



## March 2024 Development Project Status Matrix

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The Economic Development Division compiles this hybrid Project Matrix that showcases the larger projects that are currently under review by the Planning Division for a Development Order, and newly constructed and completed projects that have significant impact on the community.

### Pending Case List

For projects that are under site plan or building plan review.

Project	Location	Application Date	Land Use	Acreage	Description
Prestige Industrial Park Building #4	9310 Ulmerton Road	3/8/24	IG	1.91	Construction of a 12,500 sq. ft. building on the south side of Prestige Industrial Park. Development Review Committee held 3/20/24.
Quality Boats	2565 Haines Road	2/22/24	RL	1.12	Construction of a 7,300 sq. ft. warehouse building, establishment of outdoor boat storage spaces, and the dedication of an easement for the expansion of the Pinella Trail. Development Review Committee held 3/6/24.
PJ's Coffee Shop	1701 West Bay Drive	1/24/24	CG	0.35	Construction of a 559 sq. ft. building to serve as a drive-thru only coffee shop. Neighborhood Information Meeting held 3/14/24.
Pinch-A-Penny Training Facility	6385 150 <sup>th</sup> Avenue	1/5/24	IL	52.23	Construction of a 25,259 sq. ft. office building to be used as a training facility at the Pinch-A-Penny headquarters. The applicant is also proposing to expand the parking lot area by 58,244 sf. The property is located within the Largo Tri-City Activity Center. Neighborhood Information Meeting held 3/13/24.
Morning Star Storage	900 Missouri Avenue	12/14/23	CG-DMAC	5.14	Redevelopment of the existing 42,230 sq. ft. vacant Badcock Furniture store to a self-storage facility and the construction of a two-story 52,000 sq. ft. self-storage facility, two 9,600 sq. ft. pole supported structures and an 8,520 sq. ft. addition to the west side of the existing building. Neighborhood Information Meeting held 2/7/24.
Varvaro Duplex	704 13 <sup>th</sup> Ave NW	12/13/23	CLR-CRD	0.16	Construction of a 2,971 sq. ft. duplex. Development Review Committee held 1/3/24.
Logan Laboratories Building Expansion	1620 Ridge Road	11/3/23	T/U	8.86	Construction of a 1,422 sq. ft. building to be used as a central energy plant and a 9,839 sq. ft. building addition to the existing county lab facility. Neighborhood Information Meeting held 1/10/24.
Chizh Duplex	2220 12 <sup>th</sup> Ave SE	7/19/23	RM	0.36	Construction of a 2,965 sq. ft. two-story duplex. Neighborhood Information Meeting held 7/19/23. Project is going through full-scale site plan review.

Project	Location	Application Date	Land Use	Acreage	Description
Allora Largo Apartments	800 8 <sup>th</sup> Ave SE	7/19/23	IL	15.45	Construction of seven (7) four-story apartment buildings (336 units) and an accessory clubhouse. Neighborhood Information Meeting held 3/20/24.
PCSB Leadership Center	301 4 <sup>th</sup> Ave	6/26/23	R/OG	1.13	Construction of a 14,045 sq. ft. training/leadership center (Pinellas County School Board). Development Review Committee held 7/5/23. Site demolition occurred on 3/6/24.
The Station	280 West Bay Drive	6/5/23	WBD-CRD	0.47	Construction of a three-story 26,000 sq. ft. mixed-use office building. Neighborhood Information Meeting held 8/9/23. Project is going through full-scale site plan review.
506 West Townhomes	506 1 <sup>st</sup> Avenue SW	6/5/23	WBD-CRD	0.26	Construction of seven (7) townhouses. Neighborhood Information Meeting held 10/11/23. Project is going through full-scale site plan review.
Donegan Road Professional Waste Restoration	1496 Donegan Road	4/24/23	IL	1.81	Construction of a 5,000 sq. ft. metal building and lot split. The subject property is proposing to split a 20,178 sq. ft. portion of the property. Neighborhood Information Meeting held 6/28/23.
Indian Rocks Apartments	12046 Indian Rocks Road	4/20/23	CG	1.93	Construction of a four-story, 40-unit mixed-use multifamily development. The 40-unit apartment complex will be an addition to the building on the property. Development Review Committee held 5/3/23.
PMG Mixed-Use Development	500-600 block of West Bay Drive	3/24/23	WBD-CRD	2.55	Construction of a six-story, 276-unit multifamily development comprised of two buildings with ground-floor commercial. Neighborhood Information Meeting held 5/17/23. Project is going through full-scale site plan review.
High Point Community Park	5921 150 <sup>th</sup> Avenue North (Former High Point Elementary School)	3/17/23	I	66.4	Construction of a joint-use public recreation facility (2,892,384 sq. ft.) that includes multi-purpose fields, basketball courts, picnic & restroom facilities, and a playground. Development Review Committee held 4/5/23.
Tech Data Apartments	5525 Tech Data Drive	1/4/23	R/OG	4.68	Construction of a 60-unit multifamily apartment building located within the Tri-City Special Area. The existing two-story, 70,000 sq. ft. office building will remain on site. Development Review Committee held 5/3/23.
Highland Office Expansion	1820 S Highland Ave	7/28/22	R/OG	1.26	Expansion of an existing one-story office building (13,326 sq. ft. +/-) to add an additional 3,359 sq. ft. +/- and provide appropriate ADA access to building. Project is currently under full-scale site plan review.
Slim Chicken	9525 Ulmerton Rd	6/13/22	CG	1.51	Construction of two drive thru facilities (1,140 and 2,400 sq. ft.), including a Tropical Smoothie and Slim Chicken restaurants. Project is currently under full-scale site plan review.
Villas at Belcher	1776 Belcher Rd S	6/30/22	RS	1.65	Construction of 4 single-family homes. Neighborhood Information Meeting held 8/10/22. Project is currently under full scale site plan review.
U-Haul of Largo	13622 66 <sup>th</sup> St. N	2/28/22	IL	2.39	Construction of a 17,226 sq. ft. U-Box building. Project is currently under full-scale site plan review.

### Approved Development Orders; Projects Under Construction

Projects in pre-construction or active construction.

Project	Location	Application Date	Land Use	Acreage	Description
Walker Ford Service Center Building	17556 US 19 N	4/24/23	ROR & P	17.9	Construction of a 15,020 sq. ft. service center building located in the Tri City Special Area Multimodal Corridor. Development Order issued 3/7/24 and expires 3/7/25.
U-Haul of Largo	13622 66 <sup>th</sup> St. N	2/28/22	IL	2.39	Construction of a 17,226 sq. ft. U-Box building. Development Order issued 10/10/23 and expires 10/10/24.
Ameripride Stock Storage Lot	6507 139 <sup>th</sup> Ave N	8/8/22	T/U & CG	2.01	Parking lot for stock cars. Development Order issued 1/10/24 and expires 1/10/25.
Fed EX Expansion Storage	5445 Ulmerton Rd	12/21/21	IL	5.71	Construction of a 57,291 sq. ft. paved outdoor storage lot for FedEx "OTR" type tractor trailers. Development Order issued 1/5/24 and building permits approved on 1/8/24.
Faragalla Duplex	1047 11 <sup>th</sup> Avenue NW	12/20/22	CLR-CLD	0.24	Construction of one residential duplex (two units) totaling approx. 2,518 sq ft. Building permits issued on 1/31/24. Project is currently under construction.
Habitat Townhomes	1756 MLK Jr Ave	8/17/22	RU	6.81	Construction of a 54-unit single family attached townhome development with 100% of the units meeting affordable housing development (AHD) guidelines. Development Order issued on 9/12/23 and building permits have been approved on some of the 54 units between 1/1/24 and 2/15/24.
Evara Health Highpoint Center	14106 58 <sup>th</sup> Street North	3/8/23	IL	4.3	Construction of a two-story, 18,000 square foot medical office building. Building permits issued on 11/6/23. Project is currently under construction.
Campbell Dental Office	1601 S Highland Ave	6/10/22	R/OG	0.79	Construction of two office buildings. Development Order issued on 7/27/23 and expires 7/27/24.
E Bay Dr Wawa	2530 E Bay Dr	3/30/22	CG	0.91	Construction of a Wawa fast food facility with drive thru. Building permits issued on 8/9/23. Project is currently under construction.
Mavis Discount Tire	13702 Walsingham Rd	7/6/22	CG	0.78	Demolition of existing building and construction of a tire service center. Building permits issued on 10/18/23. Project is currently under construction.
9 <sup>th</sup> Avenue SW Two Duplexes	802/804 9 <sup>th</sup> Avenue SW	10/19/22	CG	0.41	Construction of two residential duplexes (4 units). Building permits issued on 12/29/23. Project is currently under construction.
Mahajan Medical Office Building	120 Clearwater Largo Road	12/30/21	WBD-CRD	0.86	Construction of a two-story office building on an existing master planned site for medical use. A Development Order issued on 4/24/23, and building permits applied for on 2/13/23.

Everest Largo Apartments	614 Woodrow Ave	3/2/22	WBD-CRD	2.89	Construction of 90-unit multi-family apartment development with a clubhouse and covered parking on the former Blue Skies Mobile Home Park site. Building permits issued on 11/15/23. Project is currently under construction.
14 West Apartments	14165 Walsingham Rd	2/15/22	CG	0.66	Construction of 14-unit multi-family, two-story apartment development situated over parking area. A Development Order extension issued on 3/6/24 and expires 2/8/26.
Lantower Apartments	16485 US Hwy 19	02/17/21	CG	8.38	Construction of 277-unit multi-family apartment development. Development Order extension issued 2/23/24 and expires 1/18/26. Building permits approved on 8/22/23.
East Bay Storage	110 Highland Ave SE	07/19/21	IL	5.62	Construction of climate controlled self-storage & RV/boat garages with associated infrastructure. A Development Order extension issued on 11/14/23 and expires 6/9/24. Building permits approved on 10/4/23, 11/28/23, and 1/9/24.
Revel Apartments	6430 142 <sup>nd</sup> Ave	11/2/21	CG	5.72	Construction of a 4-story 184-unit multi-family apartment development. Building permits issued on 6/9/23. Project is currently under construction.
Seminole Square Apartments	2075 Seminole Blvd	1/19/22	CG & R/OG	4.80	Construction of 96-unit multi-family affordable apartment development with clubhouse split amongst four buildings. Building permits issued on 12/9/22. Project is currently under construction with the first building COED on 3/25/24.
Horizon West Bay – New City Hall	400 West Bay Drive	06/15/21	WBD-MUC	1.87	Construction of a mixed-use city hall facility. Building permits issued 11/29/22. Project is currently under construction.
150 <sup>th</sup> Ave Warehouse	6100 150 <sup>th</sup> Ave NW	02/03/21	IL	8.27	Construction of a 125,000 sq. ft. warehouse. Building permits for tenant buildout issued on 1/02/24. Project is currently under construction.
City Furniture	16991 US Hwy 19	06/16/21	CG	7.7	Construction of a 160,000 sq. ft. furniture store. Building permits issued 2/28/23. Project is currently under construction.
Ulmerton Townhomes	11800 Davis Drive	05/24/21	CG	6.78	Construction of 58 townhome units. A Development Order extension was issued 9/19/23 and expires 9/19/24.
Rosery Towns	1510 Rosery Rd NE	12/19/19	CG	2.20	Construction of a 19-unit single-family development. A Development Order extension was issued and building permits have been approved for some of the units on 3/13/24.
Ulmerton Warehouse II	9190 Ulmerton Rd	08/06/20	IL	4.66	Construction of a 26,250 SF industrial warehouse building. Building permits issued 7/25/22. Project is currently under construction.
Skyview Townhomes	54 Ridge Rd SW	02/18/20	WBD-MUC	0.66	Construction of a 16-unit single-family townhome development split amongst four buildings. Building permits issued 9/13/21. Project is currently under construction.

## Certificate of Occupancy Issued - Completed Projects

Projects that have completed construction.

Project	Location	Certificate of Occupancy Date	Land Use	Acreage	Description
Sherwin Williams Retail	1401 Seminole Blvd	02/15/24	CG	0.83	Construction of a 4,000 sq .ft .Sherwin Williams retail store.
Mid Florida Credit Union	2400 East Bay Dr	03/23/24	CG	0.47	Redevelopment of a gas station into a drive-through credit union.
Blue Penguin Car Wash	6701 Ulmerton Rd	01/17/24	CG	1.08	3,000 sq. ft. car wash.
Starbucks Drive Thru	2600 Roosevelt Blvd	09/29/23	CG	1.43	2,570 sq. ft. coffee shop with drive thru.
Starkey Lakes North	8550 Ulmerton Rd	09/27/23	IL	15.14	160,000 sq. ft. warehouse.
7-Eleven	5860 Roosevelt Blvd	09/25/23	CG	1.67	7-Eleven store, gas station, and car wash.
8110 Ulmerton Warehouse	8110 Ulmerton Rd	06/05/23	IL	3.64	12,000 sq. ft. warehouse addition.
Shoppes at East Bay	4825 East Bay Dr	03/01/23	R/O/R	4.34	Phased commercial development.
Mazda Dealership	15064 US HWY 19 N	03/10/23	CG	3.36	Mazda auto dealership and service facility.
Fifth Third Bank	2501 West Bay Dr	01/13/23	CG	0.49	Fifth Third Bank with two drive-thru lanes.
Pier Pointe	2050 58 <sup>th</sup> St	Between 12/21/21 and 11/18/22	RL	5.03	25-lot, single-family subdivision. The project underwent a future land use change from Institutional to Residential Low.
Grand Oak Apartments	1030 Clearwater-Largo Road	10/13/22	CLR-CRD MUC	2.29	Two new apartment buildings consisting of 88 units with 20% of units being set aside for affordable housing.
ABC Fine Wine and Spirits Store	1756 N Missouri Ave	11/07/22	CG	0.72	Stand-alone store at the Town Center Plaza.
ALTA Belleair Apartments	1650 Clearwater-Largo Rd	02/25/22	CLR-CRD CH	9.12	255-unit apartment complex at the former Trailer City Mobile Home Park. 15% of units will be reserved as workforce housing for 30 years.
Bert Smith Porsche Dealership	15500 US HWY 19 N	04/20/22	R/O/R	7.39	New auto dealership.