33770     | 0.034709961 City Home |
| 27-29-15-80424-000-2550 | 250 ROSERY RD NW # 255 LARGO FL 33770     | 0.028651711 City Home |
| 27-29-15-80424-000-2340 | 250 ROSERY RD NW # 234 LARGO FL 33770     | 0.029447649 City Home |
| 27-29-15-97524-000-0330 | 1127 AUBURN ST LARGO FL 33756             | 0.128331629 City Home |
| 27-29-15-80424-000-3000 | 250 ROSERY RD NW # 300 LARGO FL 33770     | 0.028652586 City Home |
| 27-29-15-80424-000-2460 | 250 ROSERY RD NW # 246 LARGO FL 33770     | 0.016617886 City Home |
| 27-29-15-55368-000-0090 | 1623 N JEFFERSON AVE LARGO FL 33770       | 0.278922318 City Home |
| 27-29-15-80424-000-2130 | 250 ROSERY RD NW # 213 LARGO FL 33770     | 0.039282664 City Home |
| 27-29-15-72540-000-0200 | 1701 S JEFFERSON AVE LARGO FL 33770       | 0.337033664 City Home |
| 27-29-15-80424-000-2890 | 250 ROSERY RD NW # 289 LARGO FL 33770     | 0.043692862 City Home |
| 27-29-15-80424-000-3010 | 250 ROSERY RD NW # 301 LARGO FL 33770     | 0.03305748 City Home  |
| 27-29-15-80424-000-2190 | 250 ROSERY RD NW # 219 LARGO FL 33770     | 0.032246271 City Home |
| 27-29-15-80424-000-3190 | 250 ROSERY RD NW # 319 LARGO FL 33770     | 0.026999036 City Home |
| 27-29-15-80424-000-2350 | 250 ROSERY RD NW # 235 LARGO FL 33770     | 0.04280088 City Home  |
| 27-29-15-80424-000-2240 | 250 ROSERY RD NW # 224 LARGO FL 33770     | 0.03218818 City Home  |
| 27-29-15-80424-000-2180 | 250 ROSERY RD NW # 218 LARGO FL 33770     | 0.032598678 City Home |
| 27-29-15-80424-000-2070 | 250 ROSERY RD NW # 207 LARGO FL 33770     | 0.039283138 City Home |
| 27-29-15-80424-000-3420 | 250 ROSERY RD NW # 342 LARGO FL 33770     | 0.015548122 City Home |
| 27-29-15-80424-000-2730 | 250 ROSERY RD NW # 273 LARGO FL 33770     | 0.031404016 City Home |
| 27-29-15-80424-000-3372 | 250 ROSERY RD NW # 337B LARGO FL 33770    | 0.018290912 City Home |
| 27-29-15-80424-000-3100 | 250 ROSERY RD NW # 310 LARGO FL 33770     | 0.043504101 City Home |
| 27-29-15-80424-000-2490 | 250 ROSERY RD NW # 249 LARGO FL 33770     | 0.023973647 City Home |
| 27-29-15-80424-000-3300 | 250 ROSERY RD NW # 330 LARGO FL 33770     | 0.015063174 City Home |
| 27-29-15-80424-000-2640 | 250 ROSERY RD NW # 264 LARGO FL 33770     | 0.03305819 City Home  |
| 27-29-15-80424-000-2060 | 250 ROSERY RD NW # 206 LARGO FL 33770     | 0.018856095 City Home |
| 27-29-15-80424-000-2770 | 250 ROSERY RD NW # 277 LARGO FL 33770     | 0.041313368 City Home |
| 27-29-15-80424-000-2700 | 250 ROSERY RD NW # 270 LARGO FL 33770     | 0.025346022 City Home |
| 27-29-15-80424-000-3250 | 250 ROSERY RD NW # 325 LARGO FL 33770     | 0.031719626 City Home |
| 27-29-15-27838-001-0020 | WYATT ST LARGO FL 33756                   | 0.12590495 City Home  |
| 27-29-15-80424-000-3350 | 250 ROSERY RD NW # 335 LARGO FL 33770     | 0.031718878 City Home |
| 27-29-15-72540-000-0090 | 1720 S JEFFERSON AVE LARGO FL 33770       | 0.143816063 City Home |
| 27-29-15-72540-000-0220 | 1715 S JEFFERSON AVE LARGO FL 33770       | 0.163547735 City Home |
| 27-29-15-80424-000-3020 | 250 ROSERY RD NW # 302 LARGO FL 33770     | 0.026998524 City Home |
| 27-29-15-80424-000-3240 | 250 ROSERY RD NW # 324 LARGO FL 33770     | 0.03644875 City Home  |
| 27-29-15-80424-000-2360 | 250 ROSERY RD NW # 236 LARGO FL 33770     | 0.04374467 City Home  |
| 27-29-15-72540-000-0160 | 1744 S JEFFERSON AVE LARGO FL 33770       | 0.148840648 City Home |
| 27-29-15-80424-000-2310 | 250 ROSERY RD NW # 231 LARGO FL 33770     | 0.02595657 City Home  |
| 27-29-15-80424-000-2680 | 250 ROSERY RD NW # 268 LARGO FL 33770     | 0.028652779 City Home |
| 27-29-15-80424-000-3140 | 250 ROSERY RD NW # 314 LARGO FL 33770     | 0.025371602 City Home |
| 27-29-15-80424-000-3400 | 250 ROSERY RD NW # 340 LARGO FL 33770     | 0.033095199 City Home |
| 27-29-15-80424-000-2220 | 250 ROSERY RD NW # 222 LARGO FL 33770     | 0.044234495 City Home |
| 27-29-15-72540-000-0010 | 1221 PONCE DE LEON BLVD LARGO FL 33756    | 0.154376799 City Home |
| 27-29-15-97524-000-0350 | 1758 CARNEGIE AVE LARGO FL 33756          | 0.176134364 City Home |
| 27-29-15-80424-000-3260 | 250 ROSERY RD NW # 326 LARGO FL 33770     | 0.036259567 City Home |
| 27-29-15-80424-000-2870 | 250 ROSERY RD NW # 287 LARGO FL 33770     | 0.028610852 City Home |
| 27-29-15-80424-000-3450 | 250 ROSERY RD NW # 345 LARGO FL 33770     | 0.014794498 City Home |
| 27-29-15-97524-000-0050 | 1113 AUBURN ST LARGO FL 33756             | 0.128706658 City Home |
| 27-29-15-46980-000-0010 | 1719 TIOGA AVE CLEARWATER FL 33756        | 0.119969731 City Home |
| 27-29-15-00000-240-0800 | 1716 THOMPSON AVE LARGO FL 33756          | 0.2956818 City Home   |
| 27-29-15-00000-240-0900 | 1718 THOMPSON AVE LARGO FL 33756          | 0.387289343 City Home |
| 27-29-15-05922-002-0410 | 828 WYATT ST CLEARWATER FL 33756          | 0.387376088 City Home |
| 27-29-15-46980-000-0090 | 1120 AUBURN ST CLEARWATER FL 33756        | 0.163827644 City Home |
| 27-29-15-46980-000-0070 | 1110 AUBURN ST LARGO FL 33756             | 0.241041099 City Home |
| 27-29-15-46980-000-0110 | 1740 S WASHINGTON AVE CLEARWATER FL 33756 | 0.137273398 City Home |

|                         |  |                       |
|-------------------------|--|-----------------------|
| 27-29-15-52805-000-0300 | 881 NORMAN TER LARGO FL 33770  | 0.028995877 City Home |
| 27-29-15-52805-000-0240 | 1763 LOKEY PL LARGO FL 33770   | 0.033656474 City Home |
| 27-29-15-52805-000-0190 | 1743 LOKEY PL LARGO FL 33770   | 0.033656377 City Home |
| 27-29-15-52805-000-0540 | 868 NORMAN TER LARGO FL 33770  | 0.033832882 City Home |
| 27-29-15-52805-000-0230 | 1759 LOKEY PL LARGO FL 33770   | 0.033656496 City Home |
| 27-29-15-52805-000-0470 | 896 NORMAN TER LARGO FL 33770  | 0.036909023 City Home |
| 27-29-15-52805-000-0310 | 877 NORMAN TER LARGO FL 33770  | 0.034173676 City Home |
| 27-29-15-52805-000-0280 | 889 NORMAN TER LARGO FL 33770  | 0.034173645 City Home |
| 27-29-15-52805-000-0360 | 864 NORMAN TER LARGO FL 33770  | 0.033817427 City Home |
| 27-29-15-52805-000-0210 | 1751 LOKEY PL LARGO FL 33770   | 0.028557088 City Home |
| 27-29-15-52805-000-0490 | 888 NORMAN TER LARGO FL 33770  | 0.033833146 City Home |
| 27-29-15-52805-000-0030 | 844 NORMAN TER LARGO FL 33770  | 0.036939599 City Home |
| 27-29-15-52805-000-0006 | STOWERS WAY LARGO FL 33770   | 1.827369598 City Home |
| 27-29-15-52805-000-0520 | 876 NORMAN TER LARGO FL 33770  | 0.033833032 City Home |
| 27-29-15-52805-000-0090 | 820 NORMAN TER LARGO FL 33770  | 0.028933985 City Home |
| 27-29-15-52805-000-0320 | 1765 STOWERS WAY LARGO FL 33770  | 0.033711526 City Home |
| 27-29-15-52805-000-0200 | 1747 LOKEY PL LARGO FL 33770   | 0.033656201 City Home |
| 27-29-15-52805-000-0400 | 829 NORMAN TER LARGO FL 33770  | 0.028706856 City Home |
| 27-29-15-52805-000-0140 | 1723 LOKEY PL LARGO FL 33770   | 0.033656422 City Home |
| 27-29-15-52805-000-0180 | 1739 LOKEY PL LARGO FL 33770   | 0.028556896 City Home |
| 27-29-15-52805-000-0420 | 821 NORMAN TER LARGO FL 33770  | 0.033833089 City Home |
| 27-29-15-52805-000-0080 | 824 NORMAN TER LARGO FL 33770  | 0.034101164 City Home |
| 27-29-15-52805-000-0450 | 809 NORMAN TER LARGO FL 33770  | 0.036908893 City Home |
| 27-29-15-52805-000-0460 | 805 NORMAN TER LARGO FL 33770  | 0.033833056 City Home |
| 27-29-15-52805-000-0130 | 804 NORMAN TER LARGO FL 33770  | 0.034100868 City Home |
| 27-29-15-52805-000-0002 | S DR MARTIN LUTHER KING JR AVE LARGO FL 33770  | 0.02954631 City Home  |
| 27-29-15-52805-000-0060 | 832 NORMAN TER LARGO FL 33770  | 0.034101126 City Home |
| 27-29-15-52805-000-0010 | 852 NORMAN TER LARGO FL 33770  | 0.033861285 City Home |
| 27-29-15-52805-000-0340 | 1772 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL 337  | 0.053880801 City Home |
| 27-29-15-52805-000-0040 | 840 NORMAN TER LARGO FL 33770  | 0.034100978 City Home |
| 27-29-15-00000-310-0200 | 249 JASPER ST LARGO FL 33770   | 14.11509119 City Home |
| 27-29-15-52805-000-0370 | 860 NORMAN TER LARGO FL 33770  | 0.028693179 City Home |
| 27-29-15-52805-000-0005 | STOWERS WAY LARGO FL 33770   | 1.599165784 City Home |
| 27-29-15-52805-000-0390 | 833 NORMAN TER LARGO FL 33770  | 0.036908523 City Home |
| 27-29-15-52805-000-0530 | 872 NORMAN TER LARGO FL 33770  | 0.028706744 City Home |
| 27-29-15-52805-000-0380 | 856 NORMAN TER LARGO FL 33770  | 0.033817323 City Home |
| 27-29-15-27838-001-0010 | 833 WYATT ST LARGO FL 33756  | 8.041965738 City Home |
| 27-29-15-52805-000-0250 | 1767 LOKEY PL LARGO FL 33770   | 0.033656529 City Home |
| 27-29-15-52805-000-0260 | 1771 LOKEY PL LARGO FL 33770   | 0.036715967 City Home |
| 27-29-15-52805-000-0500 | 884 NORMAN TER LARGO FL 33770  | 0.028706746 City Home |
| 27-29-15-52805-000-0110 | 812 NORMAN TER LARGO FL 33770  | 0.034101239 City Home |
| 27-29-15-52805-000-0290 | 885 NORMAN TER LARGO FL 33770  | 0.034173794 City Home |
| 27-29-15-52805-000-0220 | 1755 LOKEY PL LARGO FL 33770   | 0.033656321 City Home |
| 27-29-15-52805-000-0480 | 892 NORMAN TER LARGO FL 33770  | 0.033833363 City Home |
| 27-29-15-52805-000-0410 | 825 NORMAN TER LARGO FL 33770  | 0.033833048 City Home |
| 27-29-15-52805-000-0510 | 880 NORMAN TER LARGO FL 33770  | 0.033832884 City Home |
| 27-29-15-52805-000-0350 | 1774 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL 337  | 0.052989943 City Home |
| 27-29-15-52805-000-0070 | 828 NORMAN TER LARGO FL 33770  | 0.034100867 City Home |
| 27-29-15-52805-000-0170 | 1735 LOKEY PL LARGO FL 33770   | 0.033656093 City Home |
| 27-29-15-52805-000-0003 | STOWERS WAY LARGO FL 33770   | 0.317797211 City Home |
| 27-29-15-52805-000-0150 | 1727 LOKEY PL LARGO FL 33770   | 0.028556692 City Home |
| 27-29-15-52805-000-0050 | 836 NORMAN TER LARGO FL 33770  | 0.03720115 City Home  |
| 27-29-15-52805-000-0330 | 1769 STOWERS WAY LARGO FL 33770  | 0.036776033 City Home |
| 27-29-15-52805-000-0440 | 813 NORMAN TER LARGO FL 33770  | 0.03383346 City Home  |
| 27-29-15-52805-000-0120 | 808 NORMAN TER LARGO FL 33770  | 0.028934226 City Home |
| 27-29-15-52805-000-0430 | 817 NORMAN TER LARGO FL 33770  | 0.02870647 City Home  |
| 27-29-15-52805-000-0020 | 848 NORMAN TER LARGO FL 33770  | 0.028730719 City Home |
| 27-29-15-52805-000-0100 | 816 NORMAN TER LARGO FL 33770  | 0.034100979 City Home |
| 27-29-15-52805-000-0160 | 1731 LOKEY PL LARGO FL 33770   | 0.036716051 City Home |
| 27-29-15-52805-000-0270 | 893 NORMAN TER LARGO FL 33770  | 0.034173788 City Home |
| 27-29-15-07920-006-0150 | 711 PATTERSON ST LARGO FL 33756  | 0.344380448 City Home |
| 27-29-15-07920-006-0370 | 710 NEW JERSEY ST LARGO FL 33756   | 0.172169000 City Home |
| 27-29-15-07920-006-0350 | 712 NEW JERSEY ST LARGO FL 33756   | 0.172168000 City Home |
| 27-29-15-07920-006-0330 | 714 NEW JERSEY ST LARGO FL 33756   | 0.172163000 City Home |
| 27-29-15-07920-006-0250 | 716 NEW JERSEY ST #2, 716 NEW JERSEY ST, 726 NEW JERSEY ST,<br>716 NEW JERSERY ST #3, 718 NEW JERSEY ST, 716 NEW JERSEY ST<br>#4 CLEARWATER FL 33756 | 0.860890692 City Home |
| 27-29-15-07920-006-0230 | 730 NEW JERSEY ST CLEARWATER FL 33756  | 0.172200000 City Home |

| Parcel_ID               | Full_Site_Address_Line_1        | Acreage     | Character District       |
|-------------------------|---------------------------------|-------------|--------------------------|
| 33-29-15-53298-009-0110 | 614 12TH ST NW LARGO FL 33770   | 0.18504415  | Neighborhood Residential |
| 27-29-15-14652-000-0740 | 149 REGINA DR N LARGO FL 33770  | 0.208067781 | Neighborhood Residential |
| 33-29-15-53226-003-0070 | 407 10TH ST NW LARGO FL 33770   | 0.167889523 | Neighborhood Residential |
| 27-29-15-14634-000-0230 | 149 REGINA DR S LARGO FL 33770  | 0.172174199 | Neighborhood Residential |
| 33-29-15-53298-005-0090 | 603 12TH ST NW LARGO FL 33770   | 0.196510755 | Neighborhood Residential |
| 27-29-15-14634-000-0490 | 209 ANDREA DR LARGO FL 33770    | 0.172168533 | Neighborhood Residential |
| 33-29-15-53244-008-0060 | 611 10TH ST NW LARGO FL 33770   | 0.182499389 | Neighborhood Residential |
| 33-29-15-53226-003-0010 | 515 10TH ST NW LARGO FL 33770   | 0.196983435 | Neighborhood Residential |
| 27-29-15-14634-000-0470 | 229 ANDREA DR LARGO FL 33770    | 0.160689517 | Neighborhood Residential |
| 33-29-15-53280-005-0140 | 503 12TH ST NW LARGO FL 33770   | 0.161954259 | Neighborhood Residential |
| 27-29-15-14652-000-0660 | 239 TERESA DR LARGO FL 33770    | 0.149214504 | Neighborhood Residential |
| 27-29-15-14634-000-0140 | 339 REGINA DR S LARGO FL 33770  | 0.211657383 | Neighborhood Residential |
| 27-29-15-14652-000-0680 | 209 TERESA DR LARGO FL 33770    | 0.215576395 | Neighborhood Residential |
| 33-29-15-53280-004-0110 | 410 12TH ST NW LARGO FL 33770   | 0.165499678 | Neighborhood Residential |
| 27-29-15-14634-000-0360 | 250 REGINA DR S LARGO FL 33770  | 0.160692945 | Neighborhood Residential |
| 27-29-15-14634-000-0440 | 309 ANDREA DR LARGO FL 33770    | 0.160688777 | Neighborhood Residential |
| 33-29-15-53280-005-0130 | 507 12TH ST NW LARGO FL 33770   | 0.161492154 | Neighborhood Residential |
| 27-29-15-14652-000-0720 | 1429 TERESA DR LARGO FL 33770   | 0.149211182 | Neighborhood Residential |
| 27-29-15-14652-000-0830 | 1359 REGINA DR W LARGO FL 33770 | 0.176766768 | Neighborhood Residential |
| 27-29-15-14634-000-0400 | 340 REGINA DR S LARGO FL 33770  | 0.208280587 | Neighborhood Residential |
| 33-29-15-53244-006-0010 | 831 8TH AVE NW LARGO FL 33770   | 0.196336993 | Neighborhood Residential |
| 33-29-15-53262-003-0130 | 502 11TH ST NW LARGO FL 33770   | 0.174424846 | Neighborhood Residential |
| 33-29-15-53244-008-0040 | 703 10TH ST NW LARGO FL 33770   | 0.182496613 | Neighborhood Residential |
| 27-29-15-14634-000-0500 | 149 ANDREA DR LARGO FL 33770    | 0.211446003 | Neighborhood Residential |
| 27-29-15-14634-000-0160 | 319 REGINA DR S LARGO FL 33770  | 0.149218789 | Neighborhood Residential |
| 27-29-15-14652-000-0700 | 1409 TERESA DR LARGO FL 33770   | 0.163285951 | Neighborhood Residential |
| 33-29-15-53244-006-0060 | 614 9TH ST NW LARGO FL 33770    | 0.189381753 | Neighborhood Residential |
| 27-29-15-14634-000-0270 | 1309 REGINA DR W LARGO FL 33770 | 0.176723628 | Neighborhood Residential |
| 27-29-15-14652-000-0980 | 310 REGINA DR N LARGO FL 33770  | 0.176787095 | Neighborhood Residential |
| 27-29-15-14652-000-0960 | 230 REGINA DR N LARGO FL 33770  | 0.176787481 | Neighborhood Residential |
| 33-29-15-53208-002-0040 | 910 5TH AVE NW LARGO FL 33770   | 0.244807771 | Neighborhood Residential |
| 33-29-15-53298-008-0160 | 716 11TH ST NW LARGO FL 33770   | 0.190735299 | Neighborhood Residential |
| 33-29-15-53298-005-0010 | 715 12TH ST NW LARGO FL 33770   | 0.385909818 | Neighborhood Residential |
| 33-29-15-53244-007-0090 | 602 10TH ST NW LARGO FL 33770   | 0.242801199 | Neighborhood Residential |
| 33-29-15-53280-004-0100 | 406 12TH ST NW LARGO FL 33770   | 0.164465028 | Neighborhood Residential |
| 27-29-15-14652-000-0850 | 1409 REGINA DR W LARGO FL 33770 | 0.176763671 | Neighborhood Residential |
| 28-29-15-38988-032-0080 | 1125 15TH AVE NW LARGO FL 33770 | 0.130579283 | Neighborhood Residential |
| 27-29-15-14652-000-0610 | 339 TERESA DR LARGO FL 33770    | 0.211654781 | Neighborhood Residential |
| 27-29-15-14634-000-0480 | 219 ANDREA DR LARGO FL 33770    | 0.160688029 | Neighborhood Residential |
| 33-29-15-53298-008-0090 | 1050 6TH AVE NW LARGO FL 33770  | 0.189790164 | Neighborhood Residential |
| 33-29-15-53226-002-0090 | 931 6TH AVE NW LARGO FL 33770   | 0.187995123 | Neighborhood Residential |
| 27-29-15-14652-000-0810 | 1350 REGINA DR W LARGO FL 33770 | 0.160700268 | Neighborhood Residential |
| 33-29-15-53298-009-0010 | 715 11TH ST NW LARGO FL 33770   | 0.183252373 | Neighborhood Residential |
| 33-29-15-53298-009-0140 | 710 12TH ST NW LARGO FL 33770   | 0.188053215 | Neighborhood Residential |
| 27-29-15-14634-000-0250 | 129 REGINA DR S LARGO FL 33770  | 0.335681324 | Neighborhood Residential |
| 33-29-15-53226-002-0070 | 919 6TH AVE NW LARGO FL 33770   | 0.212261126 | Neighborhood Residential |
| 33-29-15-53226-002-0100 | 516 10TH ST NW LARGO FL 33770   | 0.239949187 | Neighborhood Residential |
| 27-29-15-14652-000-0780 | 1410 REGINA DR W LARGO FL 33770 | 0.160728541 | Neighborhood Residential |
| 33-29-15-53280-005-0100 | 521 12TH ST NW LARGO FL 33770   | 0.185075068 | Neighborhood Residential |
| 27-29-15-14652-000-0760 | 1430 REGINA DR W LARGO FL 33770 | 0.160728713 | Neighborhood Residential |
| 27-29-15-14652-000-1020 | 339 REGINA DR N LARGO FL 33770  | 0.22887973  | Neighborhood Residential |
| 33-29-15-53280-005-0180 | 403 12TH ST NW LARGO FL 33770   | 0.175430411 | Neighborhood Residential |
| 27-29-15-14634-000-0150 | 329 REGINA DR S LARGO FL 33770  | 0.160696535 | Neighborhood Residential |
| 27-29-15-00000-340-0300 | 107 SHERWOOD LN LARGO FL 33770  | 25.78520479 | Neighborhood Residential |
| 33-29-15-53244-006-0050 | 616 9TH ST NW LARGO FL 33770    | 0.189383411 | Neighborhood Residential |
| 27-29-15-14634-000-0330 | 220 REGINA DR S LARGO FL 33770  | 0.160692445 | Neighborhood Residential |
| 33-29-15-53298-009-0040 | 703 11TH ST NW LARGO FL 33770   | 0.177941478 | Neighborhood Residential |
| 33-29-15-53280-004-0160 | 1107 6TH AVE NW LARGO FL 33770  | 0.169479116 | Neighborhood Residential |
| 27-29-15-14634-000-0380 | 320 REGINA DR S LARGO FL 33770  | 0.172169133 | Neighborhood Residential |
| 27-29-15-14634-000-0070 | 230 ROSERY RD NE LARGO FL 33770 | 0.160688963 | Neighborhood Residential |
| 27-29-15-14634-000-0310 | 150 REGINA DR S LARGO FL 33770  | 0.216353766 | Neighborhood Residential |
| 27-29-15-14652-000-0750 | 1440 REGINA DR W LARGO FL 33770 | 0.210416504 | Neighborhood Residential |
| 27-29-15-14634-000-0450 | 249 ANDREA DR LARGO FL 33770    | 0.160690282 | Neighborhood Residential |
| 33-29-15-53262-003-0140 | 510 11TH ST NW LARGO FL 33770   | 0.174943043 | Neighborhood Residential |
| 27-29-15-14652-000-0790 | 1370 REGINA DR W LARGO FL 33770 | 0.16073012  | Neighborhood Residential |
| 33-29-15-53262-003-0090 | 1050 4TH AVE NW LARGO FL 33770  | 0.179227422 | Neighborhood Residential |
| 27-29-15-14652-000-0930 | 150 REGINA DR N LARGO FL 33770  | 0.176785957 | Neighborhood Residential |
| 27-29-15-14652-000-0990 | 320 REGINA DR N LARGO FL 33770  | 0.189415062 | Neighborhood Residential |
| 27-29-15-14634-000-0060 | 220 ROSERY RD NE LARGO FL 33770 | 0.160690039 | Neighborhood Residential |
| 33-29-15-53208-002-0010 | 510 10TH ST NW LARGO FL 33770   | 0.261383962 | Neighborhood Residential |
| 33-29-15-53262-004-0010 | 1103 6TH AVE NW LARGO FL 33770  | 0.199824965 | Neighborhood Residential |
| 27-29-15-14634-000-0410 | 339 ANDREA DR LARGO FL 33770    | 0.211652292 | Neighborhood Residential |
| 27-29-15-14634-000-0010 | 120 ROSERY RD NE LARGO FL 33770 | 0.186032285 | Neighborhood Residential |
| 27-29-15-14634-000-0300 | 1339 REGINA DR W LARGO FL 33770 | 0.176767245 | Neighborhood Residential |
| 27-29-15-14634-000-0040 | 150 ROSERY RD NE LARGO FL 33770 | 0.160691718 | Neighborhood Residential |
| 27-29-15-14634-000-0550 | 240 ANDREA DR LARGO FL 33770    | 0.160678197 | Neighborhood Residential |
| 33-29-15-53298-008-0140 | 710 11TH ST NW LARGO FL 33770   | 0.182455288 | Neighborhood Residential |
| 27-29-15-14652-000-0880 | 1439 REGINA DR W LARGO FL 33770 | 0.176766182 | Neighborhood Residential |
| 33-29-15-53262-003-0150 | 514 11TH ST NW LARGO FL 33770   | 0.173429679 | Neighborhood Residential |
| 33-29-15-53244-007-0080 | 603 9TH ST NW LARGO FL 33770    | 0.229477357 | Neighborhood Residential |
| 33-29-15-53280-004-0090 | 1110 4TH AVE NW LARGO FL 33770  | 0.169842144 | Neighborhood Residential |
| 33-29-15-53244-007-0100 | 610 10TH ST NW LARGO FL 33770   | 0.189371383 | Neighborhood Residential |
| 33-29-15-53298-005-0080 | 607 12TH ST NW LARGO FL 33770   | 0.190563019 | Neighborhood Residential |
| 27-29-15-14652-000-0800 | 1360 REGINA DR W LARGO FL 33770 | 0.160729905 | Neighborhood Residential |
| 33-29-15-53262-004-0040 | 503 11TH ST NW LARGO FL 33770   | 0.168774425 | Neighborhood Residential |
| 27-29-15-14652-000-0630 | 319 TERESA DR LARGO FL 33770    | 0.149215479 | Neighborhood Residential |

Total Acreage = 120.12 Total  
Number of Parcels = 252

|                         |                                  |             |                          |
|-------------------------|----------------------------------|-------------|--------------------------|
| 33-29-15-53298-009-0090 | 1106 6TH AVE NW LARGO FL 33770   | 0.190339871 | Neighborhood Residential |
| 33-29-15-53208-001-0040 | 910 4TH AVE NW LARGO FL 33770    | 0.24038477  | Neighborhood Residential |
| 27-29-15-14652-000-0860 | 1419 REGINA DR W LARGO FL 33770  | 0.176766505 | Neighborhood Residential |
| 33-29-15-53226-003-0060 | 411 10TH ST NW LARGO FL 33770    | 0.167369608 | Neighborhood Residential |
| 33-29-15-53298-005-0070 | 611 12TH ST NW LARGO FL 33770    | 0.189892598 | Neighborhood Residential |
| 27-29-15-14634-000-0220 | 209 REGINA DR S LARGO FL 33770   | 0.160701659 | Neighborhood Residential |
| 33-29-15-53262-003-0100 | 406 11TH ST NW LARGO FL 33770    | 0.172863925 | Neighborhood Residential |
| 27-29-15-14652-000-0620 | 329 TERESA DR LARGO FL 33770     | 0.160692333 | Neighborhood Residential |
| 33-29-15-53208-001-0130 | 831 5TH AVE NW LARGO FL 33770    | 0.204214887 | Neighborhood Residential |
| 33-29-15-53244-007-0160 | 716 10TH ST NW LARGO FL 33770    | 0.197194872 | Neighborhood Residential |
| 27-29-15-14634-000-0580 | 320 ANDREA DR LARGO FL 33770     | 0.160679204 | Neighborhood Residential |
| 27-29-15-14634-000-0180 | 249 REGINA DR S LARGO FL 33770   | 0.160696914 | Neighborhood Residential |
| 27-29-15-14634-000-0210 | 219 REGINA DR S LARGO FL 33770   | 0.160699036 | Neighborhood Residential |
| 33-29-15-53298-009-0130 | 702 12TH ST NW LARGO FL 33770    | 0.187050863 | Neighborhood Residential |
| 27-29-15-14652-000-0770 | 1420 REGINA DR W LARGO FL 33770  | 0.160729418 | Neighborhood Residential |
| 33-29-15-53262-004-0020 | 511 11TH ST NW LARGO FL 33770    | 0.169849525 | Neighborhood Residential |
| 27-29-15-14652-000-0710 | 1419 TERESA DR LARGO FL 33770    | 0.160689665 | Neighborhood Residential |
| 34-29-15-00684-000-0100 | 110 4TH AVE NW LARGO FL 33770    | 0.233213654 | Neighborhood Residential |
| 27-29-15-14634-000-0390 | 330 REGINA DR S LARGO FL 33770   | 0.160692175 | Neighborhood Residential |
| 33-29-15-53298-009-0120 | 616 12TH ST NW LARGO FL 33770    | 0.186046973 | Neighborhood Residential |
| 27-29-15-14652-000-1060 | 249 REGINA DR N LARGO FL 33770   | 0.296633962 | Neighborhood Residential |
| 33-29-15-53298-009-0060 | 611 11TH ST NW LARGO FL 33770    | 0.179944205 | Neighborhood Residential |
| 33-29-15-53244-006-0040 | 702 9TH ST NW LARGO FL 33770     | 0.189380502 | Neighborhood Residential |
| 27-29-15-14652-000-1150 | 1810 S BETTY LN LARGO FL 33770   | 0.234744248 | Neighborhood Residential |
| 33-29-15-53208-001-0080 | 420 10TH ST NW LARGO FL 33770    | 0.235754128 | Neighborhood Residential |
| 27-29-15-14634-000-0110 | 320 ROSERY RD NE LARGO FL 33770  | 0.149211458 | Neighborhood Residential |
| 27-29-15-14634-000-0030 | 140 ROSERY RD NE LARGO FL 33770  | 0.16069163  | Neighborhood Residential |
| 33-29-15-53262-003-0110 | 410 11TH ST NW LARGO FL 33770    | 0.173383296 | Neighborhood Residential |
| 27-29-15-14634-000-0460 | 239 ANDREA DR LARGO FL 33770     | 0.172167198 | Neighborhood Residential |
| 27-29-15-14652-000-1120 | 330 TERESA DR LARGO FL 33770     | 0.235470793 | Neighborhood Residential |
| 33-29-15-53280-005-0120 | 511 12TH ST NW LARGO FL 33770    | 0.161030487 | Neighborhood Residential |
| 33-29-15-53244-007-0020 | 711 9TH ST NW LARGO FL 33770     | 0.189383645 | Neighborhood Residential |
| 27-29-15-14652-000-0670 | 219 TERESA DR LARGO FL 33770     | 0.149214953 | Neighborhood Residential |
| 33-29-15-53244-006-0030 | 710 9TH ST NW LARGO FL 33770     | 0.189381106 | Neighborhood Residential |
| 33-29-15-53280-005-0110 | 515 12TH ST NW LARGO FL 33770    | 0.160974197 | Neighborhood Residential |
| 33-29-15-53244-007-0050 | 615 9TH ST NW LARGO FL 33770     | 0.189379459 | Neighborhood Residential |
| 33-29-15-53262-004-0070 | 407 11TH ST NW LARGO FL 33770    | 0.168833369 | Neighborhood Residential |
| 33-29-15-53208-001-0110 | 911 5TH AVE NW LARGO FL 33770    | 0.237634324 | Neighborhood Residential |
| 33-29-15-53262-004-0080 | 1102 4TH AVE NW LARGO FL 33770   | 0.175499786 | Neighborhood Residential |
| 27-29-15-14634-000-0120 | 330 ROSERY RD NE LARGO FL 33770  | 0.160689596 | Neighborhood Residential |
| 27-29-15-14652-000-1070 | 1440 TERESA DR LARGO FL 33770    | 0.372856876 | Neighborhood Residential |
| 33-29-15-53280-004-0130 | 502 12TH ST NW LARGO FL 33770    | 0.167569079 | Neighborhood Residential |
| 33-29-15-53208-001-0030 | 840 4TH AVE NW LARGO FL 33770    | 0.20292504  | Neighborhood Residential |
| 33-29-15-53262-004-0060 | 411 11TH ST NW LARGO FL 33770    | 0.168813019 | Neighborhood Residential |
| 33-29-15-53244-006-0080 | 840 6TH AVE NW LARGO FL 33770    | 0.196962222 | Neighborhood Residential |
| 27-29-15-14634-000-0130 | 340 ROSERY RD NE LARGO FL 33770  | 0.208285729 | Neighborhood Residential |
| 27-29-15-14652-000-0840 | 1369 REGINA DR W LARGO FL 33770  | 0.176766424 | Neighborhood Residential |
| 33-29-15-53208-002-0030 | 920 5TH AVE NW LARGO FL 33770    | 0.253649297 | Neighborhood Residential |
| 33-29-15-53244-007-0070 | 607 9TH ST NW LARGO FL 33770     | 0.189376108 | Neighborhood Residential |
| 27-29-15-14652-000-0890 | 1449 REGINA DR W LARGO FL 33770  | 0.164139979 | Neighborhood Residential |
| 33-29-15-53244-008-0070 | 607 10TH ST NW LARGO FL 33770    | 0.182496736 | Neighborhood Residential |
| 27-29-15-14634-000-0510 | 150 ANDREA DR LARGO FL 33770     | 0.206038095 | Neighborhood Residential |
| 33-29-15-53208-002-0020 | 930 5TH AVE NW LARGO FL 33770    | 0.258073482 | Neighborhood Residential |
| 27-29-15-14652-000-1080 | 1410 TERESA DR LARGO FL 33770    | 0.375295027 | Neighborhood Residential |
| 27-29-15-14634-000-0170 | 309 REGINA DR S LARGO FL 33770   | 0.160694483 | Neighborhood Residential |
| 27-29-15-14652-000-0910 | 1519 REGINA DR W LARGO FL 33770  | 0.229429227 | Neighborhood Residential |
| 27-29-15-14652-000-0970 | 240 REGINA DR N LARGO FL 33770   | 0.189414237 | Neighborhood Residential |
| 33-29-15-53298-008-0150 | 714 11TH ST NW LARGO FL 33770    | 0.182456522 | Neighborhood Residential |
| 33-29-15-53208-001-0050 | 920 4TH AVE NW LARGO FL 33770    | 0.240387162 | Neighborhood Residential |
| 27-29-15-14634-000-0320 | 210 REGINA DR S LARGO FL 33770   | 0.172169812 | Neighborhood Residential |
| 33-29-15-53244-008-0050 | 615 10TH ST NW LARGO FL 33770    | 0.182497344 | Neighborhood Residential |
| 33-29-15-53244-008-0010 | 1009 8TH AVE NW LARGO FL 33770   | 0.190505622 | Neighborhood Residential |
| 33-29-15-53298-005-0060 | 615 12TH ST NW LARGO FL 33770    | 0.189221016 | Neighborhood Residential |
| 27-29-15-14652-000-1100 | 310 TERESA DR LARGO FL 33770     | 0.303552165 | Neighborhood Residential |
| 33-29-15-53298-008-0120 | 616 11TH ST NW LARGO FL 33770    | 0.182457631 | Neighborhood Residential |
| 27-29-15-14652-000-1130 | 340 TERESA DR LARGO FL 33770     | 0.228887375 | Neighborhood Residential |
| 33-29-15-53280-005-0150 | 415 12TH ST NW LARGO FL 33770    | 0.162417232 | Neighborhood Residential |
| 33-29-15-53208-001-0070 | 940 4TH AVE NW LARGO FL 33770    | 0.245777264 | Neighborhood Residential |
| 33-29-15-53244-008-0080 | 1002 6TH AVE NW LARGO FL 33770   | 0.189830328 | Neighborhood Residential |
| 27-29-15-14652-000-0640 | 309 TERESA DR LARGO FL 33770     | 0.149216679 | Neighborhood Residential |
| 27-29-15-14634-000-0560 | 250 ANDREA DR LARGO FL 33770     | 0.172157313 | Neighborhood Residential |
| 33-29-15-53298-008-0130 | 702 11TH ST NW LARGO FL 33770    | 0.182455797 | Neighborhood Residential |
| 27-29-15-14634-000-0590 | 330 ANDREA DR LARGO FL 33770     | 0.160679159 | Neighborhood Residential |
| 33-29-15-53244-007-0140 | 710 10TH ST NW LARGO FL 33770    | 0.189368722 | Neighborhood Residential |
| 27-29-15-14634-000-0430 | 319 ANDREA DR LARGO FL 33770     | 0.172168436 | Neighborhood Residential |
| 33-29-15-53244-007-0040 | 703 9TH ST NW LARGO FL 33770     | 0.189374514 | Neighborhood Residential |
| 33-29-15-53226-003-0050 | 415 10TH ST NW LARGO FL 33770    | 0.166848978 | Neighborhood Residential |
| 33-29-15-53262-003-0120 | 414 11TH ST NW LARGO FL 33770    | 0.173902526 | Neighborhood Residential |
| 27-29-15-14634-000-0200 | 229 REGINA DR S LARGO FL 33770   | 0.160695281 | Neighborhood Residential |
| 27-29-15-14634-000-0420 | 329 ANDREA DR LARGO FL 33770     | 0.160690769 | Neighborhood Residential |
| 33-29-15-53244-007-0110 | 614 10TH ST NW LARGO FL 33770    | 0.189370664 | Neighborhood Residential |
| 34-29-15-00000-120-0100 | 646 POINSETTIA DR LARGO FL 33770 | 46.89072646 | Neighborhood Residential |
| 33-29-15-53298-009-0100 | 610 12TH ST NW LARGO FL 33770    | 0.184041299 | Neighborhood Residential |
| 33-29-15-53226-002-0050 | 840 5TH AVE NW LARGO FL 33770    | 0.202936704 | Neighborhood Residential |
| 33-29-15-53244-008-0020 | 711 10TH ST NW LARGO FL 33770    | 0.182494645 | Neighborhood Residential |
| 27-29-15-14652-000-0650 | 249 TERESA DR LARGO FL 33770     | 0.149215468 | Neighborhood Residential |
| 33-29-15-53226-003-0020 | 511 10TH ST NW LARGO FL 33770    | 0.172754898 | Neighborhood Residential |

|                         |                                      |             |                          |
|-------------------------|--------------------------------------|-------------|--------------------------|
| 27-29-15-14634-000-0260 | 1239 REGINA DR W LARGO FL 33770      | 0.21480221  | Neighborhood Residential |
| 33-29-15-53226-002-0060 | 901 6TH AVE NW LARGO FL 33770        | 0.20430036  | Neighborhood Residential |
| 33-29-15-53298-008-0110 | 614 11TH ST NW LARGO FL 33770        | 0.182458106 | Neighborhood Residential |
| 33-29-15-53208-001-0090 | 931 5TH AVE NW LARGO FL 33770        | 0.224533858 | Neighborhood Residential |
| 27-29-15-14652-000-0690 | 1359 TERESA DR LARGO FL 33770        | 0.28779863  | Neighborhood Residential |
| 33-29-15-53244-007-0010 | 715 9TH ST NW LARGO FL 33770         | 0.196851925 | Neighborhood Residential |
| 27-29-15-14652-000-1140 | 1816 S BETTY LN LARGO FL 33770       | 0.236665159 | Neighborhood Residential |
| 33-29-15-53244-008-0030 | 709 10TH ST NW LARGO FL 33770        | 0.182497265 | Neighborhood Residential |
| 33-29-15-53244-007-0060 | 611 9TH ST NW LARGO FL 33770         | 0.189374541 | Neighborhood Residential |
| 33-29-15-53226-002-0080 | 921 6TH AVE NW LARGO FL 33770        | 0.196230885 | Neighborhood Residential |
| 27-29-15-14652-000-1000 | 330 REGINA DR N LARGO FL 33770       | 0.176786451 | Neighborhood Residential |
| 27-29-15-14634-000-0240 | 139 REGINA DR S LARGO FL 33770       | 0.184847175 | Neighborhood Residential |
| 33-29-15-53280-005-0170 | 407 12TH ST NW LARGO FL 33770        | 0.163429778 | Neighborhood Residential |
| 27-29-15-14634-000-0290 | 1329 REGINA DR W LARGO FL 33770      | 0.176776013 | Neighborhood Residential |
| 33-29-15-53226-003-0080 | 403 10TH ST NW LARGO FL 33770        | 0.175158192 | Neighborhood Residential |
| 27-29-15-14652-000-1090 | 240 TERESA DR LARGO FL 33770         | 0.297859857 | Neighborhood Residential |
| 33-29-15-53208-001-0020 | 830 4TH AVE NW LARGO FL 33770        | 0.202921897 | Neighborhood Residential |
| 33-29-15-53298-005-0040 | 703 12TH ST NW LARGO FL 33770        | 0.187874574 | Neighborhood Residential |
| 33-29-15-53298-005-0030 | 705 12TH ST NW LARGO FL 33770        | 0.187201124 | Neighborhood Residential |
| 33-29-15-53208-001-0120 | 841 5TH AVE NW LARGO FL 33770        | 0.204273303 | Neighborhood Residential |
| 27-29-15-14652-000-1050 | 309 REGINA DR N LARGO FL 33770       | 0.298999292 | Neighborhood Residential |
| 33-29-15-53280-005-0160 | 411 12TH ST NW LARGO FL 33770        | 0.162875644 | Neighborhood Residential |
| 33-29-15-53262-004-0030 | 509 11TH ST NW LARGO FL 33770        | 0.168755881 | Neighborhood Residential |
| 33-29-15-53298-009-0020 | 711 11TH ST NW LARGO FL 33770        | 0.175930741 | Neighborhood Residential |
| 27-29-15-14634-000-0340 | 230 REGINA DR S LARGO FL 33770       | 0.160691614 | Neighborhood Residential |
| 27-29-15-14652-000-0870 | 1429 REGINA DR W LARGO FL 33770      | 0.176763392 | Neighborhood Residential |
| 27-29-15-14652-000-1010 | 340 REGINA DR N LARGO FL 33770       | 0.230919636 | Neighborhood Residential |
| 33-29-15-53298-005-0050 | 621 12TH ST NW LARGO FL 33770        | 0.188544982 | Neighborhood Residential |
| 27-29-15-14652-000-0900 | 1509 REGINA DR W LARGO FL 33770      | 0.176756329 | Neighborhood Residential |
| 33-29-15-53298-009-0050 | 615 11TH ST NW LARGO FL 33770        | 0.178941393 | Neighborhood Residential |
| 33-29-15-53262-004-0050 | 415 11TH ST NW LARGO FL 33770        | 0.168795207 | Neighborhood Residential |
| 33-29-15-53298-009-0080 | 1102 6TH AVE NW LARGO FL 33770       | 0.189251924 | Neighborhood Residential |
| 27-29-15-14652-000-1040 | 319 REGINA DR N LARGO FL 33770       | 0.298154053 | Neighborhood Residential |
| 27-29-15-14652-000-1030 | 329 REGINA DR N LARGO FL 33770       | 0.234686792 | Neighborhood Residential |
| 34-29-15-00684-000-0130 | 124 4TH AVE NW LARGO FL 33770        | 0.293862882 | Neighborhood Residential |
| 33-29-15-53244-007-0120 | 616 10TH ST NW LARGO FL 33770        | 0.18937416  | Neighborhood Residential |
| 27-29-15-14634-000-0050 | 210 ROSERY RD NE LARGO FL 33770      | 0.149215582 | Neighborhood Residential |
| 27-29-15-14652-000-1110 | 320 TERESA DR LARGO FL 33770         | 0.299087184 | Neighborhood Residential |
| 28-29-15-38988-032-0100 | 1130 BEVERLY AVE LARGO FL 33770      | 0.192230483 | Neighborhood Residential |
| 27-29-15-14652-000-0920 | 1510 REGINA DR W LARGO FL 33770      | 0.233586711 | Neighborhood Residential |
| 33-29-15-53298-009-0150 | 714 12TH ST NW LARGO FL 33770        | 0.189054692 | Neighborhood Residential |
| 33-29-15-53208-001-0100 | 921 5TH AVE NW LARGO FL 33770        | 0.228869528 | Neighborhood Residential |
| 33-29-15-53280-004-0120 | 414 12TH ST NW LARGO FL 33770        | 0.166534382 | Neighborhood Residential |
| 27-29-15-14634-000-0090 | 250 ROSERY RD NE LARGO FL 33770      | 0.16069332  | Neighborhood Residential |
| 33-29-15-53244-006-0020 | 714 9TH ST NW LARGO FL 33770         | 0.189380376 | Neighborhood Residential |
| 27-29-15-14634-000-0190 | 239 REGINA DR S LARGO FL 33770       | 0.160694715 | Neighborhood Residential |
| 27-29-15-14634-000-0540 | 230 ANDREA DR LARGO FL 33770         | 0.160680959 | Neighborhood Residential |
| 33-29-15-53298-009-0070 | 607 11TH ST NW LARGO FL 33770        | 0.180949361 | Neighborhood Residential |
| 33-29-15-53280-004-0140 | 510 12TH ST NW LARGO FL 33770        | 0.168601429 | Neighborhood Residential |
| 27-29-15-14634-000-0520 | 210 ANDREA DR LARGO FL 33770         | 0.166372269 | Neighborhood Residential |
| 33-29-15-53226-003-0040 | 503 10TH ST NW LARGO FL 33770        | 0.166330862 | Neighborhood Residential |
| 33-29-15-53262-003-0160 | 1051 6TH AVE NW LARGO FL 33770       | 0.169891938 | Neighborhood Residential |
| 33-29-15-53280-004-0150 | 514 12TH ST NW LARGO FL 33770        | 0.169737118 | Neighborhood Residential |
| 27-29-15-14634-000-0100 | 310 ROSERY RD NE LARGO FL 33770      | 0.160690422 | Neighborhood Residential |
| 27-29-15-14634-000-0570 | 310 ANDREA DR LARGO FL 33770         | 0.16067929  | Neighborhood Residential |
| 33-29-15-53244-007-0030 | 709 9TH ST NW LARGO FL 33770         | 0.189377991 | Neighborhood Residential |
| 27-29-15-14652-000-0950 | 220 REGINA DR N LARGO FL 33770       | 0.176786771 | Neighborhood Residential |
| 33-29-15-53244-007-0130 | 702 10TH ST NW LARGO FL 33770        | 0.189368096 | Neighborhood Residential |
| 27-29-15-14652-000-0820 | 1349 REGINA DR W LARGO FL 33770      | 0.176765146 | Neighborhood Residential |
| 33-29-15-53208-001-0060 | 930 4TH AVE NW LARGO FL 33770        | 0.240390106 | Neighborhood Residential |
| 27-29-15-58590-013-0120 | 1660 S BETTY LN CLEARWATER FL 33756  | 0.244290165 | Neighborhood Residential |
| 33-29-15-53298-009-0160 | 1111 8TH AVE NW LARGO FL 33770       | 0.199548748 | Neighborhood Residential |
| 33-29-15-53244-007-0150 | 714 10TH ST NW LARGO FL 33770        | 0.189371234 | Neighborhood Residential |
| 27-29-15-14634-000-0020 | 130 ROSERY RD NE LARGO FL 33770      | 0.160690042 | Neighborhood Residential |
| 27-29-15-14652-000-0730 | 1439 TERESA DR LARGO FL 33770        | 0.149212355 | Neighborhood Residential |
| 27-29-15-14652-000-0940 | 210 REGINA DR N LARGO FL 33770       | 0.176787925 | Neighborhood Residential |
| 27-29-15-14634-000-0370 | 310 REGINA DR S LARGO FL 33770       | 0.160690021 | Neighborhood Residential |
| 27-29-15-14634-000-0530 | 220 ANDREA DR LARGO FL 33770         | 0.16067986  | Neighborhood Residential |
| 27-29-15-14634-000-0080 | 240 ROSERY RD NE LARGO FL 33770      | 0.16069119  | Neighborhood Residential |
| 27-29-15-14634-000-0350 | 240 REGINA DR S LARGO FL 33770       | 0.172168888 | Neighborhood Residential |
| 27-29-15-14634-000-0600 | 340 ANDREA DR LARGO FL 33770         | 0.208276377 | Neighborhood Residential |
| 33-29-15-53298-008-0100 | 610 11TH ST NW LARGO FL 33770        | 0.182457302 | Neighborhood Residential |
| 33-29-15-53226-003-0030 | 507 10TH ST NW LARGO FL 33770        | 0.165808935 | Neighborhood Residential |
| 33-29-15-53298-009-0030 | 709 11TH ST NW LARGO FL 33770        | 0.176934736 | Neighborhood Residential |
| 34-29-15-00684-000-0120 | 114 4TH AVE NW LARGO FL 33770        | 0.127454543 | Neighborhood Residential |
| 27-29-15-14634-000-0280 | 1319 REGINA DR W LARGO FL 33770      | 0.176778365 | Neighborhood Residential |
| 33-29-15-53244-006-0070 | 610 9TH ST NW LARGO FL 33770         | 0.189373421 | Neighborhood Residential |
| 28-29-15-59526-000-0070 | 490 BRAGINTON ST CLEARWATER FL 33756 | 0.122922071 | Neighborhood Residential |
| 28-29-15-59526-000-0080 | 494 BRAGINTON ST CLEARWATER FL 33756 | 0.120082000 | Neighborhood Residential |

# EXHIBIT H - Clearwater - Largo Road Community Redevelopment District - Unincorporated Pinellas County Parcels

| Parcel_ID               | Full_Site_Address_Line_1       | Acreage     | Character District |
|-------------------------|--------------------------------|-------------|--------------------|
| 27-29-15-07902-003-0200 | SMITH ST CLEARWATER FL 33756   | 0.143472456 | MUC - CLR          |
| 28-29-15-00000-110-0200 | 1601 CLEARWATER-LARGO RD CLEA  | 0.975930559 | MUC - CLR          |
| 27-29-15-07902-001-0010 | 707 BELLEAIR RD CLEARWATER FL  | 1.223179264 | MUC - CLR          |
| 27-29-15-07902-001-0170 | 1625 MYRTLE AVE CLEARWATER FL  | 0.149216314 | MUC - CLR          |
| 28-29-15-00000-110-1300 | 1690 CLEARWATER-LARGO RD CLEA  | 0.72626498  | MUC - CLR          |
| 28-29-15-00000-110-0400 | 1640 S MYRTLE AVE CLEARWATER   | 0.467428891 | MUC - CLR          |
| 27-29-15-07920-005-0350 | CLEARWATER-LARGO RD CLEARWA    | 0.143503914 | MUC - CLR          |
| 27-29-15-07902-003-0300 | 704 SENECA ST CLEARWATER FL 33 | 0.143473904 | MUC - CLR          |
| 27-29-15-07902-003-0220 | SMITH ST CLEARWATER FL 33756   | 0.286943019 | MUC - CLR          |
| 27-29-15-07902-002-0200 | 1649 S MYRTLE AVE CLEARWATER   | 0.430368735 | MUC - CLR          |
| 28-29-15-00000-140-0100 | 1700 CLEARWATER-LARGO RD CLEA  | 0.260422908 | MUC - CLR          |
| 27-29-15-07902-004-0090 | 1687 CLEARWATER-LARGO RD CLEA  | 0.703020715 | MUC - CLR          |
| 28-29-15-00000-110-0300 | 1621 S FT HARRISON AVE CLEARWA | 2.868327002 | MUC - CLR          |
| 27-29-15-07902-002-0180 | S MYRTLE AVE CLEARWATER FL 33  | 0.142565798 | MUC - CLR          |
| 27-29-15-07902-002-0140 | 1633 S MYRTLE AVE CLEARWATER   | 0.287907671 | MUC - CLR          |
| 27-29-15-07920-005-0330 | 1705 CLEARWATER-LARGO RD CLEA  | 0.152951486 | MUC - CLR          |
| 27-29-15-07920-005-0410 | 704 PATTERSON ST CLEARWATER F  | 0.140506369 | MUC - CLR          |
| 28-29-15-00000-110-0700 | 1680 CLEARWATER-LARGO RD CLEA  | 1.169362783 | MUC - CLR          |
| 27-29-15-07920-005-0430 | 1725 CLEARWATER-LARGO RD CLEA  | 0.074724465 | MUC - CLR          |
| 27-29-15-07902-004-0320 | 1699 CLEARWATER-LARGO RD CLEA  | 0.510531386 | MUC - CLR          |
| 27-29-15-07902-003-0290 | S MYRTLE AVE CLEARWATER FL 33  | 0.114774444 | MUC - CLR          |
| 28-29-15-00000-110-1500 | CLEARWATER-LARGO RD CLEARWA    | 0.452626773 | MUC - CLR          |
| 28-29-15-00000-140-0200 | 1185 PONCE DE LEON BLVD CLEARW | 0.514648875 | MUC - CLR          |
| 28-29-15-34000-000-0010 | 1600 S MYRTLE AVE CLEARWATER   | 0.356588125 | MUC - CLR          |
| 27-29-15-07902-003-0260 | 1665 S MYRTLE AVE CLEARWATER   | 0.17217496  | MUC - CLR          |
| 28-29-15-59526-000-0160 | 1770 CLEARWATER-LARGO RD CLEA  | 1.087965884 | MUC - CLR          |

Total Acreage: 13.70

Total Parcels: 26

| Parcel ID               | Full Site Address Line 1                  | Acreage     | Character District |
|-------------------------|---|-------------|--------------------|
| 27-29-15-58226-001-0010 | 1605 S MISSOURI AVE CLEARWATER FL 33756   | 1.491572167 | MUC - ALT 19       |
| 27-29-15-07204-000-0020 | 1604 S MISSOURI AVE CLEARWATER FL 33756   | 2.262331444 | MUC - ALT 19       |
| 27-29-15-58590-016-0010 | 1645 S MISSOURI AVE CLEARWATER FL 33756   | 0.257687936 | MUC - ALT 19       |
| 27-29-15-07204-000-0010 | 1610 S MISSOURI AVE CLEARWATER FL 33756   | 2.33704986  | MUC - ALT 19       |
| 27-29-15-58590-016-0040 | 1651 S MISSOURI AVE CLEARWATER FL 33756   | 0.172129299 | MUC - ALT 19       |
| 27-29-15-58572-001-0190 | 1639 S MISSOURI AVE CLEARWATER FL 33756   | 0.190501365 | MUC - ALT 19       |
| 27-29-15-00000-240-0300 | 1722 S MISSOURI AVE CLEARWATER FL 33756   | 0.073242393 | MUC - ALT 19       |
| 27-29-15-58590-016-0050 | 1655 S MISSOURI AVE CLEARWATER FL 33756   | 0.172130029 | MUC - ALT 19       |
| 27-29-15-00000-240-0500 | 1728 S MISSOURI AVE CLEARWATER FL 33756   | 0.82252641  | MUC - ALT 19       |
| 27-29-15-58572-001-0100 | 1619 S MISSOURI AVE CLEARWATER FL 33756   | 0.172220949 | MUC - ALT 19       |
| 27-29-15-58572-001-0120 | 1623 S MISSOURI AVE CLEARWATER FL 33756   | 0.172225476 | MUC - ALT 19       |
| 27-29-15-58590-016-0090 | 1675 S MISSOURI AVE CLEARWATER FL 33756   | 0.392452688 | MUC - ALT 19       |
| 27-29-15-58572-001-0160 | 1633 S MISSOURI AVE CLEARWATER FL 33756   | 0.239996123 | MUC - ALT 19       |
| 27-29-15-58590-016-0030 | 1649 S MISSOURI AVE CLEARWATER FL 33756   | 0.258218843 | MUC - ALT 19       |
| 27-29-15-58572-001-0140 | 1627 S MISSOURI AVE CLEARWATER FL 33756   | 0.172225337 | MUC - ALT 19       |
| 27-29-15-58590-016-0060 | 1663 S MISSOURI AVE S CLEARWATER FL 33756 | 0.516389932 | MUC - ALT 19       |
| 27-29-15-00000-240-0400 | 1724 S MISSOURI AVE CLEARWATER FL 33756   | 0.355765261 | MUC - ALT 19       |
| 27-29-15-00000-240-0100 | 1700 S MISSOURI AVE CLEARWATER FL 33756   | 0.713587966 | MUC - ALT 19       |

**Total Acreage: 10.77**

**Total Parcels: 18**

| Parcel ID               | Full Site Address Line 1            | Acreage     | Character District |
|-------------------------|-------------------------------------|-------------|--------------------|
| 27-29-15-50490-000-0210 | 1640 MILLER AVE CLEARWATER FL 33756 | 0.754566035 | Flex Employment    |
| 27-29-15-00000-220-0900 | TILLEY AVE CLEARWATER FL 33756      | 0.213178356 | Flex Employment    |
| 27-29-15-00000-220-0200 | BELLEAIR RD CLEARWATER FL 33756     | 0.708991823 | Flex Employment    |
| 27-29-15-50490-000-0010 | 829 BELLEAIR RD CLEARWATER FL 33756 | 0.790833918 | Flex Employment    |
| 27-29-15-50490-000-0190 | MILLER AVE CLEARWATER FL 33756      | 0.101440528 | Flex Employment    |
| 27-29-15-50490-000-0130 | 775 BELLEAIR RD CLEARWATER FL 33756 | 2.966903536 | Flex Employment    |
| 27-29-15-50490-000-0170 | MILLER AVE CLEARWATER FL 33756      | 0.135640667 | Flex Employment    |
| 27-29-15-00000-220-0800 | 1680 TILLEY AVE CLEARWATER FL 33756 | 1.61507834  | Flex Employment    |
| 27-29-15-00000-220-0500 | 1646 TILLEY AVE CLEARWATER FL 33756 | 0.708268723 | Flex Employment    |

**Total Acreage: 7.99**

**Total Parcels: 9**

| Parcel ID               | Full Site Address Line 1                          | Acreage     | Character District |
|-------------------------|---|-------------|--------------------|
| 27-29-15-07902-003-0010 | SMITH ST CLEARWATER FL 33756                      | 0.195662838 | City Home          |
| 27-29-15-97524-000-0470 | 1116 JASPER ST LARGO FL 33770                     | 0.144535493 | City Home          |
| 27-29-15-50490-000-0061 | 833 BELLEAIR RD CLEARWATER FL 33756               | 0.063130206 | City Home          |
| 27-29-15-58590-016-0150 | 1656 S JEFFERSON AVE CLEARWATER FL 33756          | 0.21513612  | City Home          |
| 27-29-15-33480-002-0250 | 1626 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.185450192 | City Home          |
| 27-29-15-00000-210-0500 | 1116 WYATT ST CLEARWATER FL 33756                 | 0.252795427 | City Home          |
| 27-29-15-50490-000-0040 | 835 BELLEAIR RD CLEARWATER FL 33756               | 0.189390016 | City Home          |
| 27-29-15-07920-006-0010 | 735 PATTERSON ST CLEARWATER FL 33756              | 0.22180829  | City Home          |
| 27-29-15-07902-004-0150 | 724 WYATT ST CLEARWATER FL 33756                  | 0.171854802 | City Home          |
| 27-29-15-58572-001-0240 | 1622 S JEFFERSON AVE CLEARWATER FL 33756          | 0.21520158  | City Home          |
| 27-29-15-00000-210-0820 | 1132 WYATT ST CLEARWATER FL 33756                 | 0.184900846 | City Home          |
| 27-29-15-50490-000-0180 | 1611 MILLER AVE CLEARWATER FL 33756               | 0.126259683 | City Home          |
| 27-29-15-07902-002-0090 | 710 SMITH ST CLEARWATER FL 33756                  | 0.223818281 | City Home          |
| 27-29-15-58572-001-0250 | 1616 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215171555 | City Home          |
| 27-29-15-59130-001-0230 | 1005 HAWKINS ST CLEARWATER FL 33756               | 0.141628835 | City Home          |
| 27-29-15-58590-016-0120 | 1668 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215151313 | City Home          |
| 27-29-15-07902-002-0051 | BELLEAIR RD CLEARWATER FL 33756                   | 0.056488394 | City Home          |
| 27-29-15-05922-002-0010 | 1677 TILLEY AVE CLEARWATER FL 33756               | 0.165267999 | City Home          |
| 27-29-15-00000-210-0700 | 1120 WYATT ST CLEARWATER FL 33756                 | 0.516016587 | City Home          |
| 27-29-15-59130-001-0010 | 822 HALL ST CLEARWATER FL 33756                   | 0.092970279 | City Home          |
| 27-29-15-46980-000-0280 | 1736 CRAWFORD AVE CLEARWATER FL 33756             | 0.240901558 | City Home          |
| 27-29-15-46980-000-0300 | 1734 CRAWFORD AVE CLEARWATER FL 33756             | 0.120451258 | City Home          |
| 27-29-15-59130-002-0350 | 916 HAWKINS ST CLEARWATER FL 33756                | 0.092968543 | City Home          |
| 27-29-15-97524-000-0210 | 1771 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.351588743 | City Home          |
| 27-29-15-00000-210-0600 | 1118 WYATT ST CLEARWATER FL 33756                 | 0.505930995 | City Home          |
| 27-29-15-05922-002-0290 | 904 WYATT ST CLEARWATER FL 33756                  | 0.344321948 | City Home          |
| 27-29-15-07902-003-0180 | SENECA ST CLEARWATER FL 33756                     | 0.172266812 | City Home          |
| 27-29-15-07920-005-0230 | 716 PATTERSON ST CLEARWATER FL 33756              | 0.172186407 | City Home          |
| 27-29-15-59130-001-0140 | 903 HAWKINS ST CLEARWATER FL 33756                | 0.185939111 | City Home          |
| 27-29-15-07902-002-0050 | 1627 S MYRTLE AVE CLEARWATER FL 33756             | 0.115699692 | City Home          |
| 27-29-15-59130-001-0170 | 907 HAWKINS ST CLEARWATER FL 33756                | 0.123992363 | City Home          |
| 27-29-15-33480-002-0310 | 1644 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.162303267 | City Home          |
| 27-29-15-07902-002-0110 | 708 SMITH ST CLEARWATER FL 33756                  | 0.258230235 | City Home          |
| 27-29-15-97524-000-0070 | 1758 FARRELL AVE CLEARWATER FL 33756              | 0.175932616 | City Home          |
| 27-29-15-05922-002-0200 | 1015 HALL ST CLEARWATER FL 33756                  | 0.215132382 | City Home          |
| 27-29-15-07920-006-0110 | 715 PATTERSON ST CLEARWATER FL 33756              | 0.172717129 | City Home          |
| 27-29-15-33480-002-0270 | 1630 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.184360463 | City Home          |
| 27-29-15-59130-002-0330 | 912 HAWKINS ST CLEARWATER FL 33756                | 0.185939494 | City Home          |
| 27-29-15-97524-000-0500 | 1777 FARRELL AVE CLEARWATER FL 33756              | 0.175976225 | City Home          |
| 27-29-15-07902-003-0050 | 711 SMITH ST CLEARWATER FL 33756                  | 0.172168398 | City Home          |
| 27-29-15-33480-001-0090 | 1630 EWING AVE CLEARWATER FL 33756                | 0.183623011 | City Home          |
| 27-29-15-97524-000-0270 | 1759 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.353036824 | City Home          |
| 27-29-15-07920-005-0190 | 726 PATTERSON ST CLEARWATER FL 33756              | 0.172179454 | City Home          |
| 27-29-15-05922-002-0221 | 1017 HALL ST CLEARWATER FL 33756                  | 0.094042032 | City Home          |
| 27-29-15-07920-005-0140 | 707 WYATT ST CLEARWATER FL 33756                  | 0.175881227 | City Home          |
| 27-29-15-46980-000-0210 | 1735 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120520564 | City Home          |
| 27-29-15-33480-002-0210 | 1612 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.374173075 | City Home          |
| 27-29-15-33480-001-0030 | 1620 EWING AVE CLEARWATER FL 33756                | 0.091821384 | City Home          |
| 27-29-15-07920-006-0210 | 732 NEW JERSEY ST CLEARWATER FL 33756             | 0.172141845 | City Home          |
| 27-29-15-59130-002-0290 | 904 HAWKINS ST CLEARWATER FL 33756                | 0.185942777 | City Home          |
| 27-29-15-07920-005-0090 | 711 WYATT ST CLEARWATER FL 33756                  | 0.175953304 | City Home          |
| 27-29-15-97524-000-0170 | 1108 JASPER ST LARGO FL 33770                     | 0.258135099 | City Home          |
| 27-29-15-97524-000-0580 | 1133 AUBURN ST CLEARWATER FL 33756                | 0.127298944 | City Home          |
| 27-29-15-58590-016-0180 | 1215 BAYVIEW DR CLEARWATER FL 33756               | 0.2295543   | City Home          |
| 27-29-15-05922-002-0330 | 840 WYATT ST CLEARWATER FL 33756                  | 0.188000186 | City Home          |
| 27-29-15-07920-005-0310 | 706 PATTERSON ST CLEARWATER FL 33756              | 0.172145567 | City Home          |
| 27-29-15-33480-002-0170 | 1001 BELLEAIR RD CLEARWATER FL 33756              | 0.426167514 | City Home          |
| 27-29-15-33480-002-0290 | 1640 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.183266908 | City Home          |
| 27-29-15-07920-005-0160 | 730 PATTERSON ST CLEARWATER FL 33756              | 0.252010018 | City Home          |
| 27-29-15-97524-000-0030 | 1111 AUBURN ST CLEARWATER FL 33756                | 0.12896575  | City Home          |
| 27-29-15-07902-004-0230 | 704 WYATT ST CLEARWATER FL 33756                  | 0.174028039 | City Home          |
| 27-29-15-59130-001-0130 | 1674 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL | 0.102128399 | City Home          |
| 27-29-15-07920-006-0070 | 723 PATTERSON ST CLEARWATER FL 33756              | 0.172172125 | City Home          |
| 27-29-15-59130-001-0040 | 830 HALL ST CLEARWATER FL 33756                   | 0.123922171 | City Home          |
| 27-29-15-07902-003-0070 | 709 SMITH ST CLEARWATER FL 33756                  | 0.258251263 | City Home          |
| 27-29-15-97524-000-0560 | 1759 FARRELL AVE CLEARWATER FL 33756              | 0.26537194  | City Home          |
| 27-29-15-97524-000-0570 | 1757 CARNEGIE AVE CLEARWATER FL 33756             | 0.135152445 | City Home          |
| 27-29-15-05922-002-0150 | 845 HALL ST CLEARWATER FL 33756                   | 0.1721688   | City Home          |
| 27-29-15-46980-000-0190 | 1725 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120519817 | City Home          |
| 27-29-15-33480-001-0150 | 1644 EWING AVE CLEARWATER FL 33756                | 0.172292244 | City Home          |
| 27-29-15-58572-001-0211 | MISSOURI AVE S CLEARWATER FL 33756                | 0.041332194 | City Home          |
| 27-29-15-07920-005-0120 | 709 WYATT ST CLEARWATER FL 33756                  | 0.24635564  | City Home          |
| 27-29-15-33480-001-0040 | 901 BELLEAIR RD CLEARWATER FL 33756               | 2.836758961 | City Home          |
| 27-29-15-97524-000-0520 | 1767 FARRELL AVE CLEARWATER FL 33756              | 0.176380346 | City Home          |
| 27-29-15-97524-000-0830 | CARNEGIE AVE LARGO FL 33756                       | 0.350841455 | City Home          |
| 28-29-15-59526-000-0320 | 512 BRAGINTON ST CLEARWATER FL 33756              | 1.340938299 | City Home          |
| 27-29-15-50490-000-0020 | 833 BELLEAIR RD CLEARWATER FL 33756               | 0.126258082 | City Home          |
| 27-29-15-58590-016-0170 | 1650 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215125236 | City Home          |
| 27-29-15-46980-000-0200 | 1731 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120522113 | City Home          |
| 27-29-15-59130-001-0240 | 1007 HAWKINS ST CLEARWATER FL 33756               | 0.141961038 | City Home          |
| 27-29-15-94464-000-0090 | 1737 CRAWFORD AVE CLEARWATER FL 33756             | 0.120517221 | City Home          |
| 27-29-15-07902-003-0030 | 713 SMITH ST CLEARWATER FL 33756                  | 0.172169397 | City Home          |
| 27-29-15-46980-000-0020 | 1723 TIOGA AVE CLEARWATER FL 33756                | 0.121071894 | City Home          |
| 27-29-15-59130-002-0381 | 1012 HAWKINS ST CLEARWATER FL 33756               | 0.097872149 | City Home          |
| 27-29-15-50490-000-0220 | 1621 MILLER AVE CLEARWATER FL 33756               | 0.126259427 | City Home          |
| 27-29-15-07902-003-0100 | 722 SENECA ST CLEARWATER FL 33756                 | 0.09019208  | City Home          |
| 27-29-15-59130-002-0310 | 908 HAWKINS ST CLEARWATER FL 33756                | 0.185940689 | City Home          |
| 27-29-15-07920-005-0270 | 712 PATTERSON ST CLEARWATER FL 33756              | 0.172169825 | City Home          |
| 27-29-15-94464-000-0100 | 1739 CRAWFORD AVE CLEARWATER FL 33756             | 0.120471035 | City Home          |
| 27-29-15-07920-005-0040 | 721 WYATT ST CLEARWATER FL 33756                  | 0.157771977 | City Home          |
| 27-29-15-59130-001-0020 | 824 HALL ST CLEARWATER FL 33756                   | 0.092968178 | City Home          |
| 27-29-15-58572-001-0210 | 1636 S JEFFERSON AVE CLEARWATER FL 33756          | 0.173872463 | City Home          |
| 27-29-15-07902-004-0070 | SENECA ST CLEARWATER FL 33756                     | 0.172168103 | City Home          |

Total Acreage: 50.33

Total Parcels: 216

|                         |   |             |           |
|-------------------------|---|-------------|-----------|
| 27-29-15-97524-000-0080 | 1760 FARRELL AVE CLEARWATER FL 33756              | 0.176643241 | City Home |
| 27-29-15-05922-002-0170 | 1011 HALL ST CLEARWATER FL 33756                  | 0.215231007 | City Home |
| 27-29-15-97524-000-0020 | 1109 AUBURN ST CLEARWATER FL 33756                | 0.129098393 | City Home |
| 27-29-15-97524-000-0260 | 1763 S DR MARTIN LUTHER KING JR AVE # A CLEARWATE | 0.175461397 | City Home |
| 27-29-15-97524-000-0040 | 1111 AUBURN ST CLEARWATER FL 33756                | 0.128838966 | City Home |
| 27-29-15-07902-004-0170 | 714 WYATT ST CLEARWATER FL 33756                  | 0.258754621 | City Home |
| 27-29-15-50490-000-0160 | 1609 MILLER AVE CLEARWATER FL 33756               | 0.126259691 | City Home |
| 27-29-15-59130-001-0190 | 911 HAWKINS ST CLEARWATER FL 33756                | 0.385140143 | City Home |
| 27-29-15-97524-000-0360 | 1760 CARNEGIE AVE CLEARWATER FL 33756             | 0.176130718 | City Home |
| 27-29-15-05922-002-0400 | 830 WYATT ST CLEARWATER FL 33756                  | 0.139456263 | City Home |
| 27-29-15-07902-003-0160 | 710 SENECA ST CLEARWATER FL 33756                 | 0.172168029 | City Home |
| 27-29-15-07902-002-0010 | 729 CAMPBELL ST CLEARWATER FL 33756               | 0.348882228 | City Home |
| 27-29-15-97524-000-0370 | 1762 CARNEGIE AVE # 2 CLEARWATER FL 33756         | 0.176433579 | City Home |
| 27-29-15-59130-002-0360 | 1004 HAWKINS ST CLEARWATER FL 33756               | 0.092968848 | City Home |
| 27-29-15-07920-006-0050 | 725 PATTERSON ST CLEARWATER FL 33756              | 0.172172785 | City Home |
| 27-29-15-58572-001-0220 | 1632 S JEFFERSON AVE CLEARWATER FL 33756          | 0.21258676  | City Home |
| 27-29-15-07902-004-0050 | 713 SENECA ST CLEARWATER FL 33756                 | 0.172167272 | City Home |
| 27-29-15-58590-016-0140 | 1660 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215141846 | City Home |
| 27-29-15-59130-002-0270 | 900 HAWKINS ST CLEARWATER FL 33756                | 0.185940389 | City Home |
| 27-29-15-97524-000-0250 | 1765 S DR MARTIN LUTHER KING JR AVE CLEARWATER FI | 0.177530202 | City Home |
| 27-29-15-07902-003-0140 | 712 SENECA ST CLEARWATER FL 33756                 | 0.344334902 | City Home |
| 27-29-15-97524-000-0380 | 1764 CARNEGIE AVE CLEARWATER FL 33756             | 0.176232605 | City Home |
| 27-29-15-07920-006-0130 | 713 PATTERSON ST CLEARWATER FL 33756              | 0.172182744 | City Home |
| 27-29-15-07920-006-0030 | 731 PATTERSON ST CLEARWATER FL 33756              | 0.184632416 | City Home |
| 27-29-15-97524-000-0090 | 1762 FARRELL AVE CLEARWATER FL 33756              | 0.175375249 | City Home |
| 27-29-15-97524-000-0190 | JASPER ST CLEARWATER FL 33756                     | 0.267684771 | City Home |
| 27-29-15-58590-016-0110 | 1672 S JEFFERSON AVE CLEARWATER FL 33756          | 0.247086473 | City Home |
| 27-29-15-05922-002-0441 | 824 WYATT ST CLEARWATER FL 33756                  | 0.129124573 | City Home |
| 27-29-15-97524-000-0510 | 1769 FARRELL AVE CLEARWATER FL 33756              | 0.17597778  | City Home |
| 27-29-15-05922-002-0240 | 1000 WYATT ST CLEARWATER FL 33756                 | 0.442767742 | City Home |
| 27-29-15-07920-005-0060 | 717 WYATT ST CLEARWATER FL 33756                  | 0.194162317 | City Home |
| 27-29-15-59130-001-0090 | 846 HALL ST CLEARWATER FL 33756                   | 0.185859216 | City Home |
| 27-29-15-46980-000-0270 | 1740 CRAWFORD AVE CLEARWATER FL 33756             | 0.120450318 | City Home |
| 27-29-15-46980-000-0150 | 1722 S WASHINGTON AVE CLEARWATER FL 33756         | 0.122023501 | City Home |
| 27-29-15-59130-002-0380 | 1646 S DR MARTIN LUTHER KING JR AVE CLEARWATER FI | 0.099466449 | City Home |
| 27-29-15-50490-000-0240 | 1625 MILLER AVE CLEARWATER FL 33756               | 0.1262578   | City Home |
| 27-29-15-59130-001-0110 | 1012 HALL ST CLEARWATER FL 33756                  | 0.185937936 | City Home |
| 27-29-15-46980-000-0140 | 1726 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120517716 | City Home |
| 27-29-15-07902-004-0010 | 725 SENECA ST CLEARWATER FL 33756                 | 0.214322957 | City Home |
| 27-29-15-07920-005-0250 | 714 PATTERSON ST CLEARWATER FL 33756              | 0.172143141 | City Home |
| 27-29-15-97524-000-0130 | 1770 FARRELL AVE CLEARWATER FL 33756              | 0.17650868  | City Home |
| 27-29-15-58590-016-0130 | 1664 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215147526 | City Home |
| 27-29-15-07920-005-0080 | 715 WYATT ST CLEARWATER FL 33756                  | 0.087959451 | City Home |
| 27-29-15-07902-003-0110 | 720 SENECA ST CLEARWATER FL 33756                 | 0.138007507 | City Home |
| 27-29-15-07920-005-0111 | WYATT ST CLEARWATER FL 33756                      | 0.017594764 | City Home |
| 27-29-15-59130-001-0030 | 826 HALL ST CLEARWATER FL 33756                   | 0.092969975 | City Home |
| 27-29-15-50490-000-0080 | 1603 MILLER AVE CLEARWATER FL 33756               | 0.252521841 | City Home |
| 28-29-15-59526-000-0110 | 502 BRAGINTON ST CLEARWATER FL 33756              | 0.120021454 | City Home |
| 27-29-15-00000-210-0710 | 1128 WYATT ST CLEARWATER FL 33756                 | 0.441475575 | City Home |
| 27-29-15-07902-004-0200 | 710 WYATT ST CLEARWATER FL 33756                  | 0.26003126  | City Home |
| 27-29-15-07920-005-0210 | 722 PATTERSON ST CLEARWATER FL 33756              | 0.172129563 | City Home |
| 27-29-15-50490-000-0260 | 1627 MILLER AVE CLEARWATER FL 33756               | 0.126258834 | City Home |
| 27-29-15-07902-004-0030 | SENECA ST CLEARWATER FL 33756                     | 0.172180739 | City Home |
| 27-29-15-07920-005-0290 | 710 PATTERSON ST CLEARWATER FL 33756              | 0.172190857 | City Home |
| 27-29-15-58590-016-0160 | 1652 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215130482 | City Home |
| 27-29-15-07902-002-0070 | SMITH ST CLEARWATER FL 33756                      | 0.157791827 | City Home |
| 27-29-15-46980-000-0220 | 1739 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120519411 | City Home |
| 27-29-15-59130-001-0070 | 840 HALL ST CLEARWATER FL 33756                   | 0.185935476 | City Home |
| 27-29-15-33480-001-0010 | 909 BELLEAIR RD CLEARWATER FL 33756               | 0.229559308 | City Home |
| 27-29-15-46980-000-0130 | 1730 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120520054 | City Home |
| 27-29-15-76284-003-0030 | 911 WYATT ST CLEARWATER FL 33756                  | 0.709063777 | City Home |
| 27-29-15-00000-210-0810 | 1130 WYATT ST CLEARWATER FL 33756                 | 0.184271595 | City Home |
| 27-29-15-59130-001-0160 | 905 HAWKINS ST CLEARWATER FL 33756                | 0.092968663 | City Home |
| 27-29-15-07902-004-0130 | WYATT ST CLEARWATER FL 33756                      | 0.15961569  | City Home |
| 27-29-15-97524-000-0540 | 1763 FARRELL AVE CLEARWATER FL 33756              | 0.262872476 | City Home |
| 27-29-15-07920-005-0010 | 725 WYATT ST CLEARWATER FL 33756                  | 0.31398623  | City Home |
| 27-29-15-59130-001-0050 | 834 HALL ST CLEARWATER FL 33756                   | 0.15490522  | City Home |
| 27-29-15-07920-006-0090 | 717 PATTERSON ST CLEARWATER FL 33756              | 0.172171625 | City Home |
| 27-29-15-50490-000-0120 | 1605 MILLER AVE CLEARWATER FL 33756               | 0.252521312 | City Home |
| 28-29-15-59526-000-0090 | 500 BRAGINTON ST CLEARWATER FL 33756              | 0.240099462 | City Home |
| 27-29-15-97524-000-0590 | 1135 AUBURN ST CLEARWATER FL 33756                | 0.126269467 | City Home |
| 27-29-15-97524-000-0010 | 1751 S DR MARTIN LUTHER KING JR AVE CLEARWATER FI | 0.136245834 | City Home |
| 27-29-15-58572-001-0230 | 1626 S JEFFERSON AVE CLEARWATER FL 33756          | 0.215200863 | City Home |
| 27-29-15-07902-004-0250 | 704 WYATT ST CLEARWATER FL 33756                  | 0.174568727 | City Home |
| 27-29-15-50490-000-0200 | 1615 MILLER AVE CLEARWATER FL 33756               | 0.126259761 | City Home |
| 27-29-15-59130-002-0370 | 1008 HAWKINS ST CLEARWATER FL 33756               | 0.092971983 | City Home |
| 27-29-15-46962-000-0020 | HOLLANDER AVE CLEARWATER FL 33756                 | 0.120489081 | City Home |
| 27-29-15-02772-000-0010 | 1724 CRAWFORD AVE CLEARWATER FL 33756             | 0.122943504 | City Home |
| 28-29-15-59526-000-0120 | 504 BRAGINTON ST CLEARWATER FL 33756              | 0.166178768 | City Home |
| 27-29-15-94464-000-0160 | 1730 HOLLANDER AVE CLEARWATER FL 33756            | 0.120517905 | City Home |
| 27-29-15-05922-002-0370 | 832 WYATT ST CLEARWATER FL 33756                  | 0.220709768 | City Home |
| 27-29-15-02772-000-0020 | CRAWFORD AVE CLEARWATER FL 33756                  | 0.114790433 | City Home |
| 27-29-15-46980-000-0170 | 1719 S WASHINGTON AVE CLEARWATER FL 33756         | 0.120729582 | City Home |
| 27-29-15-46962-000-0130 | 1740 THOMPSON AVE CLEARWATER FL 33756             | 0.240927555 | City Home |
| 27-29-15-00000-240-1100 | 1165 WYATT ST CLEARWATER FL 33756                 | 0.132218352 | City Home |
| 27-29-15-00000-240-1500 | 1115 WYATT ST CLEARWATER FL 33756                 | 0.991324982 | City Home |
| 27-29-15-46962-000-0050 | 1724 THOMPSON AVE CLEARWATER FL 33756             | 0.120481349 | City Home |
| 27-29-15-94464-000-0130 | HOLLANDER AVE CLEARWATER FL 33756                 | 0.120516262 | City Home |
| 27-29-15-46962-000-0010 | 1722 THOMPSON AVE CLEARWATER FL 33756             | 0.120487292 | City Home |
| 27-29-15-46962-000-0080 | 1730 THOMPSON AVE CLEARWATER FL 33756             | 0.120477794 | City Home |
| 28-29-15-59526-000-0140 | 508 BRAGINTON ST CLEARWATER FL 33756              | 0.113186736 | City Home |
| 27-29-15-05922-002-0011 | 1679 TILLEY AVE CLEARWATER FL 33756               | 0.236466705 | City Home |
| 27-29-15-05922-002-0090 | HALL ST CLEARWATER FL 33756                       | 0.180056487 | City Home |
| 27-29-15-94464-000-0140 | HOLLANDER AVE CLEARWATER FL 33756                 | 0.120516741 | City Home |

|                         |   |             |           |
|-------------------------|---|-------------|-----------|
| 28-29-15-59526-000-0150 | 510 BRAGINTON ST CLEARWATER FL 33756                    | 0.114365323 | City Home |
| 27-29-15-46962-000-0030 | HOLLANDER AVE CLEARWATER FL 33756                       | 0.120487838 | City Home |
| 27-29-15-94464-000-0150 | HOLLANDER AVE CLEARWATER FL 33756                       | 0.120516268 | City Home |
| 27-29-15-02772-000-0030 | 1127 WYATT ST CLEARWATER FL 33756                       | 0.229575774 | City Home |
| 27-29-15-46980-000-0160 | 1718 S WASHINGTON AVE CLEARWATER FL 33756               | 0.118869796 | City Home |
| 27-29-15-46980-000-0310 | 1732 CRAWFORD AVE CLEARWATER FL 33756                   | 0.120449943 | City Home |
| 27-29-15-05922-002-0130 | 833 HALL ST CLEARWATER FL 33756                         | 0.36019151  | City Home |
| 27-29-15-94464-000-0070 | 1727 CRAWFORD AVE CLEARWATER FL 33756                   | 0.24103394  | City Home |
| 27-29-15-46962-000-0090 | 1734 THOMPSON AVE CLEARWATER FL 33756                   | 0.240942998 | City Home |
| 27-29-15-46962-000-0100 | 1737 HOLLANDER AVE CLEARWATER FL 33756                  | 0.481951363 | City Home |
| 27-29-15-46962-000-0040 | 1722 THOMPSON AVE CLEARWATER FL 33756                   | 0.120484007 | City Home |
| 27-29-15-00000-240-1600 | 1132 AUBURN ST CLEARWATER FL 33756                      | 0.950477289 | City Home |
| 27-29-15-05922-002-0050 | 827 HALL ST CLEARWATER FL 33756                         | 0.114861919 | City Home |
| 27-29-15-00000-240-1000 | 1171 WYATT ST CLEARWATER FL 33756                       | 0.278515968 | City Home |
| 28-29-15-59526-000-0130 | 506 BRAGINTON ST CLEARWATER FL 33756                    | 0.121714257 | City Home |
| 27-29-15-46962-000-0060 | 1725 HOLLANDER AVE CLEARWATER FL 33756                  | 0.120487937 | City Home |
| 27-29-15-00000-240-1400 | 1121 WYATT ST CLEARWATER FL 33756                       | 0.183195339 | City Home |
| 27-29-15-46980-000-0320 | 1728 CRAWFORD AVE CLEARWATER FL 33756                   | 0.112129608 | City Home |
| 27-29-15-00000-240-1200 | 1711 CRAWFORD AVE CLEARWATER FL 33756                   | 0.880814139 | City Home |
| 27-29-15-00000-240-1410 | 1715 S WASHINGTON AVE CLEARWATER FL 33756               | 0.21548518  | City Home |
| 27-29-15-46962-000-0070 | HOLLANDER AVE CLEARWATER FL 33756                       | 0.120488119 | City Home |
| 27-29-15-05922-002-0350 | 834 WYATT ST CLEARWATER FL 33756                        | 0.172155476 | City Home |
| 27-29-15-46980-000-0180 | 1723 S WASHINGTON AVE CLEARWATER FL 33756               | 0.120520888 | City Home |
| 01-27-15-00001-777-0000 | RAILROAD TARPON SPRINGS FL 34689                        | 4.458554011 | City Home |
| 27-29-15-05922-002-0070 | HALL ST CLEARWATER FL 33756                             | 0.180109391 | City Home |
| 27-29-15-46980-000-0050 | 1735 TIOGA AVE CLEARWATER FL 33756                      | 0.240921982 | City Home |
| 27-29-15-46980-000-0120 | 1734 S WASHINGTON AVE CLEARWATER FL 33756               | 0.180859679 | City Home |
| 27-29-15-52805-000-0004 | STOWERS WAY LARGO FL 33770                              | 0.189783854 | City Home |
| 27-29-15-00000-230-0400 | 1764 S DR MARTIN LUTHER KING JR AVE CLEARWATER FL 33756 | 0.274939663 | City Home |

Total Acreage: 25.28  
Total Parcels: 111

| Parcel ID               | Full Site Address Line 1                    | Acreage     | Character District       |
|-------------------------|---|-------------|--------------------------|
| 27-29-15-52956-000-0090 | 1125 BELLEAIR RD CLEARWATER FL 33756        | 0.379958849 | Neighborhood Residential |
| 27-29-15-58572-002-0100 | 1632 YOUNG AVE CLEARWATER FL 33756          | 0.220993491 | Neighborhood Residential |
| 27-29-15-58572-004-0100 | 1630 S BETTY LN CLEARWATER FL 33756         | 0.213911377 | Neighborhood Residential |
| 27-29-15-58590-015-0130 | 1656 YOUNG AVE CLEARWATER FL 33756          | 0.228882601 | Neighborhood Residential |
| 27-29-15-58572-004-0120 | 1620 S BETTY LN CLEARWATER FL 33756         | 0.229914862 | Neighborhood Residential |
| 27-29-15-58572-003-0040 | 1615 YOUNG AVE CLEARWATER FL 33756          | 0.228891403 | Neighborhood Residential |
| 27-29-15-58590-015-0140 | 1654 YOUNG AVE CLEARWATER FL 33756          | 0.228874899 | Neighborhood Residential |
| 27-29-15-58590-015-0150 | 1650 YOUNG AVE CLEARWATER FL 33756          | 0.228866116 | Neighborhood Residential |
| 27-29-15-58590-014-0150 | 1650 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228818673 | Neighborhood Residential |
| 27-29-15-58572-003-0130 | 1614 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229051749 | Neighborhood Residential |
| 27-29-15-58572-004-0020 | 1605 S PRESCOTT AVE CLEARWATER FL 33756     | 0.227848458 | Neighborhood Residential |
| 27-29-15-52956-000-0130 | 1141 BELLEAIR RD CLEARWATER FL 33756        | 0.151530291 | Neighborhood Residential |
| 27-29-15-58590-013-0030 | 1653 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229078901 | Neighborhood Residential |
| 27-29-15-58572-002-0040 | 1617 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228913548 | Neighborhood Residential |
| 27-29-15-58590-014-0110 | 1664 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228886431 | Neighborhood Residential |
| 27-29-15-58590-013-0140 | 1654 S BETTY LN CLEARWATER FL 33756         | 0.241037997 | Neighborhood Residential |
| 27-29-15-58590-013-0080 | 1675 S PRESCOTT AVE CLEARWATER FL 33756     | 0.249103514 | Neighborhood Residential |
| 27-29-15-58590-014-0030 | 1653 YOUNG AVE CLEARWATER FL 33756          | 0.229027747 | Neighborhood Residential |
| 27-29-15-58572-003-0020 | 1607 YOUNG AVE CLEARWATER FL 33756          | 0.228946693 | Neighborhood Residential |
| 27-29-15-58572-002-0110 | 1626 YOUNG AVE CLEARWATER FL 33756          | 0.229074383 | Neighborhood Residential |
| 27-29-15-58590-015-0080 | 1228 PONCE DE LEON BLVD CLEARWATER FL 33756 | 0.259315097 | Neighborhood Residential |
| 27-29-15-58590-015-0030 | 1655 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228989569 | Neighborhood Residential |
| 27-29-15-58572-002-0060 | 1625 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228877957 | Neighborhood Residential |
| 27-29-15-58590-014-0090 | 1672 S PRESCOTT AVE CLEARWATER FL 33756     | 0.252268119 | Neighborhood Residential |
| 27-29-15-58572-003-0150 | 1604 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228997942 | Neighborhood Residential |
| 27-29-15-58572-002-0030 | 1609 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228929541 | Neighborhood Residential |
| 27-29-15-58590-015-0010 | 1225 BAYVIEW DR CLEARWATER FL 33756         | 0.244318718 | Neighborhood Residential |
| 27-29-15-58590-014-0160 | 1259 BAYVIEW DR CLEARWATER FL 33756         | 0.24423287  | Neighborhood Residential |
| 27-29-15-58590-013-0110 | 1668 S BETTY LN CLEARWATER FL 33756         | 0.245913121 | Neighborhood Residential |
| 27-29-15-58590-015-0070 | 1669 S JEFFERSON AVE CLEARWATER FL 33756    | 0.229445141 | Neighborhood Residential |
| 27-29-15-58572-003-0050 | 1621 YOUNG AVE CLEARWATER FL 33756          | 0.228871088 | Neighborhood Residential |
| 27-29-15-58590-015-0020 | 1649 S JEFFERSON AVE CLEARWATER FL 33756    | 0.22900205  | Neighborhood Residential |
| 27-29-15-58590-014-0080 | 1240 PONCE DE LEON BLVD CLEARWATER FL 33756 | 0.254470586 | Neighborhood Residential |
| 27-29-15-58590-013-0040 | 1659 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229054763 | Neighborhood Residential |
| 27-29-15-58590-013-0160 | 1275 BAYVIEW DR CLEARWATER FL 33756         | 0.253603835 | Neighborhood Residential |
| 27-29-15-58572-002-0020 | 1605 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228949692 | Neighborhood Residential |
| 27-29-15-58572-003-0110 | 1626 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229102102 | Neighborhood Residential |
| 27-29-15-58572-003-0030 | 1611 YOUNG AVE CLEARWATER FL 33756          | 0.228919276 | Neighborhood Residential |
| 28-29-15-38988-032-0110 | 1128 BEVERLY AVE LARGO FL 33770             | 0.130581976 | Neighborhood Residential |
| 27-29-15-58590-014-0120 | 1660 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228870287 | Neighborhood Residential |
| 27-29-15-58572-002-0070 | 1627 S JEFFERSON AVE CLEARWATER FL 33756    | 0.222967105 | Neighborhood Residential |
| 27-29-15-58590-013-0070 | 1669 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228978904 | Neighborhood Residential |
| 27-29-15-58590-015-0100 | 1670 YOUNG AVE CLEARWATER FL 33756          | 0.230401455 | Neighborhood Residential |
| 28-29-15-38988-033-0080 | 1127 BEVERLY AVE LARGO FL 33770             | 0.125392853 | Neighborhood Residential |
| 27-29-15-58590-015-0090 | 1674 YOUNG AVE CLEARWATER FL 33756          | 0.256139276 | Neighborhood Residential |
| 27-29-15-58572-004-0090 | 1280 BAYVIEW DR CLEARWATER FL 33756         | 0.234711338 | Neighborhood Residential |
| 27-29-15-58590-013-0010 | 1261 BAYVIEW DR CLEARWATER FL 33756         | 0.244377025 | Neighborhood Residential |
| 27-29-15-58590-014-0140 | 1654 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228830061 | Neighborhood Residential |
| 27-29-15-58572-004-0150 | 1606 S BETTY LN CLEARWATER FL 33756         | 0.224669489 | Neighborhood Residential |
| 27-29-15-58572-003-0060 | 1625 YOUNG AVE CLEARWATER FL 33756          | 0.228846854 | Neighborhood Residential |
| 27-29-15-58572-003-0090 | 1258 BAYVIEW DR CLEARWATER FL 33756         | 0.228625482 | Neighborhood Residential |
| 27-29-15-58572-003-0100 | 1630 S PRESCOTT AVE CLEARWATER FL 33756     | 0.218005585 | Neighborhood Residential |
| 27-29-15-07204-000-0050 | 1103 BELLEAIR RD CLEARWATER FL 33756        | 0.376206009 | Neighborhood Residential |
| 27-29-15-52956-000-0120 | 1133 BELLEAIR RD CLEARWATER FL 33756        | 0.225983727 | Neighborhood Residential |
| 27-29-15-58590-014-0060 | 1665 YOUNG AVE CLEARWATER FL 33756          | 0.228977739 | Neighborhood Residential |
| 27-29-15-58590-015-0040 | 1657 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228979001 | Neighborhood Residential |
| 28-29-15-38988-031-0090 | PONCE DE LEON BLVD BELLEAIR FL 33756        | 0.178569604 | Neighborhood Residential |
| 27-29-15-58572-003-0120 | 1620 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229080157 | Neighborhood Residential |
| 27-29-15-58572-002-0010 | 1225 BELLEAIR RD CLEARWATER FL 33756        | 0.228966243 | Neighborhood Residential |
| 27-29-15-58572-003-0070 | 1631 YOUNG AVE CLEARWATER FL 33756          | 0.218357593 | Neighborhood Residential |
| 27-29-15-07154-000-0040 | 1163 BELLEAIR RD CLEARWATER FL 33756        | 0.190741427 | Neighborhood Residential |
| 27-29-15-58590-015-0120 | 1662 YOUNG AVE CLEARWATER FL 33756          | 0.228985613 | Neighborhood Residential |
| 27-29-15-52956-000-0080 | 1121 BELLEAIR RD CLEARWATER FL 33756        | 0.151512525 | Neighborhood Residential |
| 27-29-15-58572-003-0080 | 1250 BAYVIEW DR CLEARWATER FL 33756         | 0.228172115 | Neighborhood Residential |
| 27-29-15-58572-004-0070 | 1633 S PRESCOTT AVE CLEARWATER FL 33756     | 0.212147071 | Neighborhood Residential |
| 27-29-15-07154-000-0030 | 1159 BELLEAIR RD CLEARWATER FL 33756        | 0.184577729 | Neighborhood Residential |
| 27-29-15-58590-014-0130 | 1658 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228853513 | Neighborhood Residential |
| 27-29-15-58590-015-0050 | 1659 S JEFFERSON AVE CLEARWATER FL 33756    | 0.228969995 | Neighborhood Residential |
| 27-29-15-58572-003-0010 | 1251 BELLEAIR RD CLEARWATER FL 33756        | 0.228974476 | Neighborhood Residential |
| 27-29-15-58590-013-0090 | 1672 S BETTY LN CLEARWATER FL 33756         | 0.268559958 | Neighborhood Residential |
| 27-29-15-58590-013-0100 | 1670 S BETTY LN CLEARWATER FL 33756         | 0.247537805 | Neighborhood Residential |
| 27-29-15-58572-004-0060 | 1627 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228817621 | Neighborhood Residential |
| 27-29-15-58572-002-0150 | 1606 YOUNG AVE CLEARWATER FL 33756          | 0.229001237 | Neighborhood Residential |
| 27-29-15-58572-004-0030 | 1611 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228909503 | Neighborhood Residential |
| 27-29-15-58590-015-0110 | 1666 YOUNG AVE CLEARWATER FL 33756          | 0.228905764 | Neighborhood Residential |
| 27-29-15-58590-013-0130 | 1658 S BETTY LN CLEARWATER FL 33756         | 0.242662703 | Neighborhood Residential |
| 28-29-15-38988-032-0070 | 1123 15TH AVE NW LARGO FL 33770             | 0.130579501 | Neighborhood Residential |
| 27-29-15-52956-000-0060 | 1115 BELLEAIR RD CLEARWATER FL 33756        | 0.303020762 | Neighborhood Residential |
| 27-29-15-58590-014-0010 | 1251 BAYVIEW DR CLEARWATER FL 33756         | 0.244359554 | Neighborhood Residential |
| 27-29-15-58572-002-0140 | 1612 YOUNG AVE CLEARWATER FL 33756          | 0.229016691 | Neighborhood Residential |
| 27-29-15-58572-004-0160 | 1275 BELLEAIR RD CLEARWATER FL 33756        | 0.223751716 | Neighborhood Residential |
| 27-29-15-58572-002-0080 | 1629 S JEFFERSON AVE CLEARWATER FL 33756    | 0.22894199  | Neighborhood Residential |
| 27-29-15-07154-000-0010 | 1151 BELLEAIR RD CLEARWATER FL 33756        | 0.184565048 | Neighborhood Residential |
| 27-29-15-58590-014-0050 | 1661 YOUNG AVE CLEARWATER FL 33756          | 0.228969665 | Neighborhood Residential |
| 27-29-15-58590-013-0020 | 1651 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229102315 | Neighborhood Residential |
| 27-29-15-58572-004-0080 | 1635 S PRESCOTT AVE CLEARWATER FL 33756     | 0.228976513 | Neighborhood Residential |
| 27-29-15-58572-004-0130 | 1616 S BETTY LN CLEARWATER FL 33756         | 0.228284815 | Neighborhood Residential |
| 28-29-15-38988-031-0070 | 1131 16TH AVE NW CLEARWATER FL 33756        | 0.105560573 | Neighborhood Residential |
| 27-29-15-58590-014-0020 | 1651 YOUNG AVE CLEARWATER FL 33756          | 0.22905035  | Neighborhood Residential |
| 27-29-15-58572-002-0160 | 1233 BELLEAIR RD CLEARWATER FL 33756        | 0.228984407 | Neighborhood Residential |
| 27-29-15-58590-013-0060 | 1665 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229004215 | Neighborhood Residential |
| 27-29-15-58572-004-0040 | 1615 S PRESCOTT AVE CLEARWATER FL 33756     | 0.22887802  | Neighborhood Residential |
| 28-29-15-38988-031-0080 | 16TH AVE NW CLEARWATER FL 33756             | 0.105707332 | Neighborhood Residential |
| 27-29-15-58572-004-0140 | 1610 S BETTY LN CLEARWATER FL 33756         | 0.226656838 | Neighborhood Residential |
| 27-29-15-58572-003-0160 | 1259 BELLEAIR RD CLEARWATER FL 33756        | 0.228973039 | Neighborhood Residential |
| 27-29-15-58572-003-0140 | 1610 S PRESCOTT AVE CLEARWATER FL 33756     | 0.229036685 | Neighborhood Residential |
| 27-29-15-58590-013-0150 | 1650 S BETTY LN CLEARWATER FL 33756         | 0.239413146 | Neighborhood Residential |
| 27-29-15-52956-000-0070 | 1117 BELLEAIR RD CLEARWATER FL 33756        | 0.151510955 | Neighborhood Residential |

|                         |  |             |                          |
|-------------------------|--|-------------|--------------------------|
| 27-29-15-58590-014-0100 | 1668 S PRESCOTT AVE CLEARWATER FL 33756  | 0.457863692 | Neighborhood Residential |
| 27-29-15-58590-014-0040 | 1659 YOUNG AVE CLEARWATER FL 33756       | 0.229015461 | Neighborhood Residential |
| 27-29-15-58590-015-0060 | 1665 S JEFFERSON AVE CLEARWATER FL 33756 | 0.228959378 | Neighborhood Residential |
| 27-29-15-58572-004-0010 | 1261 BELLEAIR RD CLEARWATER FL 33756     | 0.230074862 | Neighborhood Residential |
| 27-29-15-07154-000-0020 | 1155 BELLEAIR RD CLEARWATER FL 33756     | 0.184562759 | Neighborhood Residential |
| 27-29-15-58572-002-0050 | 1621 S JEFFERSON AVE CLEARWATER FL 33756 | 0.228892494 | Neighborhood Residential |
| 27-29-15-58590-013-0050 | 1661 S PRESCOTT AVE CLEARWATER FL 33756  | 0.229033209 | Neighborhood Residential |
| 27-29-15-58572-004-0050 | 1623 S PRESCOTT AVE CLEARWATER FL 33756  | 0.228846889 | Neighborhood Residential |
| 27-29-15-58572-002-0120 | 1622 YOUNG AVE CLEARWATER FL 33756       | 0.229052443 | Neighborhood Residential |
| 27-29-15-58590-015-0160 | 1233 BAYVIEW DR CLEARWATER FL 33756      | 0.244250319 | Neighborhood Residential |
| 27-29-15-58572-004-0110 | 1626 S BETTY LN CLEARWATER FL 33756      | 0.2315458   | Neighborhood Residential |
| 27-29-15-58572-002-0090 | 1230 BAYVIEW DR CLEARWATER FL 33756      | 0.229089257 | Neighborhood Residential |
| 27-29-15-58572-002-0130 | 1616 YOUNG AVE CLEARWATER FL 33756       | 0.229037434 | Neighborhood Residential |



Additionally, the Professional Office (PO) district was reclassified to Flex Employment (FE) to support a broader mix of employment uses.

The purpose of this Future Land Use Map Amendment (FLUMA) is to reflect the expanded boundaries of the CLR-CRD approved through the 2025 CLR-CRD Plan update, as well as to designate the subject parcels with appropriate character districts. The proposed character districts include Mixed Use Corridor – Alternate 19 (MUC-ALT 19), Mixed Use Corridor Clearwater-Largo Road (MUC-CLR), Flex Employment (FE), City Home (CH), and Neighborhood Residential (NH).

Prior to the recent amendment expanding the CRD boundaries, the CLR-CRD encompassed a defined portion of land within the City of Largo as depicted on Exhibit B. The expansion area includes additional parcels, as depicted in Exhibit A. With the newly proposed boundaries, the full extent of the CLR-CRD includes the combined original CRD boundaries and expansion areas, as shown in Exhibit A. As the expansion areas include several unincorporated parcels (Exhibit A), a resolution from Pinellas County is required to adopt the “Community Center” Activity Center on the Countywide Plan Map for the unincorporated portions of the CLR-CRD. The amendment area includes numerous unincorporated parcels, both within the current CRD boundary and the recently approved expansion area. The City intends to annex these parcels over time and to apply the relevant CRD character district designations to guide future redevelopment.

While the total area of the CLR-CRD occupies a substantial geographic area, the subject FLUMA is only proposing to amend the FLUM classifications and/or character districts of a portion of the overall district area (Exhibits A, C and G). Should the subject FLUMA be approved, all parcels within the CLR-CRD will be subject to the specific standards for the CRD within the Comprehensive Development Code (CDC). This will include an updated base density (Dwelling Units per Acre – DU/A) and intensity (Floor Area Ratio – FAR) increase for each character district within the CRD. Furthermore, each character district will have a maximum bonus density and intensity that can be achieved through the provision of density and intensity bonuses such as those for affordable housing, mixed-use development, enhanced parking, and more. Those parcels within the CLR-CRD that fall within unincorporated Pinellas County will not be subject to these standards, or associated densities and intensities, until annexed into the City of Largo.

### **PRIOR WORKSHOPS & RECOMMENDATIONS:**

Presented to the City Commission at work session for feedback on August 12th, 2025.

Presented to the Community Redevelopment Agency Advisory Board and the Community Development Advisory Board on the draft CRD CDCA language for feedback on September 29th, 2025.

### **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/TITLE: City of Largo

ADDRESS: PO BOX 296

CITY/STATE/ZIP CODE: Largo, Florida, 33779-0296

## SITE INFORMATION:

See Exhibit A in Attachments

## PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

CDCA5-3-96: Adopting the Clearwater-Largo Road Community Redevelopment Plan Code Amendments (Ordinance No. 96-31) – Approved July 2, 1996

CPTA-06-01: Comprehensive Plan Future Land Use Element Text Amendment to Add Policy 1.4.7 Which Establishes Density and Intensity Standards For the Four (4) Character Districts Of The Character Districts Of The Clearwater-Largo Road Community Redevelopment District – Approved July 6, 2006

FLUM 2-06-09: Clearwater-Largo Road District (CLR-CRD) Future Land Use Amendment (Ordinance No. 2006-50) – Approved July 6, 2006

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: Approval of an Amendment to the Clearwater-Largo Road Community Redevelopment District Plan (Ordinance No. 2025-19) – Approved July 1, 2025

## COMPREHENSIVE DEVELOPMENT CODE REQUIREMENTS:

The proposed future land use change was evaluated for the extent to which the request shall comply with Section 163.3187 of the Florida Statutes, City of Largo Comprehensive Plan: Forwarding Our Future 2040 and conform with 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 Ch. 163, Part II, Florida Statutes and the Countywide Rules.**

*I. Consistency with the Comprehensive Plan: Forwarding Our Future 2040 (Comprehensive Plan):*

1. The City of Largo Comprehensive Plan, Map 3 – Activities and Special Corridors, The Clearwater- Largo Road Community Redevelopment District (CLR-CRD) is identified as both a Community Redevelopment District (CRD) and a “Community Center” level Activity Center. Currently, the proposed expansion of the CLR-CRD is not depicted on Map 3, however, the map will be updated if the proposed Future Land Use Map Amendment (FLUMA) is adopted.

Future Land Use Element (FLUE), Policy 1.1.1. of the Comprehensive Plan requires that the City maintain consistency between Future Land Use Map (Map 1) and the Countywide Plan Map. This proposed FLUMA seeks to amend Map 1 to reflect the expanded boundaries of the CLR-CRD, which includes parcels east of the CSX corridor bounded by Belleair Road to the north and Betty Lane to the east. While the subject properties will be reclassified to CRD, all underlying allowable uses will remain unchanged. To remain consistent with Future Land Use Map (Map 1) and the Countywide Plan Map, if the proposed FLUMA is approved the Countywide Plan Map will also be amended to expand the CLR-CRD Activity Center boundary within the City of Largo jurisdiction only.

Table FLUE – 1 of the Comprehensive Plan describes the 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.” The proposed CLR-CRD expansion is consistent with this classification as it is a formally designated redevelopment district governed by an adopted special area plan that aims to guide reinvestment that is coordinated and which improves the built environment through supportive mixed use along a major corridor.

The proposed FLUMA further advances FLUE Objectives 2.1 and 2.2, by providing support for a broad range of uses characterized by compact development patterns, as well as redevelopment within an urban area which minimizes sprawl and provides for a more efficient use of existing infrastructure. Consistent with Transportation Element Objective 1.2, the proposed amendment would concentrate higher density and intensity mixed-use developments in an area served by existing and planned multimodal facilities. These include higher frequency transit routes, direct

access to the Pinellas Trail, and improvements such as Rosery Road Phase 2, Rosery Road to Ponce de Leon Boulevard, and pedestrian and roadway improvements along Clearwater-Largo Road.

Additionally, the proposed CLR-CRD expansion is supportive of Housing Element Policy 1.6.3 by strengthening traditional neighborhood patterns through context sensitive redevelopment consistent with the adopted CRD Plan. Lastly, the amendment is consistent with Economic Development Objective 3.1, which promotes reinvestment within CRD's with the intent to create vibrant, walkable, and economically viable mixed-use environments that support long-term community vitality.

2. The proposed FLUMA will expand the CRD boundary, and the various character districts established within the updated CLR-CRD Plan. The adoption of the Activity Center and the character districts are consistent with a multitude of the objectives and policies contained throughout various elements of the Largo Comprehensive Plan. Some of the most relevant objectives and policies include:

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 1.2.1: 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, 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, Policy 1.3.6: Establish livable communities that create jobs, regional destinations, invoke diversity, arts, culture and aging in place that coordinates with the other elements of Forwarding Our Future 2040.

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 2.1.1: Facilitate when applicable, public-private partnerships, investment and/or new (re)development/revitalization in any interrelated planning system that will improve public infrastructure systems to support redevelopment and growth, preserve neighborhood character, and encourage community engagement.

FLUE, Policy 2.1.3: Identify possible incentives through state and/or county governmental offices that will encourage mixed-use development.

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 2.2.3: 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.

FLUE, Policy 2.2.4: Pursue development incentives, funding, public-private partnerships, joint/shared facilities, environmental remediation, and property consolidation of small and/or fragmented lots for (re)development within adopted interrelated planning system.

FLUE, Objective 2.3: Diversify and expand the City through a strategic annexation program focused on compact boundaries, eliminating enclaves, ensuring efficiency of services and infrastructure, providing for consistent land uses, and creating a cohesive community identity.

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.

FLUE, Policy 3.1.5: Promote Transit-Oriented Development (TOD) principles, where applicable, and if possible, through private investment, partnerships and effective collaboration with Pinellas County, adjacent jurisdictions, and relevant agencies.

FLUE, Policy 3.2.2: Review all proposed Future Land Use Plan amendments against the City's locational criteria described in Table FLUE-1 of the Future Land Use Element and the Countywide Future Land Use Element, as amended.

TR, Objective 1.2: Direct high intensity/density and mixed-use development towards the City's activity centers and special corridors (Map 3).

TR, Policy 1.2.1: The activity centers and multimodal corridors designation will be applied in accordance with Countywide Rules and will require the following:

- Completion of a pre-application conference with Forward Pinellas staff;
- Delineation of a parcel specific boundary for the proposed activity center; Proposed densities/intensities;
- Proposed use types and mix; and
- Alignment with the Planning and Urban Design Principles purpose and objectives.

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.

NR, Policy 1.1.1: Advance transportation and land-use choices that reduce auto dependency, fossil fuel use, and the number of vehicle miles traveled (VMT) by:

- Providing diverse, efficient and equitable choices of transportation options;
- Promoting programs that encourage transit use, ride sharing, and employer based strategies;
- Establishing a network of community streets that promote multimodal transportation;
- Promoting mixed land use development;
- Creating activity centers and mixed-use corridors;
- Increasing residential density near activity and employment centers; and
- Promoting infrastructure supporting alternative fuels and zero emission vehicles.

ED, Policy 2.2.6: Encourage revitalization and redevelopment through existing programs that will promote “Smart Growth” principles to help facilitate economic vitality through the mixing of uses, site development criteria, transportation level of service standards and other planning methods.

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, Policy 3.1.9: Once an expanded plan is approved for the Clearwater-Largo Road Community Redevelopment District, secure a funding mechanism to support the Plan’s goals.

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 Ch. 163, Part II, Florida Statutes:*

1. FLUMA-25-0004 proposes a change to property that comprises more than 50 acres and therefore meets the statutory criteria of a large-scale development amendment. The request does not involve a text change to the goals, objectives and policies of the City’s Comprehensive Plan currently. Furthermore, the subject property is not located within an area of critical state concern.

## *III. Consistency with the Countywide Rules:*

1. Section 2.3.3.15 Category/Symbol, Activity Center (AC) – Pursuant to the Forward Pinellas Countywide Rules, the purpose of this category is “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”

Consistent with the locational criteria in Section 2.3.3.15 and Table 2-4 of the Countywide Rules, Activity Centers are intended to encompass areas within walking distance of a central point or transit hub and include five subcategories: Transit Station Centers, Major Centers, Community Centers, Neighborhood Centers, and Special Centers. According to the Countywide Plan Map, properties within the existing Clearwater–Largo Road Community Redevelopment District (CLR-CRD) are designated Activity Center (AC), and the Forward Pinellas Land Use Strategy Map further identifies the CLR-CRD as a “Community Center” Activity Center subcategory.

Based on the Countywide Rules, the Community Center subcategory is appropriate for those areas adjacent to Secondary or Supporting Corridors and may support a base residential density of up to 90 units per acre (UPA) or base intensity of up to 3.0 floor area ration (FAR), as set forth in Table 2-3 of the Countywide Rules. The request to expand the existing Activity Center boundary to include the areas shown on Exhibits D is consistent with Section 2.3.3.15, Tables 2-3 and 2-4, and Section 6.2.1.1 of the Countywide Rules.

The proposed Community Center expansion area is centered on and radiates outward from the intersection of Missouri Avenue (Alternate U.S. Highway 19) and Rosery Road, consistent with the radial development pattern described in the Countywide Rules Section 2.3.3.15. Furthermore, the expansion area is within a reasonable walkable travel shed (¼ to ½ mile) of multiple transit stops and is served primarily by PSTA Route 18 along Missouri

Avenue. Existing portions of the CLR-CRD Community Center are similarly within walking distance of transit stops served by Routes 52 and 52LX, along Clearwater-Largo Road, which are both higher frequency transit routes providing headways of approximately fifteen minutes or less, consistent with the enhanced transit service described in Section 2.3.3.15 of the Countywide Rules.

In addition to the above listed resources, several other existing and proposed improvements are relevant to the existing CRD and its proposed expansion. This includes a proposed PSTA transfer station located at the corner of Court Street and Myrtle Avenue, which will serve as a regional multimodal hub serving numerous mid-county localities and a total of 2,300 passengers daily. This station area will also tie major service to the Alternate U.S. Highway 19 (ALT 19) Corridor which is identified in the Forward Pinellas Long Range Transportation Plan as a regional investment corridor. The ALT 19 corridor will run directly through the CLR-CRD expansion area with higher frequency transit service that will complement greater density and intensity of uses proposed for the CRD, as recommended by the Forward Pinellas Advantage ALT 19 Plan. Lastly, the Pinellas Trail directly abuts the CLR-CRD to the west of the CRD and serves as a multimodal transportation option for adjacent neighborhoods and businesses within the CRD.

The five character districts that comprise the CLR-CRD are consistent with the Countywide Rules in that each character district is designed to support a compact, mixed use development pattern that serves both as a community focal area and accommodates a range of residential, employment, retail, and entertainment uses at appropriate intensity for the respective character district. Collectively these character districts promote walkability, internal circulation, and multimodal access, including proximity to enhanced transit, while allowing for high density and intensity development for appropriate areas while providing compatible transitions to surrounding neighborhoods. Each of these five-character districts is described in more detail below:

#### **Mixed Use Corridor – Clearwater-Largo Road:**

This character district is generally characterized as a vibrant, pedestrian-oriented destination with an identifiable sense of place that celebrates local character and supports a diverse array of small businesses and housing options. This character district serves to be a welcoming mixed-use activity area that prioritizes walkability and lively, active street frontages with entertainment, retail, and dining options at the street-level. This character district allows for higher density mixed-use development that prioritizes the pedestrian realm and is directly adjacent to a major transit network thus minimizing auto-dependency and encourages multimodal accessibility for residents and visitors alike. In keeping with the standards of the Activity Center category as outlined by the Countywide Rules, this character district ensures that the CLR-CRD serves as a focal point for the City of Largo, is served by and directly abuts enhanced transit commensurate with the type, scale, and intensity of use, and is designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users. Concentrating higher densities and intensities within the proposed MUC character district is consistent with Countywide Strategies Land Use Goal 16.0, which emphasizes directing higher-intensity uses to transit corridors to support transit ridership, accessibility, and efficient land use patterns.

#### **Mixed Use Corridor – Missouri Avenue/Alternate U.S. Highway 19:**

The MUC-ALT 19 character district allows the highest densities and intensities within the CLR-CRD and is intended to be applied to properties adjacent to the Alt 19 corridor. This mixed-use activity area will provide a variety of options for people to live, work, shop, and dine and prioritize connecting key destinations through a multimodal transportation network that is safe and convenient for all users. In keeping with the standards of the Activity Center category as outlined by the Countywide Rules, this character district ensures that the CLR-CRD serves as a focal point for the City of Largo, is served by and directly abuts enhanced transit commensurate with the type, scale, and intensity of use, and is designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users. By directing higher densities and intensities to the proposed MUC-ALT 19 character district, the amendment advances Countywide Strategies Land Use Goal 16.0 (Planning and Urban Design Principles) by focusing higher-intensity uses along transit corridors in a manner that supports transit ridership, improves accessibility, and promotes efficient land use patterns.

#### **City Home:**

City Home serves as a transition between the more active and dense mixed use corridor character districts and traditional single-family neighborhoods within the CLR-CRD. This district aims to provide community resources and neighborhood-scale commercial that accommodates households and families in a variety of income groups and life stages by offering a diverse mix of housing options that are well-connected to recreational areas and destinations that serve the community's needs. By establishing the City Home character district as a transition area within the CLR-CRD, the amendment advances Countywide Strategies Land Use Goal 16.0 (Planning and Urban Design

Principles) by regulating the transition from higher densities and more intense land use to less intense and lower-density and often single-use residential development.

### **Flex Employment:**

This district will provide spaces for employment uses that attract high-paying jobs and promote sustainable building and business practices. This district prioritizes flexible standards, shared workspaces, and innovative building/site design to create an environment that attracts businesses, start-ups, and skilled-labor while remaining adaptable to evolving socioeconomic conditions. The Flex Employment category is consistent with Land Use Goal 9.0 (Promoting Economic Development and Employment Opportunities) by protecting and enhancing employment-focused areas and supporting economic competitiveness, as well as Land Use Goal 16.0 (Planning and Urban Design Principles) by encouraging adaptable, well-designed employment environments that are compatible with surrounding development and responsive to changing economic conditions.

### **Neighborhood Residential:**

The Neighborhood Residential district seeks to maintain existing neighborhood character while prioritizing improvements that enhance safety and accessibility to essential community services and recreational areas while also fostering a strong sense of community pride. The Neighborhood Residential district advances the Countywide Plan Strategies by aligning with Land Use Goal 2.0 (Areas of Growth and Stability) by preserving established neighborhood patterns and directing higher-density and higher-intensity land-uses to appropriate areas of the CRD. Furthermore, the Neighborhood Residential district is consistent with Land Use Goal 8.0 (Land Use Compatibility) by emphasizing neighborhood-scale improvements that enhance safety and accessibility with surrounding uses. Lastly this character district supports Land Use Goal 16.0 (Planning and Urban Design Principles) by reinforcing connected walkable neighborhoods that have access to nearby services, recreational areas, and context sensitive design that fits the existing neighborhood character and improves the quality of life for residents.

It is the stated goal of the AC category to encourage enhanced multimodal accessibility and to discourage the proliferation of auto-oriented uses such as drive-thrus, commercial/business serve uses, and storage/warehouse uses. Some of the existing FLUM classifications within the proposed amendment area, like CG, currently allow some of these restricted uses. While the updated CLR Plan also discourages these uses, the proposed amendment seeks to allow them within several of the CRD character districts due to SB 180 which went into effect in July of 2025 and prevents local govts from enacting more stringent or restrictive regulations until October 1, 2027. Should a proposed amendment seek to add these uses, the Countywide Rules specify that the amendment shall be reviewed under the Tier 3 amendment process and must be consistent with certain criteria. The following uses currently permitted within the expansion area must be allowed until 2027 per Section 6.2.4.1 of the Countywide Rules:

- Storage/Warehouse/Distribution-Light and Heavy;
- Commercial/Business Service Use; and
- Automobile-Oriented Retail Commercial Use.

**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 of Public Facilities and Services*

##### 1. Transportation:

- Existing Traffic Volumes** - Clearwater-Largo Road and Missouri Avenue/Alternate U.S. Highway 19 serve as major local and regional connectors in Pinellas County. The 2024 Average Annual Daily Trips (AADT) for Clearwater-Largo Road is 17,600, and for Missouri Avenue/Alternate U.S. Highway 19 is 32,000 according to the FDOT Open Data Hub. Similarly, Rosery Road is also a major east-west connector within the CLR-CRD and intersects the CRD near the center at Clearwater-Largo Road and currently has an AADT of 900. This is followed by 8th Avenue Northwest, Poinsettia Road, and Ponce De Leon Blvd/Wyatt Street with AADT's of 3,100, 900, and 2,500 respectively.
- Level of Service and Capacity Conditions** – Based on the 2024 Pinellas County Level of Service (LOS) Map, segments of Missouri Avenue/Alternate U.S. Highway 19 operate at LOS B or C, indicating reasonably free-flowing to stable traffic conditions. Alternatively, Belleair Road and Rosery Road operate at LOS D,

which indicates a Volume-to-Capacity (V/C) ratio less than 0.9. This is indicative of moderately stable traffic flows during peak periods, but which are approaching capacity (V/C greater than 0.9) which leads to vehicle congestion during peak AM and PM periods.

- c. **Existing Multimodal Access** - The Pinellas Suncoast Transportation Authority (PSTA) currently services over 29 bus stops within the boundaries of or adjacent to the CLR-CRD. As of October 2025 and the completion of the Connected Community Bus Network (CCBN) Plan, PSTA also considers Clearwater-Largo Road a high frequency transit corridor and provides bus service with headways of 15 minutes or less. The West Bay Drive/East Bay Drive corridor, located roughly a quarter mile south of the CLR-CRD boundaries, is also considered a high-frequency transit corridor. Beginning in October of 2026, PSTA's Connected Community Bus Network implementation will provide additional service to Rosery Road from Clearwater-Largo Road to Missouri Avenue/Alternate U.S. Highway 19. In the Forward Pinellas Advantage Alternate 19 Plan, Missouri Avenue/Alternate U.S. Highway 19 has been identified as an investment corridor and is intended to be served by premium/express bus service in the future. Currently, it is served by 30-minute headways as of October 2025.
- d. **Proposed Transportation Improvements** - In addition to major transit improvements within and adjacent to the CLR-CRD, several other major transportation improvements are planned within the City of Largo to alleviate newly generated trips for other modes. These improvements include the following:

Rosery Road Phase 2: This project includes pedestrian, sidewalk, urban trail, and stormwater infrastructure improvements. Stormwater and multimodal improvements are the primary drivers of this project. The scope of pavement work involves preventive maintenance and rehabilitation. This project is identified as part of a city goal for community streets to provide safe and efficient routes from neighborhoods to local destinations; and accommodating growth by improving mobility for all users, especially pedestrians and bicyclists, within constrained rights-of-way that cannot be expanded to accommodate additional automobiles. This project is currently under construction.

Pinellas Trail/4th Avenue Northwest to Downtown: This project provides a safe multimodal connection from the Pinellas Trail at 4th Avenue NW to Downtown for bicyclists and pedestrians by adding:

- (1) Bicycle and pedestrian improvements, including controlled signalization at 4th Avenue NW and Clearwater-Largo Road.
- (2) A crosswalk across Clearwater-Largo Road at 4th Avenue NW.
- (3) An 8-10 foot wide bike/pedestrian path separated from the road on the south side of 4th Avenue NW from Clearwater-Largo Road to Ridge Road.
- (4) An 8-10 foot wide bike/pedestrian path separated from the road on the west side of Ridge Road from 4th Avenue NW to 1st Ave NW, providing a connection to West Bay Drive via a new wide sidewalk being constructed on the 500-600 block within the West Bay Drive CRD.
- (5) Shade trees on the Ridge Road path from 4th Ave NW to 1st Ave NW, and;
- (6) Pedestrian lighting of the Ridge Road path from 4th Ave NW to 1st Ave NW.

Rosery Road to Ponce de Leon Blvd: This project provides 8.44 miles of roadway improvements (7.04 miles of local and 1.4 miles of arterial/collector) in north Largo, from Rosery Road to Ponce de Leon Blvd and from Missouri Ave to Eagle Lake Park. This project is adjacent to the CLR-CRD expansion and would be under construction in 2029.

Clearwater-Largo Road Multimodal Improvements: This project is a retrofit to the roadway between Clearwater-Largo Road (CLR) from West Bay Drive to 4th Ave SW with median islands, streetscape, and pedestrian crossing improvements like the completed northern CLR segment. This project has been moved up in prioritization due to the city's Downtown Connectivity Strategic Plan Project.

- e. **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.

2. **Sanitary Sewer:** The subject areas are serviced by the City of Largo sanitary sewer system. The proposed land use classification 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.

3. **Potable Water:** The area 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 the property 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.

4. **Drainage:** Upon submittal of a future project application, the applicant will be required to comply with the standards of the Largo Comprehensive Development Code, Southwest Florida Water Management District (SWFWMD) regulations, and Florida Department of Transportation (FDOT) 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 the property, 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:

a. Flood Control:

i. 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.

ii. 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.

b. Water Quality:

i. 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.

5. **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 individual properties. 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.

6. **Fire Protection, Rescue, and Emergency Medical Services:** The area is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed

FLUMA. Service is provided by Fire Station #41 located directly south of the CLR-CRD expansion area. Fire Station 43 is also to the Southwest of the property. Fire, rescue, and emergency response services in Pinellas County are provided by first responder agreements. Currently, accessibility to the property is acceptable and a fire hydrant is present within the maximum distance permitted.

**7. 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.

**8. 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 developments proposed now or in the future will be reviewed and approved by staff during the site plan review process. Any proposed use must also be consistent with CDC Table 6-2 Allowable Uses Within the Character Districts of the Community Redevelopment Districts.

## *II. Demonstration of Need*

Community Redevelopment Agencies (CRAs) and their associated CRDs are established within the state of Florida (Chapter 163, Part III) with the intent of promoting economic investment and redevelopment for areas that have historically suffered from economic blight. This may include inadequate infrastructure, a lack of affordable housing, ageing structures, lack of new development, etc. CRD's are often created in conjunction with Tax Increment Financing (TIF) Districts that are able to collect and retain funds within the designated CRD boundary to help encourage redevelopment and improve infrastructure for new development within the district.

The CLR-CRD has been a designated Community Redevelopment District since 1995 and an area of targeted reinvestment and redevelopment for the City of Largo since. Since its establishment as a Community Redevelopment District the CLR-CRD and associated plan have been updated and expanded several times first with the initial plan adoption in 1996, and again in 2007. After the completion of a demonstration of need that began in 2020, and with approval from the Pinellas County Board of County Commissioners (BCC) the City of Largo began another update to the plan in 2023. This update identified several key goals and opportunities, including a major expansion, for the CLR-CRD. These goals and opportunities include the following;

1. Opportunities for catalytic projects on underutilized, vacant, institutional, and publicly owned land.
2. Support the development of attainable and diverse housing types in activity centers and along major corridors.
3. Encourage mixed-use development and redevelopment that incorporates pedestrian, bicycle-oriented design features.
4. Improve personal and neighborhood safety; Incentivize beautification and property maintenance.
5. Incentivize mobility and streetscape improvements, green infrastructure, gathering spaces, public art, and other community amenities.
6. Establish a tax increment financing (TIF) district to fund projects and improvements in the area.

This plan was adopted by the Largo City Commission on July 1, 2025, and is scheduled to be heard by the Pinellas County BCC at a date not certain for both adoption of the plan, as well as approval of the TIF district. If approved this will help fulfill both the established CLR-CRD goals outlined above, as well as the state intent of CRA's

**Agenda Item #2.**

*III. Parcels Ability to Develop in Compliance with CDC Standards*

1. Should this FLUMA be approved, subsequent changes to the Comprehensive Development Code (CDC) would be made to encourage growth and redevelopment within the CLR-CRD through expanding permitted land uses and creating density and intensity standards aligning with the goals, policies, and objectives of the City of Largo Comprehensive Plan, CLR-CRD plan, and the Pinellas Countywide Plan.
2. Upon submission of any future (re)development plans, staff will review the submission to ensure that all applicable CDC requirements are met.

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

1. The subject FLUMA area is not located within the Special Flood Hazard Area (SFHA) or Coastal High Hazard Area (CHHA).

*V. Scenic/Noncommercial Corridor*

1. The subject FLUMA area is not located adjacent to or near 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:**

The proposed Comprehensive Plan Future Land Use Map Amendment (FLUMA) is consistent with the goals, objectives, and policies of the adopted Largo Comprehensive Plan, Comprehensive Development Code (CDC), Clearwater-Largo Road – Community Redevelopment District Plan, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes. Staff recommends APPROVAL of FLUMA-25-0004 (Ordinance No. 2026-08).

**SUGGESTED MOTIONS FOR THE PLANNING BOARD:**

I MOVE TO APPROVE FLUMA-25-0004 (ORDINANCE NO. 2026-08) – CLEARWATER-LARGO ROAD FUTURE LAND USE MAP AMENDMENT, 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-25-0004 (ORDINANCE NO. 2026-08) – CLEARWATER-LARGO ROAD FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

**RECOMMENDATION:**

RECOMMENDATION:

*my*  Approval (Vote 6-0)  
 Approval with conditions (Vote \_\_\_\_\_)  
 Denial (Vote \_\_\_\_\_)

*Matthew Faustini*  
 Chairperson  
 Status: *Matthew Faustini*

Approved By:



September 10, 2025

Good morning,

Thank you for meeting with Forward Pinellas staff on September 10, 2025, at 10:00 a.m. to discuss your proposed Countywide Plan Map amendments for the Clearwater-Largo Road and West Bay Drive Community Redevelopment Districts (CRDs).

Following our preliminary review and discussion during the Pre-Application Meeting, we have summarized key notes from our meeting for your consideration:

- For the Clearwater-Largo Road CRD expansion area, the proposed Activity Center designation will remain a Community Center. Please ensure that your application includes trip generation estimates based on the character districts and the closest Countywide Plan Map category, using a methodology consistent with the West Bay Drive expansion area. For parcels in the unincorporated county area, a separate application from the County will be required. This amendment is Tier III, given the inclusion of auto-oriented uses.
- For the West Bay Drive CRD, the proposed amendment will increase the density for a new character district from 30 to 60 units per acre. Please include the entire area of the CRD in your amendment, with particular emphasis on the character districts experiencing the density increases.
- Ensure that all proposed amendments are consistent with the Countywide Rules, including Section 6.2, regarding Activity Centers, Multimodal Corridors, and Planned Redevelopment Districts, and that your application addresses Planning and Urban Design Principles, implementation tools, and any required transportation analysis for areas over 10 acres.

We encourage you to review these items carefully, as addressing them early in the process may help avoid delays and ensure a smoother overall review. Please also be mindful of any applicable Countywide Rules, including the Relevant Countywide Considerations, as you finalize your proposal.

As a reminder, this meeting does not constitute an official filing of your application. Your proposed amendment will be formally reviewed once a complete application packet has been submitted. If you have any questions or would like to discuss any of the comments above in more detail, please feel free to call me at 727-464-5679 or email me at [ewennick@forwardpinellas.org](mailto:ewennick@forwardpinellas.org).

Sincerely,

*Emma Wennick*

Emma Wennick  
Program Planner