

APPENDIX

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APPENDIX: MAPS AND REFERENCES

This Appendix includes a series of data collection inventory maps. For this analysis, the proposed CRD boundary includes both City of Largo and unincorporated Pinellas County properties. The proposed CRD expansion area refers to properties only within the City of Largo limits. Summaries for the data collected are included below.

ASSESSMENT OF LAND USE

EXISTING LAND USE

Existing land use information was obtained from the Department of Revenue and used to evaluate the 2019 land use of the properties within the proposed CRD boundary. Existing land use information is summarized in the Finding of Necessity. A map illustrating the existing land use designations, within the City of Largo limits, can be found in Appendix Map A-1.

FUTURE LAND USE

Future land use information was used to evaluate the redevelopment potential for the properties within the proposed CRD boundary. Future land use information is summarized in the Finding of Necessity. A map illustrating the future land use designations for the properties within the proposed CRD boundary can be found in Appendix Map A-2.

TAXABLE VALUE

Parcel taxable values were evaluated using parcel data provided by the City of Largo from the Pinellas County Property Appraiser. The average taxable parcel value of the proposed CRD expansion area (within the City of Largo limits) is \$270,786.66. A map illustrating the taxable value can be found in Appendix Map A-3.

HOMESTEAD EXEMPTION

Homestead exemption information is summarized in the Finding of Necessity. A map from the City of Largo showing the properties claiming homestead exemption (i.e., those residences/properties qualifying as an owner's primary residence) within the proposed CRD expansion area can be found in Appendix Map A-4.

HISTORIC SITES

The City of Largo provided historical site data for the proposed CRD boundary. For the existing CRD boundary, there are 89 historical sites. For the proposed CRD expansion area, there are 4 historical sites. A map illustrating the historical sites within the proposed CRD expansion area can be found in Appendix Map A-5.

ASSESSMENT OF REDEVELOPMENT OPPORTUNITIES

CAPITAL IMPROVEMENTS PROGRAM

The City of Largo's Proposed Capital Improvements Program contains the following projects within the proposed CRD expansion area. The following projects are scheduled for Fiscal Years 2021 - 2025. A map illustrating the capital programmed improvements within the proposed CRD expansion area can be found in Appendix Map A-6.

- 1.18 miles of pavement improvements for Regina Drive; the project scope includes sidewalk repairs, sewer/stormwater infrastructure improvements, and water quality improvements.
- Improved flood protection for residents and businesses along the Clearwater Largo Road corridor; recommended by The Clearwater-Largo Road Drainage District Study update, completed in 2013.
- Multimodal improvements to 4th St NW; identified as a high priority in the Downtown Largo Multimodal Plan. Improvements include intersection safety improvements, signage and street markings for bicyclists and filling sidewalk gaps.

SITE SPECIFIC REDEVELOPMENT

Per the City of Largo, based on July 2020 data, the following is a list of site specific redevelopment within the existing CRD district and the proposed CRD expansion area.

- Alta Belleair – most northern parcel in Largo that was once a mobile home park will be a 255-unit multi-family complex. Woods Partners agreed to a 15% affordable housing density bonus for the next 30 years. They will also be constructing a trail along the north side of their project to link Belleair Road to the Pinellas Trail.
- Largo Glass purchased the buildings at 1759 CLR to relocate their growing glass business. They sold their existing structure at 1471 CLR.
- 1795 & 1797 CLR was recently sold to new owners who are doing renovations to the old structure to be a retail center below and a residential unit above.
- Rosery Apartments – developers RangeWater (use to be Pollack Shores) have under construction a 224-unit multi-family complex. The project is anticipated to open for rentals late September, early October 2020. The developer agreed to a 20% affordable housing density bonus for the site for the next 30 years.
- New brewery – Hammersteins went in at 1158 7th Street Northwest
- Rosery Road Improvements – first phase from Pinellas Trail and east to Missouri Avenue North.
- 11 single family homes were constructed off Mehlenbacher Road, 10th Street Northwest and 9th Avenue Northwest
- 1225 Missouri Avenue North – New public storage facility built.
- 1229 Missouri Avenue North – New LA Fitness
- 1240 Missouri Avenue North – New car wash
- 1220 Missouri Avenue North – New oil change business constructed
- 1215 Missouri Avenue North – New gas station
- 1600 Missouri Avenue North – New ownership and updated building and parking spaces.

- 1718 Missouri Avenue South – New restaurant constructed
- 1748 Missouri Avenue South – New auto parts store & fast oil change (unincorporated)
- 1581 Missouri Avenue North – New outparcel building Mattress Firm
- 1740 South Martin Luther King Jr. Avenue – Church sold to private school.

ASSESSMENT OF INFRASTRUCTURE

STREETLIGHTS

Information was provided by the City of Largo on the existing streetlights within the proposed CRD boundary. For the existing CRD boundary, there are 105 existing streetlights. For the proposed CRD expansion area, there are 99 existing streetlights. City staff has indicated the need to replace and or improve the current street light infrastructure to upgrade to LED to provide better lighting both for crime prevention but also accident reduction. A map illustrating the existing streetlights within the proposed CRD expansion area can be found in Appendix Map A-7.

FIRE AND EMS DATA

Information was provided by the City of Largo on the number of reported Fire and EMS calls within the proposed CRD boundary. Additional information on the total number of reported calls citywide and for the proposed CRD expansion area can be found in the Finding of Necessity. A map illustrating the reported calls within the proposed CRD expansion area can be found in Appendix Map A-8.

FLORIDA BUILDING CODE

Based on code violation data received from the City of Largo, there are 150 code violations within the proposed CRD expansion area from 2015 to September 1st, 2020. Within the existing CRD boundary, there are 435 code violations from 2015 to September 1st, 2020. Citywide, there are 9,612 code violations within the last 5 years. 1.6% of all code violations occur within the proposed CRD expansion area and 4.5% of all code violations occur within the existing CRD boundary; for a total of 6.1% of code violations occurring within the city of Largo limits, for the entire proposed CRD boundary. The Citywide data contains open and closed code violations reported through August 2020. A map illustrating the code violations within the proposed CRD expansion area can be found in Appendix Map A-9.

TOTAL CRASHES

Crash data was provided by the City of Largo for the proposed CRD boundary from 2016 to 2020. In total, 780 reported crashes were committed within the proposed CRD boundary (includes city and unincorporated county land). For the proposed CRD expansion area, a total of 463 reported crashes were committed. The top five common crash types for the proposed CRD expansion area are rear end, angle, sideswipe, left-turn and hit fixed object. A map illustrating the total crashes within the proposed CRD boundary can be found in Appendix Map A-10.

PEDESTRIAN & BICYCLE CRASHES

Crash data was provided by the City of Largo for the proposed CRD boundary from 2016 to 2020. Figure 8 shows the total number of crashes involving a bicyclist or pedestrian for the proposed CRD boundary. In total, 48 reported crashes involved a bicyclist and 34 reported crashes involved a pedestrian. For the proposed CRD expansion area, 48 reported crashes involved a bicyclist and 34 reported crashes involved a pedestrian. A map illustrating the pedestrian and bicycle crashes within the proposed CRD boundary can be found in Appendix Map A-11.

CRIME STATISTICS

Crime statistic information is summarized in the Finding of Necessity. Crash data was provided by the City of Largo for the proposed CRD boundary from 2019 to 2020. The selected data is from the Pinellas County Crime Viewer which includes reports from several law enforcement agencies, including the Largo Police Department and the Pinellas County Sheriff's Office. These crimes are based upon reasonably available agency information. In total, 930 reported crimes were committed within the proposed CRD expansion area. Additional breakdown of crime information can be found in the Finding of Necessity. A map showing the total number of crimes committed within the City of Largo limits for the proposed CRD boundary for 2019 to 2020 can be found in Appendix Map A-12. A map from the City of Largo showing the citywide Police Dispatch Sectors can be found in the Appendix on page 22.

LEGAL DESCRIPTION

A survey of the proposed CRD boundary was produced by Polaris Associates Inc. in 2020. The survey contains legal descriptions for the proposed CRD boundary. A sketch and legal descriptions map provided by Polaris Associates Inc. can be found in the Appendix on page 23. the following legal description is excerpted from the information provided by Polaris Associates Inc.

Legal Description

A PARCEL OF LAND BEING A PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD AND THE EAST RIGHT-OF-WAY LINE OF BETTY LANE; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: 1) S.00°48'14"W., 1263.56 FEET; 2) S.04°18'18"W., 65.60 FEET; 3) S.00°48'27"W., 1313.36 FEET; 4) N.89°38'21"E., 3.02 FEET; 5) S.01°07'13"W., 1396.63 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ROSERY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°44'06"W., 31.78 FEET TO THE NORTHEAST CORNER OF TEAKWOOD VILLAGE EAST MOBILE HOME PARK; THENCE ALONG THE EAST LINE OF SAID TEAKWOOD VILLAGE EAST MOBILE HOME PARK, S.01°07'26"W., 1329.87 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 8TH AVENUE NE; THENCE S.89°02'36"E., 29.56 FEET TO THE EAST LINE OF 4TH STREET NE PROJECTED NORTHERLY; THENCE S.00°16'16"E., 999.25 FEET TO THE INTERSECTION OF THE SOUTH LINE OF TEAKWOOD MOBILE HOME PARK PROJECTED EASTERLY; THENCE ALONG SAID SOUTH LINE, N.89°03'22"W., 1360.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE ALONG SAID EAST LINE, S.00°03'26"E., 308.62 FEET THE INTERSECTION OF THE SOUTH LINE OF 4TH AVENUE NW; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) N.89°09'56"W., 891.87 FEET; 2) N.14°45'00"W., 11.63 FEET; 3) N.89°20'34"W., 3278.74 FEET TO THE EAST LINE OF THE PINELLAS TRAIL; THENCE ALONG SAID EAST LINE THE FOLLOWING ELEVEN (11) COURSES: 1) N.00°51'15"E., 637.51 FEET; 2) N.01°32'35"E., 1358.61 FEET; 3) N.02°36'54"E., 270.90 FEET; 4) N.03°53'34"E., 331.31 FEET; 5) N.09°46'36"W., 60.79 FEET; 6) N.01°00'37"E., 114.01 FEET; 7) N.01°14'34"W., 113.84 FEET; 8) N.02°58'00"W., 40.01 FEET; 9) N.04°14'12"W., 114.22 FEET; 10) N.05°01'05"W., 804.61 FEET; 11) N.04°13'34"W., 112.51 FEET; THENCE LEAVING SAID EAST LINE, S.89°05'01"E., 194.45 FEET; THENCE N.01°35'55"E., 1342.83 FEET; THENCE N.89°07'31"W., 108.42 FEET TO A POINT ON SAID EAST LINE OF THE PINELLAS TRAIL; THENCE ALONG SAID EAST LINE, N.13°09'58"W., 82.51 FEET; THENCE CONTINUE ALONG SAID EAST LINE, N.04°55'55"E., 447.86 FEET; THENCE S.89°42'02"E., 32.19 FEET; THENCE N.03°15'57"E., 400.23 FEET; THENCE S.89°15'08"E., 0.73 FEET; THENCE N.04°56'57"E., 176.37 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5779.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 320.09 FEET THROUGH A CENTRAL ANGLE OF 03°10'23" (CHORD BEARING N.03°21'45"E., 320.05 FEET); TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES: 1) S.89°14'51"E., 684.51 FEET; 2) S.32°30'30"E., 40.26 FEET; 3) S.89°17'58"E., 467.64 FEET; 4) S.00°19'05"W., 17.00 FEET; 5) S.89°17'58"E., 153.80 FEET; 6) S.89°39'54"E., 78.56 FEET; 7) N.00°20'06"E., 19.46 FEET; 8) S.89°16'36"E., 1179.56 FEET; 9) S.89°16'35"E., 1382.73 FEET; 10) S.49°29'04"E., 31.00 FEET; 11) S.89°09'01"E., 1416.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (1)

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NW AND THE EAST RIGHT-OF-WAY LINE OF PINELLAS TRAIL; THENCE ALONG THE EAST LINE OF PINELLAS TRAIL, N.00°51'15"E., 637.51 FEET; THENCE CONTINUE ALONG SAID EAST LINE N.01°32'35"E., 637.07 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MEHLENBACHER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S.89°15'01"E., 1109.50 FEET TO THE INTERSECTION WITH THE WEST LINE OF A 20' ALLEY AS SHOWN ON SECOND ADDITION TO LUCYMAR SUBDIVISION, AS RECORDED IN PLAT BOOK 36, PAGE 10 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE S.01°12'39"W., 605.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 6TH AVENUE NW; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°55'21"W., 63.95 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S.01°12'39"W., 392.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5TH AVENUE NW; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.89°21'33"E., 64.99 FEET TO A POINT ON SAID WEST LINE OF A 20' ALLEY; THENCE ALONG SAID WEST LINE, S.01°12'29"W., 274.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4TH AVENUE NW; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°20'34"W., 1110.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (2)

A PARCEL OF LAND BEING A PART OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8, 10 AND 11, BLOCK 32 AND THE 40 FOOT RIGHT-OF-WAY ADJACENT TO SAID LOTS 10 AND 11 AND LOT 8, BLOCK 33, HIGHLAND PARK, AS RECORDED IN PLAT BOOK 12, PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT (3)

A PARCEL OF LAND BEING A PART OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 31, 32, 33, 34, 35, 36, 37, 60, 61, 62, 63, 64 AND THE 40 FOOT RIGHT-OF-WAY ADJACENT TO THE WEST LINE OF LOT 7 AND THE VACATED 40 FOOT RIGHT-OF-WAY BETWEEN LOTS 12 AND 13 AND THE VACATED 40 FOOT RIGHT-OF-WAY BETWEEN LOTS 18 AND 19 AND THE 40 FOOT RIGHT-OF-WAY BETWEEN LOT 31 AND 32 AND 64 AND 65 KNOWN AS 9TH STREET NW AND THE 40 FOOT RIGHT-OF-WAY BETWEEN LOTS 25 THROUGH 37 AND LOTS 13 THROUGH 24 KNOWN AS BRAGINTON STREET, OF MYRTLEDALE AS RECORDED IN PLAT BOOK 12, PAGE 88 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT (4)

A PARCEL OF LAND BEING A PART OF SECTIONS 27 AND 28, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD AND THE EAST RIGHT-OF-WAY LINE OF BETTY LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°48'14"W., 1263.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°45'55"W., 1317.24 FEET; THENCE N.43°53'24"W., 7.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI AVENUE;

THENCE N.01°28'51"E., 641.88 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°32'40"W., 620.52 FEET; THENCE S.00°53'51"W., 403.08 FEET; THENCE S.89°48'53"E., 50.00 FEET; THENCE S.00°55'09"W., 260.00 FEET; THENCE S.04°44'59"W., 30.09 FEET; THENCE S.89°48'53"E., 72.00 FEET; THENCE S.00°58'45"W., 15.00 FEET; THENCE S.89°48'53"E., 105.00 FEET; THENCE S.00°58'45"W., 115.00 FEET; THENCE S.89°44'18"W., 105.10 FEET; THENCE S.01°01'08"W., 80.00 FEET; THENCE N.89°52'43"E., 210.15 FEET; THENCE N.00°58'45"E., 190.34 FEET; THENCE S.89°51'41"E., 159.99 FEET; THENCE S.47°11'09"E., 30.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.01°20'57"W., 172.21 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S.89°57'57"W., 162.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THOMPSON AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.01°15'31"W., 94.98 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°57'57"E., 162.56 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.01°20'57"W., 319.99 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S.46°39'03"W., 29.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AUBURN STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°07'48"W., 141.80 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S.00°05'14"E., 56.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AUBURN STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.89°52'42"W., 190.23 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.01°10'18"W., 211.26 FEET; THENCE N.89°59'59"W., 152.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARNEGIE AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°51'57"W., 100.18 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, S.89°42'02"W., 213.33 FEET; THENCE S.00°51'55"W., 150.23 FEET; THENCE S.89°45'26"W., 153.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF FARRELL AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°44'32"W., 100.55 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°45'06"E., 103.00 FEET; THENCE S.00°51'54"W., 60.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JASPER STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.89°37'41"W., 163.22 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N.00°51'52"E., 162.00 FEET; THENCE S.89°46'00"W., 153.50 FEET; THENCE S.00°36'22"W., 50.19 FEET; THENCE N.89°45'28"E., 50.09 FEET; THENCE S.00°52'57"W., 112.06 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.89°37'31"W., 259.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF DR MARTIN LUTHER KING JR AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N.00°43'52"E., 303.50 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N.89°48'52"W., 126.21 FEET; THENCE N.00°54'57"E., 95.00 FEET; THENCE S.89°48'46"E., 125.91 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N.00°43'52"E., 279.48 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S.89°40'58"E., 48.76 FEET; THENCE N.00°54'57"E., 20.53 FEET; THENCE S.89°58'36"E., 190.00 FEET; THENCE N.00°54'57"E., 620.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°58'36"W., 292.35 FEET; THENCE LEAVING SOUTH RIGHT-OF-WAY LINE, S.00°23'40"E., 148.93 FEET; THENCE N.89°48'54"W., 189.95 FEET; THENCE N.00°55'24"E., 150.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N.89°48'55"W., 242.50 FEET; 2) S.00°20'05"W., 15.00 FEET; 3) N.89°48'55"W., 40.00 FEET; 4) N.00°20'05"E., 15.00 FEET; 5) N.89°48'58"W., 112.14 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.02°19'30"W., 185.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COASTLINE RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.11°43'14"E., 464.41 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°52'13"W., 82.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COASTLINE RAILROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.12°19'28"E., 13.72 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N.89°48'33"W., 93.47 FEET; THENCE S.00°20'05"W., 149.94 FEET; THENCE N.89°48'35"W., 25.00 FEET; THENCE N.00°20'06"E., 149.94 FEET; THENCE N.89°48'23"W., 375.00 FEET; THENCE N.00°20'07"E., 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PATTERSON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°48'54"W., 175.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF CLEARWATER-LARGO ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°20'06"W., 31.42 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°39'54"W., 30.00 FEET; THENCE N.00°20'06"E., 257.10 FEET; THENCE N.89°39'54"W., 50.02 FEET; THENCE N.87°59'51"W., 101.04 FEET; THENCE S.00°20'06"W., 37.00 FEET; THENCE N.89°49'32"W., 150.02 FEET; THENCE

N.00°25'13"W., 149.91 FEET TO THE SOUTH LINE OF SAID PONCE DE LEON ROAD; THENCE ALONG SAID SOUTH LINE, S.89°07'01"E., 243.00 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, S.31°40'37"E., 18.86 FEET TO THE WEST RIGHT-OF-WAY LINE SAID CLEARWATER-LARGO ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSE: 1) N.00°25'12"E., 95.50 FEET; 2) N.00°49'25"W., 100.05 FEET; 3) N.05°49'42"W., 102.66 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S.80°45'11"W., 187.87 FEET; THENCE N.89°04'33"W., 106.08 FEET; THENCE N.00°46'30"E., 458.26 FEET; THENCE S.88°52'59"E., 125.23 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N.32°30'30"W., 819.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID BELLEAIR ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: 1) S.89°17'58"E., 467.64 FEET; 2) S.00°19'05"W., 17.00 FEET; 3) S.89°17'58"E., 153.80 FEET; 4) S.89°39'54"E., 78.56 FEET; 5) N.00°20'06"E., 19.46 FEET; 6) S.89°16'36"E., 1179.56 FEET; 7) S.89°16'35"E., 1382.73 FEET; 8) S.49°29'04"E., 31.00 FEET; 9) S.89°09'01"E., 1416.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (5)

BELLEGREEN PLACE AS RECORDED IN PLAT BOOK 98, PAGE 60 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE ADJACENT RIGHT-OF-WAY ON THE EAST FOR MISSOURI AVENUE.

LESS AND EXCEPT (6)

LOTS 2, 4, 6 OF LAURETTA TERRACE AS RECORDED IN PLAT BOOK 19, PAGE 17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LOTS 1, 2 AND 4 THROUGH 14, INCLUSIVE, BLOCK 1 OF GREENWOOD LAWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 73, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 15 EAST, WHICH LIES WEST OF GREENWOOD LAWN AND WHICH LIES EAST OF THE EAST BOUNDARY OF LAURETTA TERRACE AS ESTABLISHED BY FINAL DECREE RECORDED IN O.R. BOOK 1192, PAGE 454, PINELLAS COUNTY RECORDS, LESS THE NORTH 30 FEET THEREOF FOR RIGHT-OF-WAY PURPOSES.

THE FOLLOWING PARCELS ARE NOT IN THE LESS-OUT:

PARCEL 1) LOTS 37, 38 39, 40 AND THE WEST 1/2 OF LOTS 41 AND 42, BLOCK E, BELMONT FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2) LOTS 26 AND 25, LESS THE WEST 23.75 FEET, BLOCK 1, MORNINGSIDE HEIGHTS, AS RECORDED IN PLAT BOOK 12, PAGE 92, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3) THE SOUTH ONE-HALF OF LOTS 22 AND 23, BLOCK B, H.L. BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 13, AND RE-RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 4) THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16324, PAGES 34 THROUGH 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH A 30' PINELLAS COUNTY DRAINAGE EASEMENT LYING NORTHERLY AND ADJACENT TO SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16324, PAGES 34 THROUGH 38.

PARCEL 5) LOT 1, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 6) LOTS 3 AND 4, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 7) LOTS 7, 8, 9, 10 AND THE SOUTH 1/2 OF LOT 11, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 8) LOTS 23, 24, 25 AND 26, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 9) LOTS 5 AND 6, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 10) LOTS 29, 30, 31, 32, 33, 34 AND 35, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 11) LOT 12, BLOCK M, MONTEREY HEIGHTS FIRST ADDITION, AS RECORDED IN PLAT BOOK 33, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 12) LOTS 10, 11, 12, 23 AND 24, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 13) LOT 53, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

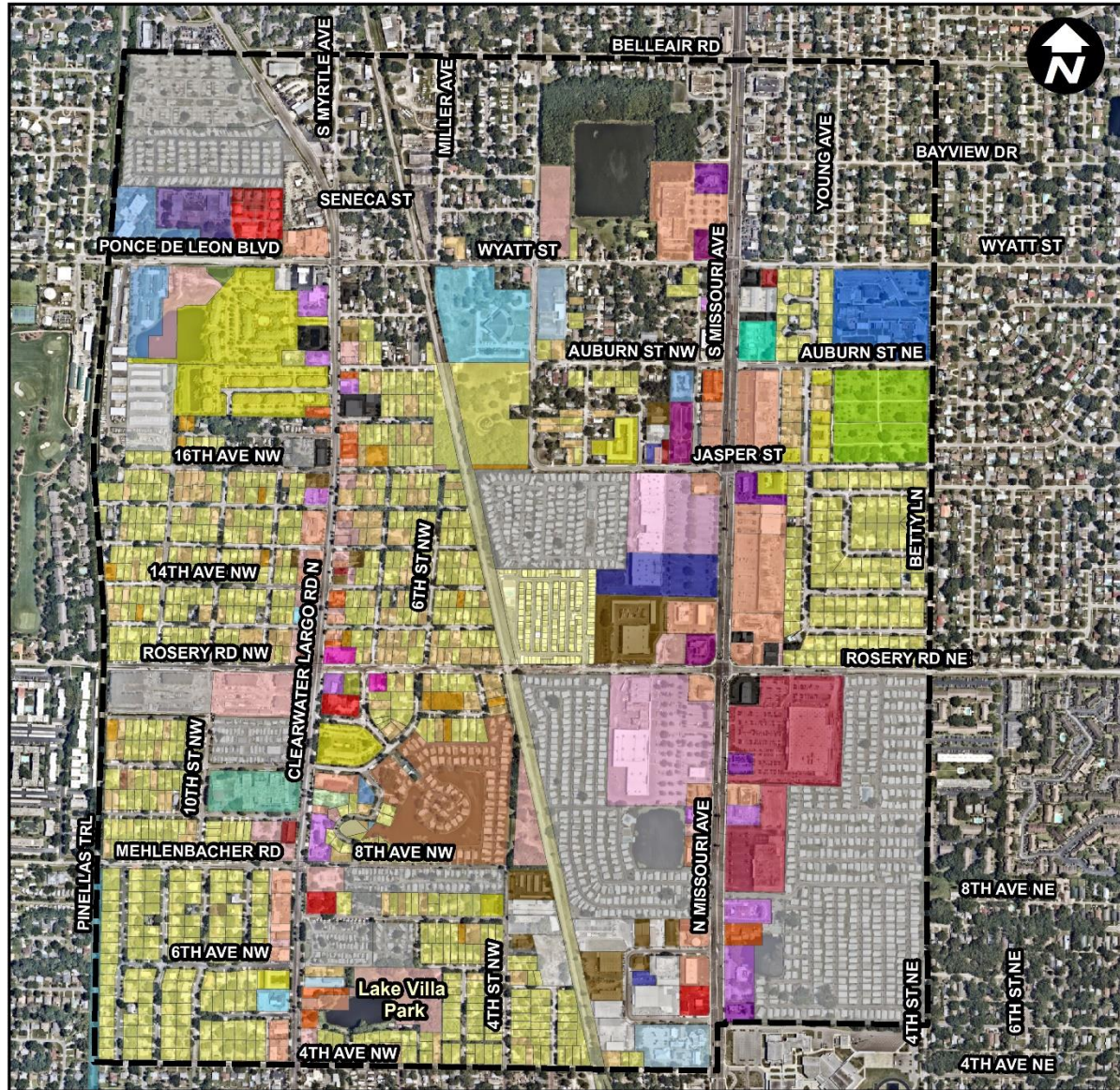
PARCEL 14) LOTS 41, 42, 43 AND THE NORTH 75 FEET OF LOTS 44, 45 AND 46, BLOCK B, H.L. BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 13, AND RE-RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 15) LOTS 7 AND 8, MYRTLEDALE, AS RECORDED IN PLAT BOOK 12, PAGE 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 16) LOT 31, MYRTLEDALE, AS RECORDED IN PLAT BOOK 12, PAGE 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL CONTAINING APPROXIMATELY 623.106 ACRES, MORE OR LESS.

CITY OF LARGO - EXISTING LAND USE



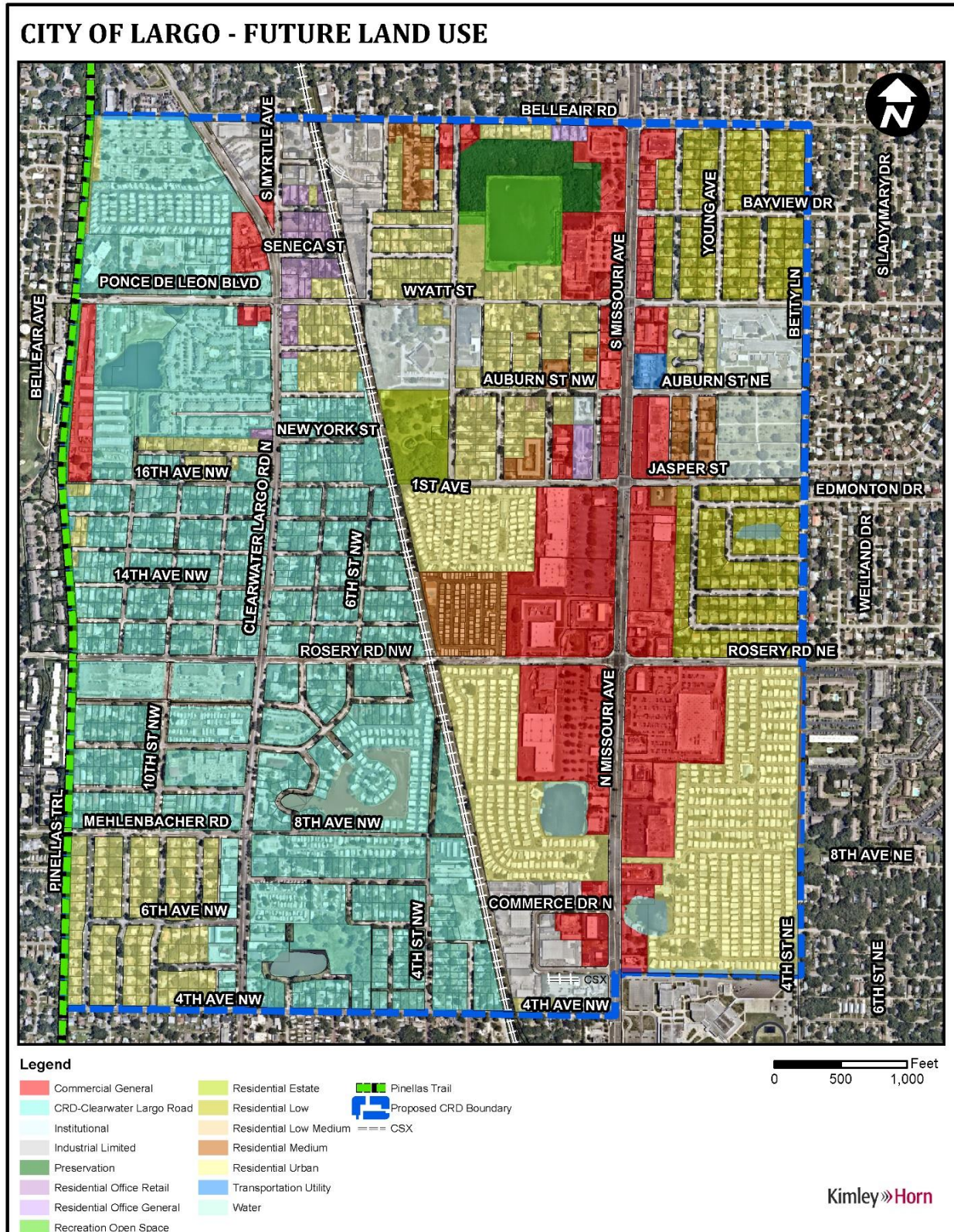
Legend

Proposed CRD Boundary	Mixed-Use	Florists/Greenhouses	Mortuaries/Cemeteries/Crematoriums
Vacant Residential	Supermarkets	Nightclubs, Bars, Cocktail Lounges	Clubs/Lodges/Union Halls
Single Family	Community Shopping Centers	Hotels/Motels	Sanitariums/Convalescent/Rest Homes
Mobile Homes	One-Story Office Buildings	Vacant Industrial	Vacant Governmental
Multi-Family - 10 Units+	Professional Service Buildings	Light Manufacturing	Public County Schools & Property
Miscellaneous Residential	Restaurants/Cafeterias	Warehousing/Distribution/Trucking Terminals	Utilities
Multi-Family - < 10 Units	Drive-in Restaurants	Churches	Rivers & Lakes/Submerged Lands
Residential Common Areas	Financial Institutions	Private Schools/Colleges	Sewage and Solid Waste Disposal/Waste Lands
Vacant Commercial	Auto Related Uses	Privately Owned Hospitals	Centrally Assessed
One-Story Stores	Parking Lots/Mobile Home Parks	Homes for the Aged	

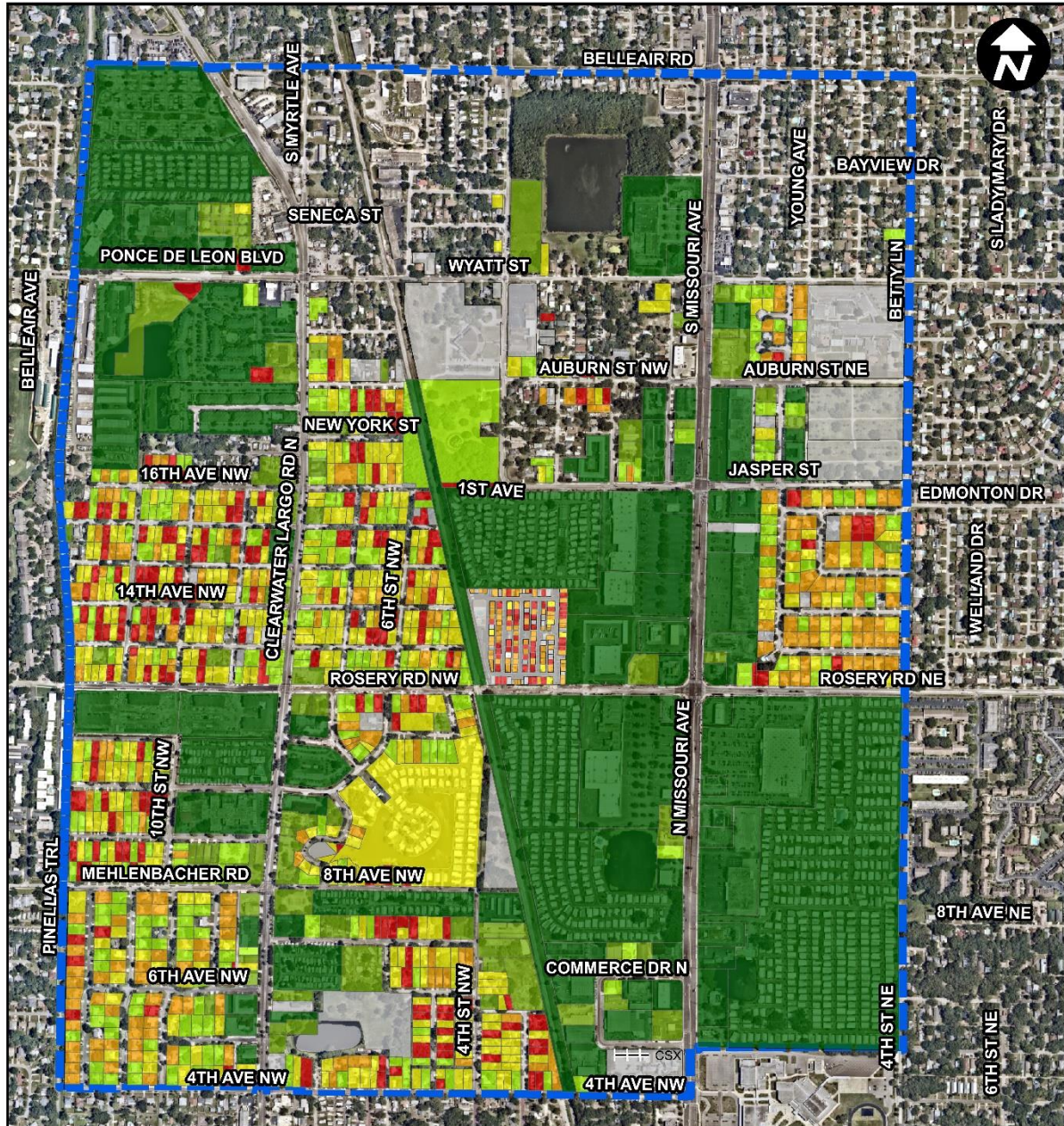
0 550 1,100 Feet

KimleyHorn

Map A-2 Future Land Use (Source: City of Largo, 2015 with 08.06.20 Ordinance 2008-64 Updates)



CITY OF LARGO - TAXABLE PARCEL VALUE



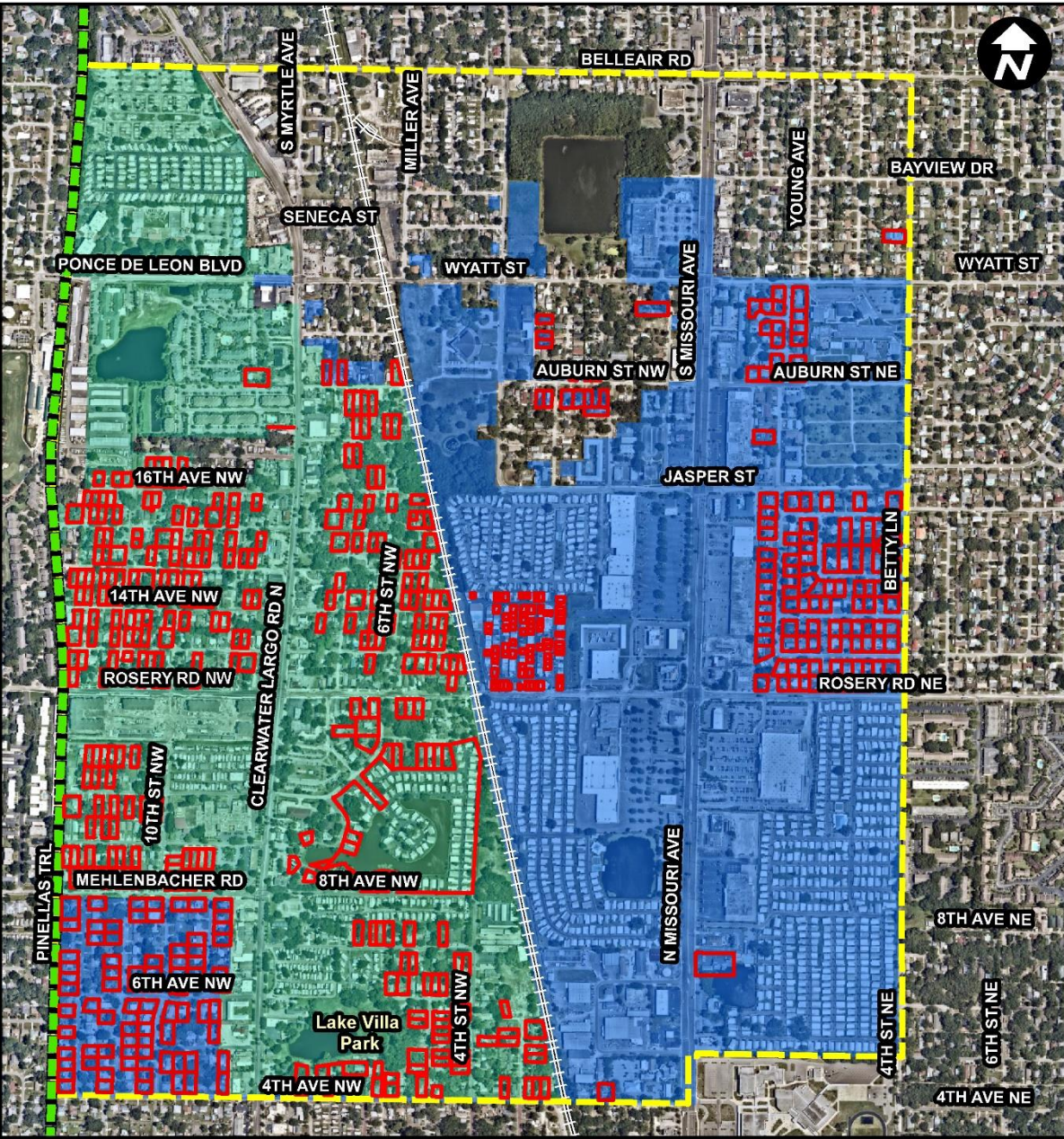
Legend

Taxable Value By Parcel			
< \$25,000	\$25,001 - \$50,000	\$200,001 - \$500,000	
\$0	\$50,001 - \$100,000	> \$500,000	
	\$100,001 - \$200,000	Proposed CRD Boundary	

0 500 1,000 Feet

Kimley»Horn

CITY OF LARGO - HOMESTEAD EXEMPTION



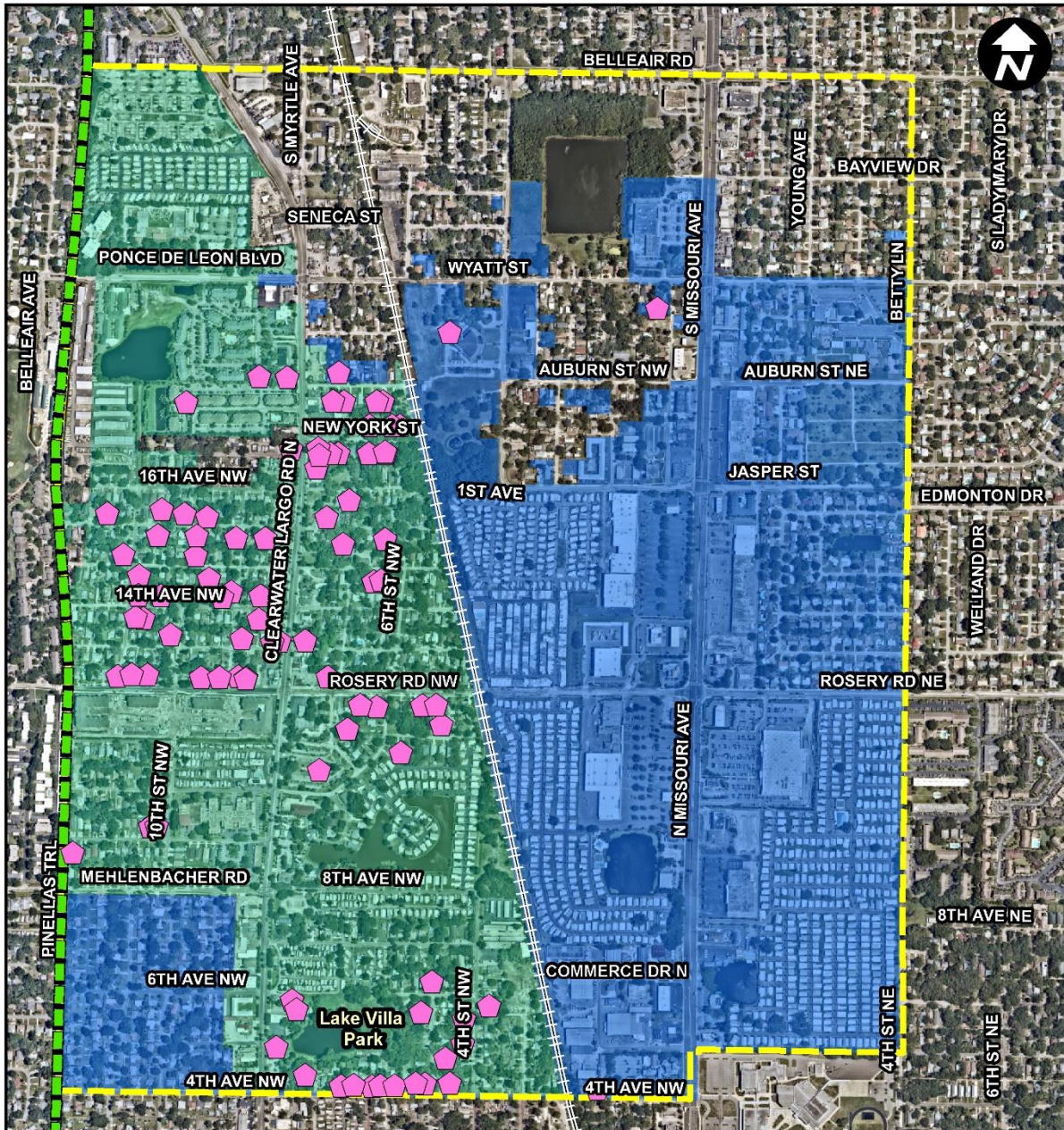
Legend

- Homestead Exemption
- Yes
 - Proposed CRD Boundary
 - Existing CRD
 - CRD Expansion Area
 - CSX
 - Pinellas Trail

0 500 1,000 Feet

Kimley»Horn

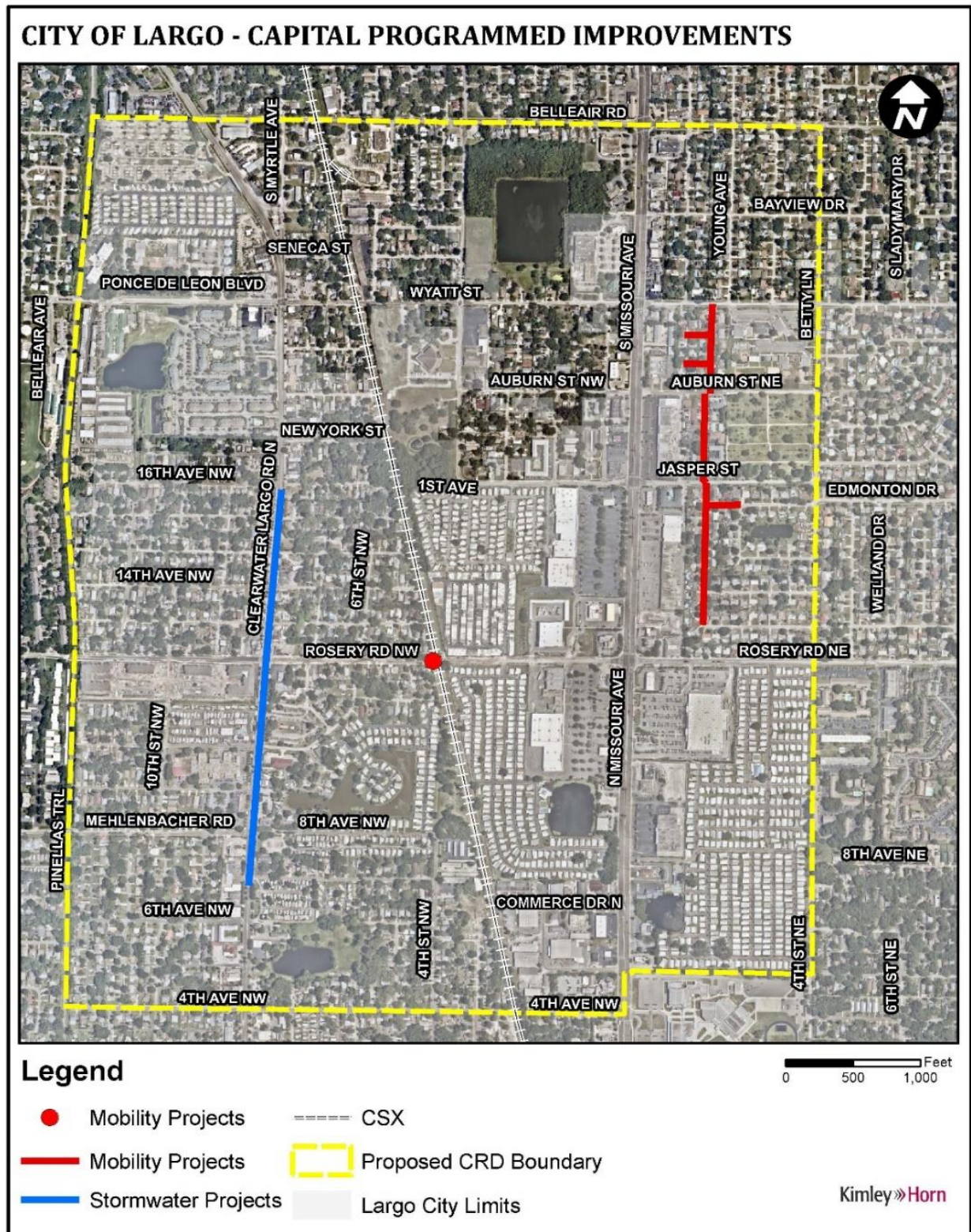
CITY OF LARGO - HISTORIC SITES



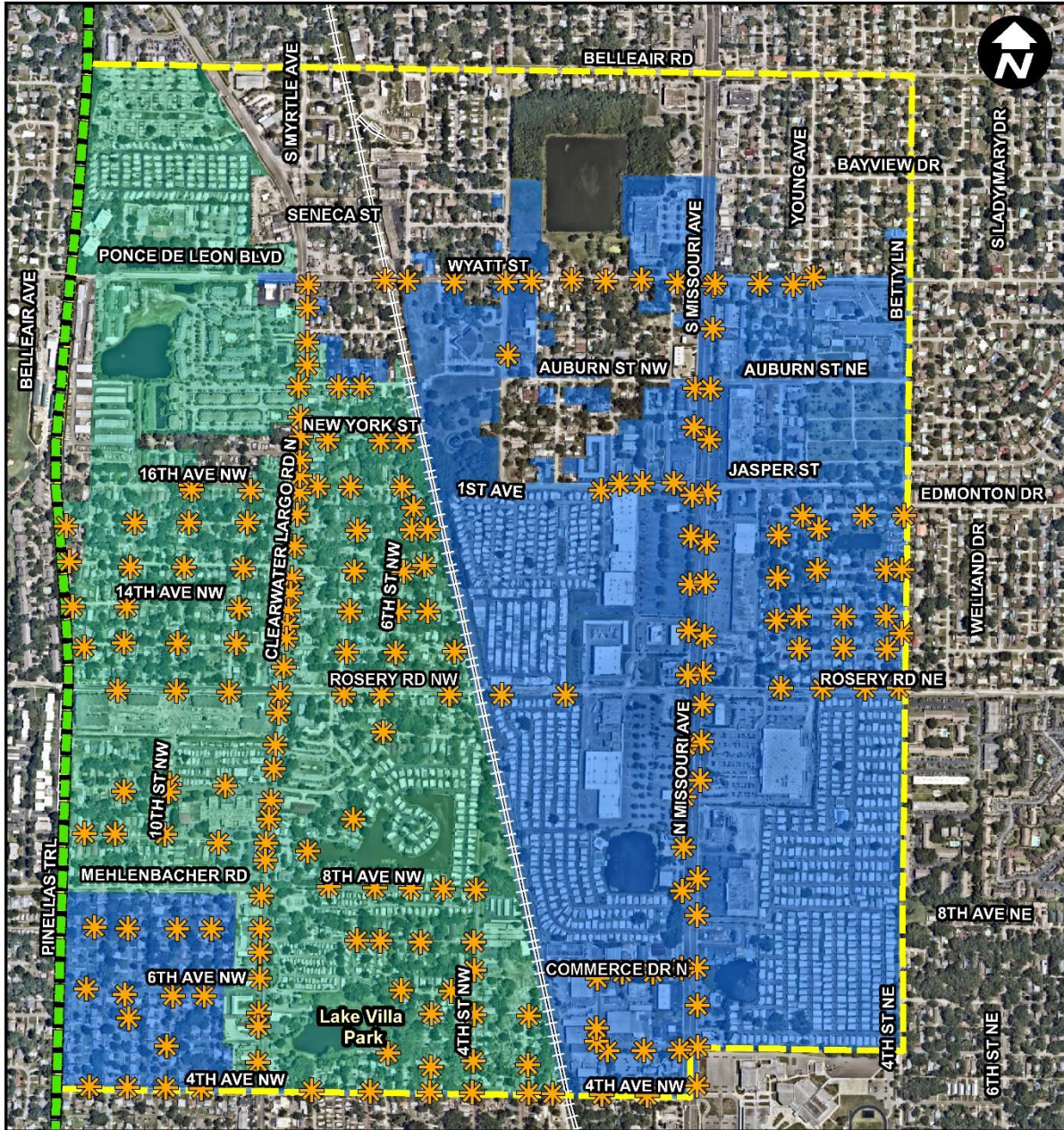
Legend

- ◆ Historic Sites
- Proposed CRD Boundary
- Existing CRD
- Pinellas Trail
- CSX
- CRD Expansion Area

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CITY OF LARGO - STREETLIGHTS



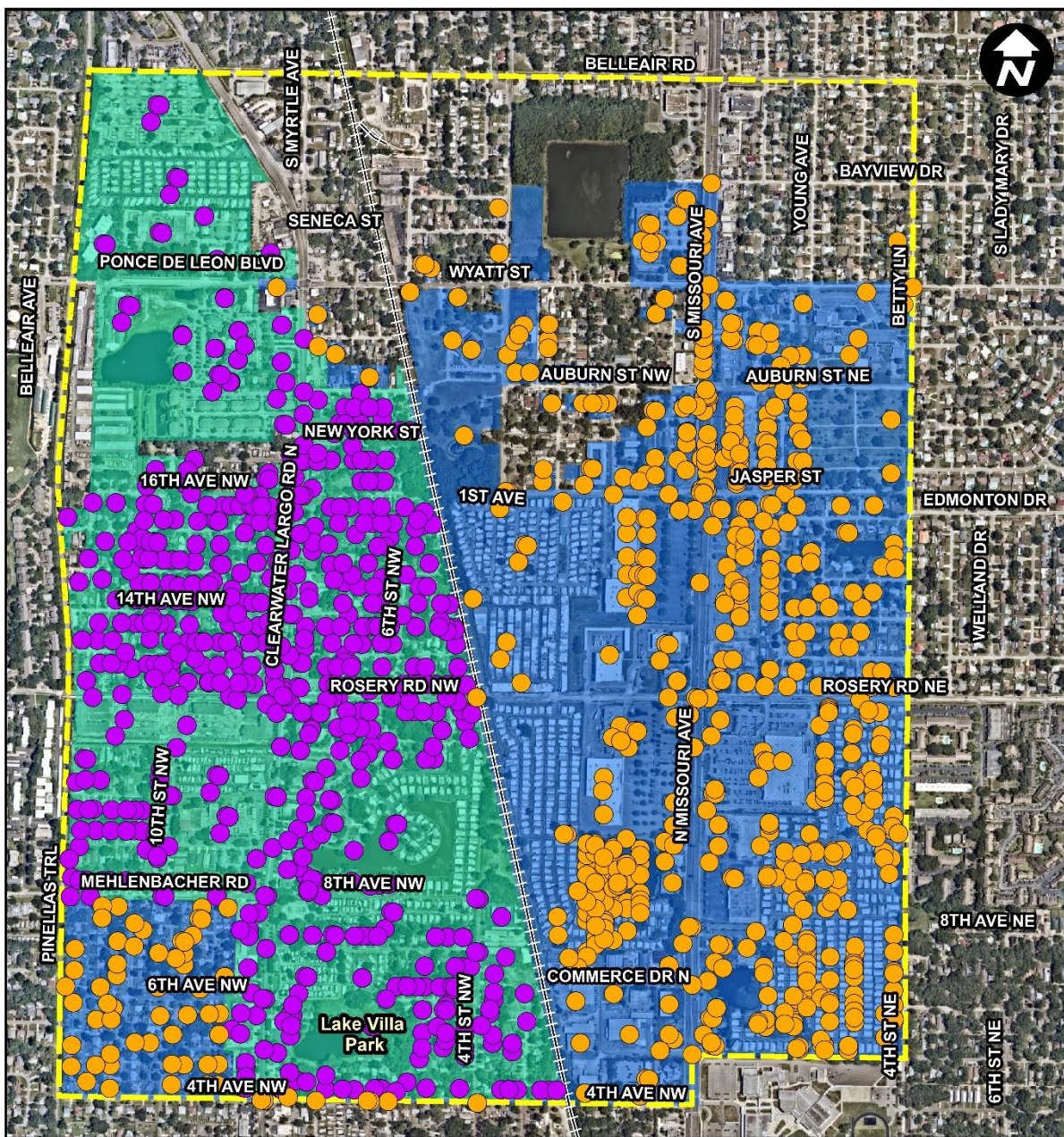
Legend

- Streetlights
- Proposed CRD Boundary
- Existing CRD
- CRD Expansion Area
- Pinellas Trail
- CSX

0 500 1,000 Feet

Kimley»Horn

CITY OF LARGO - FIRE & EMS 2016 - 2020

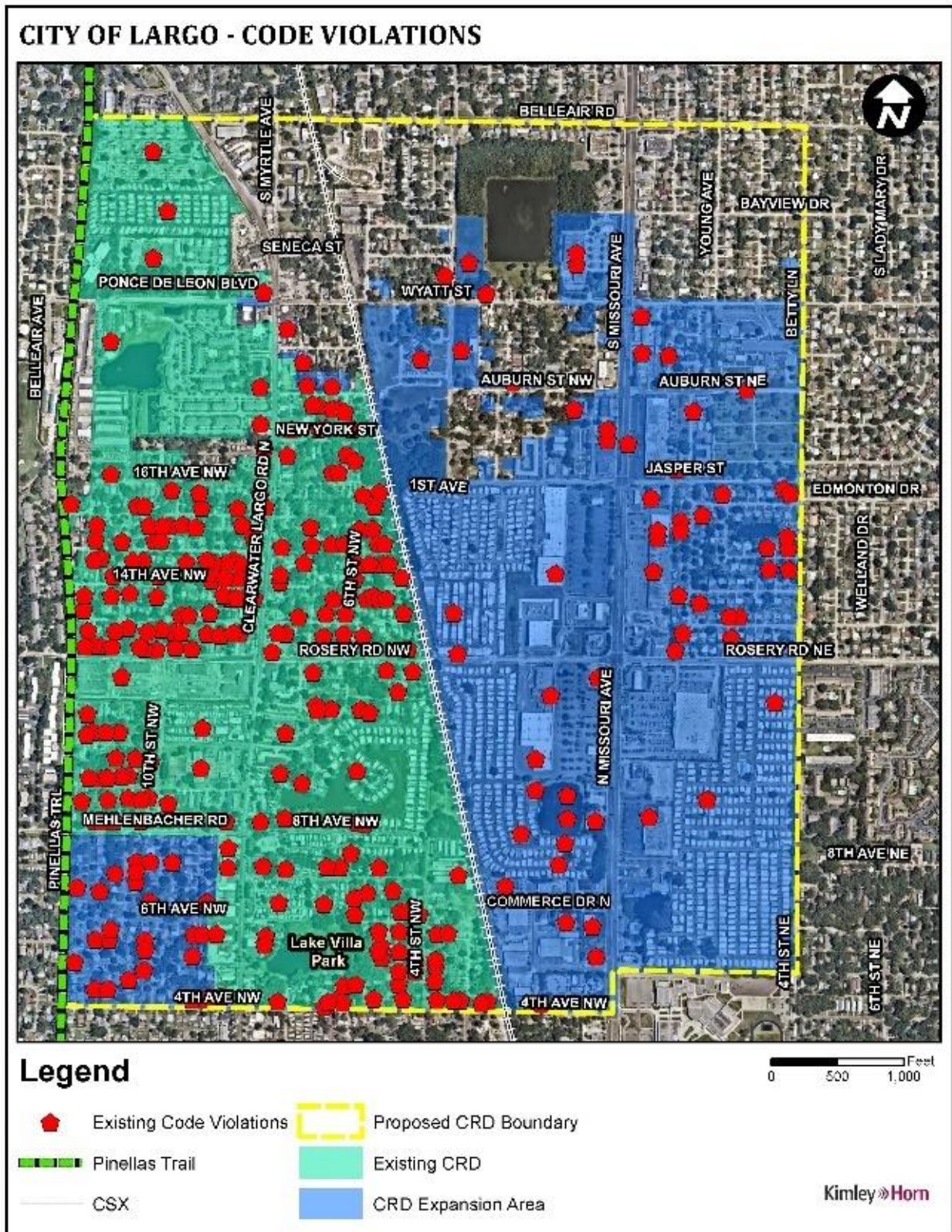


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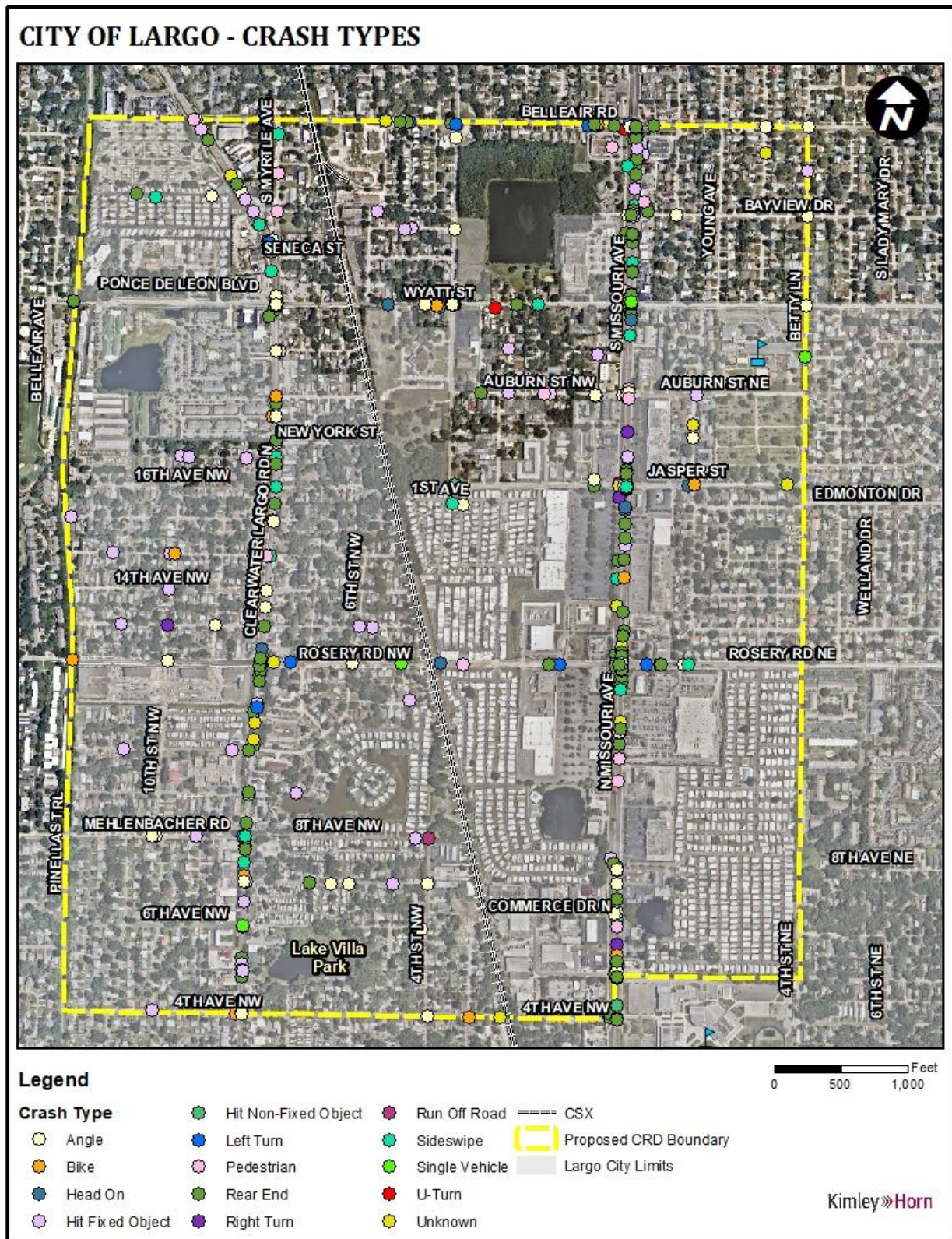
- Fire & EMS Calls - CRD Expansion
- Fire & EMS Calls - Existing CRD
- CSX
- Proposed CRD Boundary
- Existing CRD
- CRD Expansion Area

0 500 1,000 Feet

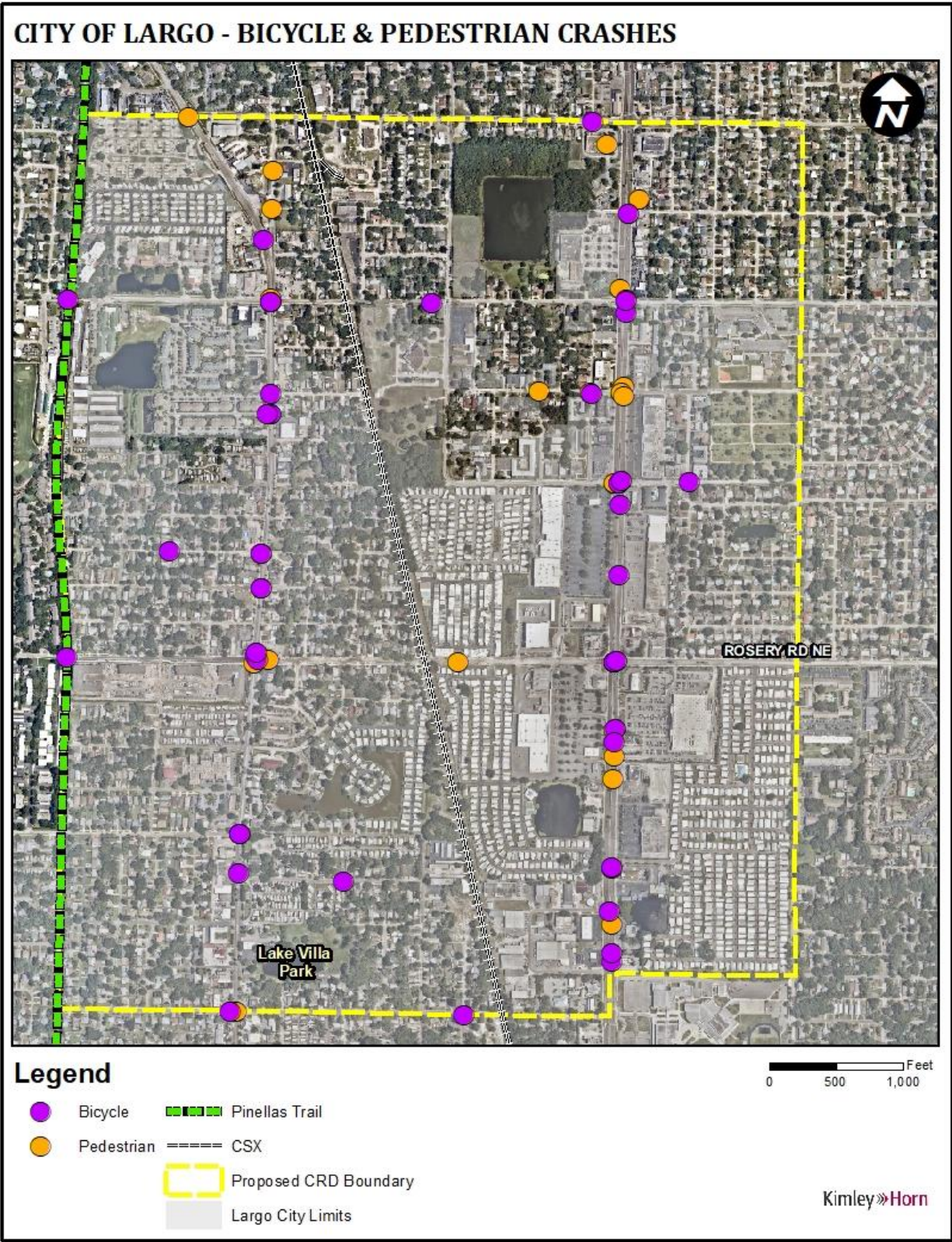
Kimley»Horn

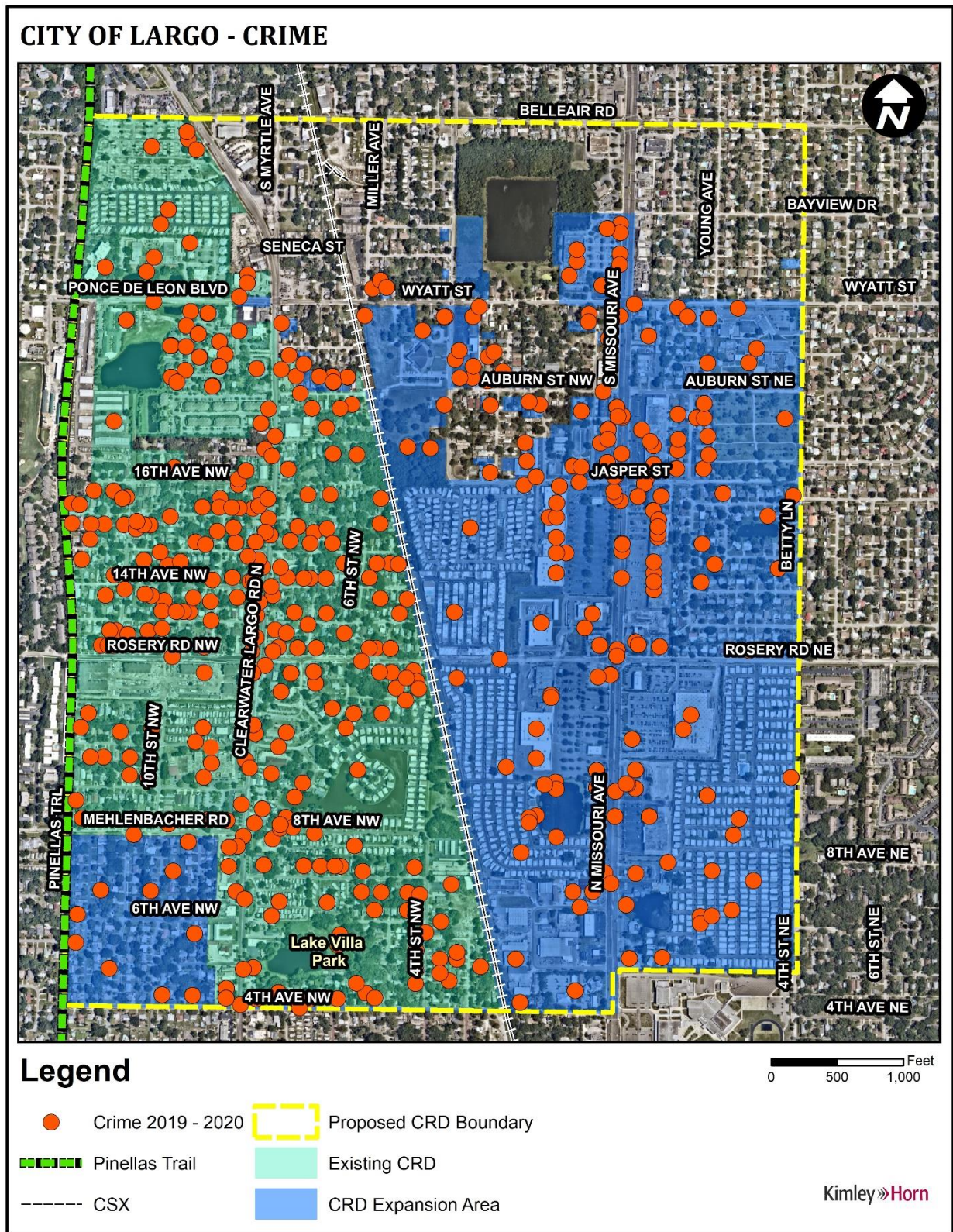


Map A-10 Total Crashes (Source: City of Largo 08.12.20)

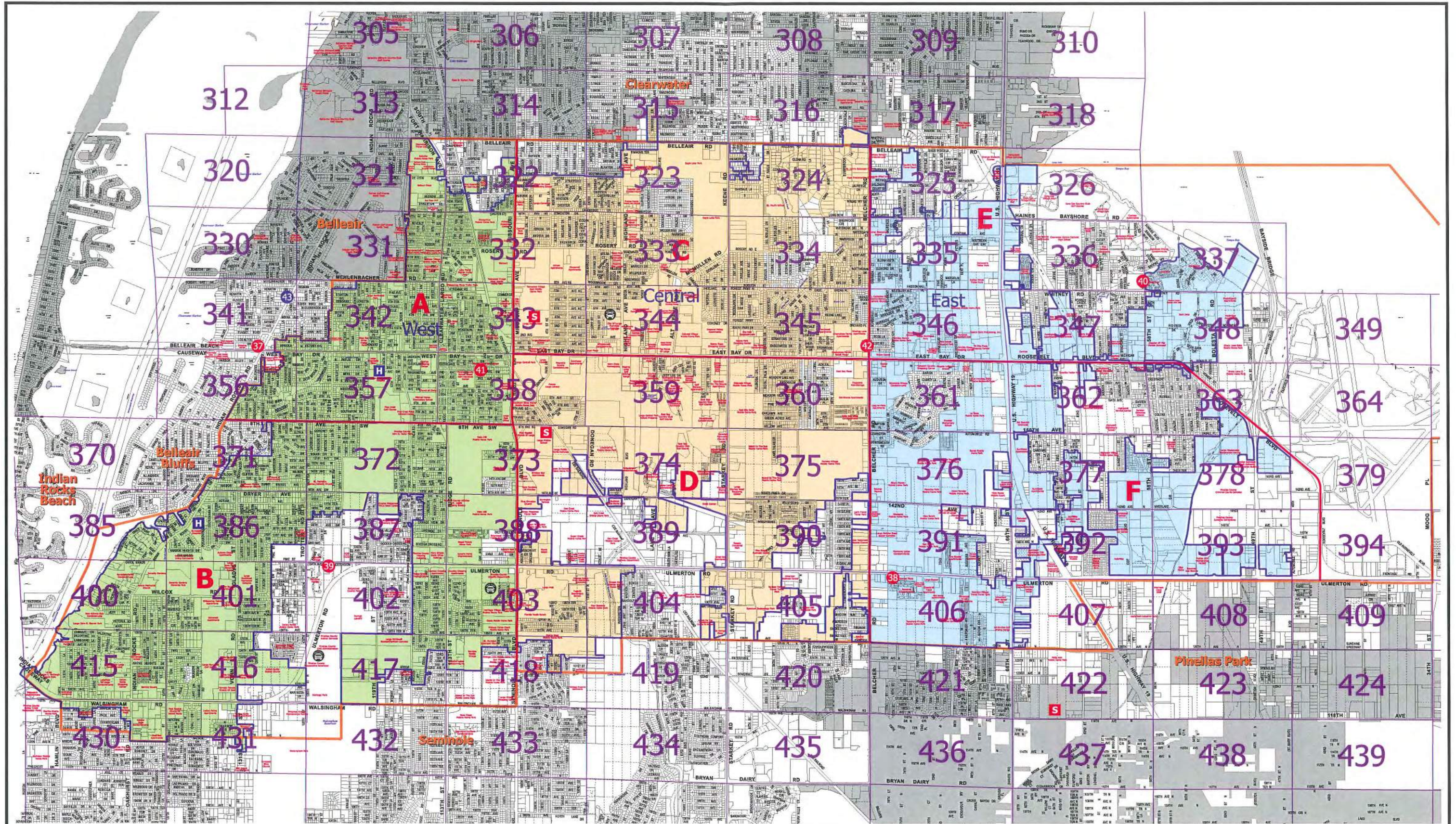


Map A-11 Bicycle & Pedestrian Crashes (Source: City of Largo 08.12.20)





Largo Police Dispatch Sector Boundary Map



City of Largo
Police Department
Police Communications Center
201 Highland Avenue, Largo, FL, 33770-2512
TEL: (727) 587-6730 FAX: (727) 586-7497
WWW: <http://www.largo.com/>

Map Legend

- Largo Police Department West Patrol Sector
- Largo Police Department East Patrol Sector
- Largo Police Department Central Patrol Sector
- Other Municipalities Municipal Police Department(s)
- Unincorporated Pinellas County Pinellas County Sheriff's Department

- Largo Police Dispatch and Patrol Sector Boundaries

- 42 Largo Fire Station Locations
- 43 Other Fire Station Locations
- 44 Police/EMS Dispatch Facilities
- S Hurricane Shelter Locations
- H Hospital Locations

- Largo Police and Fire-EMS Map Grid Boundaries
- 344 Largo Police and Fire-EMS Map Grid Numbers
- Largo Municipal Annexation Area Boundary



Map Scale: 1" = 1500'
Publication Date: May 4, 2007

Key Map

[illegible]

