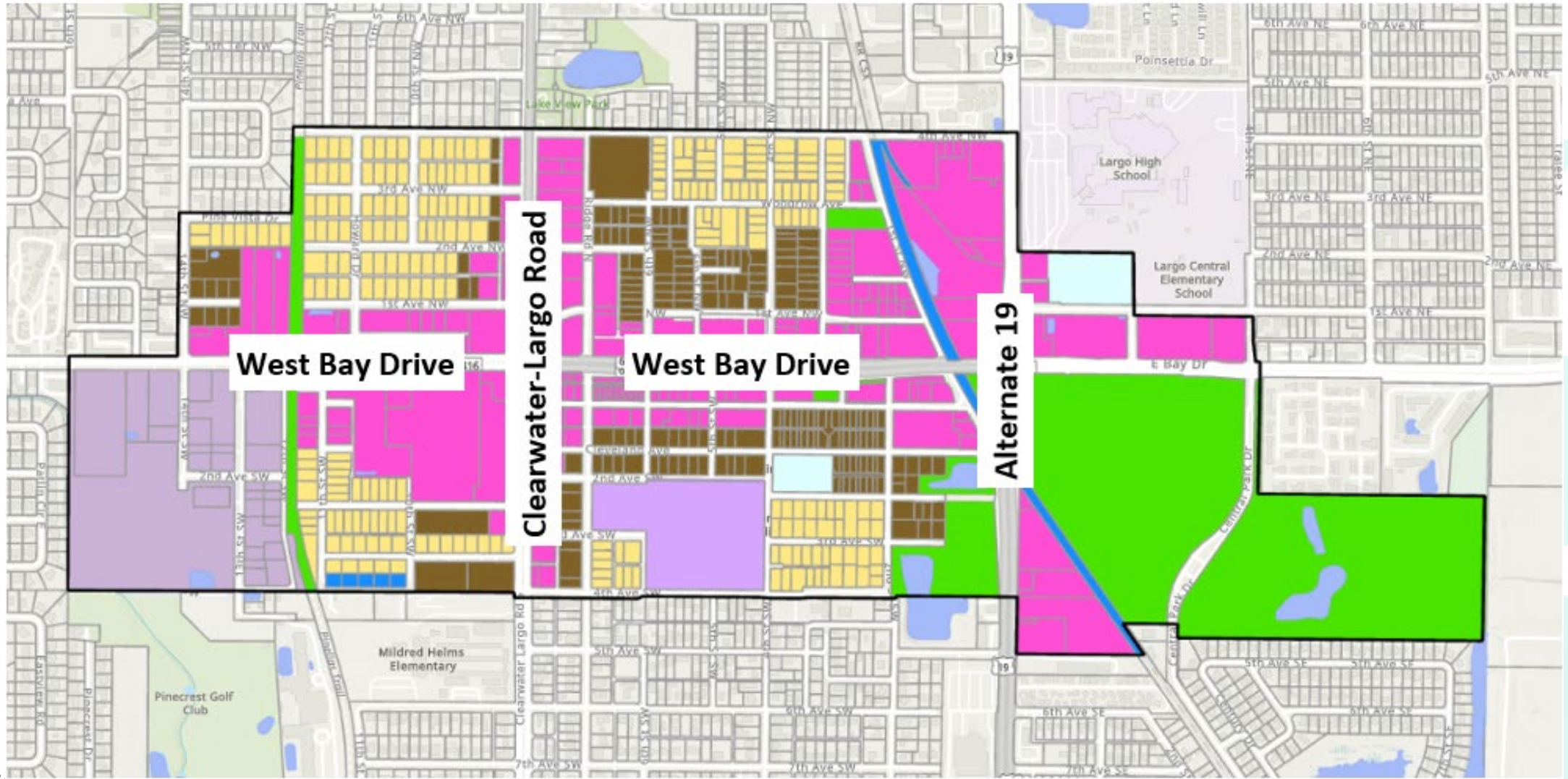


# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 26-06 – City of Largo

May 5, 2026

# Background and Context

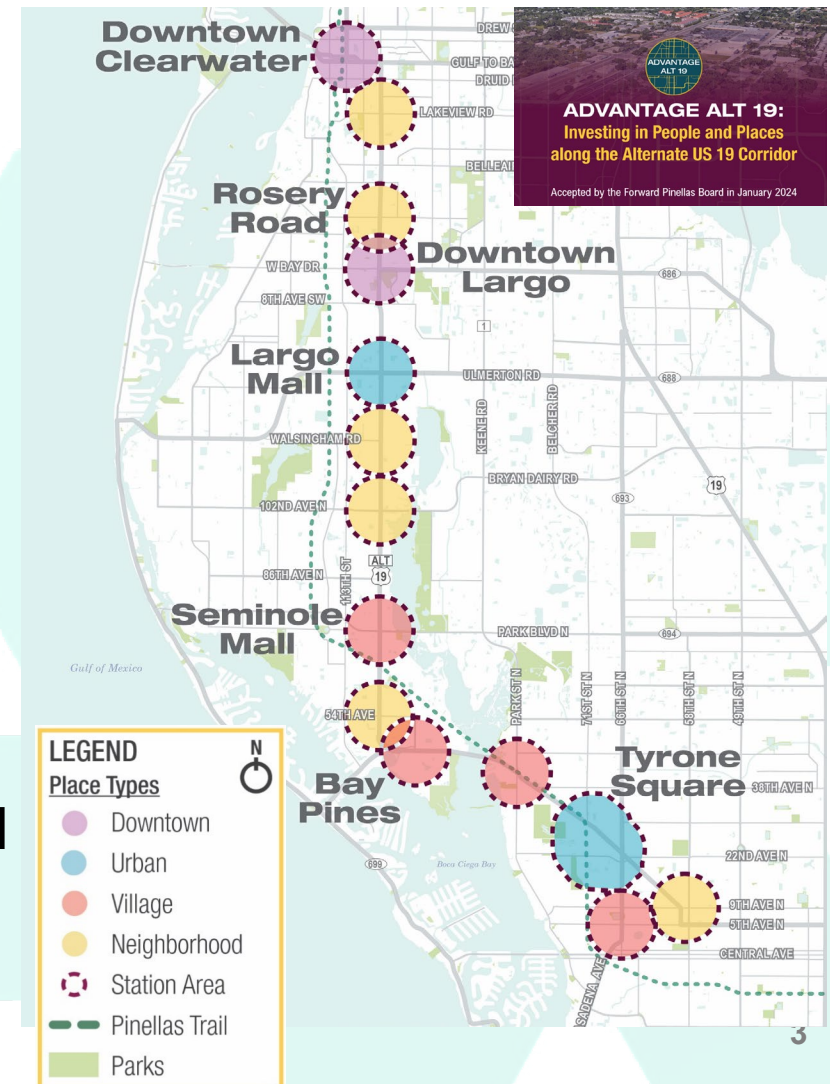


# Background and Context

## Advantage Alt. 19 Plan (2024):

- Coordinated strategy to **redevelop and reinvest** along the Alt. 19 corridor linking housing, jobs, and job training
- It prioritizes improved **transportation options** to enhance mobility and access
- Included extensive coordination among **local governments, FDOT, and PSTA**, alongside strong **community engagement**
- It provides **phased recommendations** to guide land use, infrastructure, and redevelopment efforts over time

## Alt 19 Station Area Place Types



# Background and Context

## Advantage Alt. 19 Plan Recommendations:

- **Preserve** the character of existing residential neighborhoods
- **Incentivize** higher densities and intensities for **existing commercial/multifamily properties**
- Encourage a **mix of uses** including employment and residential



*Mixed-use development with ground floor retail, professional offices and residential with a step-down in height from 8 stories to 4 stories*



*Industrial mixed-use areas maintain warehouse and light manufacturing uses, but can also include live/work units and artisan co-working spaces/studios. Murals can create a sense of place and make the area more attractive to activity.*



*Infill housing may include townhomes and other missing middle housing types that match the character of the surrounding neighborhood. Driveways may be placed in the rear, where appropriate, to create a more walkable street.*



*Commercial redevelopment may include active ground-floor retail uses and professional offices on the second-story*

# Background and Context

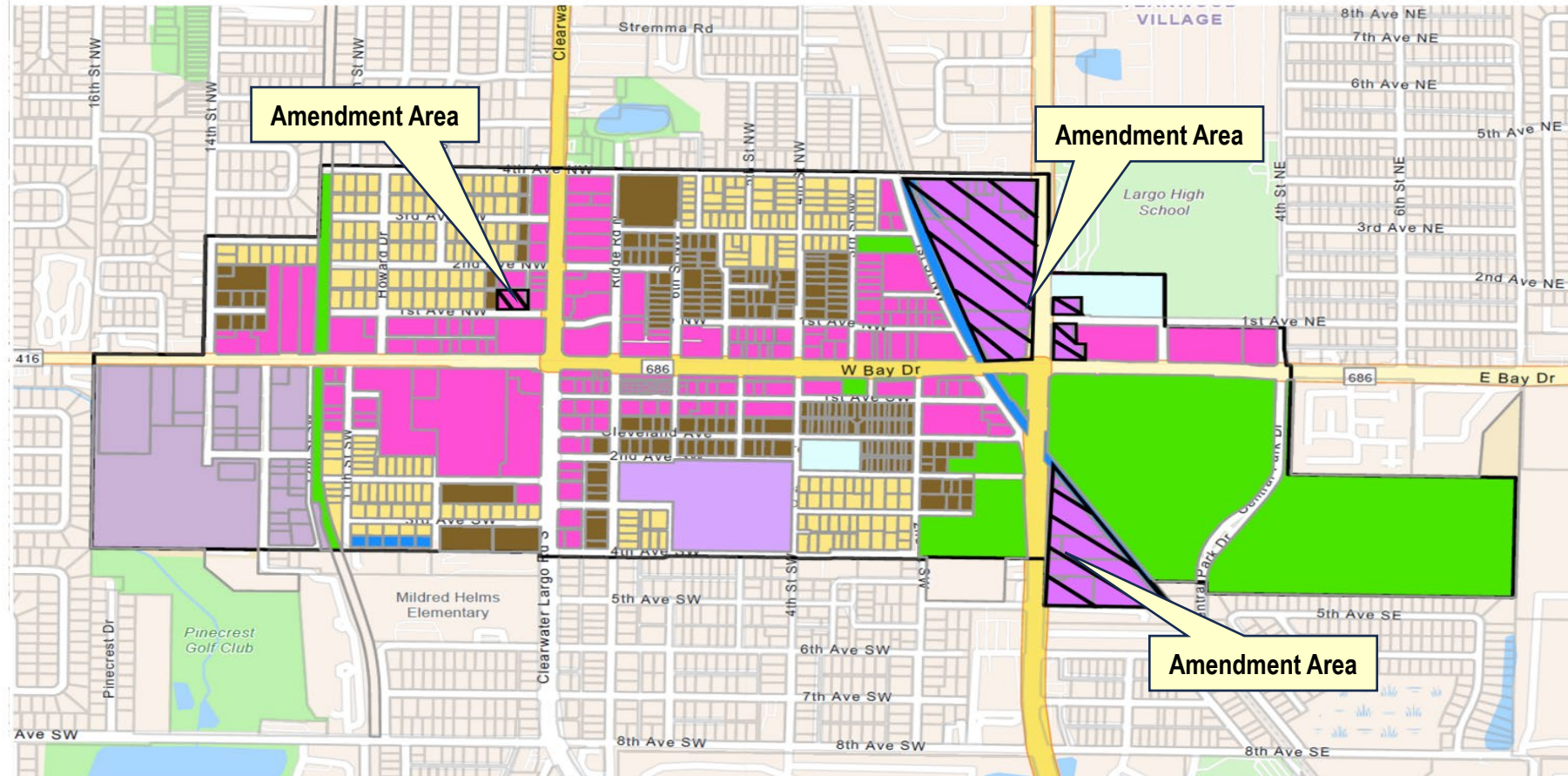
## Advantage Alt. 19 Linkage:

- Largo staff worked with a **consultant and Forward Pinellas** to amend the West Bay Drive Community Redevelopment District Plan and development regulations to reflect the **recommendations from Advantage Alt. 19**
- Updated **character district visions, increase allowable development rights,** and removed standards from the plan
- Added the **Mixed-Use Corridor Alt. 19** character district to the code



# Background and Context

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



**Categories**

West Bay Drive CRD Character Districts

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

Other Land Uses

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

- West Bay Drive CRD Boundary
- Amendment Area



# Character Districts

## West Bay Drive - Community Redevelopment District (CLR-CRD)

### Medical Arts (MA)



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

### Mixed Use Corridor – West Bay Drive (MUC-WBD)



Base du/a: 60  
Max du/a w/Bonus: 120  
Base FAR: 2.0  
Max FAR w/Bonus: 4.0

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



Base du/a: 60  
Max du/a w/Bonus: 120  
Base FAR: 2.0  
Max FAR w/Bonus: 4.0

### City Home (CH)



Base du/a: 30  
Max du/a w/Bonus: 60  
Base FAR: 0.5  
Max FAR w/Bonus: 1.0

### Neighborhood Residential (NR)



Base du/a: 10  
Max du/a w/Bonus: 30  
Base FAR: N/A

# Development Rights Comparison

## Proposed Character Districts & Associated Standards

Character District	Acreage	Existing Max Density (du/ac)	Proposed Max Density (du/ac)	Existing Max FAR	Proposed Max FAR
Mixed Use Corridor – WBD (MUC-WBD)	76.93 ac	30 (50 bonus)	60 (120 bonus)	1.0 (3.0 bonus)	2.0 (4.0 bonus)
Mixed Use Corridor – Alt 19 (MUC-ALT 19)	23.60 ac	N/A	60 (120 bonus)	N/A	2.0 (4.0 bonus)
Medical Arts (MA) <span style="border: 1px solid black; padding: 2px;">New</span>	33.51 ac	15 (30 bonus)	45 (90 bonus)	1.0 (2.0 bonus)	1.5 (4.0 bonus)
City Home (CH)	35.84 ac	15 (30 bonus)	30 (60 bonus)	0.0	0.5 (1.0 bonus)
Neighborhood Residential (NR)	45.55 ac	7.5	10 (30 bonus)	N/A	N/A
Other FLUM Categories (I, R/OS, T/U, R/OG)	~100 ac	No change	No change	No change	No change

# Development Bonus Program

- **Bonuses** can be applied at the **project level** to incentivize:
  - Affordable and workforce housing
  - Structured parking
  - Public open space and plazas
  - Streetscape and multimodal infrastructure
  - Pedestrian-oriented and mixed-use design
- **Countywide Rules enables** this program:
  - Without future map amendments
  - Calculated from base standards



# Recommendation

## Proposed Countywide Plan Map Amendment Findings

- The amendment maintains the Activity Center (Major Center) designation and does not exceed the maximum allowable density and intensity standards on an areawide basis.
- The proposed redistribution and increase of density and intensity supports a more compact, mixed-use, and transit-supportive development pattern consistent with the purpose of the Activity Center category.
- The amendment focuses development rights along corridors and transit stops, improves walkability, encourages active mixed-use development, and preserves the character of surrounding neighborhoods.
- The amendment is consistent with the Relevant Countywide Considerations and supports coordinated redevelopment within a designated Activity Center.

**Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval**

**Forward Pinellas Board and Planners Advisory Committee recommends approval**