



City of Largo

Clearwater-Largo Road Community Redevelopment District

Finding of Necessity

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on 12/15/20 by Resolution No. 2281



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Table of Contents

| | |
|--|----|
| EXECUTIVE SUMMARY..... | 1 |
| PROJECT OVERVIEW | 2 |
| STATUTORY REQUIREMENTS | 3 |
| FINDING OF NECESSITY METHODOLOGY..... | 4 |
| Data Collection..... | 5 |
| PROPOSED COMMUNITY REDEVELOPMENT DISTRICT PROFILE..... | 6 |
| Socioeconomic Profile Summary..... | 7 |
| Existing Land Use..... | 8 |
| Future Land Use..... | 9 |
| Homestead Exemption | 9 |
| Ownership | 9 |
| EXPANSION AREA QUALIFYING CONDITIONS | 10 |
| Employees Per Acre | 11 |
| Community Development Block Groups..... | 11 |
| Coastal High Hazard Areas..... | 11 |
| Median Age of Housing Stock..... | 12 |
| Defective or Inadequate Infrastructure – Mobility and Transportation | 12 |
| Incidence of Crime In The Area..... | 16 |
| Assessed Value | 18 |
| Unsanitary Conditions | 20 |
| Fire and EMS..... | 21 |
| Unemployment..... | 21 |
| Socioeconomic Conditions | 22 |
| CONCLUSION | 23 |
| Final Scoring Matrix | 25 |

Figures

| | |
|---|----|
| Figure 1: CLR-CRD Proposed Expansion Boundary..... | 1 |
| Figure 2: Proposed CRD Sub Districts..... | 4 |
| Figure 3: Process for Establishing a CRA | 7 |
| Figure 4: Community Development Block Group..... | 11 |
| Figure 5: Coastal High Hazard..... | 11 |
| Figure 6: Barriers to Connectivity..... | 13 |
| Figure 7: Large Commercial Parking Lot..... | 13 |
| Figure 8: Existing PSTA Routes | 14 |
| Figure 9: Large Separated Land Uses with Connectivity Issues..... | 14 |
| Figure 10: Missouri Avenue Existing Streetscape..... | 15 |
| Figure 11: Multimodal Sidewalk Needs Map..... | 15 |
| Figure 12: City of Largo Patrol Sectors – A & C | 16 |
| Figure 13: Sum of Assessed Value 2014 - 2019 | 18 |
| Figure 14: Sum of Assessed Value - City of Largo..... | 18 |
| Figure 15: Assessed Value Growth Rates 2014 – 2019..... | 19 |
| Figure 16: Residential Assessed Value Growth Rates 2015 – 2019..... | 19 |
| Figure 17: Unemployment Rate..... | 21 |

Tables

| | |
|---|----|
| Table 1: Proposed CRD Expansion Acreage..... | 6 |
| Table 2: Proposed CRD Socioeconomic Profile..... | 7 |
| Table 3: Existing Land Use..... | 8 |
| Table 4: Future Land Use..... | 9 |
| Table 5: Consistency with Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines | 10 |
| Table 6: City of Largo Crime Data..... | 17 |
| Table 7: City of Largo Roadway Conditions Inventory..... | 20 |
| Table 8: City of Largo Wastewater Conditions Inventory..... | 20 |
| Table 9: Fire and EMS..... | 21 |
| Table 10: Socioeconomic Conditions | 22 |
| Table 11: Final Score - Pinellas County Community Redevelopment Area Implementation Guidelines ... | 25 |



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

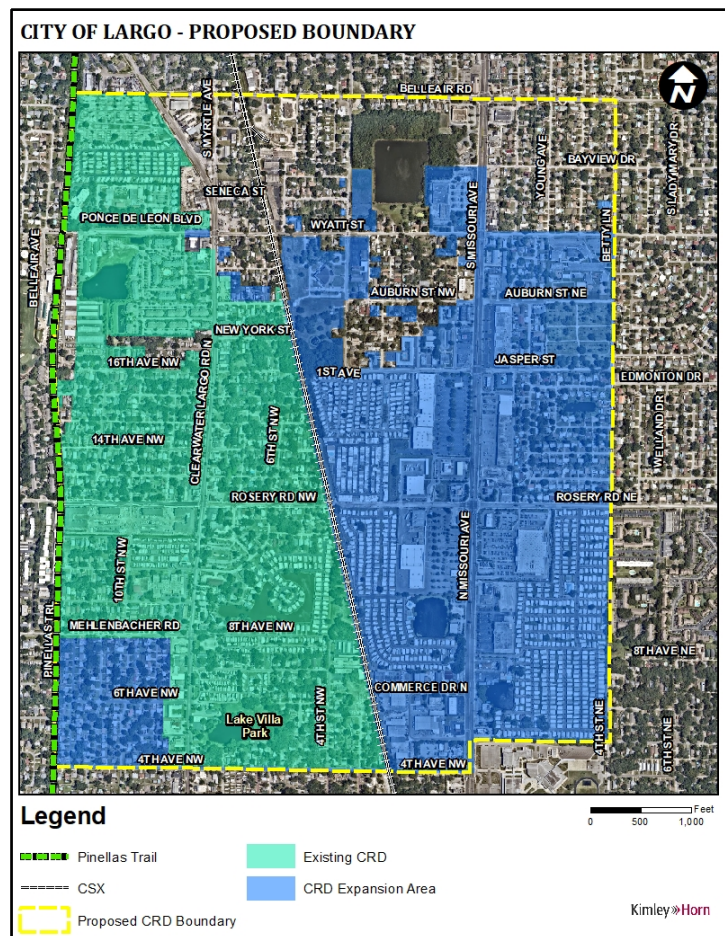
EXECUTIVE SUMMARY

The City of Largo City Commission has requested an update to the 2015 Finding of Necessity (FON) as a basis for expanding the existing Community Redevelopment District (CRD) within the area generally referred to as the Clearwater-Largo Road CRD (CLR-CRD). This CRD was approved by the Pinellas County Board of County Commissioners (BOCC) in 1996 and has been previously expanded in 2002 and 2007. The purpose of this FON is to analyze the recommended expansion of the current CRD boundaries (as identified and established in 2015). This FON and recommended expansion has been prepared in accordance with Chapter 163, Part III, Florida Statutes (F.S.) and the Pinellas County Board of County Commissioners 2016 Community Redevelopment Area Policy Program and Implementation Guidelines, as amended.

As part of this update, the City is requesting a delegation of redevelopment authority from the Pinellas County BOCC including an expansion to the existing CLR-CRD boundaries as previously identified. In addition, the City will request the corresponding Tax Increment Finance (TIF) revenues establishing the redevelopment trust fund as part of the current process. If delegation is approved, a new (amended) redevelopment master plan (Plan) will be prepared for the entire expanded CRD.

Figure 1 identifies the boundaries of the existing CRD and the proposed expansion areas. The study area (identified in blue) is bordered by Belleair Road to the north, 4th Avenue NW to the south, Pinellas Trail to the west, and Betty Lane to the east. For this analysis, only the properties within the City of Largo limits are included. The study area consisting of the existing CRD and the proposed CRD expansion area totals 844 acres with approximately 672 acres within the City of Largo, the remaining lands are possible future expansion/annexation areas.

Figure 1: CLR-CRD Proposed Expansion Boundary



PROJECT OVERVIEW

The purpose of developing a CRD is to encourage targeted redevelopment of identified areas, as well as to reduce the burden placed on the community through revenue losses due to extra services required for police, fire, accident, hospitalization, and other forms of public protection, public services, infrastructure and facilities to the area. Benefits of a CRD are not limited to just those properties within the Community Redevelopment District but also provide secondary or “trickle-down” benefits and positive impacts to adjacent properties including those not within the City. The FON identifies properties which may qualify for redevelopment in accordance with the Florida Statutes (F.S) Chapter 163, Part III and *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*.

In October 2016 the Pinellas County Board of County Commission decided to develop a Community Redevelopment Area (CRA) Policy to evaluate and score CRAs to determine the level of funding participation and use of County Tax Increment Financing (TIF) funds. The policy enables Pinellas County to determine how to fund and prioritize areas of economic and social distress. The updates presented to the Board of County Commissioners in March 2020 identified **nine qualifying conditions** used to qualify an area for a CRD designation and County TIF funding.

These qualifying conditions are:

- 1 **Economic Potential**
- 2 **Community Development Block Groups (within eligible Census Tracts)**
- 3 **Coastal High Hazard Area**
- 4 **Median Average Age of Housing Stock**
- 5 **Demonstrated Blight Factors (Consistent with Florida Statue 163.340(8))**
- 6 **Unemployment**
- 7 **Households Below Poverty Level**
- 8 **Median Per Capita Income**
- 9 **Median Residential Values**

Subsequent to approval of the FON, the City must obtain from Pinellas County a formal delegation of authority to create the Community Redevelopment Agency or in this case, to expand the existing CRD. Over the next few pages, the FON includes the sections listed below to provide a profile of the proposed CRD as well as background on the qualifying conditions.

- Description on the Methodology Applied to Identify the Qualifying Conditions;
- Proposed Community Redevelopment District Profile;
- Additional Information on the Expansion Area Qualifying Conditions;
- Conclusion

STATUTORY BACKGROUND & REQUIREMENTS

Per Florida Statue Chapter 163 Part III Community Development, blighted areas are a risk to the health, safety and welfare of residents and contribute to numerous negative effects such as tax base decreases, increases in crime, traffic hazards and other social and economic burdens. Per Section 163.340(8), a blighted area contains a “substantial number of deteriorated structures” based on government statistics or studies leading to overall economic distress within an area. The definition lists 15 conditions that are able to be reviewed to prove an area is blighted. These 15 conditions include the following:

- a) **Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.**
- b) **Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.**
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- d) **Unsanitary or unsafe conditions.**
- e) Deterioration of site or other improvements.
- f) Inadequate and outdated building density patterns.
- g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- h) Tax or special assessment delinquency exceeding the fair value of the land.
- i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j) **Incidence of crime in the area higher than in the remainder of the county or municipality.**
- k) **Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.**
- l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
To have an effective redevelopment; need affective aggregation.
- n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

The proposed CRD boundary has met **five** of the adopted blight conditions directly: defective or inadequate street layout and transportation facilities, increase in aggregate assessed values of property in the past 5 years, unsanitary or unsafe conditions, higher incidence of crime and fire and emergency medical service calls compared to the city as a whole (conditions a, b, d, j, and k). The proposed CRD boundary also meets additional blight conditions to a lesser degree (conditions c, e, and m underlined above). These additional conditions are evident throughout this report and the sub district analysis for ownership, housing stock, street layout, connectivity issues, code violations, and sub district observations on deteriorating infrastructure, businesses and neighborhoods.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Local governments must establish that a given area meets the statutory definitions, and that the revitalization and redevelopment of that area is in the interests of the community. Using available data, the Finding of Necessity Report (the next phase of this assessment) establishes the existence of certain conditions; identifies the specific problems that may be addressed through adoption of a Redevelopment Plan; and importantly, creates the findings necessary to designate the area as blighted and delegating authority for creation of the CRD. Since Pinellas County is a charter county under Florida Statutes, the City of Largo must receive delegation from Pinellas County to exercise the authorities granted by Chapter 163, Part III, Florida Statutes.

The updated FON aims to score the proposed CRD boundary within the urban revitalization category. No less than eight conditions based on the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines* were present within the study area as a whole. Per the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*, six of the fifteen conditions are required

to obtain full points. These qualifying conditions identify a negative environment for the residences and businesses; a trend that could be improved upon through the designation and implementation of an expanded CRD. The next several pages will explore these conditions further.

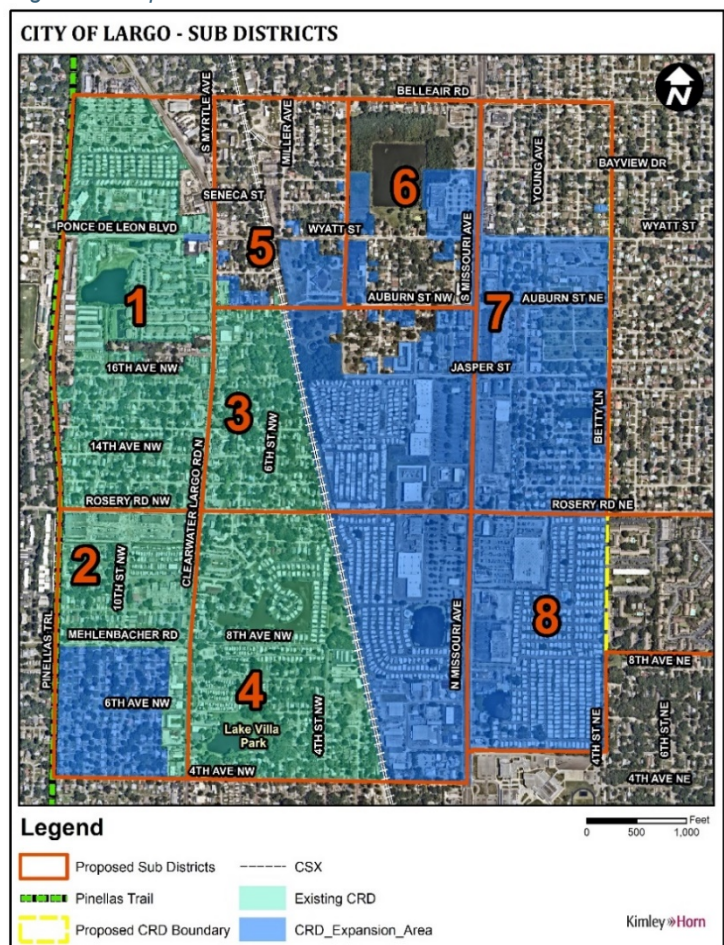
FINDING OF NECESSITY METHODOLOGY

The existing Clearwater-Largo Road CRD has a current sunset year of 2030. The 2020 FON update focused on identifying items which contribute to deteriorating conditions within the community, based on the qualifying conditions in the Chapter 163, Part III and the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*.

This analysis evaluated the conditions of properties within the proposed CRD boundary that are within the City of Largo limits. The existing community redevelopment area, shown in teal in *Figure 2*, is within the City of Largo limits and extends from the Pinellas Trail to the CSX rail line. This updated FON evaluated the proposed CRD expansion area, within the City of Largo limits, shown in dark blue in *Figure 2*, which expands the existing Clearwater-Largo Road CRD west to approximately Betty Lane.

The 2015 Preliminary Assessment evaluated the proposed sub districts, as seen in *Figure 2*, and provided in greater detail socioeconomic profiles, characteristics and assessed taxable values for each district. The sub districts were developed using the existing Traffic Analysis

Figure 2: Proposed CRD Sub Districts



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Zone (TAZ) boundaries with the exception of the boundary between sub districts 1 and 2. The current TAZ boundary separating sub district 1 and 2 follows 16th Avenue Northwest and 11th Street Northwest. Based on the field analysis, conditions assessment, and the continuing east-west sub districts alignment, this boundary was recommended to be established along Rosery Road Northwest.

To allow for consistency in the analysis, the sub districts developed during the 2015 Preliminary Assessment were used for this study (2020 FON). This document updates the characteristics, taxable values and initial observations for sub districts 2, 3, 4, 5, 6, 7, and 8 areas. The sub districts are used in the assessment to organize the observations and summarize data collected for ease of reference and analysis.

DATA COLLECTION

An inventory of the planning and physical characteristics of the study area was performed through windshield surveys and readily available data, evaluating existing conditions and trends within the community. Data relative to the study area was provided by the City of Largo and generally includes information relative to the five-year period from 2016 to 2020. The following is a summary of the data collected and reviewed:

- City and County Comprehensive Plans;
- Existing Redevelopment Proposals;
- City Codes and Ordinances;
- City and CRA Design Standards and Land Development Regulations;
- Existing Landscaping, Lighting, Signage and Utility Locations;
- Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines
- Pinellas County Property Appraiser's Data;
- State/County Transportation Plans;
- Downtown Largo Multimodal Plan;
- Capital Improvement Plans
- Code Enforcement and Building Department Data;
- Crime Statistics;
- Fire, Rescue and Ambulance calls;
- Existing and Future Land Use Data;
- Roadway and Utility Conditions and Work Orders;
- Public Facilities;
- Sanitation and Drainage;
- Neighborhood Characteristics;
- Urban Design Elements

The data collected and reviewed during the updated FON was summarized by sub district and is provided in greater detail in the Sub District Analysis and the Appendix. Upon completion of the initial data collection phase and approval by City staff of the proposed CRD expansion area, a refined summary of findings was performed for only the areas within the proposed CLR-CRD expansion boundary. The FON focuses specifically on data collected relative to the **nine qualifying conditions** consistent with the Florida statutory requirements and the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*.

The socioeconomic data in this report was obtained from ESRI Community Analyst for 2020; select portions reflect 2018 or later data. Specific to the property valuation data, this information was obtained from 2016 to 2020. The appropriate source and data year are located above each table or image.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

From 2016 to 2020, 19 properties were annexed into City limits within the proposed CRD boundary. For a property to be considered for inclusion into the CRD, it must be contiguous or adjacent to the existing CRD boundaries, or other properties proposed to be included in the expansion. Currently, there are agreements within the proposed CRD boundary. These agreements, with 34 noncontiguous properties, state the City will annex the properties in the future when the property becomes contiguous. If in the future, those properties are annexed into the City of Largo the Preliminary Assessment could be used as a basis for identifying additional areas to be included within the CRD.

PROPOSED COMMUNITY REDEVELOPMENT DISTRICT PROFILE

The revised CRD boundary, based on the City Commission's recommendations, includes approximately 844 acres total (including the existing and recommended CRD expansion boundary). Approximately 672 acres of this total are located within the City of Largo city limits. The sub district analysis jurisdictional review identifies 934 acres total acres. Approximately 45% of sub district 8 lies within the proposed study area, the total acreage for the sub district jurisdictional review includes acreage for the entire sub district 8 area. Portions of the proposed expansion area include properties outside the City of Largo city limits (i.e., within unincorporated Pinellas County); however, only properties located within the City of Largo will be considered for inclusion in the final CRD boundary. *Table 1* provides a summary of the total number of acres within the proposed CRD expansion area.

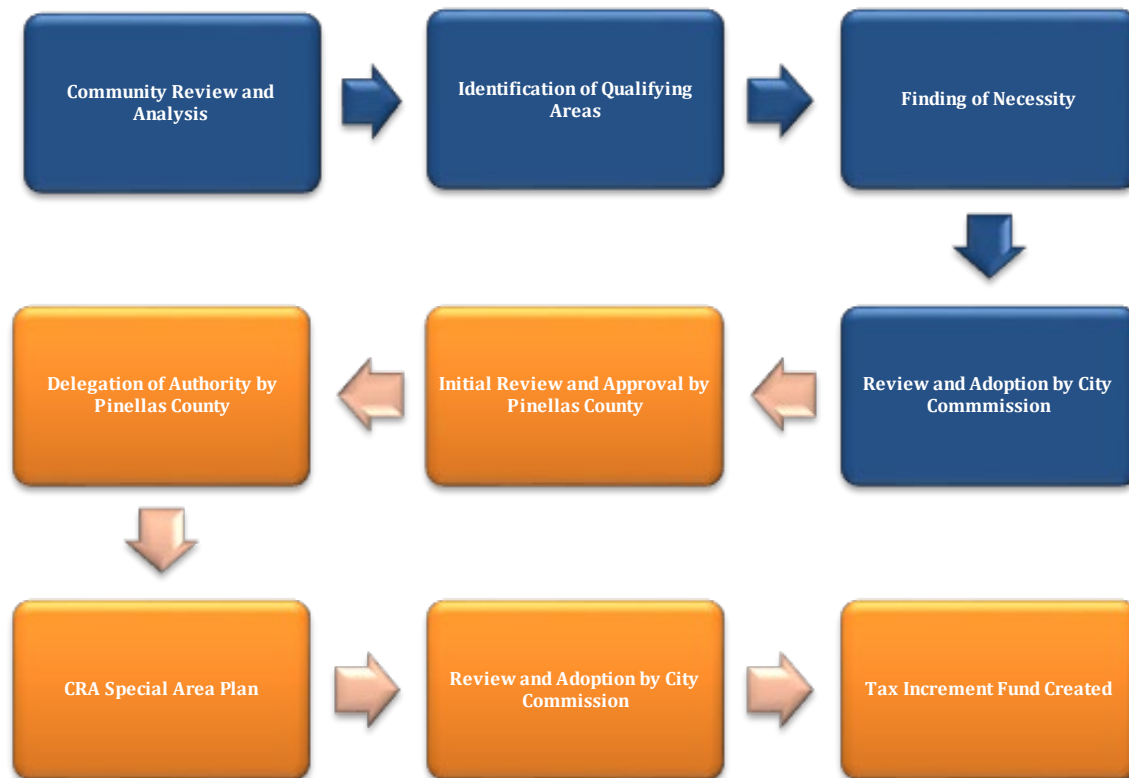
Table 1: Proposed CRD Expansion Acreage (Source: City of Largo)

| Proposed CRD | Total Acreage | Acreage Within City | Acreage Outside City |
|---------------|---------------|---------------------|----------------------|
| Existing | 307 | 307 | 0 |
| Expansion | 537 | 365 | 172 |
| Totals | 844 | 672 | 172 |

The process for establishing a CRA generally follows the steps outlined in *Figure 1*. This analysis includes the preliminary assessments associated with the Finding of Necessity and is consistent with the regulatory requirements associated with establishing a CRA. The steps indicated in blue represent the FON process; the steps in green represent the master plan phase.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Figure 1: Process for Establishing a CRA



The State of Florida recognizes the potentially negative impacts to cities created by areas that may be inferior to community standards and quantitative and value-based expectations. These areas tend to be unsustainable and ultimately may become a burden on the jurisdiction in which they exist.

SOCIOECONOMIC PROFILE SUMMARY

Table 2 shown below is a summary of the socioeconomic profile for the proposed expansion boundary as compared to the city-wide average. The median household income and owner/renter occupied values are lower than the city-wide average.

Table 2: Proposed CRD Socioeconomic Profile (Source: City of Largo and ESRI Community Analyst, 2020)

| Category | Proposed CRD Expansion | City Average |
|-----------------------------|------------------------|--------------|
| Median Household Income | \$ 38,151 | \$44,420 |
| Total Households* | 1,064 | 37,174 |
| % Owner and Renter Occupied | 54%/56% | 60%/40% |
| Median Age | 47.4 | 51.06 |
| Average Household Size | 1.89 | 2.06 |

* 2014 – 2018 ESRI Community Analyst Data

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

EXISTING LAND USE

Per the Department of Revenue, there are 29 existing land use categories based on 2019 land use codes for the proposed CRD expansion area, including residential, commercial, industrial, automobile, and public uses. The existing land use categories are broken down below in *Table 3*. A map of the existing land uses can be found in the appendix. Total acreage is based on the parcel information provided by the Department of Revenue and does not include roadways.

Table 3: Existing Land Use (Source: Department of Revenue)

| Category | Total Acreage | Total Percentage |
|--|---------------|------------------|
| Vacant Residential | 0.7 | 0.21% |
| Single Family | 64 | 20.64% |
| Multi-family - 10 units or more | 4 | 1.26% |
| Miscellaneous Residential (migrant camps, boarding homes, etc.) | 0.2 | 0.06% |
| Multi-family - fewer than 10 units | 4 | 1.28% |
| Residential Common Areas | 4 | 1.36% |
| Vacant Commercial | 4 | 1.42% |
| One-story Stores | 25 | 8.16% |
| Mixed Use | 1.5 | 0.49% |
| Supermarkets | 16 | 5.27% |
| Community Shopping Centers | 20 | 6.30% |
| One-story Office Buildings | 0.5 | 0.16% |
| Professional Service Buildings | 1 | 0.29% |
| Restaurants/Cafeterias | 5 | 1.41% |
| Drive-in Restaurants | 3 | 1.04% |
| Financial Institutions | 3 | 1.08% |
| Auto Related Uses (sales, rental, repair, storage, service shops, commercial garages, farm and machinery sales and services, marine equipment, trailers, related equipment, mobile home sales, motorcycles and construction vehicle sales) | 2.5 | 0.82% |
| Parking Lots (commercial or patron)/Mobile Home Parks | 87 | 27.91% |
| Light Manufacturing | 8 | 2.51% |
| Warehousing/Distribution/Truck Terminals | 9 | 2.75% |
| Churches | 5 | 1.68% |
| Private Schools and Colleges | 8 | 2.58% |
| Homes for the Aged | 0.7 | 0.24% |
| Mortuaries/Cemeteries/Crematoriums | 9 | 2.84% |
| Clubs/Lodges/Union Halls | 5 | 1.72% |
| Vacant Governmental (including DOT/State of Florida retention and/or detention areas) | 0.1 | 0.02% |
| Public County Schools - including all property of Board of Public Instruction | 9 | 2.90% |
| Utilities (gas, electricity, telephone, telegraph, locally assessed railroads, water, sewer service, pipelines, canals, radio/television and communication) | 1.5 | 0.48% |
| Centrally Assessed | 10 | 3.13% |
| Total Acreage | 311 | 100.00% |

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

FUTURE LAND USE

Per the City of Largo, there are 13 Future Land Use Categories for the proposed CRD expansion area, ranging from preservation to residential. The 13 categories make up 304 acres. A breakdown of the categories is shown below in *Table 4*. A map of the Future Land Uses can be found in the appendix. Total acreage is based on the parcel information provided by the City of Largo and does not include roadways.

Table 4: Future Land Use (Source: City of Largo)

| Category | Total Acreage | Total Percentage |
|----------------------------|---------------|------------------|
| Commercial General | 89 | 29% |
| Industrial Limited | 9 | 3.0% |
| Institutional | 32 | 10.5% |
| Residential Office General | 1 | 0.3% |
| Residential Office Retail | 0.5 | 0.2% |
| Recreation Open Space | 0.8 | 0.3% |
| Residential Estate | 7 | 2.3% |
| Residential Low | 21 | 6.9% |
| Residential Low Medium | 0.3 | 0.1% |
| Residential Medium | 15 | 4.9% |
| Residential Urban | 121 | 39.8% |
| Transportation Utility | 1.5 | 0.5% |
| Water | 6.0 | 2.0% |
| Total Acreage | 304 | 100% |

HOMESTEAD EXEMPTION

An additional item of discussion is the lack of properties receiving a homestead exemption (i.e., those residences/properties qualifying as an owner's primary residence). Based on the analysis, less than 50 percent of the expansion area parcels received this exemption in 2019. A map of properties with the homestead exemption can be found in the appendix.

OWNERSHIP

Based on parcel data provided by the Pinellas County Property Appraiser, there are 582 parcels within the proposed CRD expansion area. Out of the 582 parcels, there are 528 unique owners including Pinellas County (owns 4 properties) and City of Largo (owns 2 properties). Within the proposed CRD expansion area the average assessed taxable value is lower than the City average property values based on 2019 tax roll data.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

EXPANSION AREA QUALIFYING CONDITIONS

Based on the Pinellas County Board of County Commissioners, there are **nine eligible conditions** developed to evaluate a CRA for the purpose of determining TIF funding. CRD's are scored based on compliance of each eligibility category. A total of 105 points are possible for the nine categories. *Table 5* below depicts each scoring category, criteria scoring range and the maximum possible points.

Table 5: Consistency with Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines.

| Conditions | Criteria | Maximum Points |
|--|--|----------------|
| Economic Potential | Employees Per Acre | 5 |
| Community Development Block Groups | Majority of CRA within eligible Census Tracts | 10 |
| Coastal High Hazard Area | Within Coastal High Hazard Area | 5 |
| Median Average Age of Housing Stock | Over/under 35 years old | 10 |
| Demonstrated Blight Factors FL Statute 163.340 (8) | 6 or more, 3 to 5, 2 or less & FON over 15 years old | 10 |
| Unemployment (Civilian Population) | 150% Above to Below 110% of County Average | 20 |
| Households Below Poverty Level | 150% Above to Below 110% of County Average | 15 |
| Median Per Capita Income | Not more than 60% to 80% of County Average | 15 |
| Median Residential Values | 150% Above to Below 100% of County Average | 15 |
| Total Points | | 105 |

Based on the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*, classifying a CRA as one of three local designations helps the County to promote investment through TIF by locating priority geographic areas. CRDs are grouped into three local designations based on the total final score of all nine eligible conditions. The following are the descriptions and point ranges for the three local designations.

- **Urban Revitalization: Above 80 points**
 - Most distressed areas with endemic poverty and other CDBG programs with targeted funding
 - Up to 95% TIF for up to 30 years with a 15-year review.
- **Community Renewal: Between 40 and 79 points**
 - Areas with ongoing hurdles and reduced investment/redevelopment; conditions are not as impoverished as the Urban Revitalization areas
 - Up to 75% TIF for up to 20 years with a 10-year review.
- **Economic Development: Below 39 points**
 - Areas with stagnation but opportunities for a diversity of uses, local economy and location
 - Up to 50% TIF for up to 10 years with a 5-year review.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

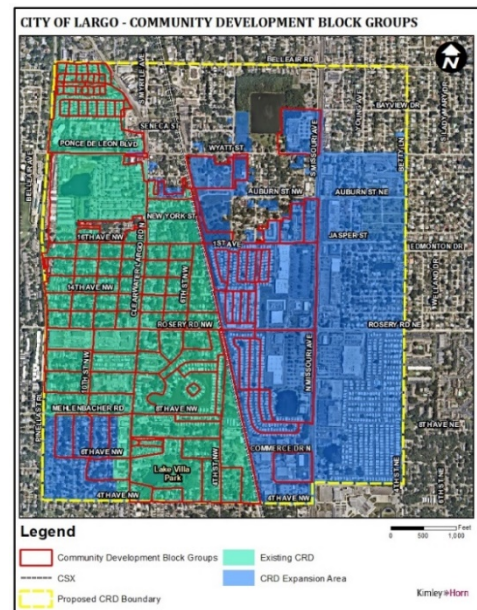
EMPLOYEES PER ACRE

Based on the 2020 total NAICS Business summary data obtained through the ESRI Community Analyst, there are a total of 1,165 employees within the proposed CRD boundary. The proposed CRD expansion area has a total of 365 acres. For the proposed CRD expanded boundary there are 3.19 employees per acre. **The 3.19 employees per acre falls under the five employees per acre benchmark for the first category, earning the proposed CRD 5 points.**

COMMUNITY DEVELOPMENT BLOCK GROUPS

The 2020 Qualified Census Tracts, as determined by the Department of Housing and Urban Development, are based off US 2010 Census Data. The first qualifying condition uses census data block groups to determine if the majority of the proposed CRD falls within designated community block development group(s). The community block group data was provided by the City of Largo. As indicated in Figure 4, the proposed CRD expansion area, has approximately 70% within community block groups. The majority of the proposed CRD is within eligible census tracts, earning the proposed CRD the total 10 category points. **The majority of the proposed CRD is within eligible census tracts benchmark for the second category, earning the proposed CRD 10 points.**

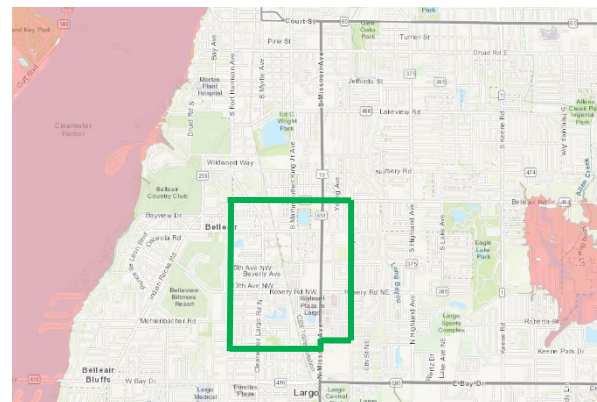
Figure 4: Community Development Block Group
(Source: City of Largo)



COASTAL HIGH HAZARD AREAS

As indicated in Figure 5, the current Coastal High Hazard Area (CHHA) Boundary (in red) is located well outside the proposed CRD boundary. The northern part of the proposed boundary contains a limited number of flood zone AE areas, shown in light blue. For this category, the proposed CRD is outside the CHHA and receives zero points. **The proposed CRD is outside the current CHHA zone benchmark for the third category, earning the proposed CRD 0 points.**

Figure 5: Coastal High Hazard (Source: Pinellas County GIS Viewer)



MEDIAN AGE OF HOUSING STOCK

Based on data provided by the City of Largo and the Pinellas County Property Appraiser 2019 tax rolls, the structural age was determined by subtracting the actual year built from the current year. For this analysis, the housing stock structures defined by the Pinellas County Property Appraiser are single-family homes, single-family homes with multiple homes per parcel, condos, multi-family residences (apartments 10 units or more and duplex – triplex- fourplex), vacant residential lots under 5 acres and planned unit developments. This analysis did not include structures defined as recreational/clubhouses, assisted living facilities, boarding houses or stores with offices or apartments. The median age of housing stock for the proposed CRD boundary is 59. For the median age of housing stock category, the criterion is over/under 35-years. **The median age of housing stock falls over the 35 year old benchmark for the fourth category, earning the proposed CRD 10 points.**

DEFECTIVE OR INADEQUATE INFRASTRUCTURE – MOBILITY AND TRANSPORTATION

Alternative US 19 (SR 595) Corridor Study

The Florida Department of Transportation District 7 conducted a corridor planning study on Alternate US 19 from Park Street North to the Pasco/Pinellas County line. The study concluded in 2019 identifies several safety related issues along Alternative US 19 at the Rosery Road Northeast and Belleair Road intersections. Issues identified for the Rosery Road intersection include an abundance of access points south of the intersection, business driveways too close to the intersection on south side of westbound approach, and relocation of transit related items (trash cans) to outside the sidewalk area. Issues identified for the Belleair Road intersection include lack of lighting, updates to crosswalk restriping and pedestrian signal buttons. Lane repurposing has been proposed for both intersections to include bicycle lane facilities and additional right and left turn lanes. For Wyatt Street/Ponce De Leon Boulevard and Jasper Street a roundabout is proposed.

Downtown Mobility Plan

The Largo Downtown Mobility Plan (2010) identified projects designed to improve the bicycle, pedestrian, and transit networks with the overall goal of encouraging multimodal travel citywide. The Rosery Road Improvements were identified in The Largo Downtown Mobility Plan to create a community street and repair the .8-mile corridor stretching from the Pinellas Trail to Missouri Avenue. The improvements are currently ongoing, and a future second phase will provide similar improvements between Missouri Avenue and Eagle Lake Park.

The implementation plan lists seven other projects for the CLR-CRD area, to be phased in through 2035, to increase mobility. Some of the roadways identified needing improvements include, but are not limited to 16th Avenue Northwest/Jasper Street, Missouri Avenue, Mehlenbacher Road, and 4th Avenue Northwest.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Street Layout

The existing CRD is prone to underlying infrastructure issues that arise through barriers, such as the CSX rail line extending through the study area, large land tracts and neighborhoods that generally reflect or contribute to ongoing deteriorating conditions, poor physical placement, or lack of appropriate facilities. These conditions tend to undermine reinvestment and development alternatives.

Other leading contributors to the underperformance within the expansion area are the minimal public transportation routes, poor parking lot conditions, bad connectivity, minimal sidewalk and bicycle facilities, and poor signage. These and other factors are unfavorable to private reinvestment and a successful economic development environment.

Figure 6: Barriers to Connectivity



Parking

Many of the commercial sites along North Missouri Avenue have expansive parking lots that are outdated and do not include safe pedestrian connections (see Figure 7). Windshield surveys revealed that parking lots were deficient in one or more of the following:

- Overabundance of parking fields;
- Minimal or nonexistent transit stops/shelters;
- Needs striping or re-striping;
- If paved, it is cracked and requires resurfacing;
- Insufficient/no lighting;
- Insufficient/no landscaping
- Large driveway widths;

The location of onsite parking without dedicated pedestrian routes, in front of facilities as opposed to side or rear parking, deny pedestrian priority and related access management issues within the expansion area are elements that require considerable attention.

Figure 7: Large Commercial Parking Lot



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Public Transportation

The expansion area has minimal public transportation routes (see Figure 8) which generally serve the north and south corridors of Clearwater-Largo Road (Routes 52 and 521 express) and Martin Luther King Jr. and Missouri Avenues (Routes 61 and 18) respectively. Currently there are varying frequencies that range from 20 minutes to one hour. No transfer stations exist within the expansion area. The Florida Department of Transportation corridor planning study conducted on Alternate US 19 from Park Street North to the Pasco/Pinellas County line indicates a high daily number of boardings and alightings along Alternative US 19 from West Bay Drive to Belleair Road.

Figure 8: Existing PSTA Routes (Source: PSTSA)



Connectivity Issues

Consistent with the analysis and discussion above, there exists connectivity issues between and within properties within the CRD and the expansion area. Due to the large separated land uses as shown in Figure 9 few of the interior sites have pedestrian, bicycle or vehicular cross community connections, particularly within the manufactured/mobile home communities, commercial areas or apartment complexes. In many instances, pedestrians and/or vehicles must leave the community via one access portal/street, and transverse the periphery of the community as well as the commercial development to reach the areas of commerce.

Opportunities exist to connect employment centers along Clearwater -Largo Road with key destinations along Missouri Avenue, including churches and businesses such as the Walgreens, Walmart, and Able Medical Supply, and the Salvation Army store. In addition, adjacent community facilities both within the expansion area and just outside it - including Belmont Park, Ross Norton Recreation Center (just outside of the expansion area) Largo High School, and Ponce De Leon Elementary School – could be part of the connectivity effort.

Figure 9: Large Separated Land Uses with Connectivity Issues



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Pedestrian and Bicycle Facilities

As part of the analysis, the team reviewed pedestrian and bicycle facilities within the CRD and how they contribute or detract. In general, very few streets provide a clearly defined pedestrian realm and are more auto oriented. These combined with narrow lane widths lead to increased conflicts between pedestrians and vehicles and also creates additional barriers to pedestrian connectivity.

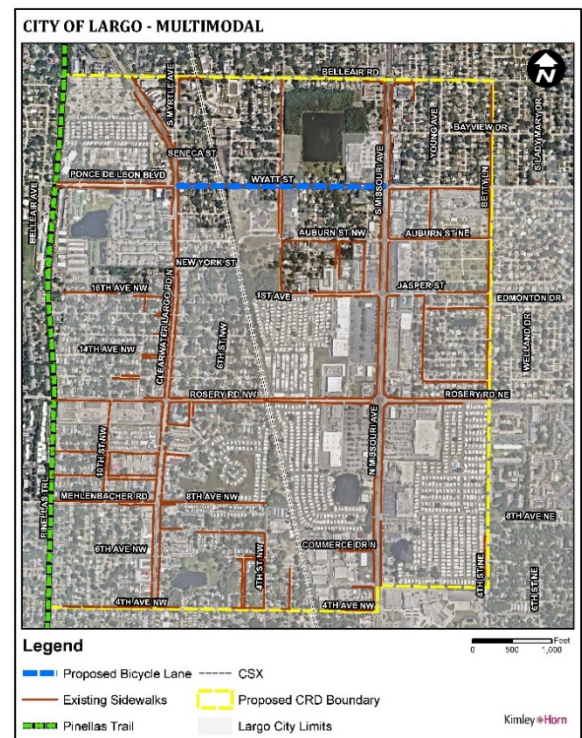
One of the main commercial roadways, Missouri Avenue, lacks streetscape improvements that could improve ease of access for pedestrians and bicyclists. Missouri Avenue has no mid-block crossing facilities, has limited to no buffer between the sidewalk and roadway, needs restriping of crosswalk facilities and has limited landscaping in medians, as indicated in *Figure 10*. In addition, the wide lanes and large parking lots are a crossing hazard for pedestrians and bicyclists.

As indicated in *Figure 11*, sidewalks are generally located along arterial and collector roads, while local roads generally do not have sidewalks or sidewalks are located on only one side of the street. *Figure 11* indicates existing sidewalks in red. The CSX tracks are a west to east barrier, with only Rosery Road providing a continuous sidewalk for pedestrian access. Residential streets have limited sidewalks facilities and streetlights, such as the neighborhoods south of Mehlenbacher Road and west of Clearwater-Largo Road. There are existing sharrows on 4th Avenue Northwest and from the Pinellas Trail to Clearwater-Largo Road, Rosery Road beginning at North Missouri Avenue, and Rosery Road from the Pinellas Trail to North Missouri Avenue. Based on data provided by the City of Largo and a windshield survey of the area, there are no other existing bicycle facilities in the proposed CRD boundary. Per the City of Largo, there are capital programmed multimodal improvements to 4th Street Northwest. In addition, there is a proposed future bicycle route on Wyatt Street from the CSX rail line to South Missouri Avenue. Based on the City of Largo Forwarding Our Future 2040 Comprehensive Plan, there are long range and proposed bicycle routes on Wyatt Street, North and South Missouri Avenue, South Myrtle Avenue, Clearwater Largo Road North, and Mehlenbacher Road. In addition, there is a proposed and scheduled community trail on Belleair Road.

Figure 10: North Missouri Avenue Existing Streetscape



*Figure 11: Multimodal Sidewalk Needs Map
(Source: City of Largo)*



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

INCIDENCE OF CRIME IN THE AREA

Consistent with Chapter 163, Part III, F.S., data and analysis are required to find that the redevelopment of the area is necessary in the interest of the public health, safety or welfare. Crime statistics were obtained from the City of Largo for the period between 2019 to 2020 for the City's respective patrol zones and for the City as a whole. 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. This data is based upon reasonably available agency information. The City of Largo is divided into three patrol sectors, west, central, and east. The three sectors are divided into smaller districts referred to as dispatch and patrol zones, A-F. The proposed expansion area is within the west patrol sector, dispatch zone A and a portion of central patrol sector, dispatch zone C. Crime statistics for the portion of the study area outside of the city limits was not included in this analysis. *Figure 12* illustrates the Largo Police Dispatch Sector Boundaries within the proposed expansion area. The area shown in green is the portion of the West Patrol – Zone A within the proposed CRD boundary and the area shown in beige is the area of the CRD within the Central Patrol – Zone C sector.

As identified on *Figure 12* portions of Zone A and C are included within the study area. These two zones combined, account for approximately 30 percent of all reported crime within the City for the period 2019 to 2020. Specifically, from 2019 to 2020, these two areas account for approximately 33 percent of reported thefts, 33 percent of reported burglaries, 35 percent of reported assaults, and 34 percent of vandalism/criminal mischief. See *Table 6* for more detail.

The increased incidence of crime and crime related activities can directly contribute to the overall declining health of residents and further deter private investment or reinvestment into necessary economic development initiatives.

*Figure 12: City of Largo Patrol Sectors – A & C
(Source: City of Largo GIS Viewer)*

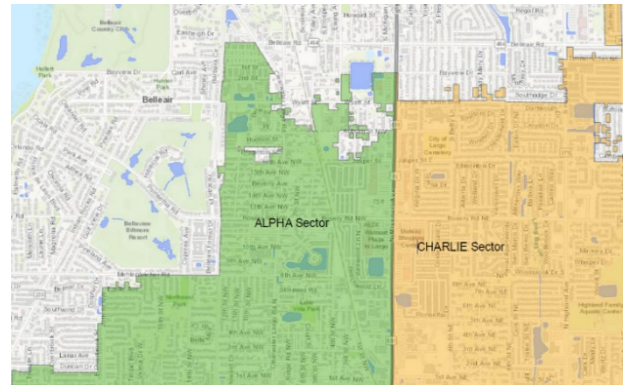


Table 6: City of Largo Crime Data (2019 – 2020)

| OFFENSE | Zone A | Zone B | Zone C | Zone D | Zone E | Zone F |
|--------------------|--------|--------|--------|--------|--------|--------|
| ARREST-RESISTING | 61 | 37 | 40 | 69 | 18 | 73 |
| ARSON | 3 | 5 | 1 | 2 | 2 | 3 |
| ASSAULT | 371 | 301 | 284 | 339 | 166 | 446 |
| ASSAULT-AGGRAVATED | 65 | 42 | 39 | 47 | 27 | 58 |
| BAKER ACT | 6 | 36 | 6 | 12 | 13 | 23 |
| BATTERY | 4 | 8 | 4 | 8 | 3 | 12 |
| BATTERY | 0 | 1 | 0 | 0 | 1 | 0 |
| BATTERY-AGGRAVATED | 0 | 1 | 0 | 0 | 3 | 2 |
| BATTERY-SEXUAL | 23 | 22 | 27 | 19 | 8 | 39 |
| BURGLARY | 0 | 1 | 0 | 1 | 0 | 0 |
| BURGLARY-BUSINESS | 0 | 0 | 1 | 0 | 1 | 6 |
| BURGLARY-RESIDENCE | 3 | 2 | 0 | 2 | 6 | 2 |
| BURGLARY-STRUCTURE | 60 | 57 | 54 | 54 | 40 | 60 |
| BURGLARY-VEHICLE | 1 | 6 | 4 | 3 | 2 | 9 |

**Clearwater-Largo Road Community Redevelopment District:
Finding of Necessity - 2020**

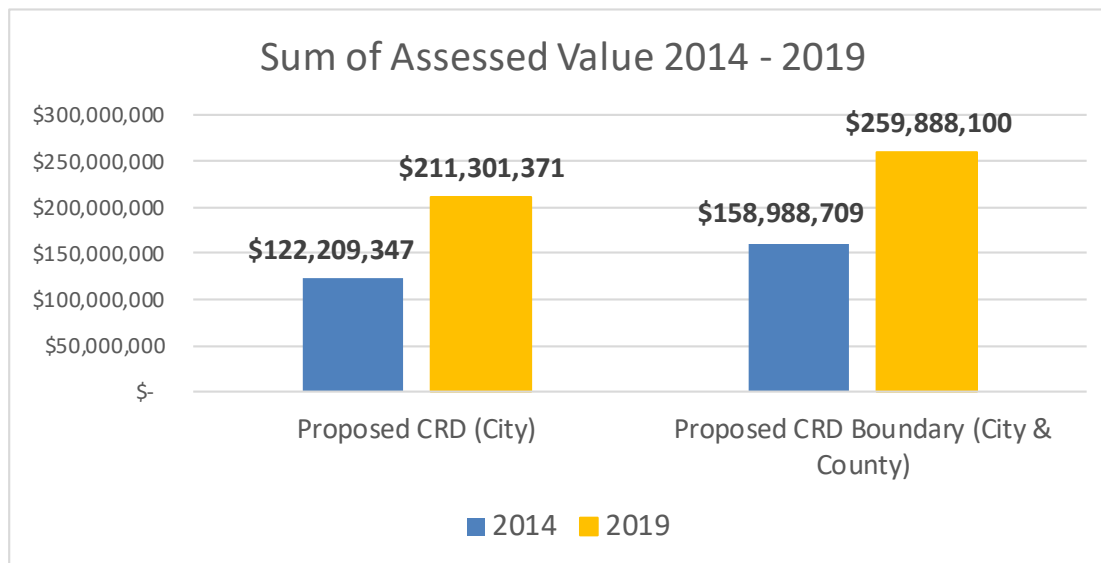
| OFFENSE | Zone A | Zone B | Zone C | Zone D | Zone E | Zone F |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| CHILD ABUSE | 13 | 17 | 12 | 13 | 5 | 13 |
| DISTURB/DISORD | 23 | 15 | 22 | 25 | 18 | 38 |
| DOMESTIC | 11 | 6 | 1 | 5 | 4 | 4 |
| DOMESTIC VIOLENCE | 5 | 15 | 4 | 7 | 10 | 14 |
| DRUG PARAPHERNALIA | 17 | 17 | 19 | 22 | 8 | 47 |
| DRUG POSSESSION | 96 | 62 | 59 | 70 | 43 | 204 |
| DRUG SALE | 0 | 2 | 0 | 1 | 2 | 2 |
| DUI | 25 | 45 | 26 | 50 | 19 | 90 |
| FORGERY | 24 | 14 | 38 | 45 | 9 | 31 |
| FRAUD | 152 | 218 | 249 | 211 | 80 | 212 |
| HOMICIDE | 3 | 2 | 0 | 3 | 2 | 1 |
| JUVENILE TROUBLE | 0 | 5 | 1 | 1 | 3 | 3 |
| KIDNAP/FALSE IMP | 6 | 5 | 3 | 5 | 5 | 8 |
| LEWD AND LASCIVIOUS | 3 | 9 | 4 | 13 | 2 | 5 |
| MISSING PERSON | 1 | 5 | 0 | 2 | 1 | 2 |
| MISSING PERSON RUN | 1 | 2 | 0 | 0 | 0 | 2 |
| NEIGHBORHOOD TROUBLE | 2 | 2 | 1 | 7 | 3 | 1 |
| OBSCENITY/ PORN | 0 | 1 | 0 | 0 | 0 | 0 |
| OBSCENITY/PORN | 2 | 8 | 39 | 6 | | 13 |
| PROSTITUTION | 2 | 0 | 0 | 0 | 0 | 0 |
| PROWLER | 3 | 1 | 3 | 3 | 1 | 5 |
| ROBBERY-ARMED | 0 | 0 | 0 | 1 | 0 | 2 |
| ROBBERY-CARJACKING | 0 | 0 | 0 | 0 | 0 | 1 |
| ROBBERY-UNARMED | 18 | 13 | 19 | 19 | 4 | 39 |
| SEX OFFENSE | 4 | 3 | 18 | 8 | 3 | 4 |
| SEX OFFENSE-MINOR | 1 | 66 | 2 | 2 | 0 | 1 |
| STALKING | 0 | 3 | 0 | 1 | 0 | 1 |
| STOLEN VEHICLE | 29 | 65 | 53 | 55 | 22 | 64 |
| STOLEN VEHICLE - REC | 0 | 1 | 0 | 0 | 0 | 5 |
| THEFT-GRAND | 27 | 38 | 27 | 41 | 20 | 43 |
| THEFT-PETIT | 407 | 426 | 385 | 473 | 170 | 515 |
| THEFT-PURSE SNATCH | 1 | | 1 | 2 | 2 | 0 |
| THEFT-SHOPLIFTING | 63 | 26 | 145 | 166 | 27 | 191 |
| TRAFFIC ACCIDENT | 18 | 11 | 19 | 24 | 9 | 40 |
| TRESPASS | 64 | 48 | 53 | 75 | 51 | 220 |
| UNDEFINED CATEGORY | 394 | 908 | 239 | 469 | 227 | 712 |
| VANDAL/CRIM MISCH | 112 | 122 | 75 | 98 | 43 | 99 |
| WEAPON | 11 | 12 | 3 | 8 | 1 | 15 |
| UNKNOWN | 5 | 66 | 11 | 6 | 7 | 42 |
| TOTALS | 2,140 | 2,778 | 1,991 | 2,493 | 1,091 | 3,422 |

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

ASSESSED VALUE

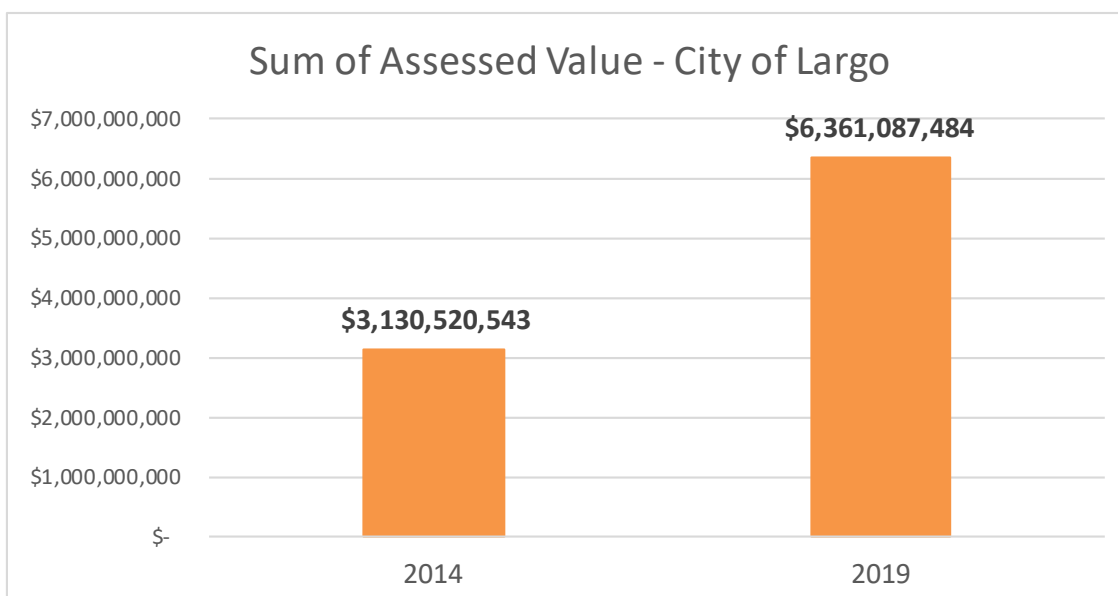
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within the proposed CRD expansion area (sub districts 2,3,4,5,6,7 & 8) for 2019 was \$211,301,371, an increase of \$89,092,024 since 2014 as show in *Figure 13*. The sum of the assessed value for all properties within the proposed CRD expansion area (sub districts 2,3,4,5,6,7 & 8) for 2019 is \$259,888,100, an increase of \$100,899,391 since 2014 as show in *Figure 13*. There is a difference in the total number of parcels for the proposed CRD citywide data for 2014 versus 2015 to 2019, which may be attributable to the creation/consolidation of parcels during that time frame.

Figure 13: Sum of Assessed Value 2014 - 2019 (Source: Pinellas County Property Appraiser & Department of Revenue)



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 14*.

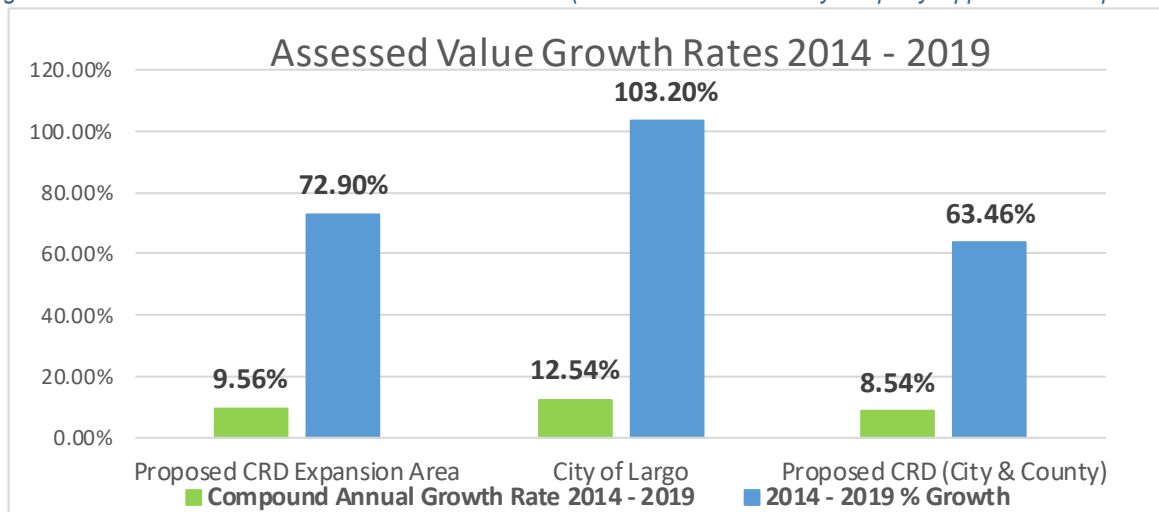
Figure 14: Sum of Assessed Value - City of Largo (Source: Pinellas County Property Appraiser)



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

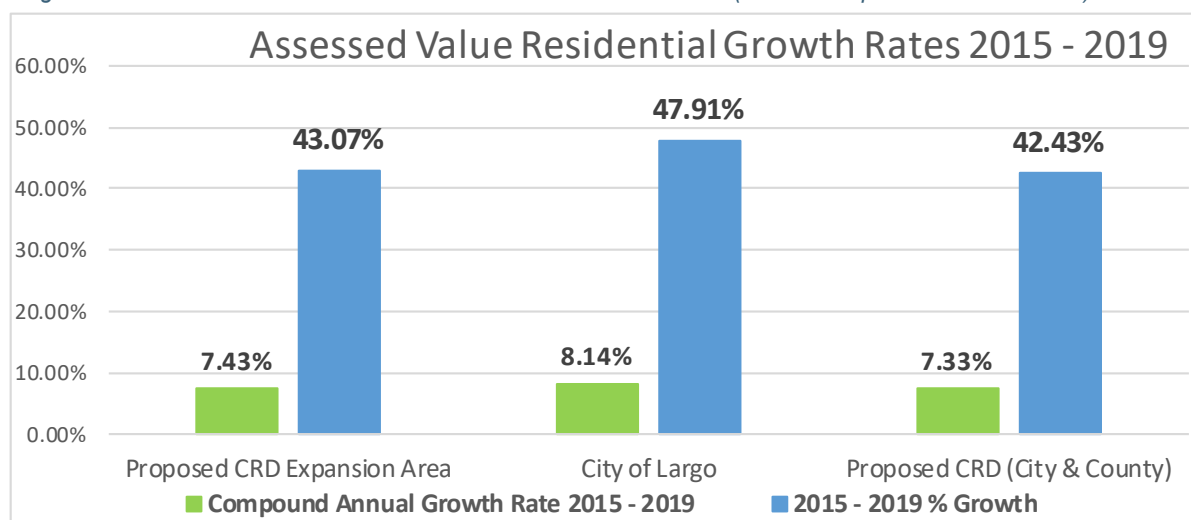
Growth rates were calculated for the proposed CRD expansion area, the proposed CRD boundary (city & county) (sub districts 2,3,4,5,6,7 & 8) and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for the period from 2014 to 2019 (blue) and a compounded annual growth rate for the period 2014 to 2019 (green) is shown in in *Figure 15*. For the proposed CRD expansion area, there is approximately a 6-year growth rate of 72.90% and a 6-year compound annual growth rate of 9.56% for the period from 2014 to 2019. For the proposed CRD expansion area, there is approximately a 6-year growth rate of 72.90% and a 6-year compound annual growth rate of 9.56% for the period from 2014 to 2019. **Both of these growth rates are lower than the Citywide growth rates for the period from 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% for the period from 2014 to 2019.

Figure 15: Assessed Value Growth Rates 2014 – 2019 (Source: Pinellas County Property Appraiser & Department of Revenue)



Growth rates for residential values were calculated based on 2019 Department of Revenue land use code data. Residential land uses codes used in the analysis include single family, mobile homes, multi-family 10 units +, multi-family < 10 units, condominiums and mobile home parks. There are certain sub districts which may show increased values, albeit on a limited basis, due to construction within those areas, a smaller number of parcels which may be inherently skewed by redevelopment of a single parcel, etc. **On balance, the proposed CRD residential valuations are 7.33% which is less than those experienced city-wide.**

Figure 16: Residential Assessed Value Growth Rates 2015 – 2019 (Source: Department of Revenue)



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

UNSANITARY OR UNSAFE CONDITIONS

Unsanitary conditions including but not limited to cracked roadway pavement, damaged wastewater pipes, and code violations related to property maintenance (i.e. inoperable cars, high grass, broken windows, and maintenance of a structure) can lead to further deterioration, actual and or perceived, within an area. The City continuously tracks multiple condition inventories for various citywide infrastructure including roadway and stormwater pipes. **Even though the proposed CRD expansion area only accounts for 3.0% of the total City of Largo acreage, the proposed CRD expansion area rates higher than the City in unsanitary and unsafe conditions per the citywide roadway conditions and wastewater conditions inventories.** The following is a summary of roadway and wastewater conditions.

Roadway Pavement Condition

The City of Largo provided a roadway pavement condition inventory for roadways within the City of Largo limits. The City of Largo's goal for all roads is to achieve a pavement condition inventory of 75. The score was developed in MicroPAVER using data collected by consultants during three previous surveys conducted over the past decade. **For the proposed CRD area, 41% of roads fail to reach the goal of 75. This is above the Citywide average of 37% of roads failing to reach the goal of 75.**

Table 7: City of Largo Roadway Conditions Inventory (Source: City of Largo)

| Section | Number of Road Segments | % of Roads below Goal |
|-----------------|-------------------------|-----------------------|
| Proposed CRD | 82 | 41% |
| All Largo Roads | 1,836 | 37% |

Wastewater Condition

The City of Largo provided a wastewater condition inventory based on the Pipeline Assessment Certification Program which is the North American Standard for pipeline defect identification and assessment. For this inventory, pipelines are rated on a 1 to 5 standard with 5 defined as a wastewater pipe needing immediate attention needed and a 1 defined as a wastewater pipe as excellent with minor defects. For this analysis, an average overall pipeline index and an average likelihood of wastewater pipe failure were calculated. **For the proposed CRD expansion area, the average likelihood of failure is 2.47 which is higher than the citywide average likelihood of failure at 2.19. For the proposed CRD expansion area, the average overall pipe index score is 1.74 which is higher than the citywide average pipe overall index score at 1.35.**

Table 8: City of Largo Wastewater Condition Inventory (Source: City of Largo)

| Section | Number of Pipe Segments | Likelihood of Failure | Overall Pipe Index |
|-----------------|-------------------------|-----------------------|--------------------|
| Proposed CRD | 55 | 2.47 | 1.74 |
| All Largo Roads | 2,094 | 2.19 | 1.35 |

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

FIRE AND EMS

Based on 2016 to 2020 Fire and EMS data received from the City of Largo, there are 5,357 reported Fire and EMS responses within the proposed CRD expansion area. Citywide, there are 134,418 reported Fire and EMS responses. **The proposed CRD expansion area equals 3.0% of the City of Largo total acreage and equals 4.15% of the total Citywide responses.** A map of the Fire and EMS responses within the proposed CRD boundary can be found in the appendix.

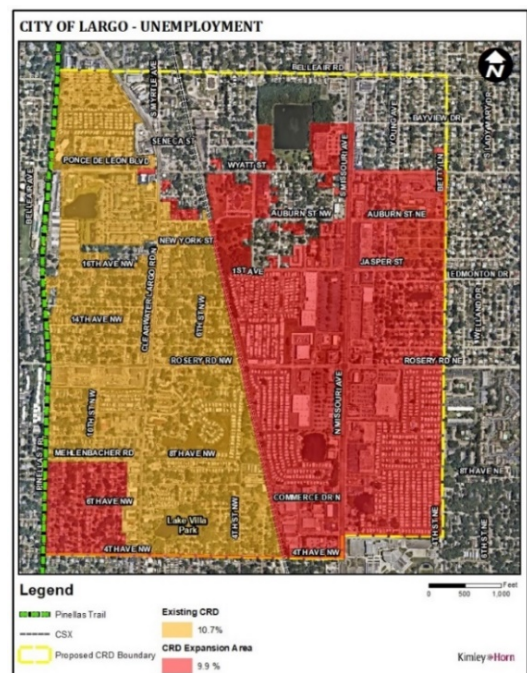
Table 9: Fire & EMS (2016-2020) (Source: City of Largo)

| Year | Proposed CRD Expansion | Citywide Minus Proposed | Total Citywide |
|---|------------------------|-------------------------|----------------|
| 2020 | 527 | 17,822 | 18,349 |
| 2019 | 1,710 | 27,013 | 28,723 |
| 2018 | 1,134 | 28,620 | 29,754 |
| 2017 | 1,074 | 28,142 | 29,216 |
| 2016 | 912 | 27,464 | 28,376 |
| Total | 5,357 | 129,061 | 134,418 |
| Citywide Minus Proposed Percentage | 4.15% | | |
| Total Citywide Percentage | 3.99% | | |

UNEMPLOYMENT

As indicated in *Figure 14*, the proposed CRD expansion, within the City of Largo limits, has a 2020 unemployment level of 9.9%. The County unemployment average, provided by the Healthy Communities Initiative Scorecard, is 5.5%. The unemployment levels for both the existing and proposed CRD are above the 150% County average criterion. **For this category, the proposed CRD meets the criteria for the full 20 points.**

Figure 17: Unemployment Rate (Community Analyst, ESRI 2020)



Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

SOCIOECONOMIC CONDITIONS

Table 10: Socioeconomic Conditions (Community Analyst, ESRI 2020)

| Criteria | Proposed District Average | County Average |
|---------------------------------|---------------------------|----------------|
| Households below Poverty Level* | 23% | 12% |
| Median Per Capita Income | \$23,783 | \$31,960 |
| Median Residential Values | \$97,642 | \$178,980 |

* 2014 – 2018 ESRI Community Analyst Data

Households Below Poverty Line

For the proposed expansion area, the 2014-2018 households below poverty level within the City of Largo limits is 23%. As provided by the Pinellas County Healthy Communities Initiative, the average County households below poverty level is 12%. The households below poverty level for the proposed CRD is above the County average by approximately 192%. **The high median capita per income ranks the proposed CRD in the highest criterion at 15 points.**

Median Per Capita Income

For the proposed expansion area, the median per capita income within the City of Largo limits is \$23,783. As provided by the Pinellas County Healthy Communities Initiative, the average County median per capita income is \$31,960. The median per capita income for the proposed CRD is below the County average by approximately 74%. **The median capita per income ranks the proposed CRD in the third highest criterion at 7 points.**

Median Residential Values

For the proposed expansion area, the median residential value within the City of Largo limits is \$97,642. As provided by the Pinellas County Healthy Communities Initiative, the average County median residential value is \$178,980. The median residential value for the proposed CRD is below the County average by approximately 55% and the County average is above the proposed CRD by 183%. **The median residential value ranks the proposed CRD in the highest criterion at 15 points.**

CONCLUSION

Based upon an independent assessment of the proposed expansion of the City of Largo Clearwater-Largo Road CRD sufficient criteria have been met to qualify the area for consideration pursuant to the requirements of the Chapter 163, Part III and *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*. As identified in the Conditions of Finding of Necessity and summarized in this Analysis, no less than eight (8) qualifying conditions were present within the proposed CRD expansion area.

The proposed CRD expansion will encourage targeted redevelopment within the designated district to enrich and enliven the street presence through scale, mass, form and activity. The expansion proposes to increase the Clearwater-Largo Road CRD within the City of Largo limits by 365 acres for a total of 672 acres. Portions of the proposed CRA expansion area are located in the northern section of the proposed expansion boundary and include properties outside the City of Largo City limits. From 2016 to 2020, 19 properties were annexed into City limits within the proposed CRD boundary. Properties located within the City of Largo limits will be considered for inclusion in the final CRD boundary. If in the future those properties outside the city jurisdiction are annexed into the City of Largo, the Preliminary Assessment could be used as a basis for identifying additional areas to be included within the CRD.

The FON identified redevelopment challenges of mobility and safety consistent with the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*. This report focused on the **nine qualifying conditions** outlined in the CRA Implementation Guidelines and Chapter 163, Part III.

These qualifying conditions are:

- 1 **Economic Potential**
- 2 **Community Development Block Groups (within eligible Census Tracts)**
- 3 **Coastal High Hazard Area**
- 4 **Median Average Age of Housing Stock**
- 5 **Demonstrated Blight Factors (Consistent with Florida Statue 163.340(8))**
- 6 **Unemployment**
- 7 **Households Below Poverty Level**
- 8 **Median Per Capita Income**
- 9 **Median Residential Values**

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

Data collected and field visits showed that the study area does have defective or inadequate transportation infrastructure including minimal public transportation routes, uncontrolled access points, disarray of parking, poor street layout or connectivity, poor sidewalk and bicycle connections, and poor signage that lead to limited access to food, health and economic opportunity. Through crime statistics the area also has a higher than city-wide average of incidence of crime. These considerations are factors in the lower property values shown previously in this Report (Socio-Economic Profile) in comparison to the city-wide averages. In conclusion, the **eight qualifying conditions** were described in this report as being particularly deficient within the study area and provide a “Finding of Necessity” and the basis for the recommended Community Redevelopment District (CRD) boundary expansion.

The City and community recognize that sound infrastructure investments, access management, appropriate development codes and incentives for private investment, actions which stem from expanding the existing Community Redevelopment Area and adopting an amended Redevelopment Plan, will contribute to arresting deteriorating economic influences in this area.

The Plan will provide a vision for the CLR-CRD outlining the next thirty years of policy changes and investments. The identified projects will be focused on maximizing the aesthetic, economic and social impact, in a cooperative effort with private investment to become a safer, more livable, vibrant mixed-use district. The CLR-CRD will reinforce the intent established in four key areas or goals by the City:

- Streetscape and Pedestrian Orientation – Connectivity, Mobility and Place Making
- Business Development – Partnering, Collaboration, and Provide Incentives
- Strengthen Neighborhoods – Safety and Accessibility to Education, Employment and Health Care
- Mixed-Use – Live, Work, Recreate, Educate and Thrive.

By encouraging new public and private investment and other physical improvements and social activities, property values will increase, and the overall community quality of life will improve for Largo, the citizenry and the surrounding Pinellas County areas.

Clearwater-Largo Road Community Redevelopment District: Finding of Necessity - 2020

FINAL SCORING MATRIX

Based on the Pinellas County Board of County Commission Policy, there are **nine eligible conditions** developed to evaluate a Community Redevelopment Area for the purpose of determining County TIF funding. **This Finding of Necessity for the CLR-CRD meets eight out of the nine eligible conditions.** CRDs are scored based on compliance of each eligibility category. A total of 105 points are possible for the nine categories. The previous section discussed in detail each category as it relates to the proposed CRD expansion area. The following table shows the final score for each category for the proposed CRD expansion area.

Table 11: Final Score - Pinellas County Community Redevelopment Area Implementation Guidelines

| Conditions | Criteria | Proposed CRD Points |
|---|--|---------------------|
| Economic Potential | Employees Per Acre | 5 |
| Community Development Block Groups | Majority of CRA within eligible Census Tracts | 10 |
| Coastal High Hazard Area | Within Coastal High Hazard Area | 0 |
| Median Average Age of Housing Stock | Over/under 35 years old | 10 |
| Demonstrated Blight Factors FL Statue 163.340 (8) | 6 or more, 3 to 5, 2 or less & FON over 15 years old | 7 |
| Unemployment (Civilian Population) | 150% Above to Below 110% of County Average | 20 |
| Households Below Poverty Level | 150% Above to Below 110% of County Average | 15 |
| Median Per Capita Income | Not more than 60% to 80% of County Average | 7 |
| Median Residential Values | 150% Above to Below 100% of County Average | 15 |
| Total Points | | 89 |

The updated FON aims to score the proposed CRD boundary within the urban revitalization category. No less than eight conditions based on the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines* were present within the study area as a whole. Based on Chapter 163, Part III, there are 15 blight conditions. The proposed CRD boundary has met **five** of the adopted blight conditions directly: defective or inadequate street layout and transportation facilities, increase in aggregate assessed values of property in the past 5 years, unsanitary or unsafe conditions, higher incidence of crime and fire and emergency medical service calls compared to the city as a whole (conditions a, b, d, j, and k). The proposed CRD boundary also meets additional blight conditions to a lesser degree (conditions c, e, and m). These additional conditions are evident throughout this report and the sub district analysis for ownership, housing stock, street layout, connectivity issues, code violations, and sub district observations on deteriorating infrastructure, businesses and neighborhoods. **The total points for the proposed Community Redevelopment Expansion area is 89 points; which qualifies the area for the urban revitalization category.**

SUB DISTRICT ANALYSIS

11.02.20

CONTENTS

| | |
|--|----|
| List of Tables..... | i |
| List of Figures | i |
| Project Overview..... | 3 |
| Preliminary Finding of Necessity Phase | 4 |
| Study Area Initial Assessment | 4 |
| Jurisdictional Overview..... | 5 |
| Next Phase | 6 |
| Sub District Initial Assessment | 7 |
| Sub District 2..... | 7 |
| Sub District 3..... | 12 |
| Sub District 4..... | 17 |
| Sub District 5..... | 22 |
| Sub District 6..... | 27 |
| Sub District 7..... | 32 |
| Sub District 8..... | 37 |

LIST OF TABLES

| | |
|---|---|
| Table 1: Sub District Size Summary..... | 5 |
|---|---|

LIST OF FIGURES

| | |
|--|----|
| Figure 1: Proposed CRD Sub Districts..... | 3 |
| Figure 2: Potential Sub Districts – Sub District 2 | 7 |
| Figure 3: Sub District 2 – Sum of Assessed Value..... | 9 |
| Figure 4: City of Largo – Sum of Assessed Value..... | 9 |
| Figure 5: Sub District 2 Assessed Value Growth Rates 2014 - 2019..... | 10 |
| Figure 6: Sub District 2 - Photo 1..... | 11 |
| Figure 7: Sub District 2 - Photo 2..... | 11 |
| Figure 8: Sub District 2 - Photo 3..... | 11 |
| Figure 9: Sub District 2 - Photo 4..... | 11 |
| Figure 10: Potential Sub Districts – Sub District 3..... | 12 |
| Figure 11: Sub District 3 – Sum of Assessed Value..... | 14 |
| Figure 12: City of Largo – Sum of Assessed Value..... | 14 |
| Figure 13: Sub District 3 Assessed Value Growth Rates 2014 - 2019..... | 15 |
| Figure 14: Sub District 3 - Photo 1 | 16 |
| Figure 15: Sub District 3 - Photo 2..... | 16 |
| Figure 16: Sub District 3 - Photo 3..... | 16 |
| Figure 17: Sub District 3 - Photo 4..... | 16 |
| Figure 18: Potential Sub District – Sub District 4..... | 17 |

| | |
|--|----|
| Figure 19: Sub District 4 – Sum of Assessed Value..... | 19 |
| Figure 20: City of Largo – Sum of Assessed Value..... | 19 |
| Figure 21: Sub District 4 Assessed Value Growth Rates 2014 - 2019..... | 20 |
| Figure 22: Sub District 4 - Photo 1..... | 21 |
| Figure 23: Sub District 4 - Photo 2..... | 21 |
| Figure 24: Sub District 4 - Photo 3..... | 21 |
| Figure 25: Potential Sub District – Sub District 5..... | 22 |
| Figure 26: Sub District 5 – Sum of Assessed Value..... | 24 |
| Figure 27: City of Largo – Sum of Assessed Value..... | 24 |
| Figure 28: Sub District 5 Assessed Value Growth Rates 2014 - 2019..... | 25 |
| Figure 29: Sub District 5 - Photo 1..... | 26 |
| Figure 30: Sub District 5 - Photo 2..... | 26 |
| Figure 31: Sub District 5 - Photo 3..... | 26 |
| Figure 32: Sub District 5 - Photo 4..... | 26 |
| Figure 33: Potential Sub District – Sub District 6..... | 27 |
| Figure 34: Sub District 6 – Sum of Assessed Value..... | 29 |
| Figure 35: City of Largo – Sum of Assessed Value..... | 29 |
| Figure 36: Sub District 6 Assessed Value Growth Rates 2014 - 2019..... | 30 |
| Figure 37: Sub District 6 - Photo 1..... | 31 |
| Figure 38: Sub District 6 - Photo 2..... | 31 |
| Figure 39: Sub District 6 - Photo 3..... | 31 |
| Figure 40: Sub District 6 - Photo 4..... | 31 |
| Figure 41: Potential Sub District – Sub District 7..... | 32 |
| Figure 42: Sub District 7 – Sum of Assessed Value..... | 34 |
| Figure 43: City of Largo – Sum of Assessed Value..... | 34 |
| Figure 44: Sub District 7 Assessed Value Growth Rates 2014 - 2019..... | 35 |
| Figure 45: Sub District 7 - Photo 1..... | 36 |
| Figure 46: Sub District 7 - Photo 2..... | 36 |
| Figure 47: Sub District 7 - Photo 3..... | 36 |
| Figure 48: Sub District 7 - Photo 4..... | 36 |
| Figure 49: Potential Sub District – Sub District 8..... | 37 |
| Figure 50: Sub District 8 – Sum of Assessed Value..... | 39 |
| Figure 51: City of Largo – Sum of Assessed Value..... | 39 |
| Figure 52: Sub District 8 Assessed Value Growth Rates 2014 - 2019..... | 40 |
| Figure 53: Sub District 8 - Photo 1..... | 41 |
| Figure 54: Sub District 8 - Photo 2..... | 41 |
| Figure 55: Sub District 8 - Photo 3..... | 41 |

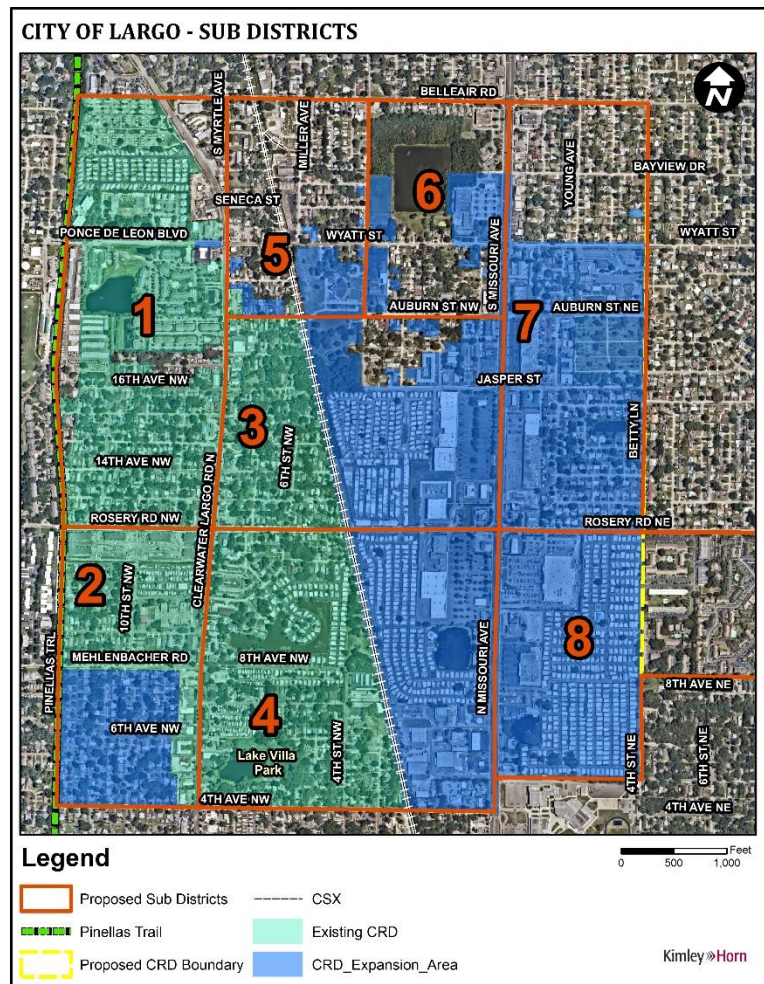
PROJECT OVERVIEW

The City of Largo City Commission has requested an update to the 2015 Finding of Necessity (FON) as a basis for expanding the existing Community Redevelopment District (CRD) within the area generally referred to as the Clearwater-Largo Road CRD (CLR-CRD). This CRD was approved by the Pinellas County Board of County Commissioners (BOCC) in 1996 and has been previously expanded in 2002 and 2007. The purpose of this FON is to analyze the recommended expansion of the current CRD boundaries (as identified and established in 2015). This FON and recommended expansion has been prepared in accordance with Chapter 163, Part III, Florida Statutes (F.S.) and the *Pinellas County Board of County Commissioners 2016 Community Redevelopment Area Policy Program and Implementation Guidelines*.

As part of this update, the City is requesting a delegation of redevelopment authority from the BOCC including an expansion to the existing CLR-CRD boundaries as previously identified. In addition, the City will request the corresponding Tax Increment Finance (TIF) revenues establishing the redevelopment trust fund as part of the current process. If delegation is approved, a new (amended) redevelopment master plan (Plan) will be prepared for the entire expanded CRD.

Figure 1 identifies the boundaries of the existing CRD and the proposed expansion areas. The study area is bordered by Belleair Road to the north, 4th Avenue Northwest to the south, Pinellas Trail to the west, and Betty Lane to the east. For this analysis, only the properties within the City of Largo limits are included. The study area consisting of the existing CRD (identified in green) and the proposed CRD expansion area (identified in blue) totals 844 acres with approximately 672 acres within the City of Largo, the remaining lands are possible future expansion/annexations areas within the County.

Figure 1: Proposed CRD Sub Districts



The 2015 Preliminary Assessment evaluated the proposed sub districts, identified in *Figure 1*, and provided in greater detail socioeconomic profiles, characteristics and assessed taxable values for each district. The sub districts were developed using the existing Traffic Analysis Zone (TAZ) boundaries as a baseline, with the exception of the boundary between sub districts 1 and 2.

To build off the previous analysis, the sub districts developed during the 2015 Preliminary Assessment were used for this study (2020 FON). This document updates the characteristics, assessed taxable values and initial observations for sub districts 2, 3, 4, 5, 6, 7, and 8. The sub districts are used in the assessment to organize the observations and summarize data collected. There is a difference in total number of parcels for the proposed CRD citywide data for 2014 versus 2015 to 2019 which may be attributable to the creation/consolidation of parcels during that time frame.

In addition to the valuation analysis for each sub-district, a separate, parallel review was performed specific to the residential properties within the CRD as a whole and each sub-district. Growth rates for residential values were calculated based on 2019 Department of Revenue land use code data. Residential land uses codes used in the analysis include single family, mobile homes, multi-family 10 units +, multi-family < 10 units, condominiums and mobile home parks. There are certain sub districts which may show increased values, albeit on a limited basis, due to construction within those areas, a smaller number of parcels which may be inherently skewed by redevelopment of a single parcel, etc. Additional details on this analysis can be found within the Finding of Necessity.

The analysis below was based on the list of statutory conditions identified and discussed and further analyzed in the Clearwater-Largo Road Community Redevelopment District Finding of Necessity. For the purposes of this sub-district analysis, certain information may be repeated from the Clearwater-Largo Road Community Redevelopment District Finding of Necessity for ease of reference by the user. The information and analysis below summarize the analysis of the conditions and data received for the study area.

PRELIMINARY FINDING OF NECESSITY PHASE

Based on the recommended CRD boundary identified in previous tasks, Kimley-Horn will prepare an updated preliminary FON Report for the City to determine eligibility within the proposed expansion area as a community redevelopment area under Chapter 163, Part III. The FON will also identify consistency and compliance with the *Pinellas County Board of County Commissioners 2016 Community Redevelopment Area Policy Program and Implementation Guidelines*.

STUDY AREA INITIAL ASSESSMENT

Following the initial field review, the study area was divided into eight (8) sub districts as identified in *Figure 1* to evaluate areas with similar characteristics and to summarize initial findings. The sub districts were developed using the existing Traffic Analysis Zone (TAZ) boundaries as a baseline with the exception of the boundary between sub districts 1 and 2 (note: the current TAZ boundary separating sub district 1 and 2 follows 16th Avenue Northwest and 11th Street Northwest; however, based on the field analysis, conditions assessment and the continuing east-west alignment between other sub districts, this boundary was recommended to be established along Rosery Road Northwest).

JURISDICTIONAL OVERVIEW

The eight sub districts combined total approximately 934 acres, which is less than 7.6% of the City of Largo as a whole. Approximately 45% of sub district 8 lies within the proposed study area, the total acreage in *Table 1* is for the entire sub district 8 area. Within the proposed CRD boundary, 36% is designated as the existing Clearwater-Largo Road CRD (only 2.5% when compared to the City). Within the proposed CRD boundary, 56% is designated as the proposed expansion area for the Clearwater-Largo Road CRD (only 3.8% when compared to the City). Portions of the study area include properties outside the City of Largo city limits (i.e., within unincorporated Pinellas County); only properties located within the City of Largo will be considered for inclusion in the final CRD boundary. *Table 1* provides a summary of the total number of acres within each sub district.

Table 1: Sub District Size Summary

| Sub District | Total Acreage | Percent of Study Area | % of Sub District Within City |
|---------------|---------------|-----------------------|-------------------------------|
| 1 | 142.1 | 16.9% | 82% |
| 2 | 83.1 | 9.9% | 100% |
| 3 | 122.7 | 14.5% | 93% |
| 4 | 169.1 | 20.1% | 100% |
| 5 | 63.2 | 7.5% | 21% |
| 6 | 62.4 | 7.4% | 29% |
| 7 | 125.7 | 14.9% | 69% |
| 8 | 165.7 | 8.9% | 100% |
| Totals | 934.00 | 100.0% | |

All areas were analyzed during the overall site inventory for the purpose of understanding the direct and indirect impacts of the properties within the study area. If in the future, properties outside the city jurisdiction are annexed into the City of Largo this assessment could be used as a basis for identifying additional areas to be included within the CRD, if desired. From 2016 to 2020, 19 properties were annexed into City limits within the proposed CRD boundary for the City of Largo. A map of the identified properties with annexation agreements is provided in the Appendix.

As further analysis of the properties within each sub district is performed, areas with qualifying conditions will be identified for consideration for inclusion in the CRD expansion. For a property to be considered for inclusion, it must be contiguous or adjacent to the existing CRD boundaries, or other properties proposed to be included in the expansion. Not all properties within an identified sub district are required or anticipated to be included within the CRD. Sub districts identified for further analysis in the next phase of the Clearwater-Largo Road CRD FON Report will include those areas that exhibit conditions consistent with and applicable in meeting the qualifying conditions and definitions of Chapter 163, Part III and *Pinellas County Board of County Commissioners 2016 Community Redevelopment Area Policy Program and Implementation Guidelines*.

NEXT PHASE

Based on these initial findings, the consultant team and city staff are requesting formal direction as to the boundaries of the proposed redevelopment area in order to refine the overall assessment of conditions and move forward into the FON phase.

SUB DISTRICT INITIAL ASSESSMENT

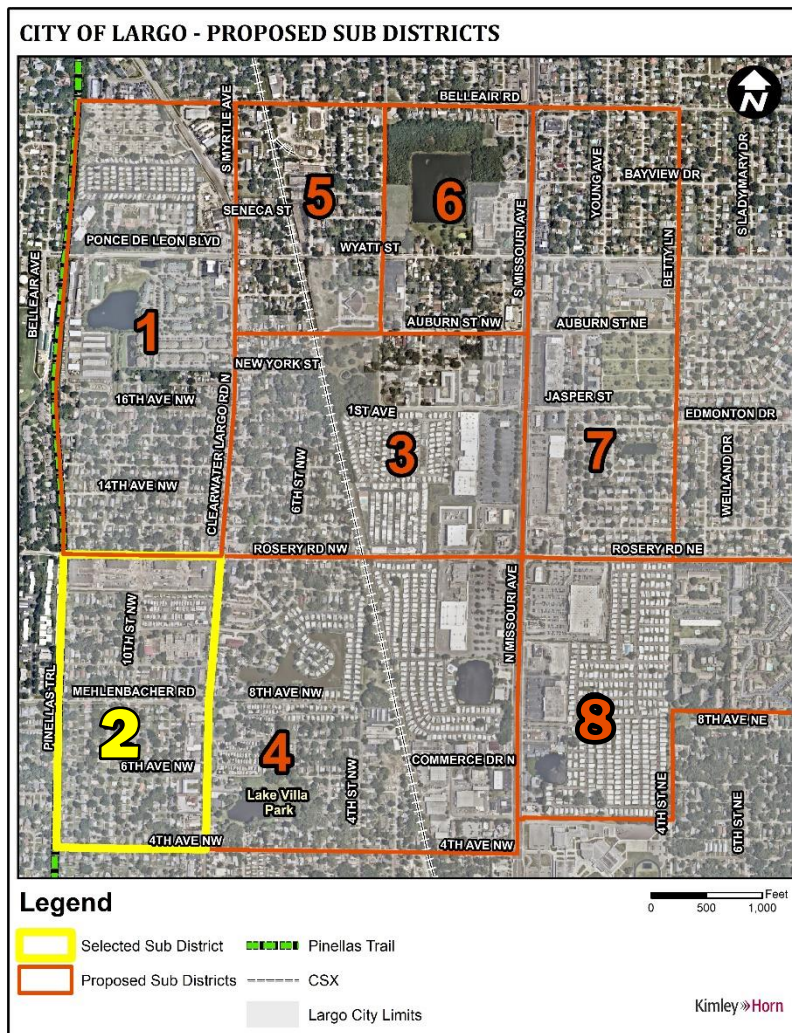
The following provides a summary of the preliminary findings within each sub district for the proposed CRD expansion area.

SUB DISTRICT 2

SUB DISTRICT OVERVIEW

Sub district 2 is located in the southwest corner of the study area, south of sub district 1. The sub district is bordered by the Pinellas Trail on the west, 4th Avenue Northwest to the south, Clearwater-Largo Road to the east, and Rosery Road NW to the north. All parcels within sub district 2 are within the City of Largo's jurisdiction. The properties north of Mehlenbacher Road and east of 9th St Northwest are included in the existing Clearwater-Largo-CRD (58% of the land area). This sub district includes 83.1 acres as previously noted in *Table 1* representing approximately 9.9% of the study area.

Figure 2 : Potential Sub Districts – Sub District 2



INITIAL OBSERVATIONS

This sub district includes properties that are primarily residential uses with commercial uses along Clearwater-Largo Road. Much of the sub district includes properties that are within the existing Clearwater-Largo Road CRD, except for a residential area on the southwest corner of the sub district. More specific details, including but not limited to the following, from the site assessment are listed below:

- Current construction on Rosery Road from the Pinellas Trail to North Missouri Avenue.
- The Belleair Village mobile homes south of Rosery Road and west of 10th Street are in poor condition particularly near Rosery Road.
- There are no formal pedestrian connections as well as ADA compliant access to the Pinellas Trail on the west side of the study area (i.e. 9th Avenue, 10th Avenue, and 11th Avenue).
- Alley areas behind Clearwater-Largo Road and 6th Avenue contain dumpsters that are not screened.
- Sharrows present on 4th Avenue Northwest from the Pinellas Trail to Clearwater-Largo Road. A multi-use path is under construction along Rosery Road. No other dedicated bicycle facilities present in sub district.
- Speed tables present on residential streets such as 10th Street Northwest, 11th Street Northwest, and 12th Street Northwest.
- Several parking lots fronting Clearwater-Largo Road; wide driveways provide safety concerns for pedestrians.
- No sidewalks or curb and gutter infrastructure on 5th Avenue (including cracking), 6th Avenue, 11th Avenue, 9th Street, 10th Street, 11th Street, and 11th Street.
- A lack of dedicated bicycle facilities connecting to the Pinellas Trail on Mehlenbacher Road; Pinellas trail connection at Mehlenbacher Road need restriping.

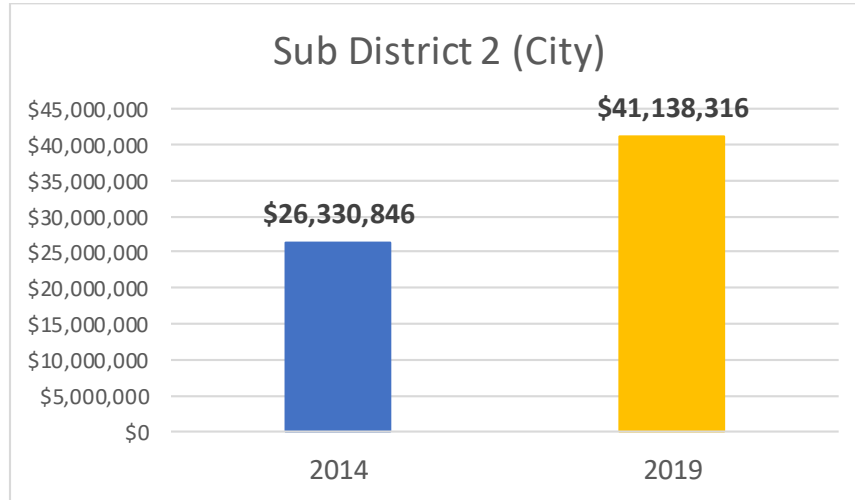
LAND USE

The future land use designations within this sub district in the study area include the Clearwater-Largo Road-Community Development District, Recreation Open Space, and Residential Urban.

ASSESSED VALUE

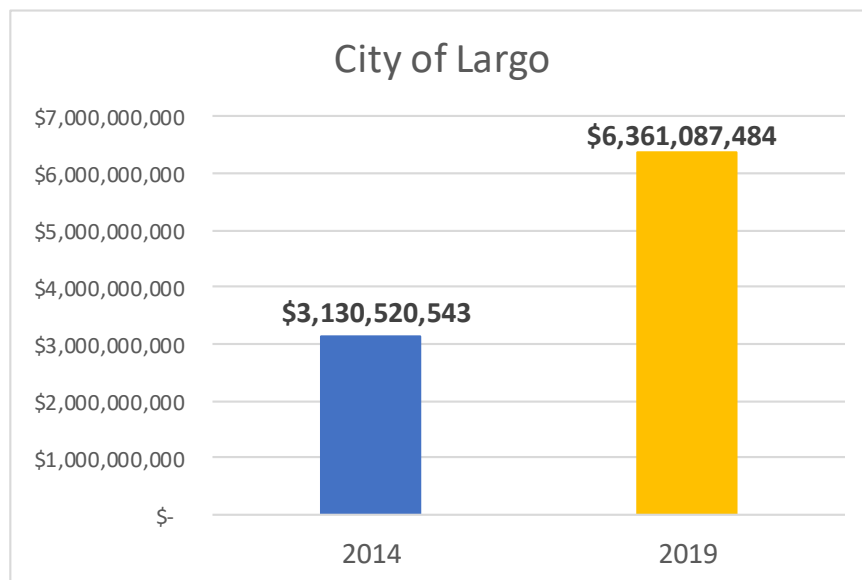
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 2 for 2019 is \$26,330,846 an increase of \$14,807,470 since 2014 as show in *Figure 3*.

Figure 3: Sub District 2 – Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 4*.

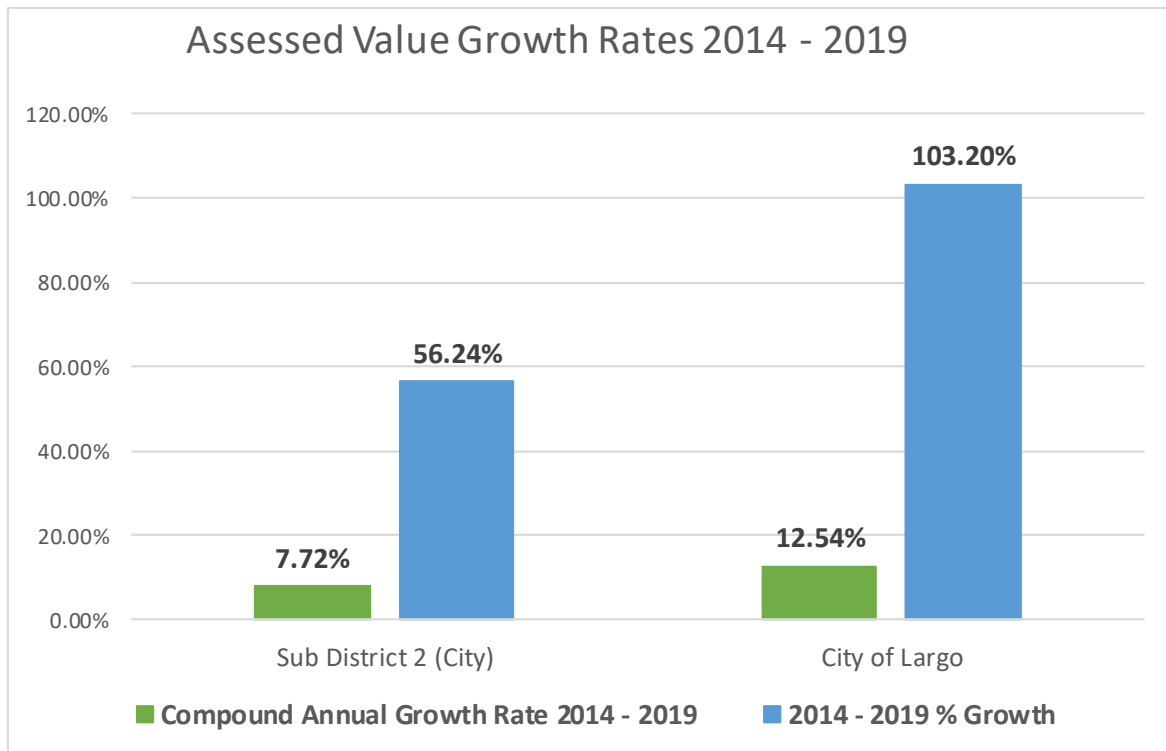
Figure 4: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 2 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in *Figure 5*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 5*.

For sub district 2, there is approximately a 6-year growth rate of 56.24% and a 6-year compound annual growth rate of 7.72% from 2014 to 2019. **Both of these growth rates are lower than the Citywide growth rates for 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 5: Sub District 2 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 2. The stars indicate where each photo was taken.



Figure 6: Sub District 2 - Photo 1



Lack of dedicated bicycle facilities connecting to Pinellas Trail access at Mehlenbacher Road; Restriping needed

Figure 7: Sub District 2 - Photo 2



Inadequate alleys behind Clearwater-Largo Road, lack of screening of dumpsters

Figure 8: Sub District 2 - Photo 3



Sharrows on 4th Avenue Northwest

Figure 9: Sub District 2 - Photo 4



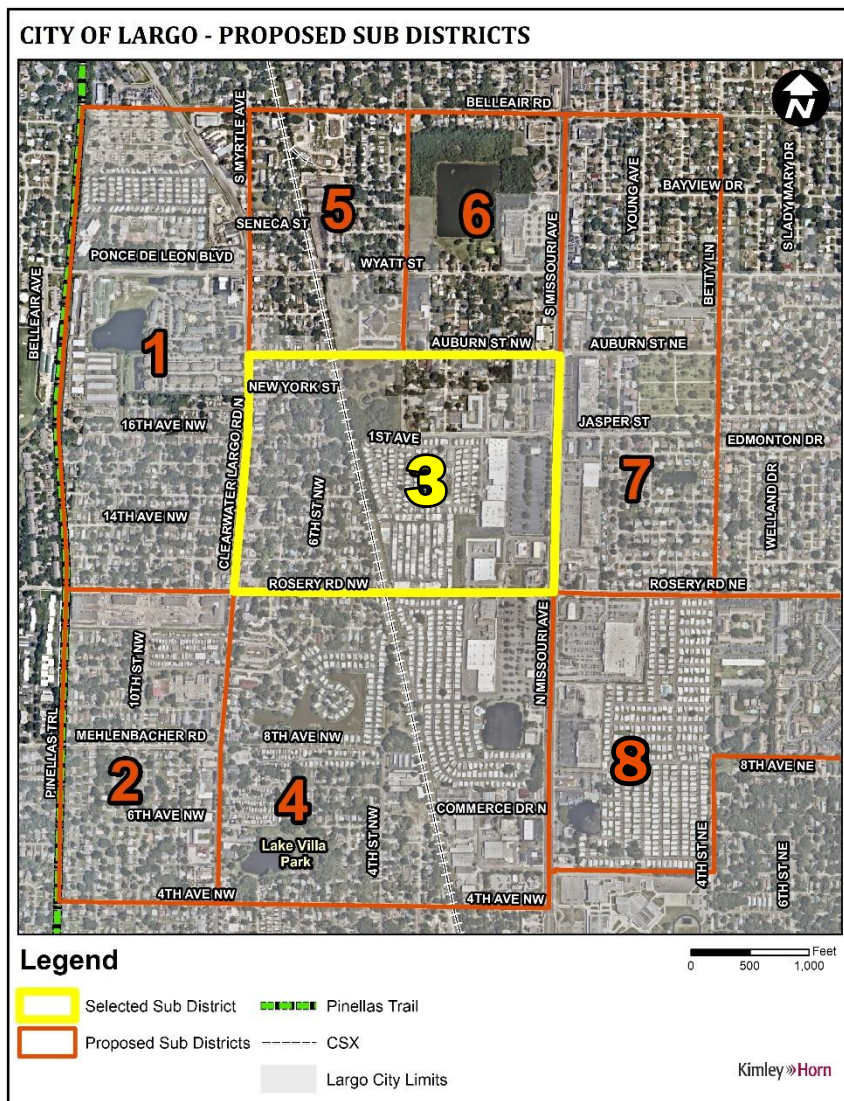
Access management issues on Clearwater-Largo Road.

SUB DISTRICT 3

SUB DISTRICT OVERVIEW

Sub district 3 is located in the middle of the study area, bordered by Clearwater-Largo Road on the west, Rosery Road Northwest to the south, Missouri Avenue to the east, and New Jersey Street/Auburn Street Northwest to the north. This sub district includes 122.7 total acres representing approximately 14.5% of the study area. The CSX rail line divides sub district 3 in half, creating an east and west side within the district. All properties to the west of the CSX rail line are within city jurisdiction and are currently part of the existing Clearwater-Largo Road-CRD. Properties to the east of the CSX rail line include a mix of both residential and non-residential land uses. A portion of the parcels north of Jasper Street within this district are outside the City of Largo city limits.

Figure 10: Potential Sub District – Sub District 3



INITIAL OBSERVATIONS

This sub district includes residential (single family and mobile homes), commercial properties mainly along Clearwater-Largo Road and Missouri Avenue, a small amount of auto-use shops as well as a small amount of greenspace. The area is bisected by the CSX rail line, limiting connectivity across the district. More specific detail, including but not limited to the following, from the site assessment are listed below:

- Between New Jersey Street and Rosery Road Northwest, west of the CSX rail line and several of the residential and commercial properties had visible deterioration. There is also inconsistent sidewalk connectivity and sidewalks with visible cracks and a lack of ADA compliance.
- There were vacant lots and buildings observed throughout the sub district providing opportunities for redevelopment.
- There are residential and commercial developments with chain-link fence with little to no screening.
- Active railroad divides the area segregating portions of the community creating a barrier between the east and west halves of the district.
- Potential code violations between Clearwater-Largo Road and CSX railroad.
- No stormwater infrastructure or sidewalk facilities on a significant portion of roadways in the western part of the district.
- Lack of ADA and pedestrian facilities connecting to Clearwater-Largo Road and Missouri Avenue.
- Limited crossing facilities on Clearwater-Largo Road connecting the west portion of sub district 3 to the east portion of sub district 1.

LAND USE

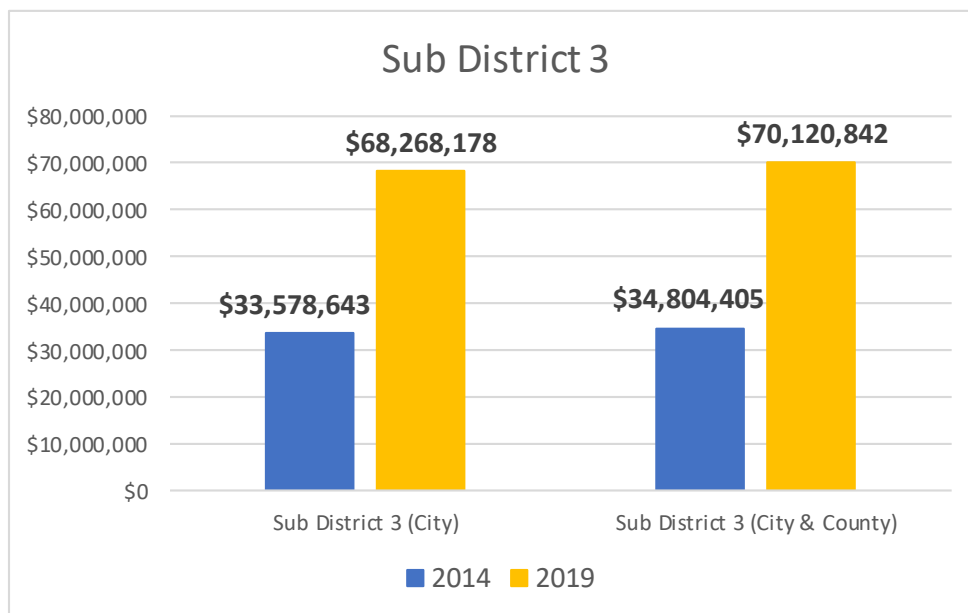
The future land use designations within this sub district in the study area include:

- Clearwater-Largo Road-Community Development District
- Residential Urban
- Residential Estate
- Residential Medium
- Residential Low Medium
- Institutional
- Commercial General
- Residential/Office General

ASSESSED VALUE

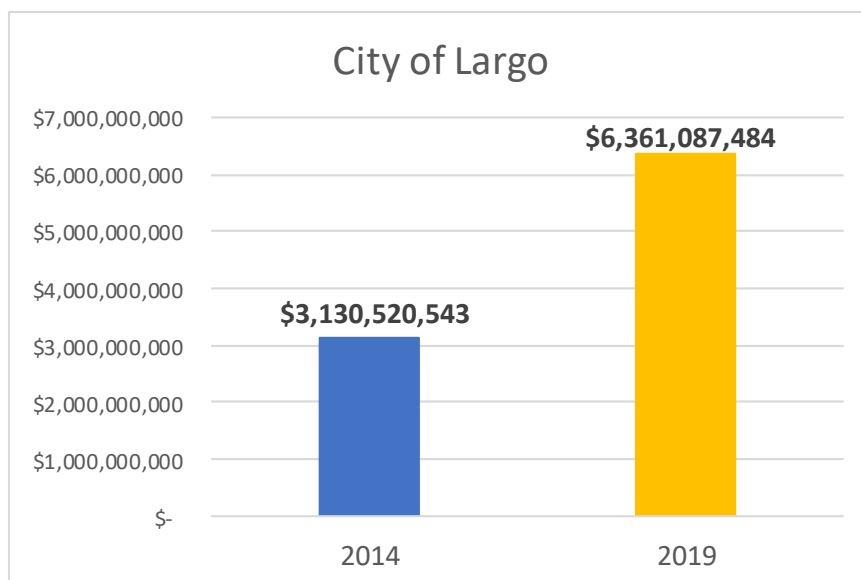
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 3 for 2019 is \$68,268,178 an increase of \$34,689,535 since 2014 as show in *Figure 11*. The sum of the assessed value for all properties within sub district 3 for 2019 is \$70,120,842 an increase of \$35,316,437 since 2014 as show in *Figure 11*.

Figure 11: Sub District 3– Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 12*.

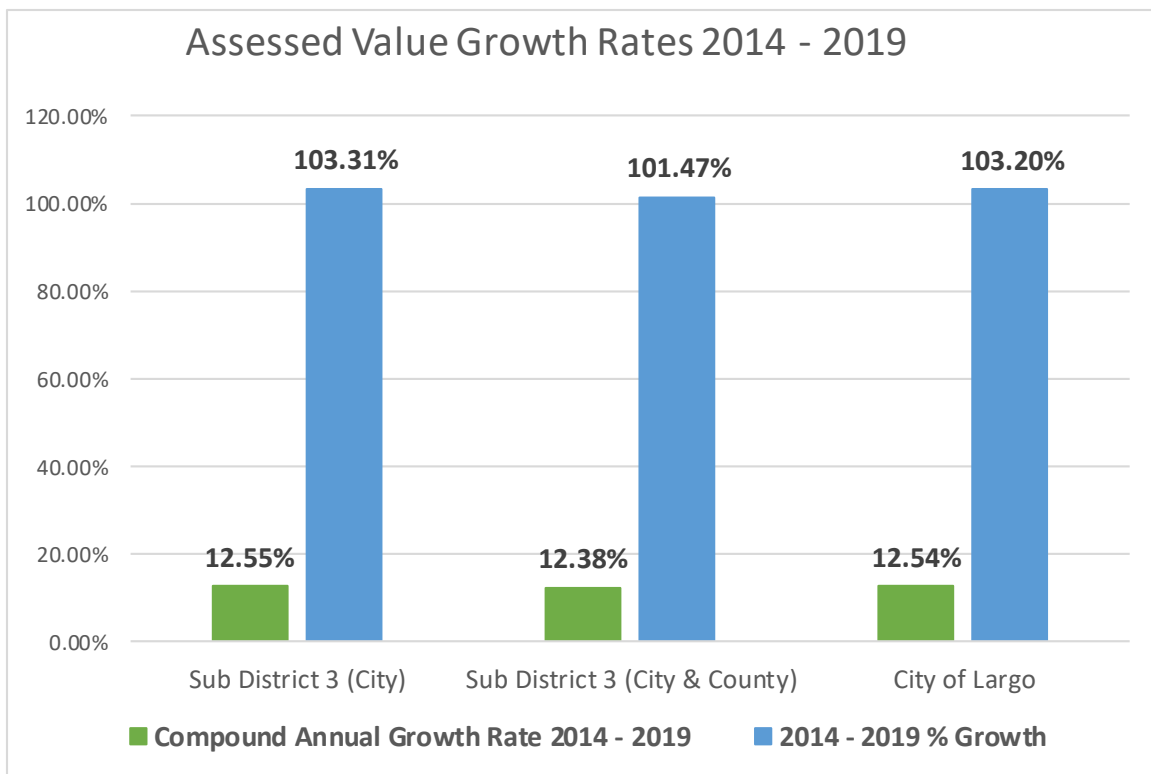
Figure 12: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 3 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in in *Figure 13*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 13*.

For sub district 3 city properties, there is approximately a 6-year growth rate of 103.31% and a 6-year compound annual growth rate of 12.55% from 2014 to 2019. For sub district 3 city and county properties, there is approximately a 6-year growth rate of 101.47% and a 6-year compound annual growth rate of 12.38% from 2014 to 2019. **Sub district 3 city and county properties show a lower growth rate than the Citywide growth rates for 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 13: Sub District 3 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 3. The stars indicate where each photo was taken.

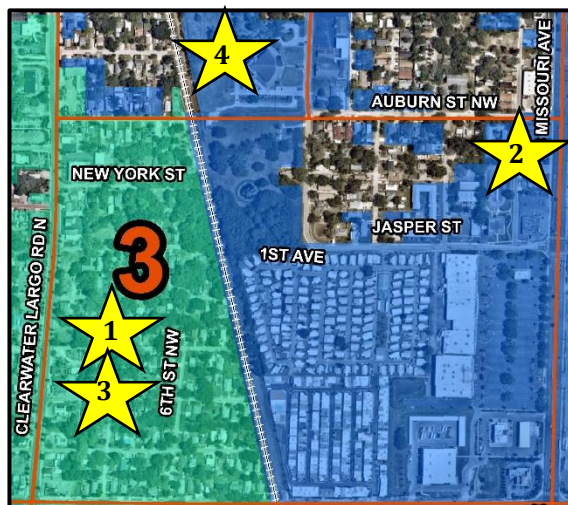
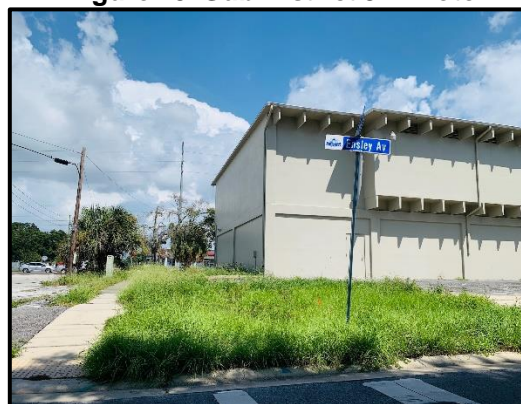


Figure 14: Sub District 3 - Photo 1



Overgrown vegetation and disconnected
CSX rail line on Beverly Avenue

Figure 15: Sub District 3 - Photo 2



Deterioration of infrastructure, vacant uses

Figure 16: Sub District 3 - Photo 3



Code violations

Figure 17: Sub District 3 - Photo 4



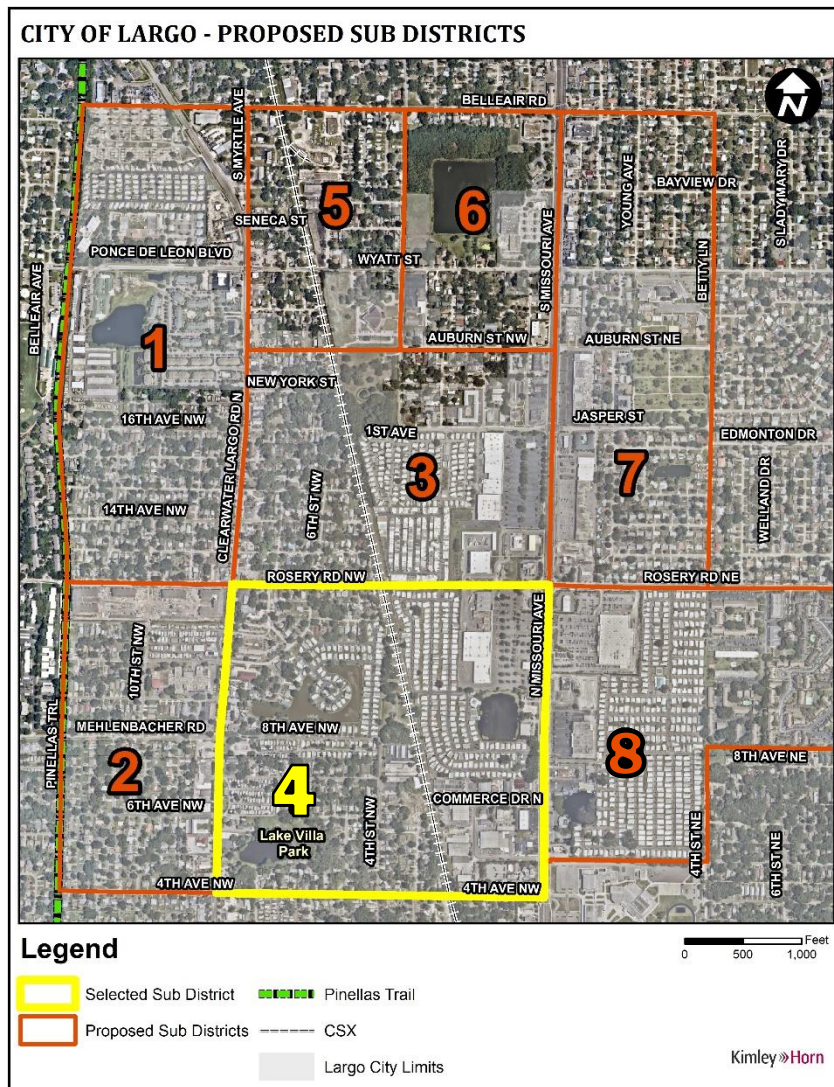
Land for sale on Martin Luther King Jr. Drive at
Jasper Street

SUB DISTRICT 4

SUB DISTRICT OVERVIEW

Sub district 4 is located in the southwest quadrant of the study area, south of sub district 3. The sub district is bordered by Clearwater-Largo Road to the west, 4th Avenue Northwest to the south, North Missouri Avenue to the east, and Rosery Road Northwest to the north. All parcels within this sub district are within the City of Largo's jurisdiction. The CSX rail line divides this sub district in half physically as well as in character, creating a disconnected east and west side. All properties to the west of the CSX rail line are within the existing Clearwater-Largo Road-CRD (58% of the land area including streets) and are residential in nature. Properties to the east of the CSX rail line include a mix of both residential and non-residential land uses. This sub district includes 169.1 total acres representing approximately 20.1% of the study area.

Figure 18: Potential Sub District – Sub District 4



INITIAL OBSERVATIONS

This sub district includes residential (single family and mobile homes), commercial properties mainly along Clearwater-Largo Road and North Missouri Avenue, a small amount of industrial as well as a small amount of greenspace. The area is bisected by the CSX rail line, limiting the connectivity across the district. More specific detail, including but not limited to the following, from the site assessment are listed below:

- Residential properties near the CSX rail tracks on the east side are ill maintained with overgrown landscaping, narrow right-of-way, no sidewalks or streets lights and trash piled up near homes.
- Lack of ADA and pedestrian facilities connecting Lake Villa Park.
- There is a presence of outdated and vacant commercial sites along North Missouri Avenue.
- Large underutilized parking lots are present along North Missouri Avenue such as the Babcock furniture store.
- Active railroad divides the area segregating portions of the community and creates a barrier. The uses on the east side of the study area include larger land uses that are not well connected including the Teakwood Village West that is isolated.
- Streetscape improvements needed on North Missouri Avenue such as restriping of crosswalks, limited landscaping in medians and no buffer between sidewalks facilities and the roadway.
- Lack of pedestrian facilities in residential areas on 4th Avenue west of North Missouri Avenue.
- Intermittent sidewalks in the southwestern part of the sub district on 8th Avenue and Stremma Road, which includes significant high pedestrian activity near Clearwater-Largo Road.
- No or intermittent curb or gutter infrastructure or sidewalk facilities on a significant portion of roadways in the western part of the sub districting including 4th Avenue, 5th Avenue (includes a narrow section), 8th Avenue, Arrandale Avenue, 11th Avenue (includes a narrow section), 3rd Street, 4th Street, Court Street, 6th Street and 7th Street in particular.

LAND USE

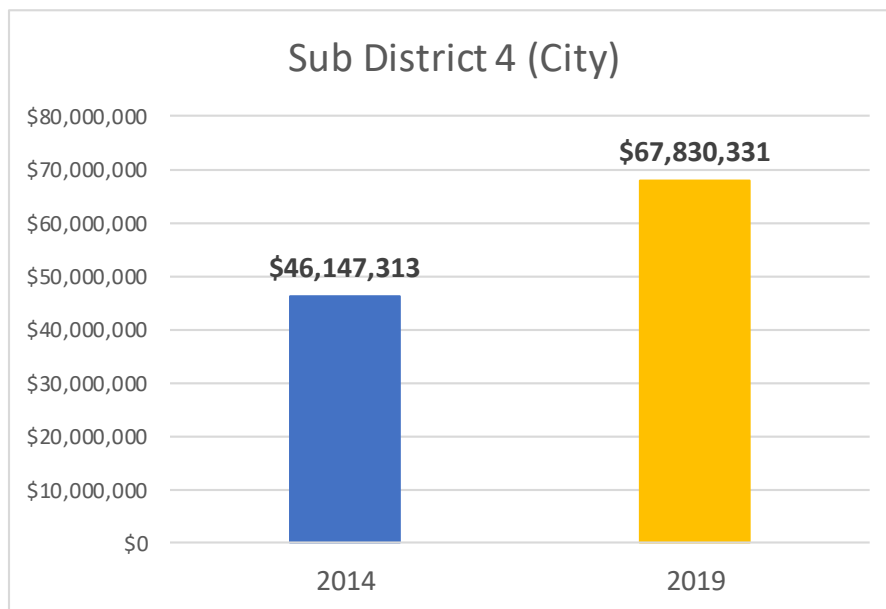
The future land use designations within this sub district in the study area include:

- Clearwater-Largo Road-Community Development District
- Residential Urban
- Commercial General
- Industrial Limited
- Institutional
- Water

ASSESSED VALUE

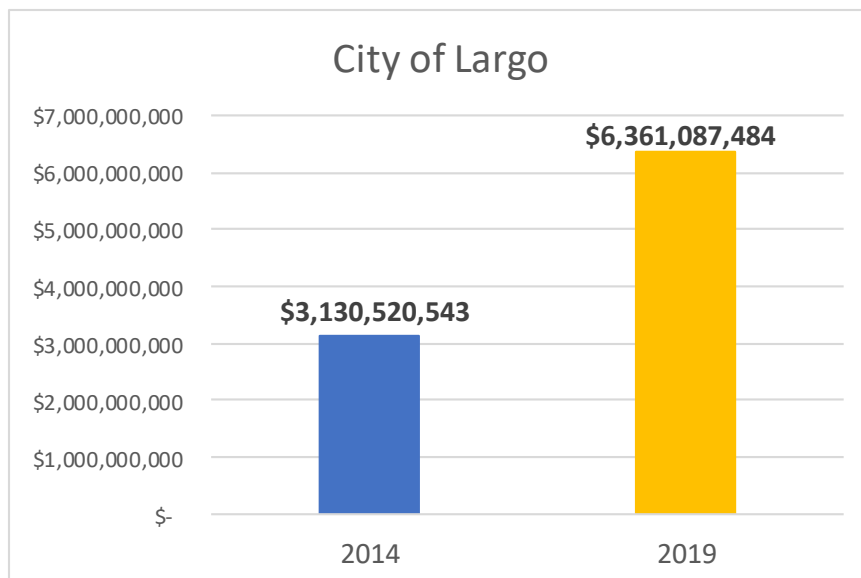
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 4 for 2019 is \$67,830,331 an increase of \$21,683,018 since 2014 as show in *Figure 19*.

Figure 19: Sub District 4– Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 20*.

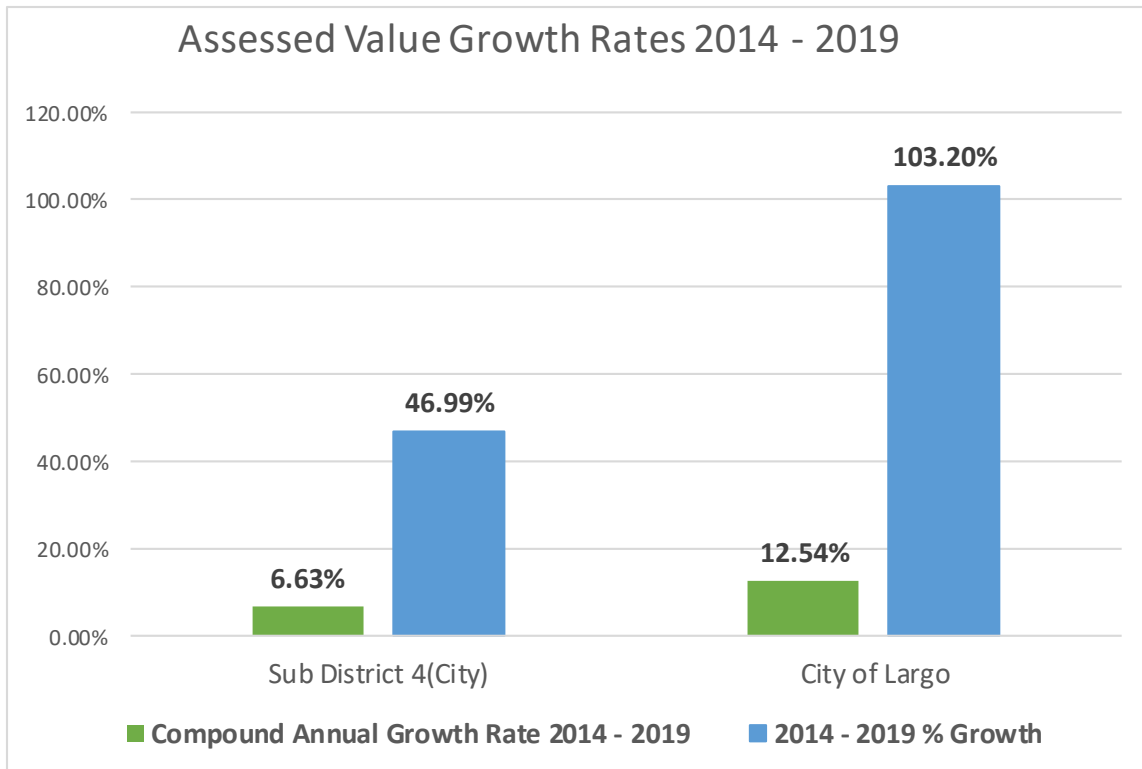
Figure 20: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 4 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in in *Figure 21*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 21*.

For sub district 4 properties, there is approximately a 6-year growth rate of 46.99% and a 6-year compound annual growth rate of 6.63% from 2014 to 2019. **Both growth rates are lower than the Citywide growth rates for 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 21: Sub District 4 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 4. The stars indicate where each photo was taken.

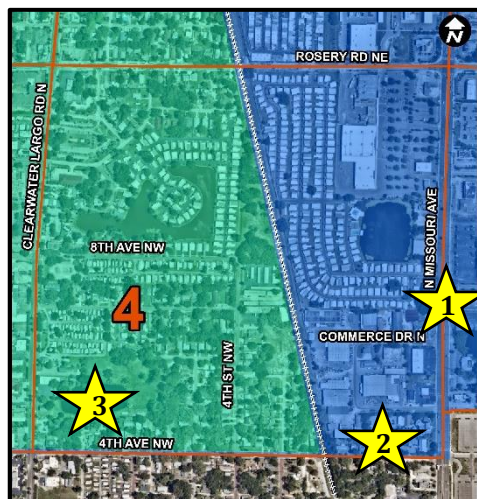


Figure 22: Sub District 4 - Photo 1



Streetscape improvements needed on North Missouri Avenue

Figure 23: Sub District 4 - Photo 2



Ill-maintained property off North Missouri Avenue on 4th Avenue Northwest.

Figure 24: Sub District 4 - Photo 3



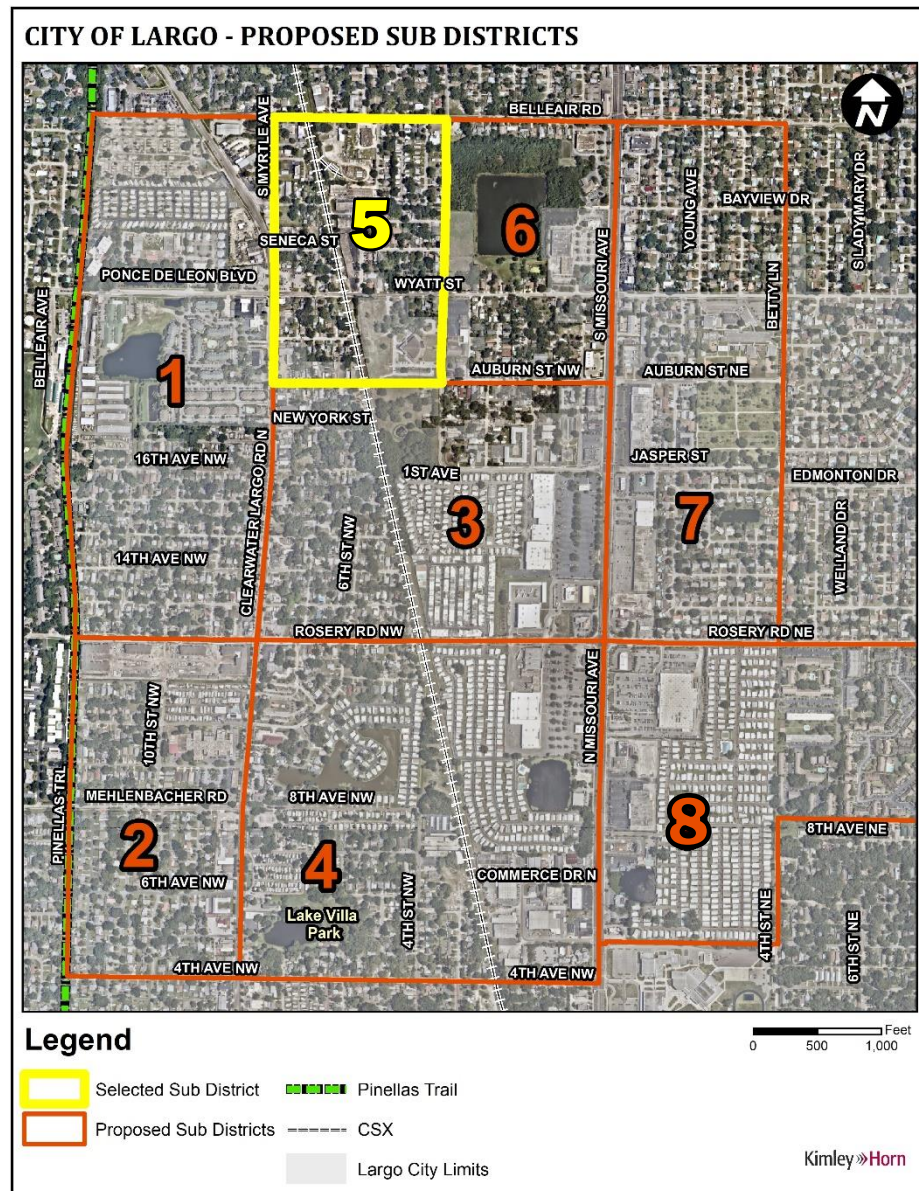
Lack of ADA compliant pedestrian facilities at Lake Villa Park

SUB DISTRICT 5

SUB DISTRICT OVERVIEW

Sub district 5 is located in the northwest quadrant of the study area, north of sub district 3. The sub district is bordered by Clearwater-Largo Road/South Myrtle Avenue to the west, New Jersey Street to the south, South Martin Luther King Jr Avenue to the east, and Belleair Road to the north. Less than a quarter of the properties within sub district 5 are located within the City of Largo city limits. This sub district includes 63.2 acres representing approximately 7.5% of the study area. The CSX rail line divides this sub district in half, creating an east and west side.

Figure 25: Potential Sub District – Sub District 5



INITIAL OBSERVATIONS

The properties within this sub district are primarily located within unincorporated Pinellas County. Those properties located within the City consist primarily of institutional and commercial development. More specific detail, including but not limited to the following, from the site assessment are listed below:

- Vacant land opportunities
 - Myrtle Avenue at Smith Street
 - Martin Luther King Jr. Drive at Jasper Street
- The industrial properties and boat storage lots along Tilley Avenue and Miller Avenue have chain-link fence with little to no screening.
- There are multiple light industrial pockets with auto centric uses along South Myrtle Avenue, Tilley Avenue and Miller Avenue.
- Dilapidated fences and trash along residential and commercial streets observed on streets next to the CSX rail line such as Smith Street, and Seneca Street.
- Residential areas lacked sidewalks and curb and gutter observed throughout the area such as New Jersey Street, Smith Street, Seneca Street, and Patterson Street.
- Observations were made of inconsistent sidewalk connectivity throughout the district.
- There are inconstant setbacks on Wyatt Street between Clearwater-Largo Road and the CSX rail line.
- Evidence of pedestrian crossings over the railroad tracks at New Jersey Street was visible which is prohibited.
- Active railroad divides the area segregating portions of the community and creates a barrier.

LAND USE

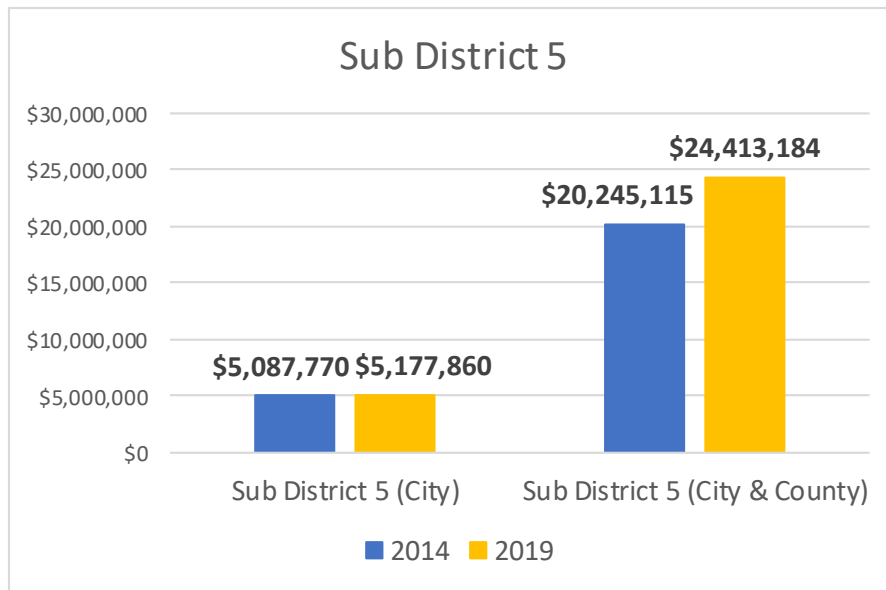
The future land use designations within this district in the study area include:

- Clearwater-Largo Road-Community Development District
- Commercial General
- Residential Urban
- Residential Medium
- Residential Estate
- Residential/Office/Retail
- Industrial Limited
- Institutional

ASSESSED VALUE

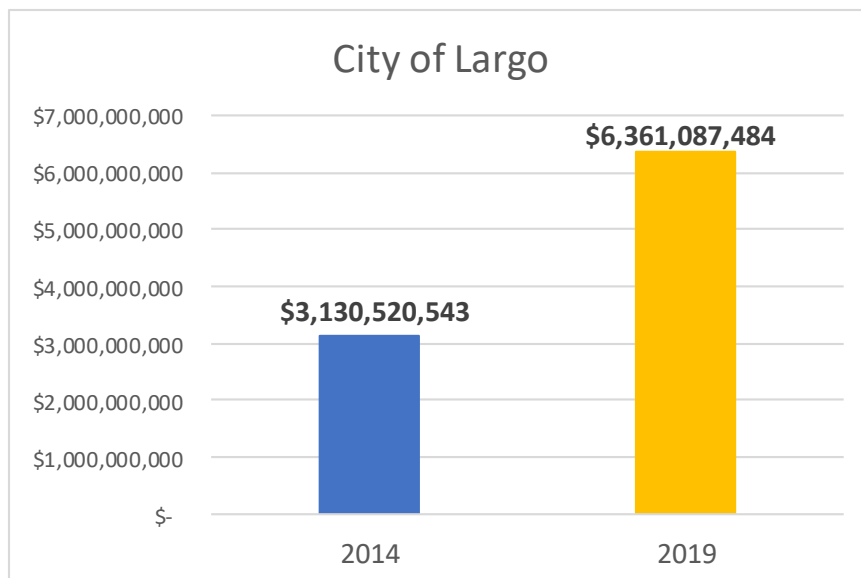
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 5 for 2019 is \$5,177,860 an increase of \$90,090 since 2014 as show in *Figure 26*. The sum of the assessed value for all properties within sub district 5 for 2019 is \$24,413,184 an increase of \$4,168,069 since 2014 as show in *Figure 26*. There is a difference in total number of parcels for the proposed CRD citywide data for 2014 versus 2015 to 2019.

Figure 26: Sub District 5– Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 27*.

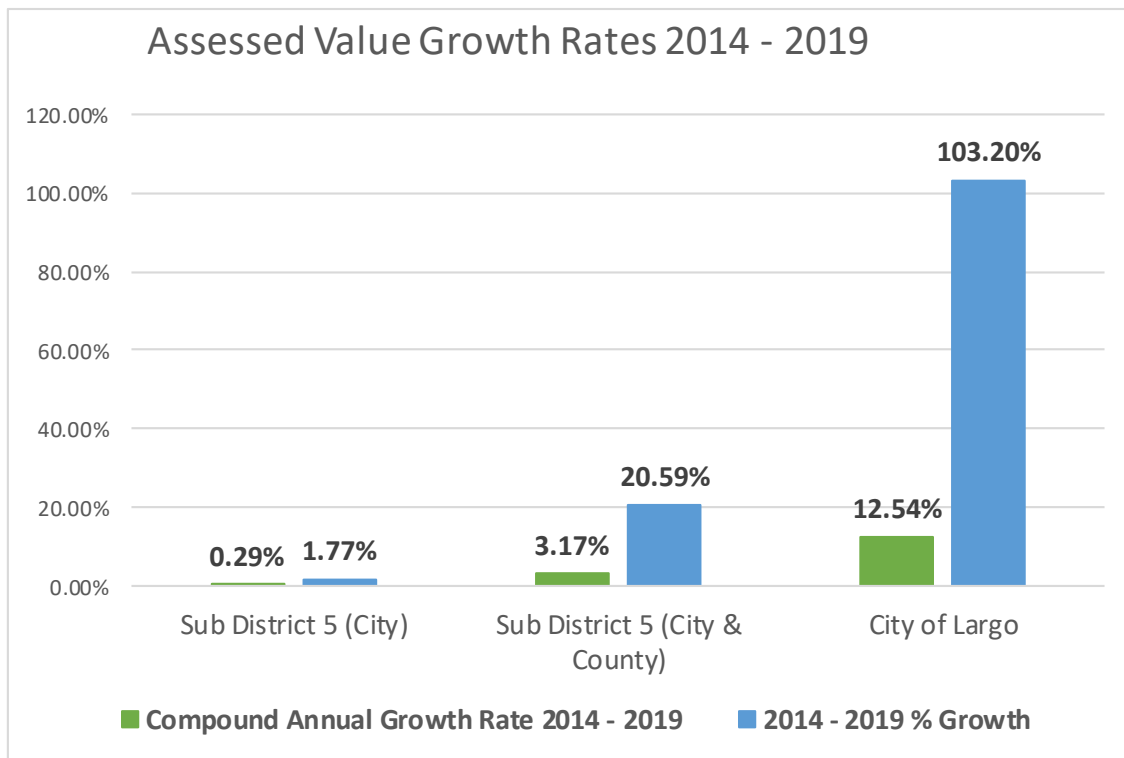
Figure 27: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 5 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in in *Figure 28*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 28*.

For sub district 5 city properties, there is approximately a 6-year growth rate of 1.77% and a 6-year compound annual growth rate of 0.29% from 2014 to 2019. For sub district 5 city and county properties, there is approximately a 6-year growth rate of 20.59% and a 6-year compound annual growth rate of 3.17% from 2014 to 2019. **Sub district 5 city and county properties show a lower growth rate than the Citywide growth rates for 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 28: Sub District 5 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 5. The stars indicate where each photo was taken.



Figure 29: Sub District 5 - Photo 1



Lack of safe crossings, overgrown vegetation

Figure 30: Sub District 5 - Photo 2



Suburban Propane; an example of industrial uses in the study area

Figure 31: Sub District 5 - Photo 3



Little to no screening, no pedestrian facilities, areas with vacancies and deterioration

Figure 32: Sub District 5 - Photo 4



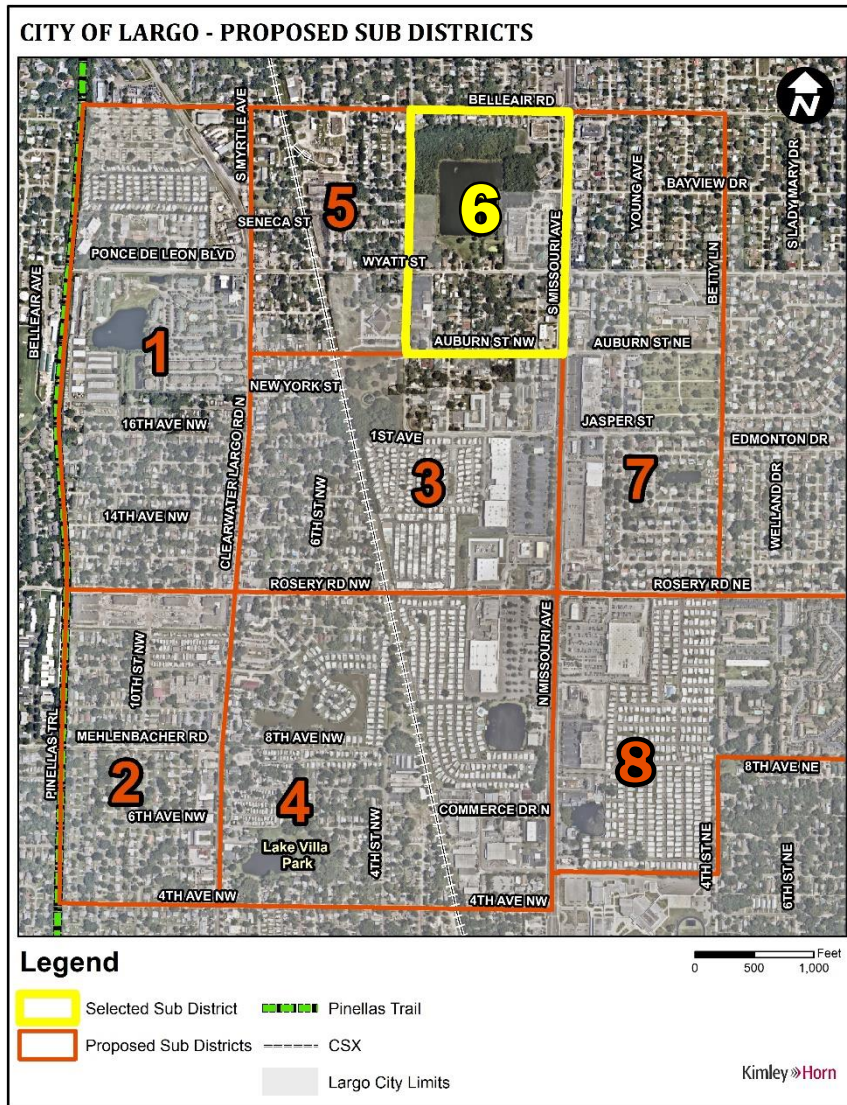
Evidence of pedestrian crossings over the railroad tracks at New Jersey Street

SUB DISTRICT 6

SUB DISTRICT OVERVIEW

Sub district 6 is located in the northwest quadrant of the study area, east of sub district 5. The sub district is bordered by S Martin Luther King Jr. Avenue to the west, Auburn Street Northwest to the south, South Missouri Avenue to the east, and Belleair Road to the north. Less than a third of the properties within sub district 6 are located within the City of Largo city limits. American Collegiate Academy, Kids 1st Christian Preschool, and Kindergarten is located within sub district 6. This sub district includes 62.4 acres representing approximately 7.4% of the study area.

Figure 33: Potential Sub District – Sub District 6



INITIAL OBSERVATIONS

The properties within this sub district are primarily located within unincorporated Pinellas County. Those properties located within the City consist of commercial development. The areas outside the City include single family residential, commercial and vacant parcels. More specific detail, including but not limited to the following, from the site assessment are listed below:

- Underutilized large parking lots fronting South Missouri Avenue.
- Large stormwater pond and greenspace in the middle of the sub district.
- Empty shopping center retail on the edge of the sub district at Auburn Street and South Missouri Avenue.
- Streetscape improvements needed on South Missouri Avenue such as restriping of crosswalks, and no buffer between sidewalks facilities and the roadway.
- Auto centric uses with large parking lots fronting South Missouri Avenue.
- A demolished produce market, located in the northwest corner of the sub district, provides a vacant land opportunity. The access to the property was noted as undefined and unmaintained which can contribute to potential traffic circulation issues and unregulated access.
- Pedestrian connectivity is fragmented throughout the district.
- Residential areas with no sidewalks, chain link fences and visible deterioration such as Crawford Avenue, and Tioga Avenue.

LAND USE

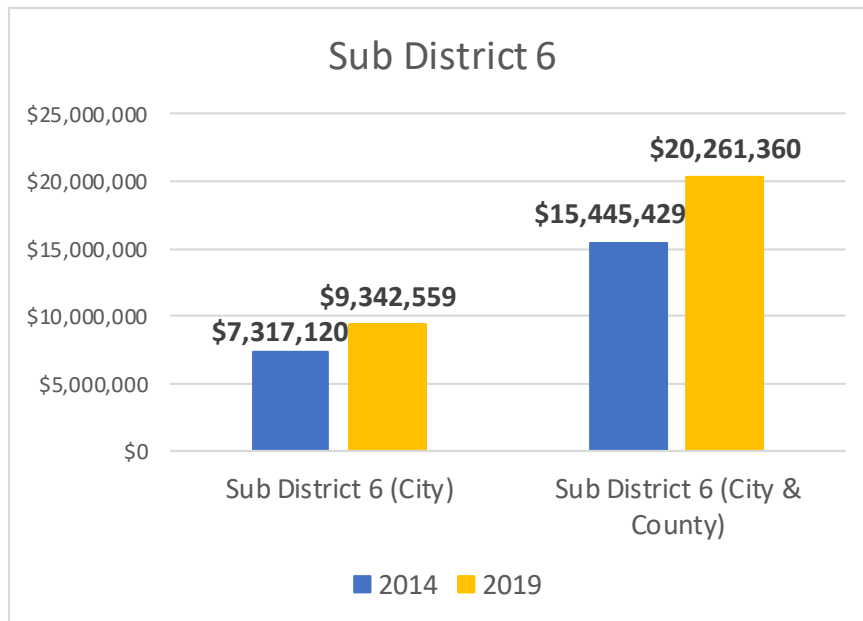
The future land use designations within this sub district in the study area include:

- Commercial General
- Institutional
- Preservation
- Residential/Office General
- Recreation/Open Space
- Residential Medium
- Residential Urban

ASSESSED VALUE

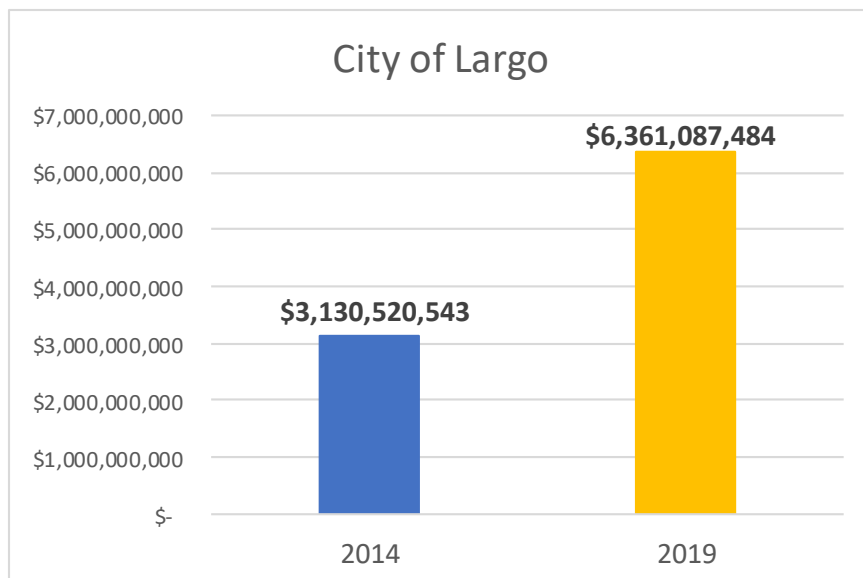
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 6 for 2019 is \$9,342,559 an increase of \$2,025,439 since 2014 as show in *Figure 34*. The sum of the assessed value for all properties within sub district 6 for 2019 is \$20,261,360 an increase of \$4,815,931 since 2014 as show in *Figure 34*.

Figure 34: Sub District 6 – Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 35*.

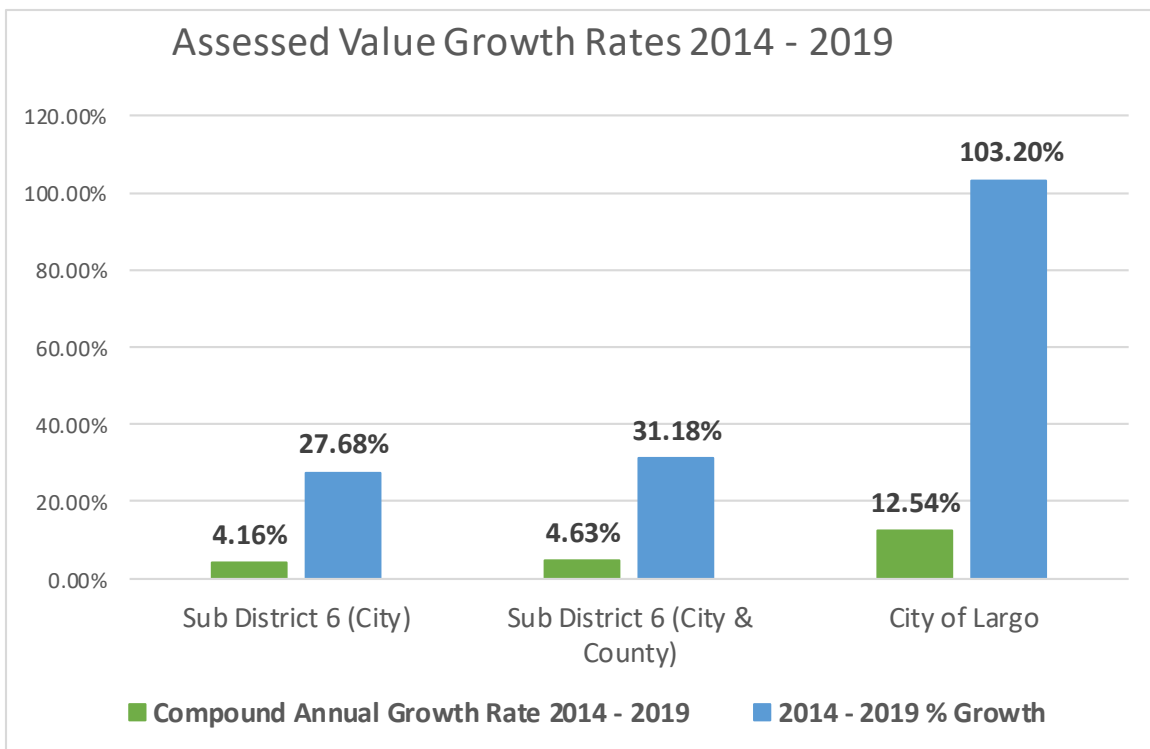
Figure 35: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 6 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in in *Figure 36*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 36*.

For sub district 6 city properties, there is approximately a 6-year growth rate of 27.68% and a 6-year compound annual growth rate of 4.16% from 2014 to 2019. For sub district 6 city and county properties, there is approximately a 6-year growth rate of 31.18% and a 6-year compound annual growth rate of 4.63% from 2014 to 2019. **Sub district 6 city and county properties show a lower growth rate than the Citywide growth rates for 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 36: Sub District 6 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 6. The stars indicate where each photo was taken.

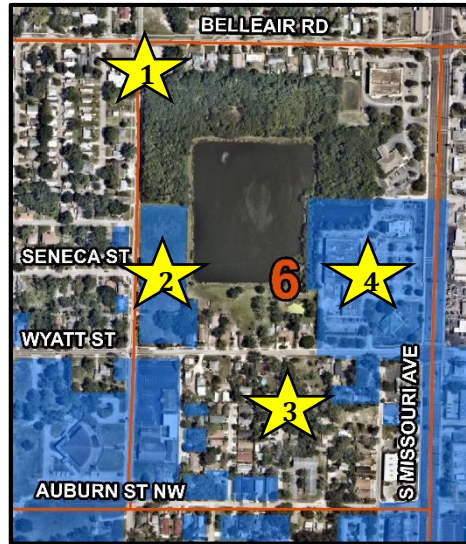


Figure 37: Sub District 6 - Photo 1



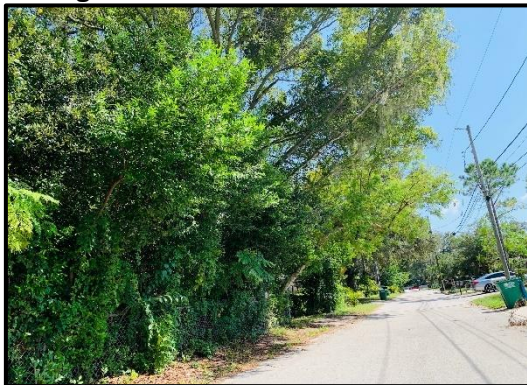
Demolished non-permeant structure used to sell produce; vacant land opportunity

Figure 38: Sub District 6 – Photo 2



A large vacant grassed lot along Martin Luther King Jr. Avenue

Figure 39: Sub District 6 - Photo 3



Overgrown vegetation, chain link fences and no sidewalks on Crawford Avenue

Figure 40: Sub District 6 - Photo 4



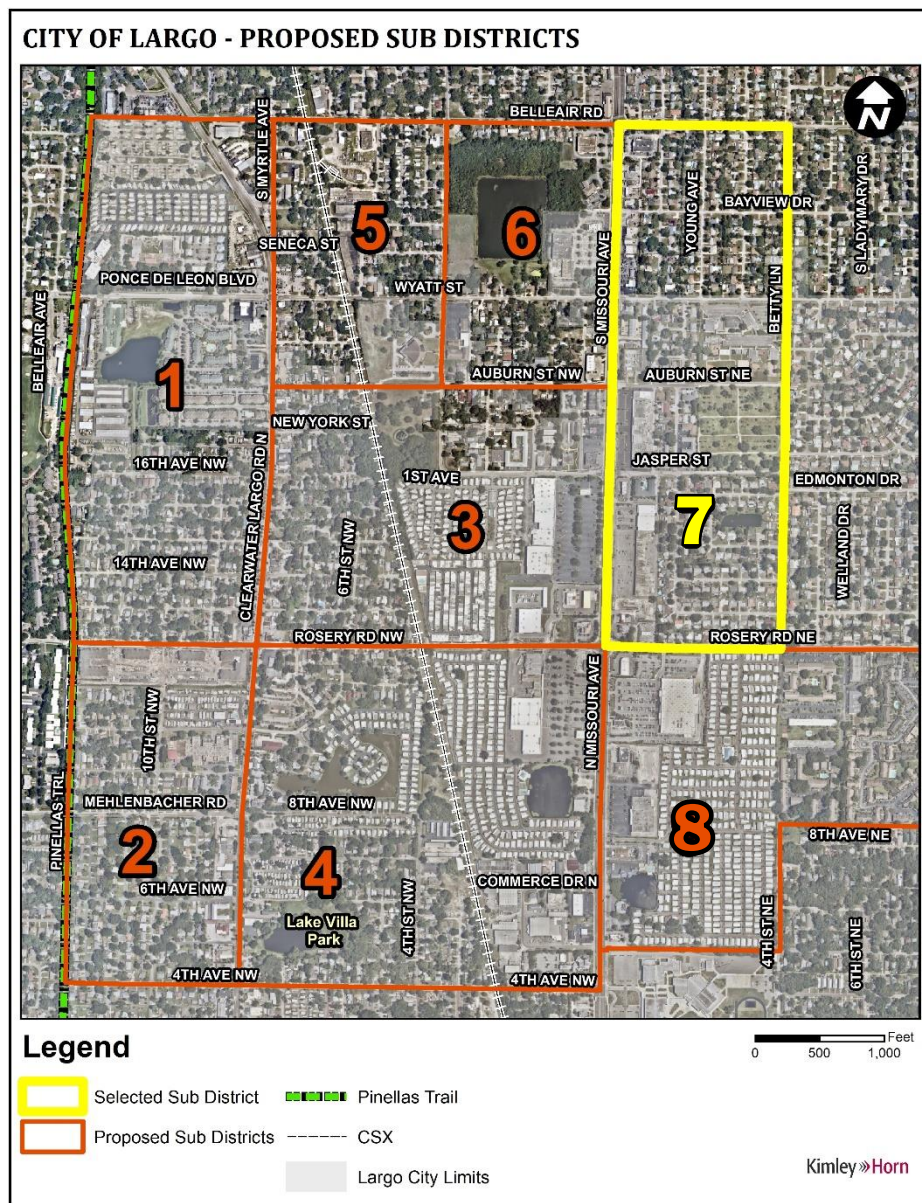
A large commercial parking lot off South Missouri Avenue

SUB DISTRICT 7

SUB DISTRICT OVERVIEW

Sub district 7 is located in the northeast quadrant of the study area, east of sub district 6 and 3. The district is bordered by Missouri Avenue to the west, Rosery Road to the south, Betty Lane to the east, and Belleair Road to the north. This sub district includes 125.7 acres representing approximately 14.9% of the study area. All properties south of Ponce De Leon Boulevard are located within the City of Largo city limits. Ponce De Leon Elementary is located within sub district 7 as is the Largo Municipal Cemetery.

Figure 41: Potential Sub District – Sub District 7



INITIAL OBSERVATIONS

This sub district includes a mixture of residential (single and multi-family) and commercial developments. The Ponce De Leon Elementary school is within this sub district. More specific detail, including but not limited to the following, from the site assessment are listed below:

- Commercial developments along Missouri Avenue were observed to have visible exterior deterioration and had inconsistent or faded striping within the parking areas.
- Maintenance related issues and trash and/or lack of proper screening around dumpsters. Was observed at the corner of Jasper Street and Jefferson Avenue.
- There are no pedestrian facilities connecting the multifamily housing units along Jefferson Avenue, between Auburn Street and Jasper Street to South Missouri Avenue. A separated facility from the parking area, for pedestrians should be considered.
- Drainage improvements are needed along Belleair Road.
- Betty Lane has sidewalks present on both sides of the street till Ponce De Le Boulevard.
- Focus should be placed on maintenance and infrastructure improvements between Ponce De Leon Boulevard and Rosery Road Northeast, west of Jefferson Avenue and Regina Drive West.
- There is a lack of sidewalk connectivity on multiple residential streets including South Jefferson Avenue, Young Avenue, South Prescott Avenue, and Regina Drive West.

LAND USE

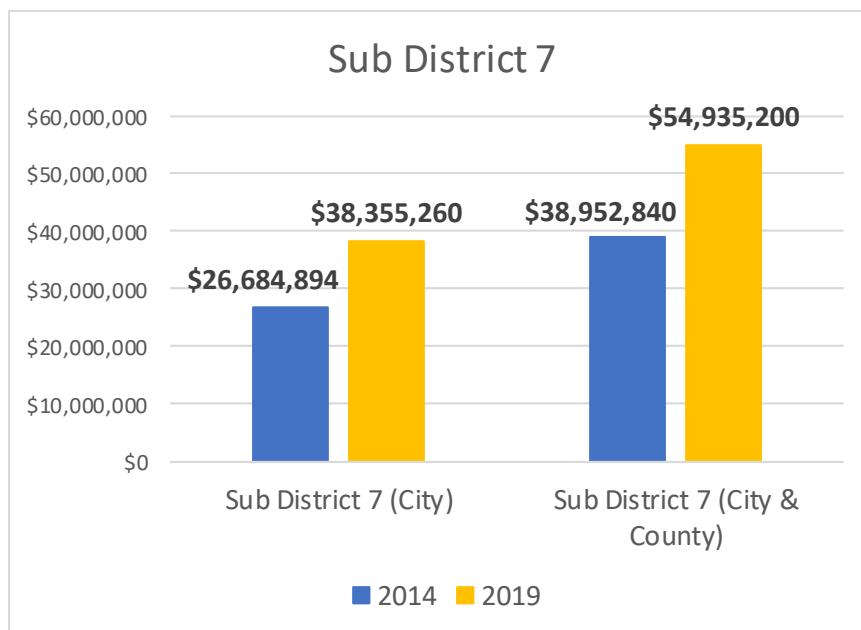
The future land use designations within this sub district in the study area include:

- Commercial General
- Institutional
- Residential Low
- Residential Medium
- Residential Urban
- Transportation/Utility
- Water

ASSESSED VALUE

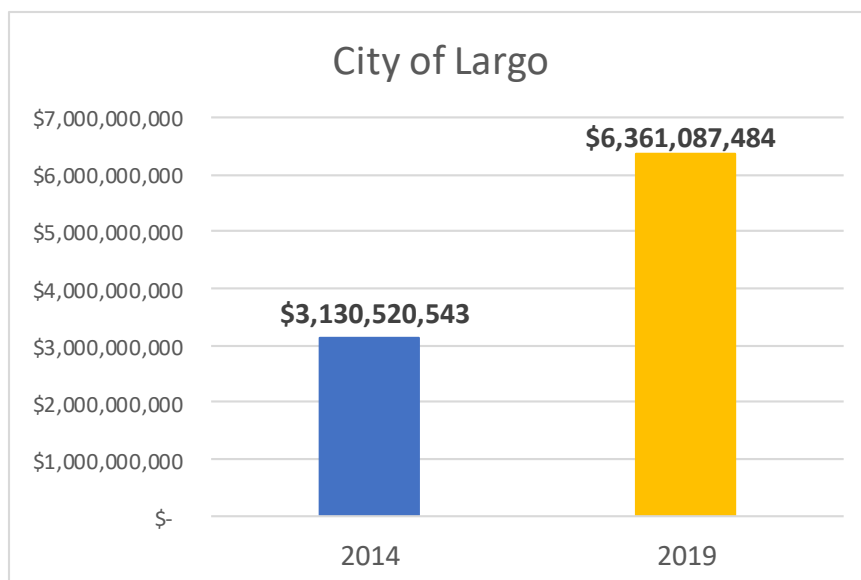
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 7 for 2019 is \$38,355,260 an increase of \$11,670,366 since 2014 as show in *Figure 42*. The sum of the assessed value for all properties within sub district 7 for 2019 is \$54,935,200 an increase of \$15,982,360 since 2014 as show in *Figure 42*.

Figure 42: Sub District 7 – Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 43*.

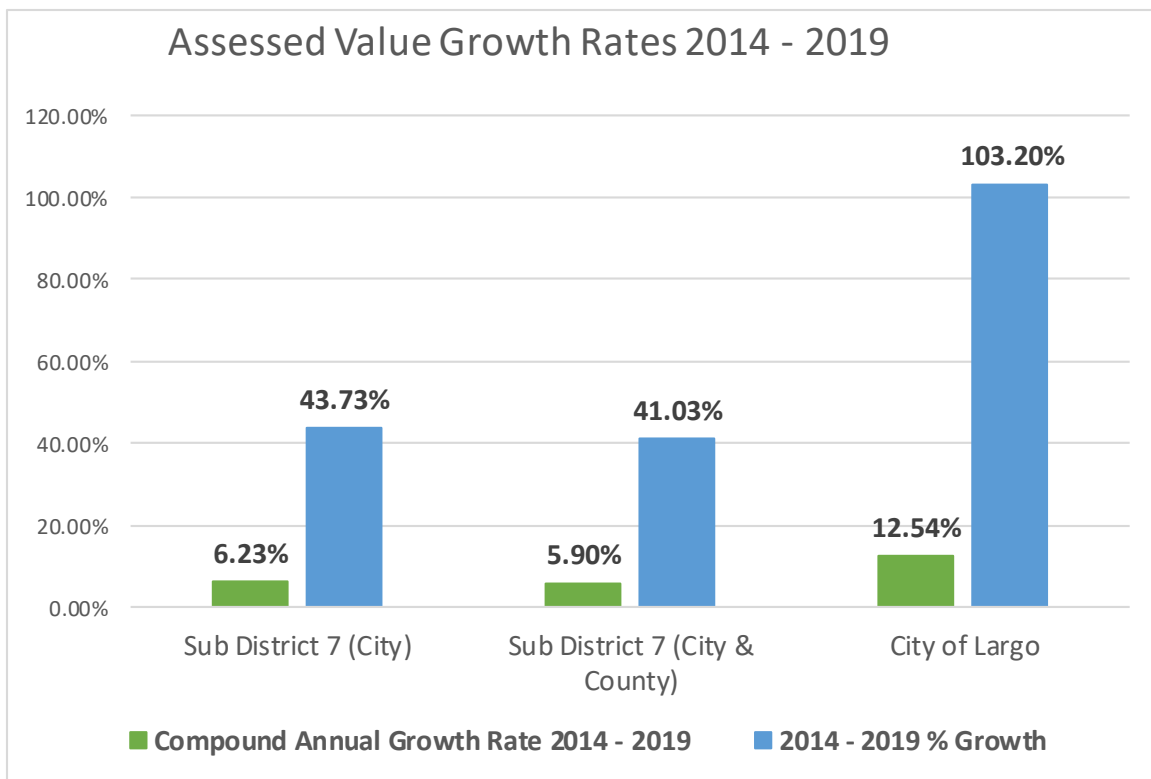
Figure 43: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 7 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in in *Figure 44*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 44*.

For sub district 7 city properties, there is approximately a 6-year growth rate of 43.73% and a 6-year compound annual growth rate of 6.23% from 2014 to 2019. For sub district 7 city and county properties, there is approximately a 6-year growth rate of 41.03% and a 6-year compound annual growth rate of 5.90% from 2014 to 2019. **Sub district 7 city and county properties show a lower growth rate than the Citywide growth rates for 2014 to 2019.** By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 44: Sub District 7 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 7. The stars indicate where each photo was taken.



Figure 45: Sub District 7 - Photo 1



Shopping centers along South Missouri Avenue show visible deterioration

Figure 46 Sub District 7 - Photo 2



Intermittent sidewalk connectivity in residential areas

Figure 47: Sub District 7 - Photo 3



Pedestrian facilities were present around school

Figure 48: Sub District 7 - Photo 4



No screens were present around dumpsters at multifamily residential buildings

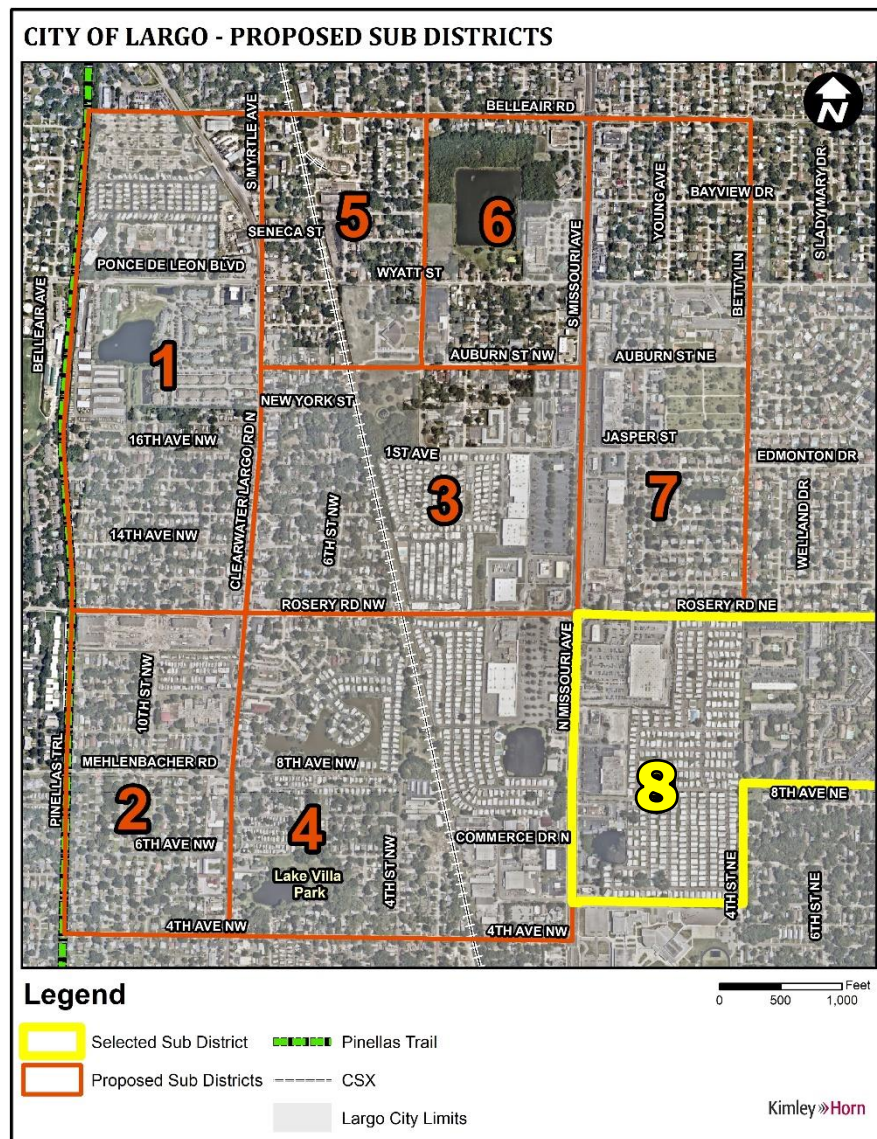
SUB DISTRICT 8

SUB DISTRICT OVERVIEW

Sub district 8 is located in the southeast corner of the study area, south of sub district 7. The sub district is bordered by North Missouri Avenue to the west, 5th Avenue Northeast and 8th Ave Northeast to the south, Highland Avenue to the east, and Rosery Road Northeast to the north. All parcels within the sub district are within the City of Largo's jurisdiction. This sub district includes 165.7 total acres, representing approximately 8.9% of the study area. Approximately 74.8 acres of the sub district is within the proposed CRD boundary area.

The sub district includes Teakwood Village East bordering with Chaparral Apartments and a single family residential area on the eastern side. The sub district includes the Midway shopping Center along North Missouri Avenue.

Figure 49: Potential Sub District – Sub District 8



INITIAL OBSERVATIONS

This sub district includes mobile homes and commercial properties mainly along North Missouri Avenue. The study area is not located within the existing Clearwater-Largo Road CRD. More specific details, including but not limited to the following, from the site assessment are listed below:

- Large land uses such as Teakwood Village East and Chaparral Apartments are isolated from commercial and community facilities.
- Teakwood mobile home park has no stripped crosswalk at its entrance on Rosery Road Northeast and no onsite pedestrian facilities.
- Staff has noticed, outside of our windshield survey, greater instances of residents utilizing motorized vehicles to travel between origin and destination including utilizing parking lots and driveways as “shortcuts”.
- Large parking lots fronting North Missouri Avenue.
- Separated land uses and lack of connectivity between mobile home park, commercial properties and residential areas to the east of the sub district.
- Sharrows on Rosery Road Northeast starting at North Missouri Avenue.
- Vacancies along North Missouri Avenue in the commercial area including south of the new Walmart Supercenter and at the corner of Rosery Road Northeast.
- Due to the lack of landscaping or poor landscaping quality, this sub district area is generally more susceptible to an increase in the heat island effect and stormwater (i.e. quality and quantity issues).

LAND USE

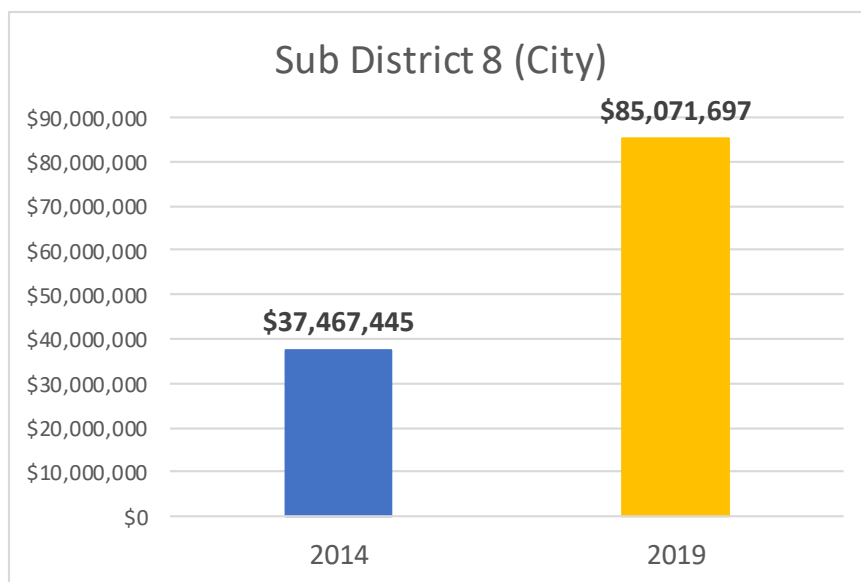
The future land use designations within this sub district in the study area include:

- Commercial General
- Institutional
- Residential Urban
- Residential Medium
- Water

ASSESSED VALUE

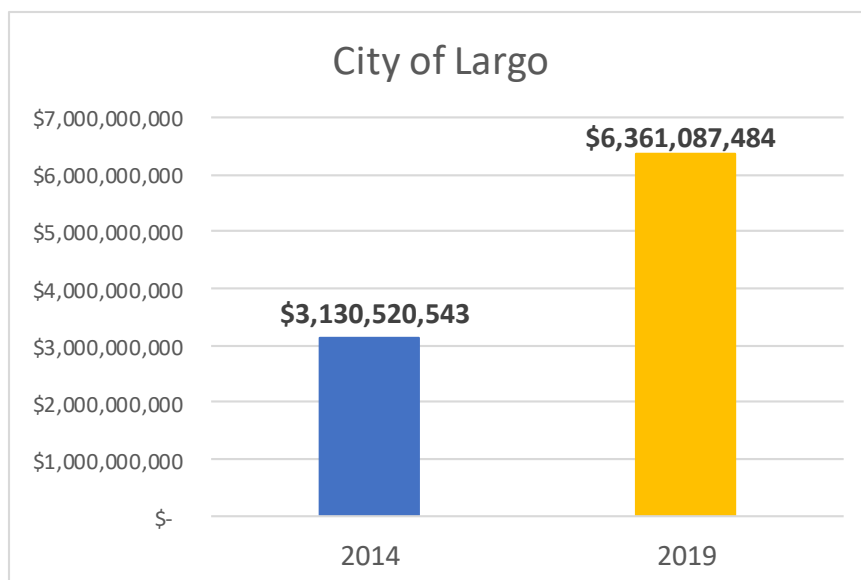
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 8 for 2019 is \$85,071,697 an increase of \$47,604,252 since 2014 as show in *Figure 50*.

Figure 50: Sub District 8 – Sum of Assessed Value



By comparison, the sum of the assessed value for the City of Largo in 2019 is \$6,361,087,484 an increase of \$3,230,566,941 as shown in *Figure 51*.

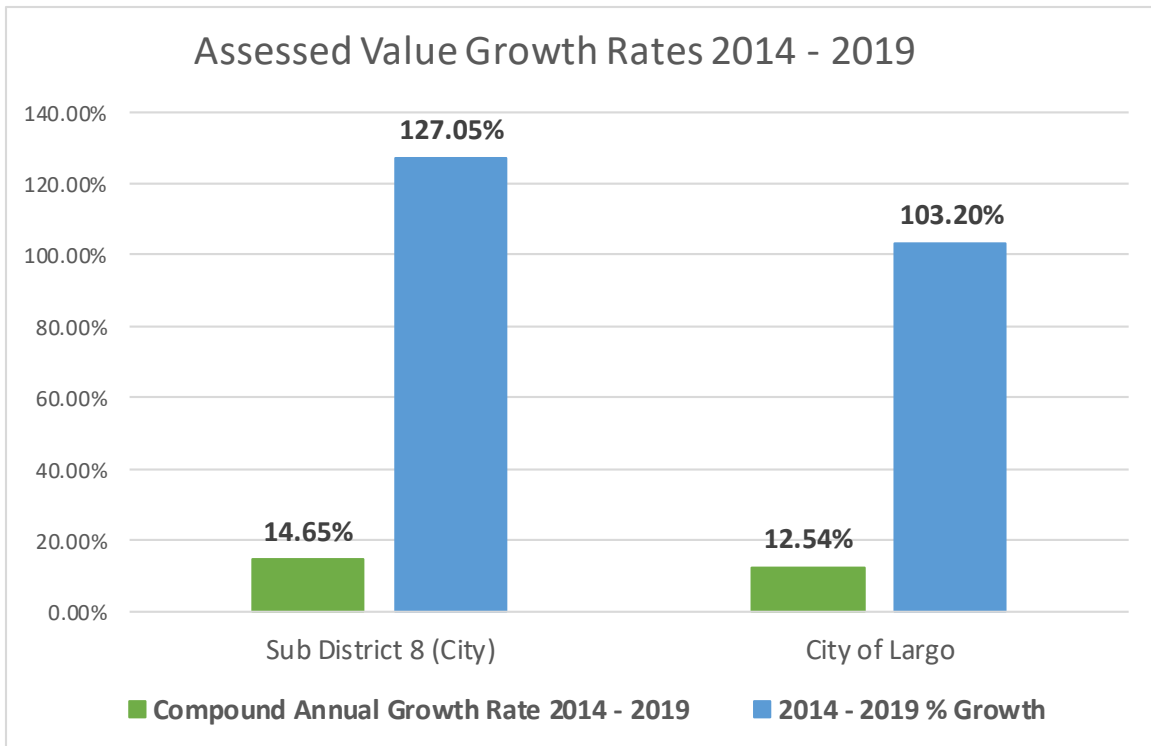
Figure 51: City of Largo – Sum of Assessed Value



Growth rates were calculated for sub district 8 and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for 2014 to 2019 (light blue) is shown in in *Figure 52*. A compounded annual growth rate for 2014 to 2019 (green) is shown in *Figure 52*.

For sub district 8 properties, there is approximately a 6-year growth rate of 127.05% and a 6-year compound annual growth rate of 14.65% from 2014 to 2019. By comparison, for the City of Largo there is approximately a 6-year growth rate of 103.20% and a 6-year compound annual growth rate of 12.54% from 2014 to 2019.

Figure 52: Sub District 8 Assessed Value Growth Rates 2014 - 2019



SITE VISIT

The following is a collection of photos taken of properties within sub district 8. The stars indicate where each photo was taken.

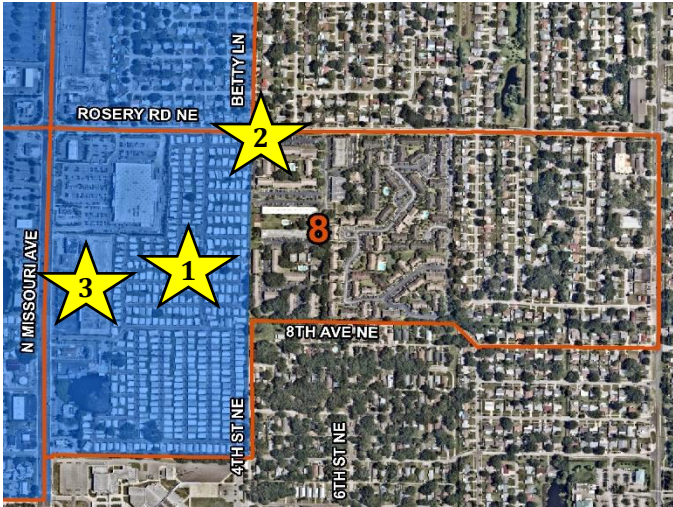


Figure 53: Sub District 8 - Photo 1



Lack of pedestrian and curb and gutter facilities in mobile home areas

Figure 54: Sub District 8 - Photo 2



Lack of safe crossings

Figure 55: Sub District 8 - Photo 3



Large parking lots fronting North Missouri Avenue

APPENDIX

11.02.20

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.

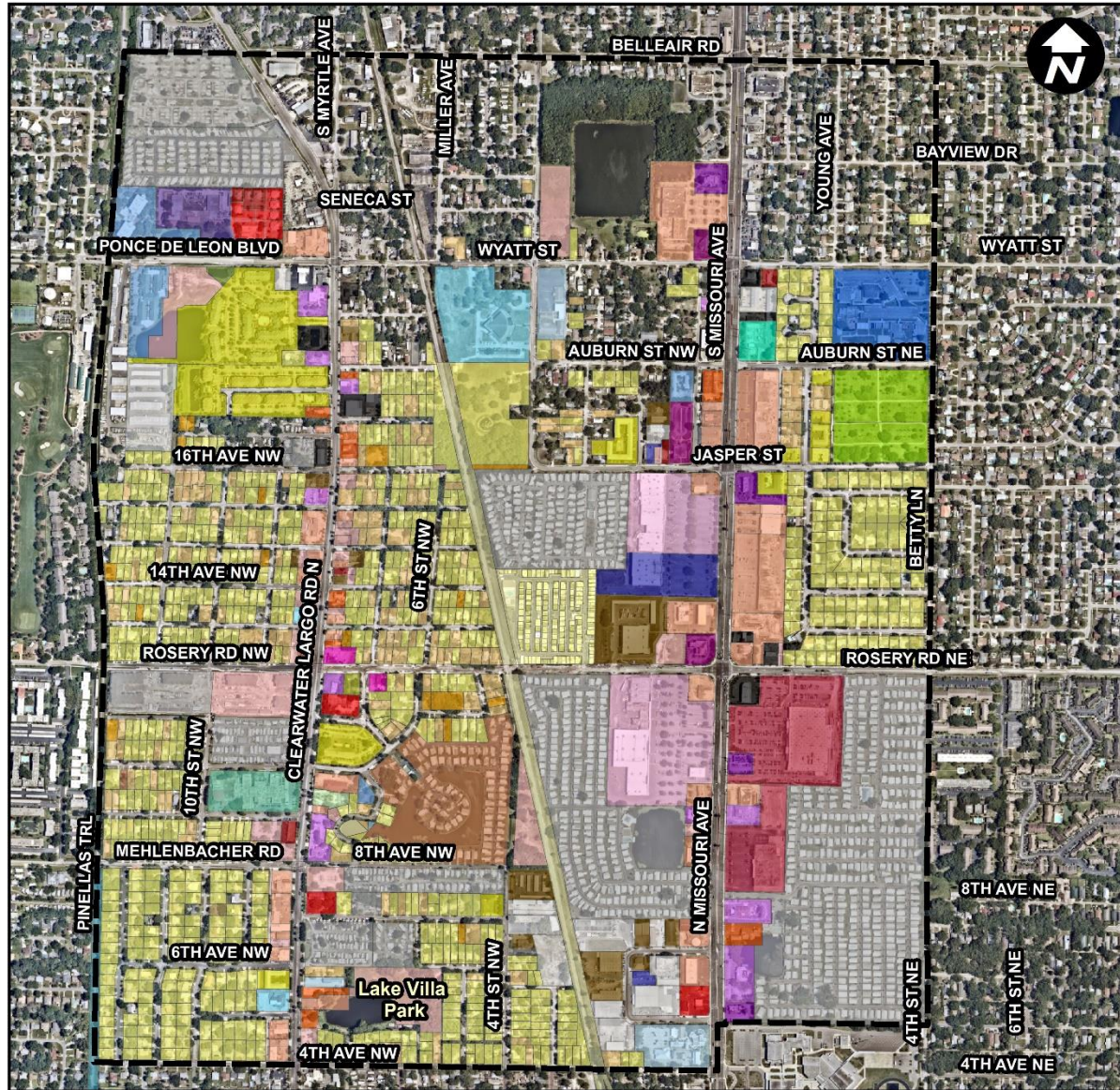
PARCEL 14) LOTS 41, 42, 43 AND THE NORTH 75 FEET OF LOTS 44, 45 AND 46, BLOCK B, H.L. BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 13, AND RE-RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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



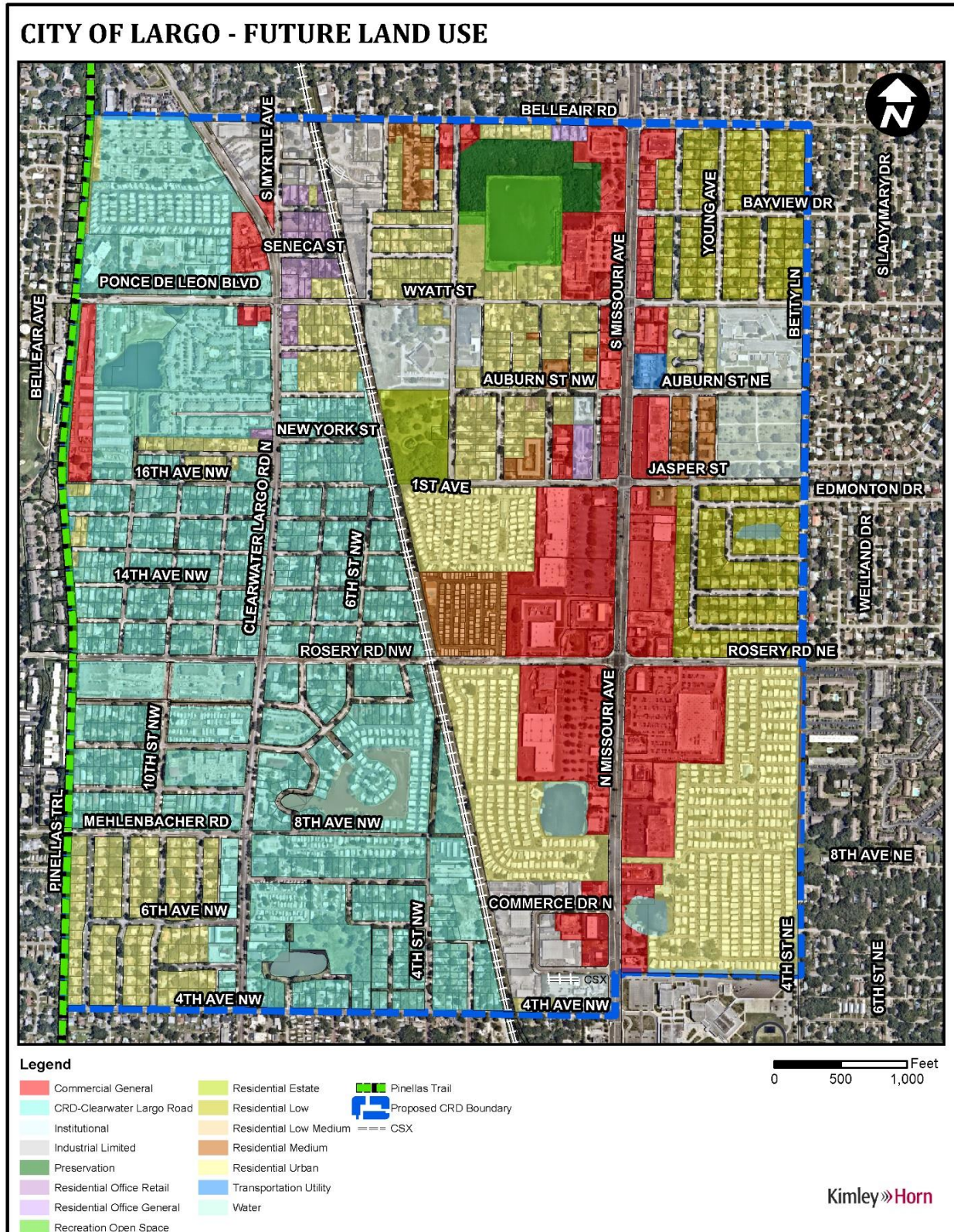
Legend

| | | | |
|---------------------------|--------------------------------|---|---|
| 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 | |

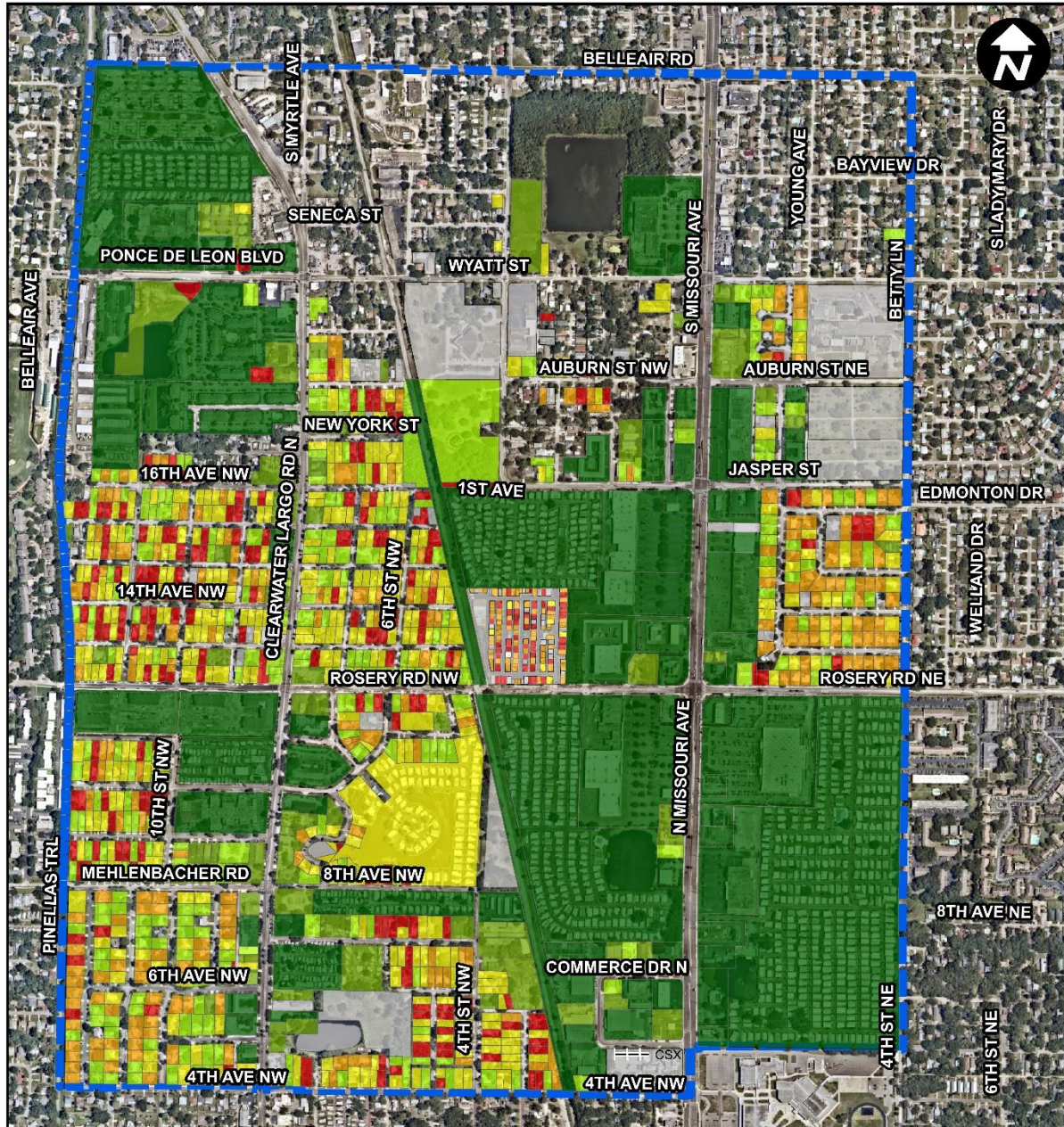
0 550 1,100 Feet

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



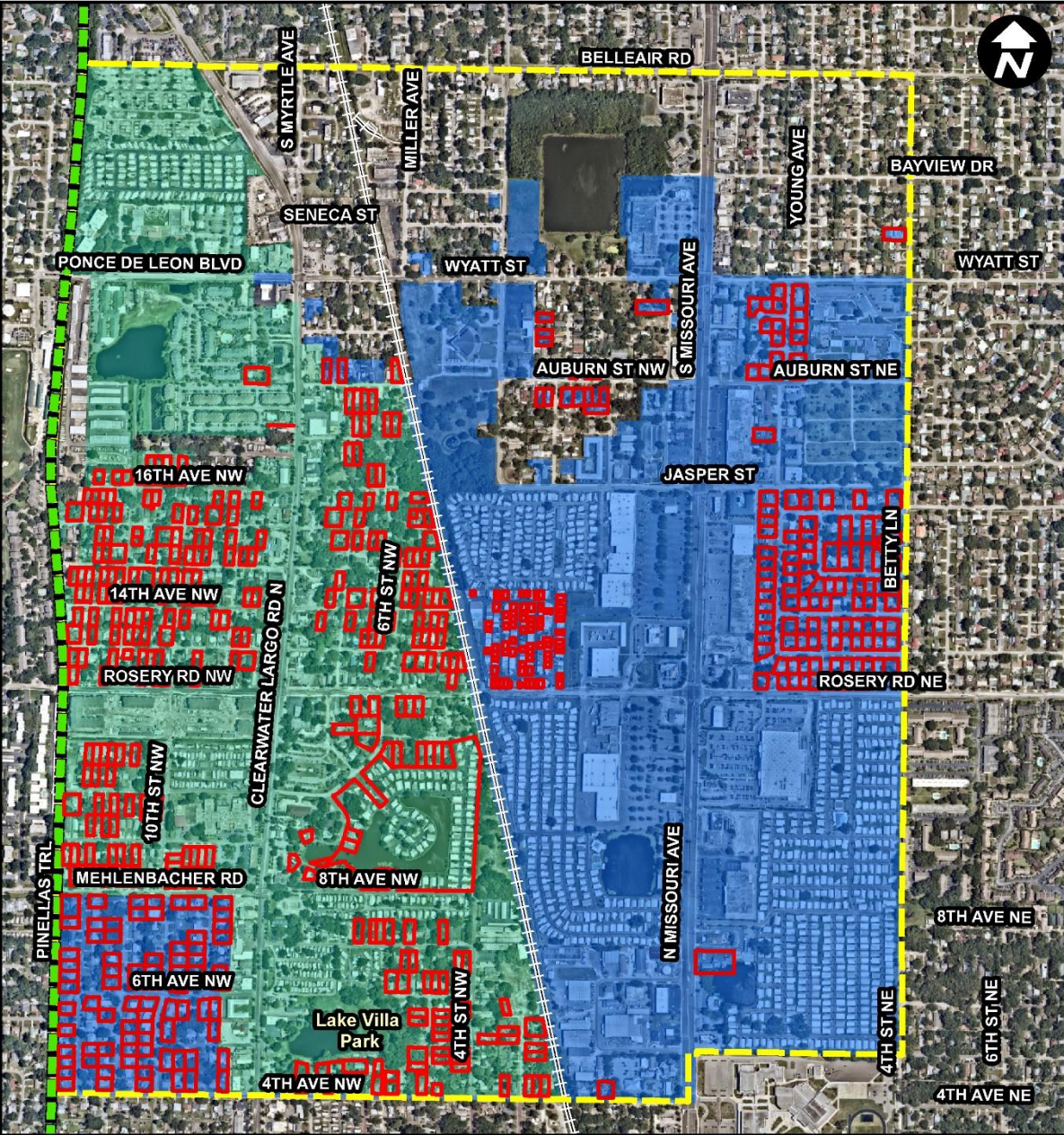
Legend

| | | | |
|-------------------------|-----------------------|-----------------------|--|
| 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



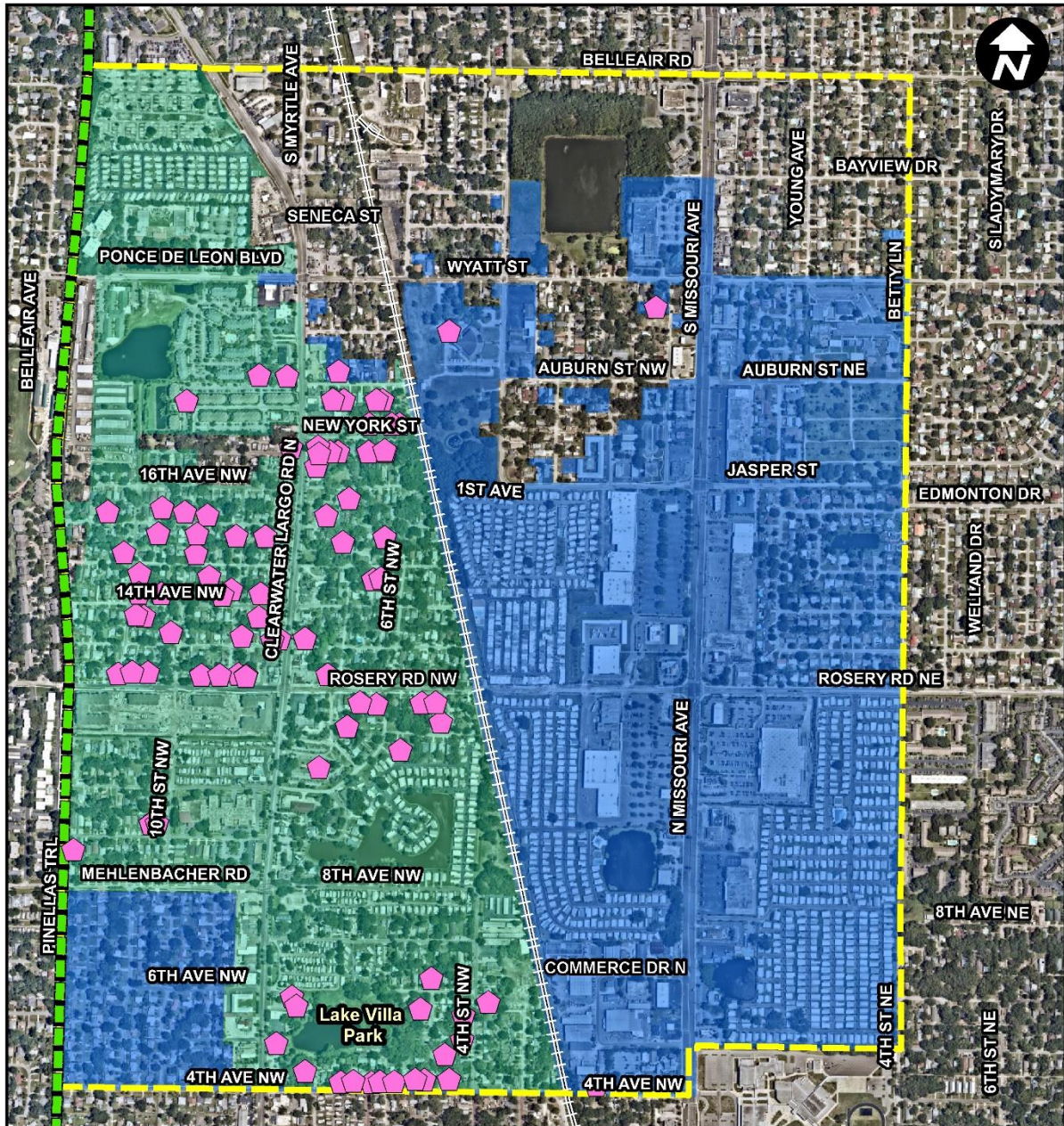
Legend

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

0 500 1,000 Feet

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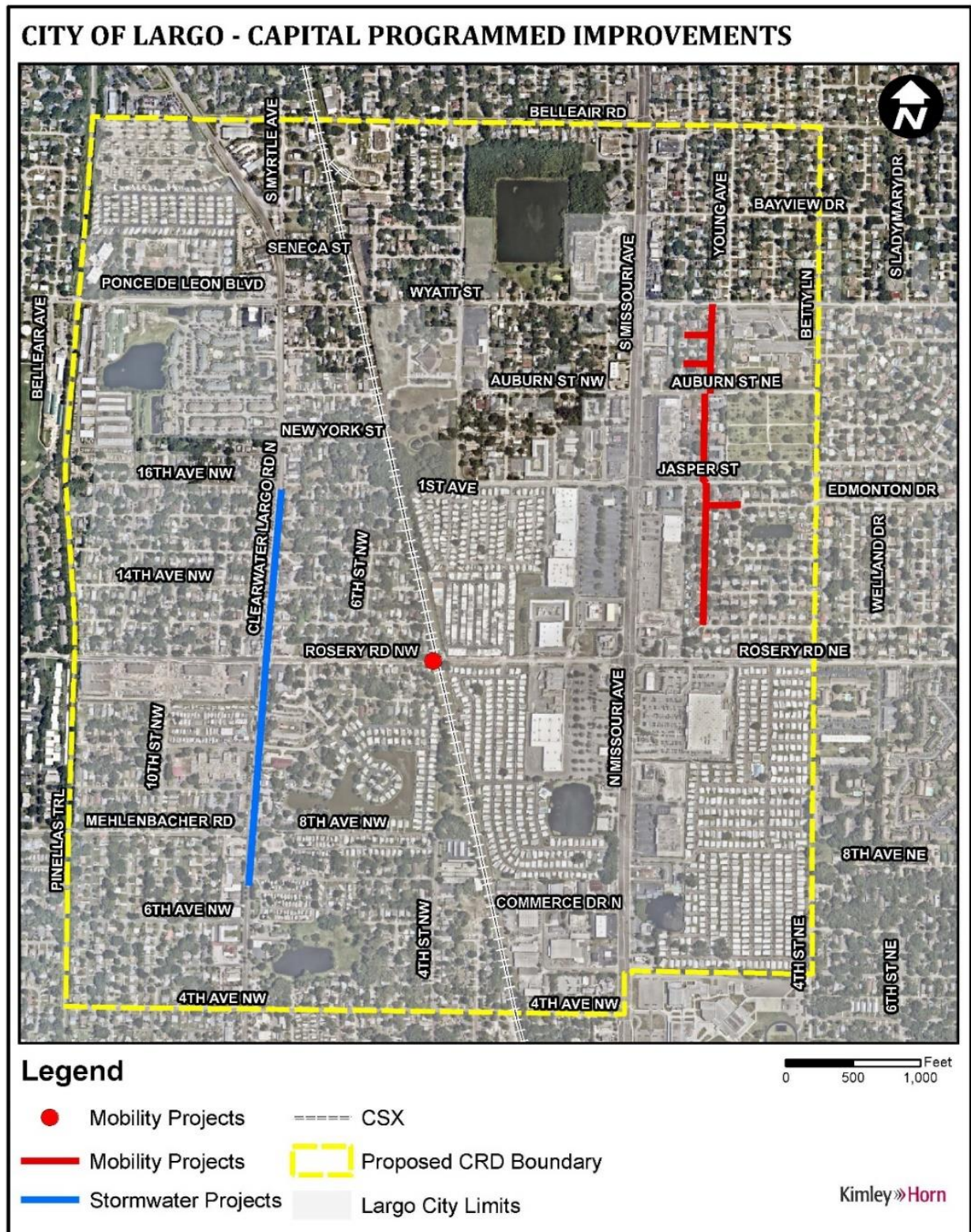
CITY OF LARGO - HISTORIC SITES



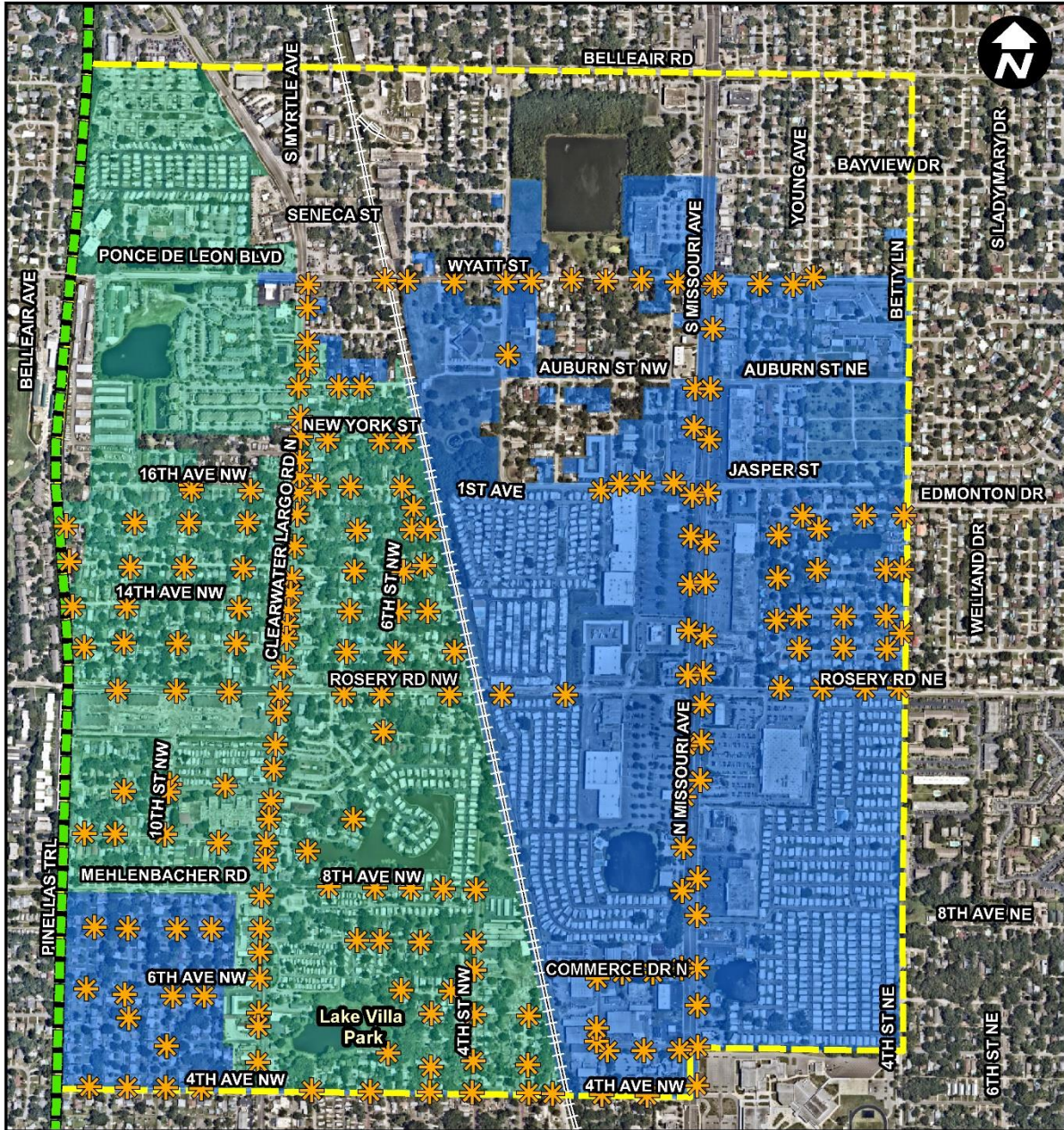
Legend

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

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CITY OF LARGO - STREETLIGHTS

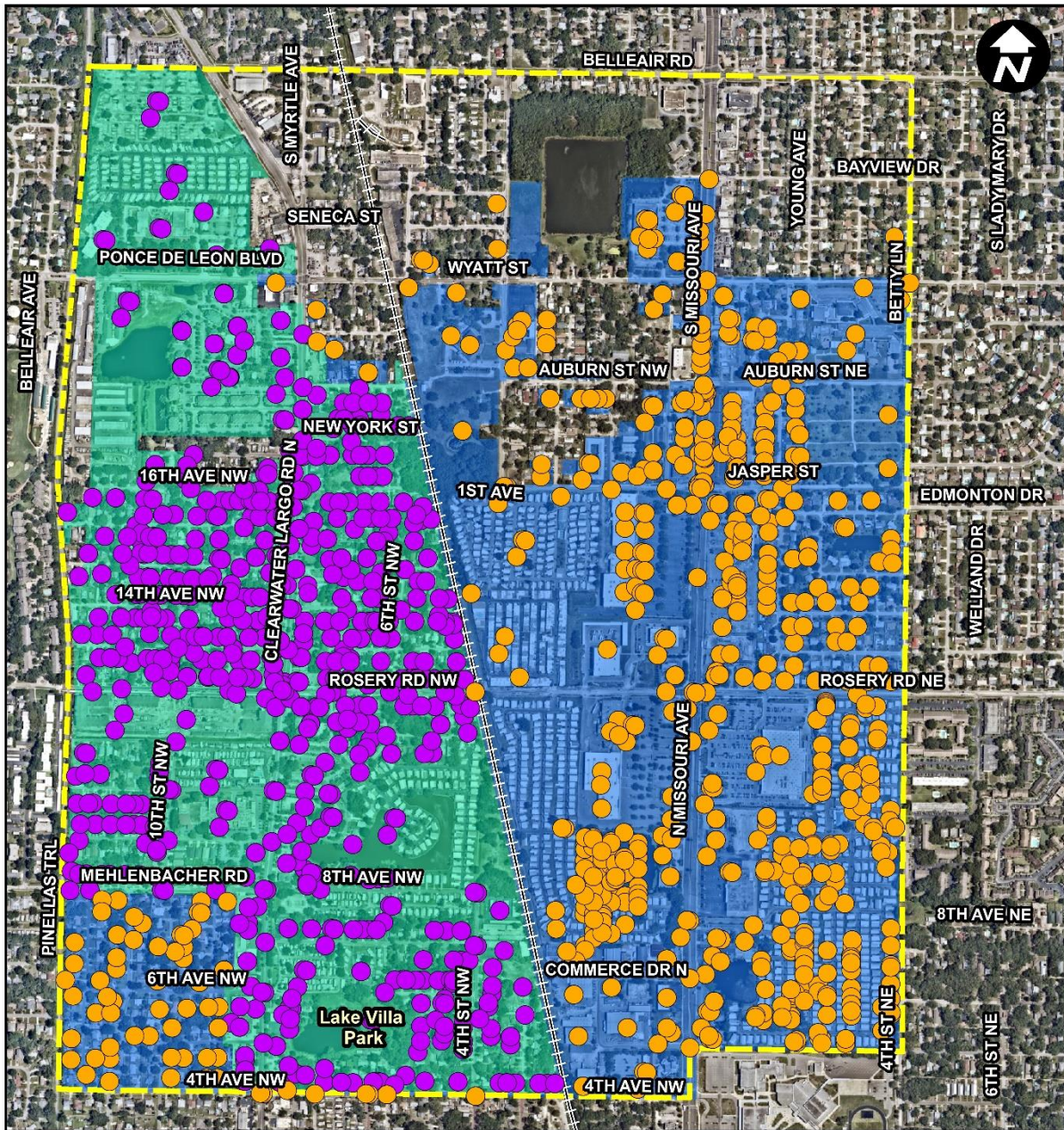


Legend

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

Kimley»Horn

CITY OF LARGO - FIRE & EMS 2016 - 2020

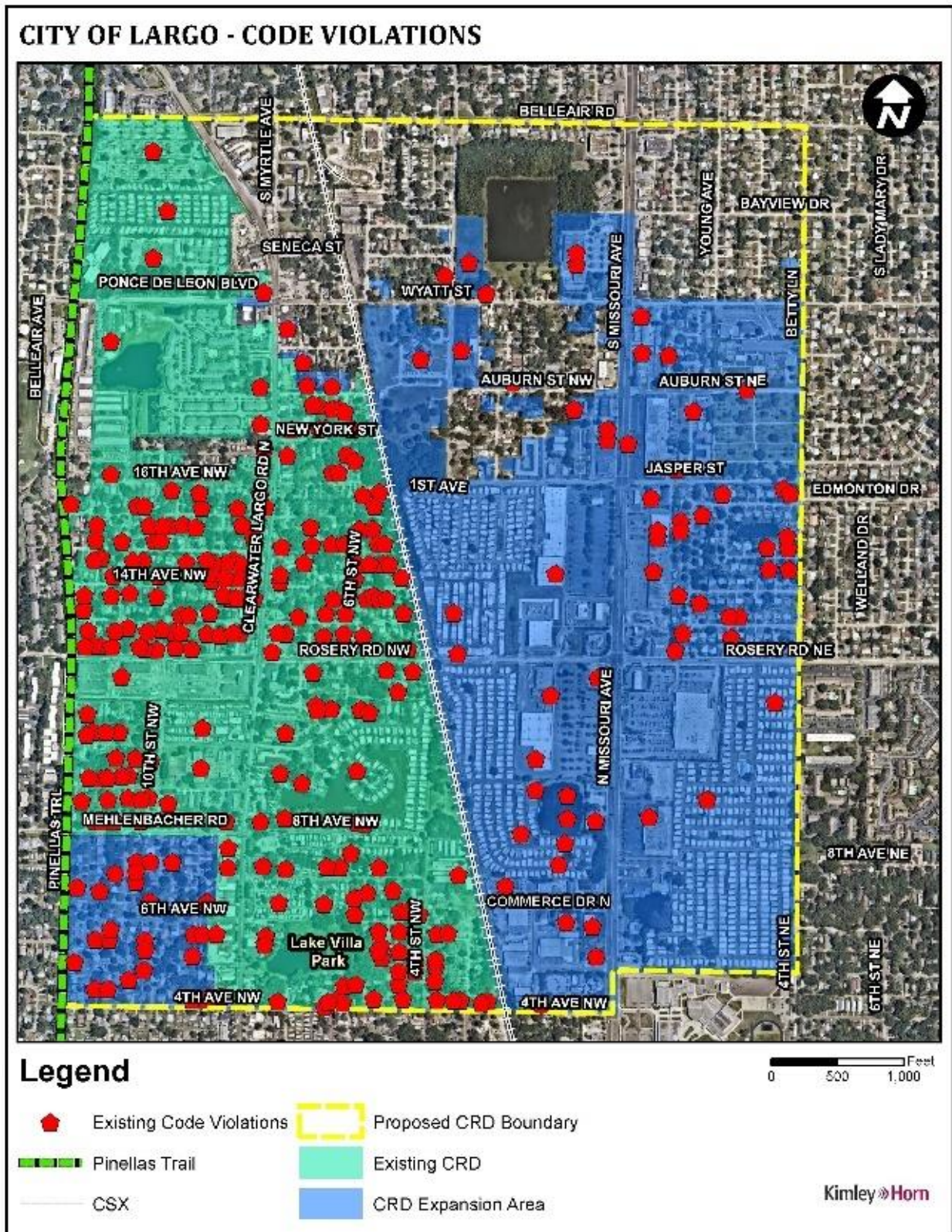


Legend

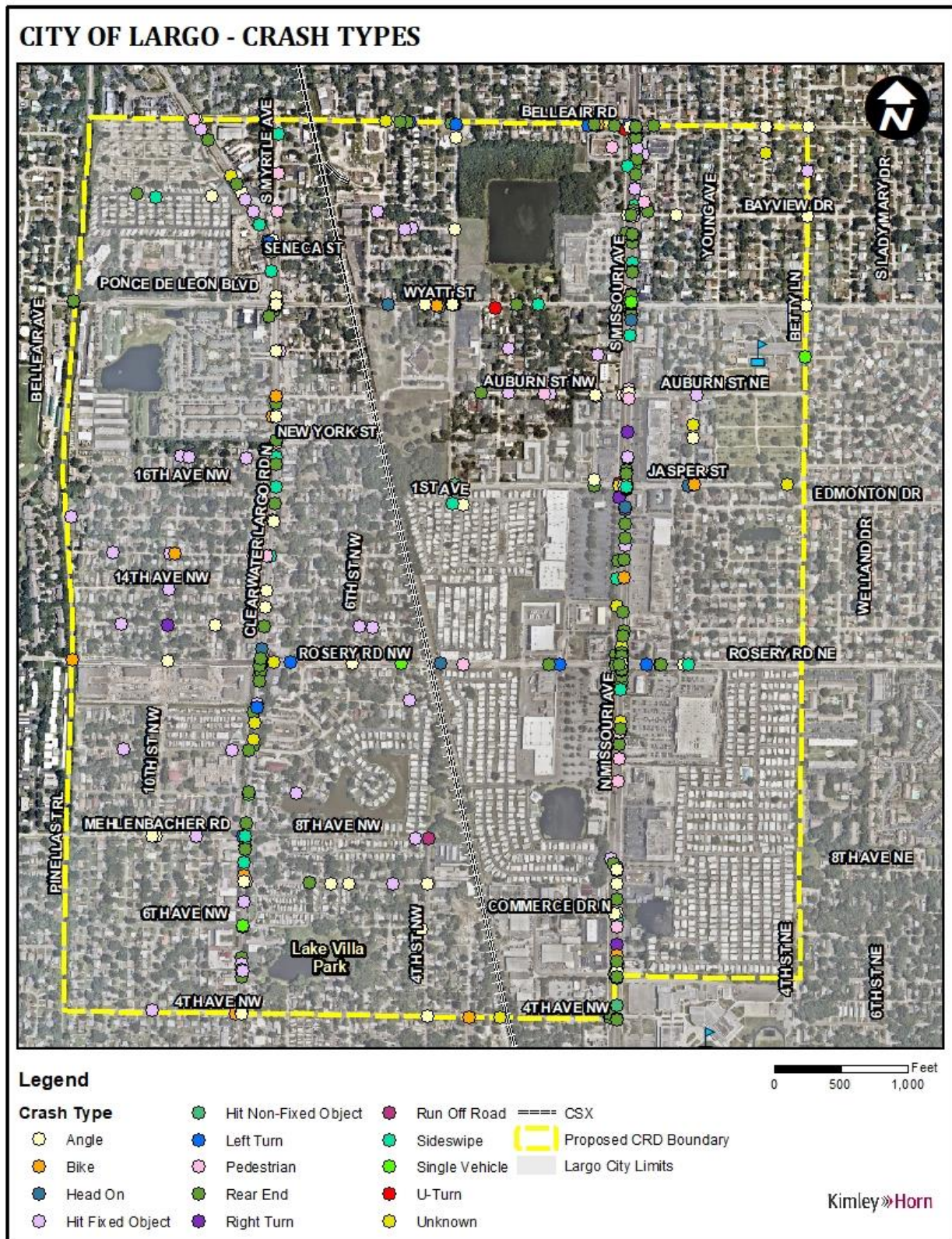
- Fire & EMS Calls - CRD Expansion
- Fire & EMS Calls - Existing CRD
- CSX
- Proposed CRD Boundary
- Existing CRD
- CRD Expansion Area

0 500 1,000 Feet

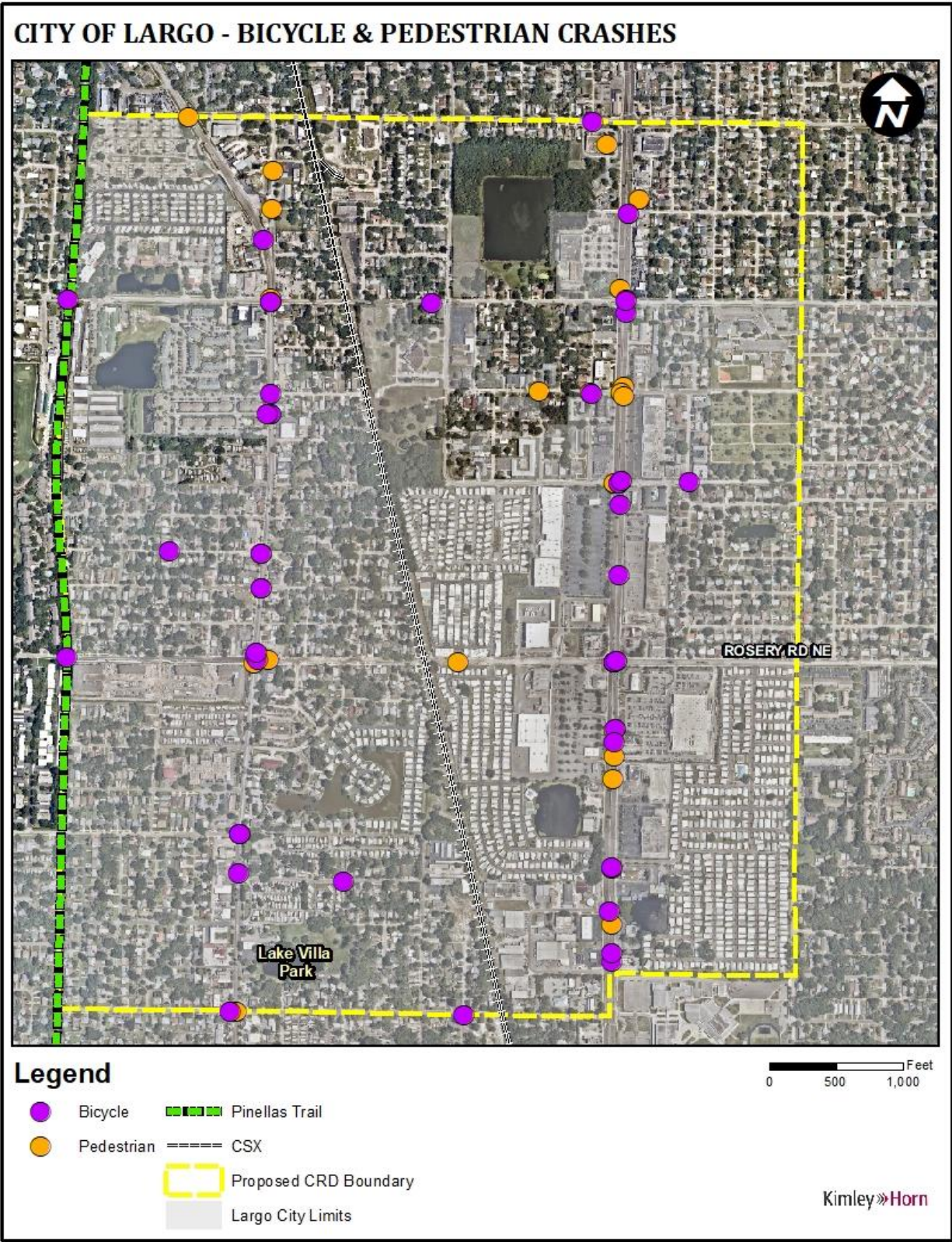
Kimley»Horn

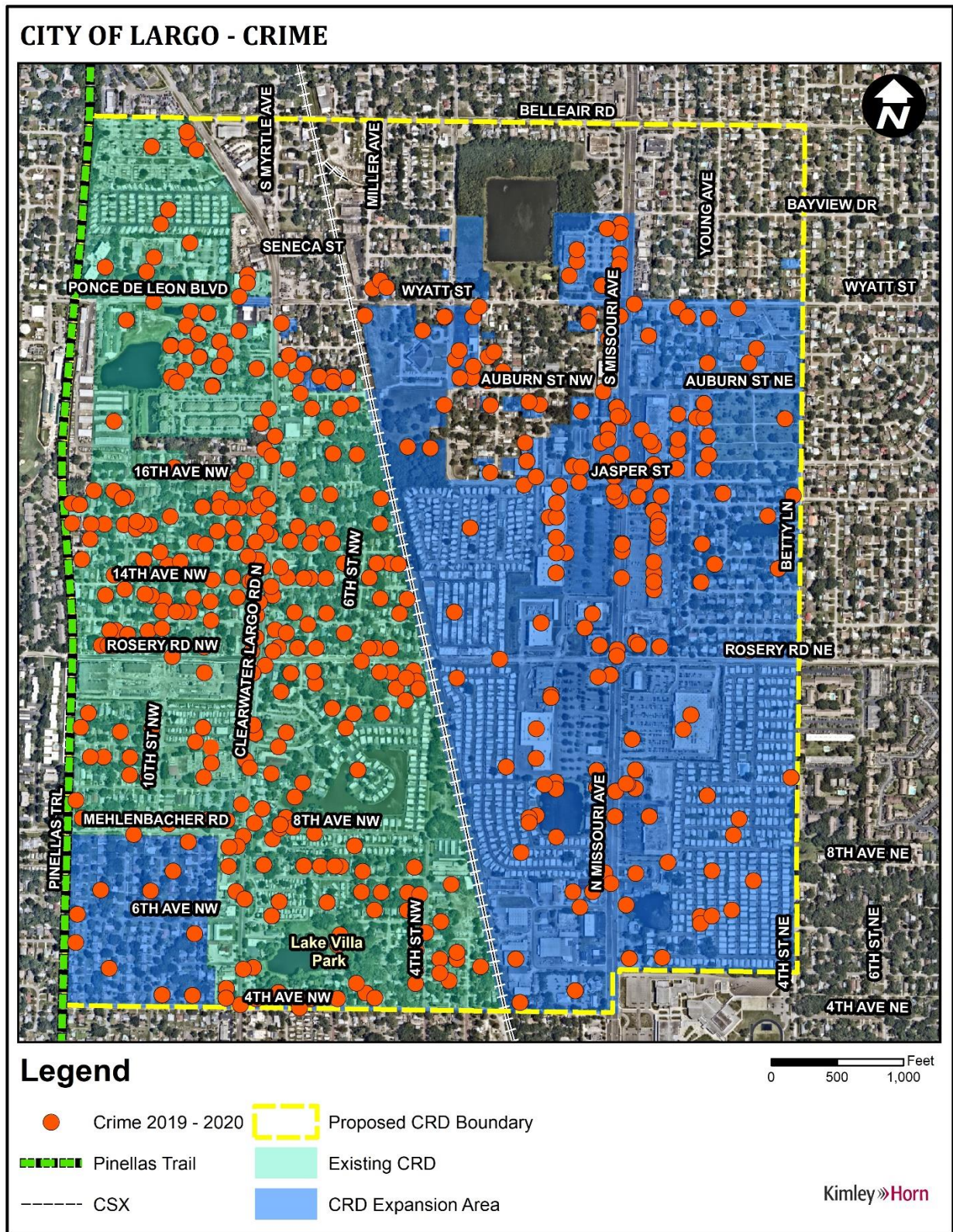


Map A-10 Total Crashes (Source: City of Largo 08.12.20)

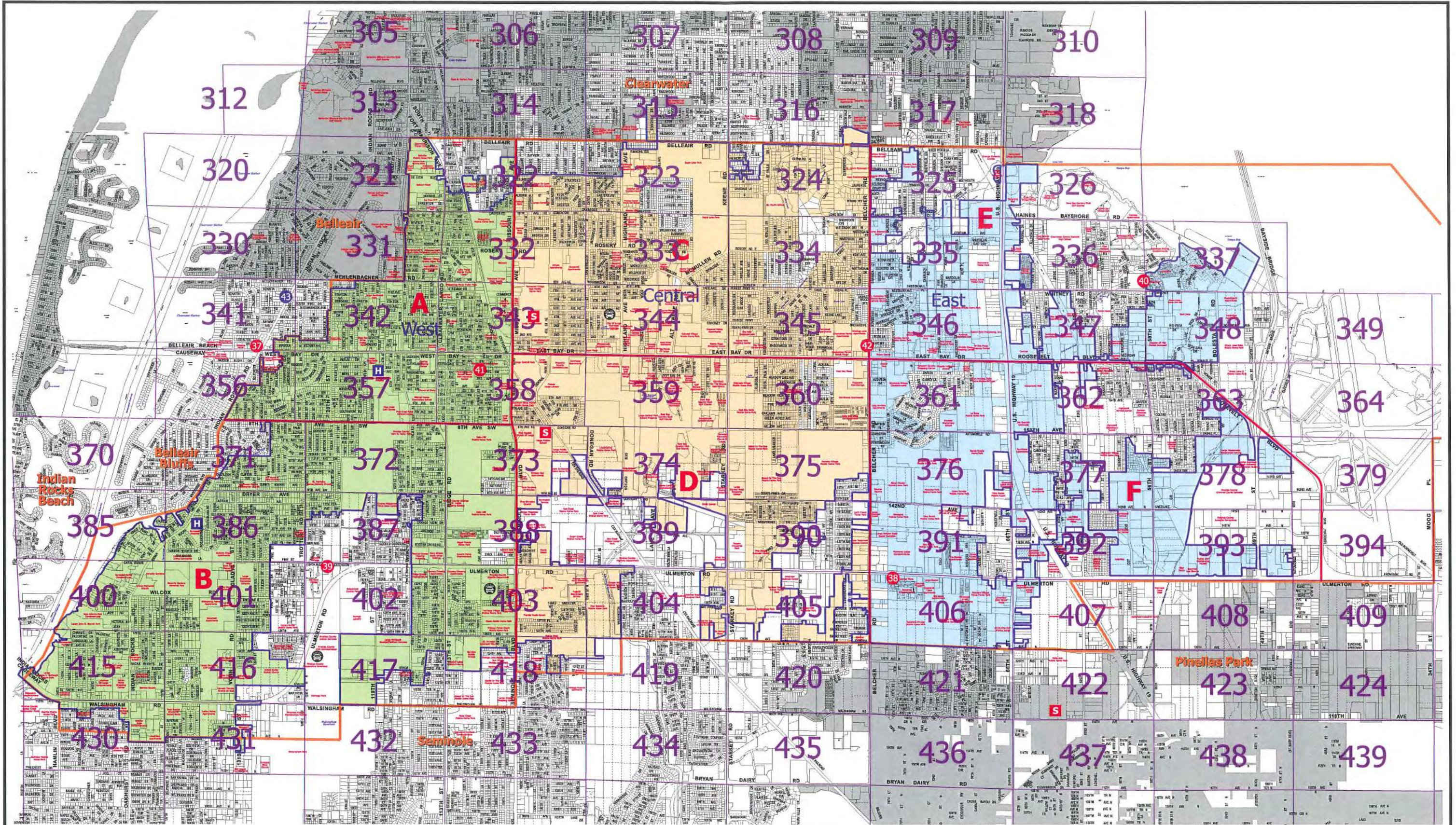


Map A-11 Bicycle & Pedestrian Crashes (Source: City of Largo 08.12.20)





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 and Fire-EMS Map Grid Boundaries
- Largo Police and Fire-EMS Map Grid Numbers

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

- Largo Police and Fire-EMS Map Grid Boundaries
- Largo Police and Fire-EMS Map Grid Numbers

- Largo Municipal Annexation Area Boundary



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

Key Map

