



City of Largo

Clearwater-Largo Road Community Redevelopment District

Existing CRD Assessment Summary Memorandum



Date: September 2021



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INTRODUCTION

This summary memorandum documents a baseline analysis of existing conditions for the current Clearwater-Largo Road Community Redevelopment District (CLR-CRD) as requested by Pinellas County. The intent of this summary is to update the 2015 analysis of the existing CRD. The summary will be used for a comparison of conditions of the existing CLR-CRD to those of the proposed CRD expansion area. The proposed CRD expansion area was recently evaluated as part of the recently conducted Finding of Necessity (FON) analysis for the proposed CRD expansion area (2020). The proposed CRD expansion area FON was adopted in December 2020. The 2020 FON evaluated the conditions of properties within the proposed CRD expansion area boundary that are within the City of Largo limits. This summary analysis serves as an update to the previously prepared analysis (2015) of the existing CRD as requested by Pinellas County. The County has requested a baseline analysis of the existing conditions within the current CRD boundaries for comparison with the proposed expansion area analysis (2020).

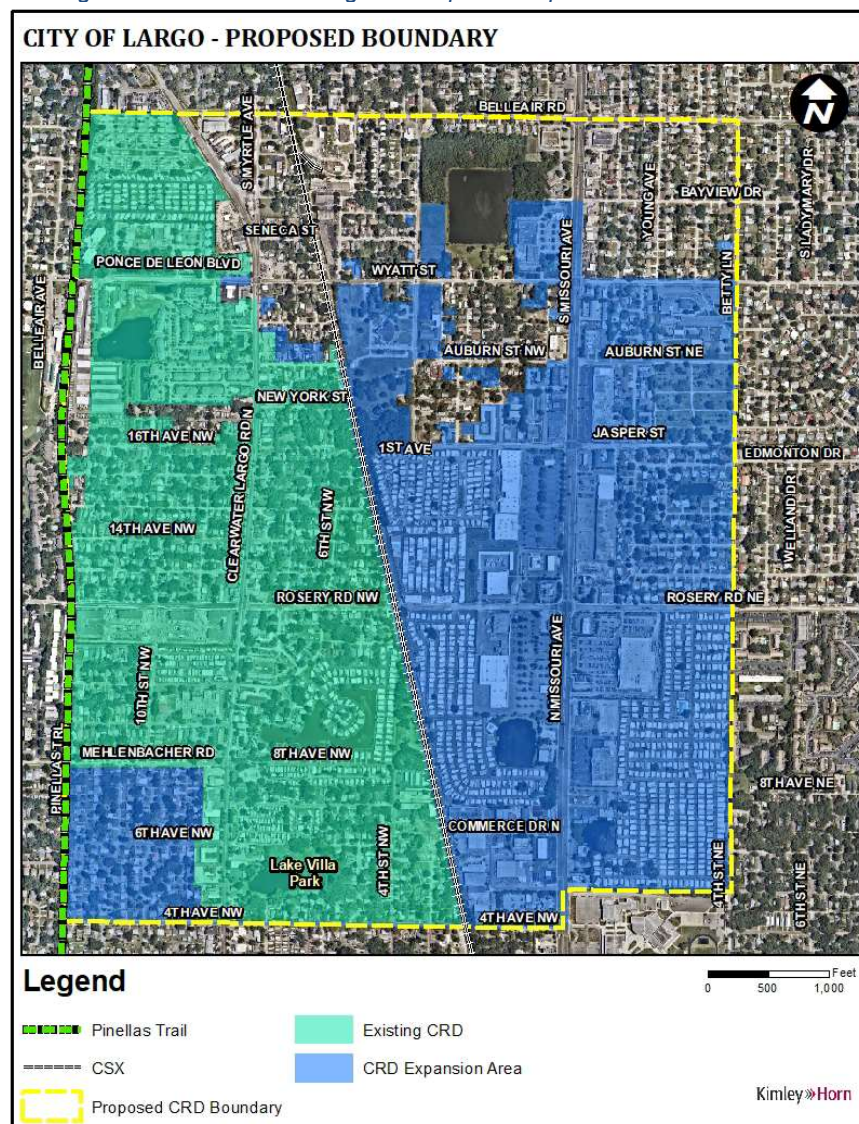
This analysis serves as a baseline analysis of the existing conditions in the existing CRD boundaries that demonstrate the continuing need for the redevelopment designation. Specifically, the analysis includes the following components:

- Photo documentation of property conditions
- Socioeconomic data review and comparison
- Overcrowded and substandard housing
- Crime data
- Building code violations
- Tax value trends

STUDY AREA

The existing CRD was approved by the Pinellas County Board of County Commissioners (BOCC) in 1996 and has since been expanded in 2002 and 2007. **Figure 1** identifies the boundaries of the existing CRD and the proposed CRD expansion area. The existing CRD (identified in green) is located northwest of Downtown Largo and is generally bordered to the north by Belleair Road, Mehlenbacher Road, and 4th Avenue NW to the south, the Pinellas Trail to the west, and the CSX railroad to the east. 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 evaluates the baseline conditions of the existing CRD for comparison with the proposed CRD expansion area and the overall City of Largo conditions.

Figure 1: CLR-CRD Existing and Proposed Expansion Boundaries



Source: City of Largo

DATA COLLECTION

An inventory of the planning and physical characteristics of the study area was performed through a site visit and readily available data to evaluate 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. In some instances, data from 2014 and 2015 for the previously completed 2015 FON analysis is used for comparison. **Table 1** provides a summary of the data collected and agreed upon for the comparison analysis. The analysis of the data listed in **Table 1** is detailed in the subsequent sections of this report.

Table 1: Data Collection and Sources Summary

Data Type	Data Source(s)
Poverty Rate	City of Largo; ESRI Community Analyst; American Community Survey (2019)
Household Income	City of Largo; ESRI Community Analyst (2019)
Per Capita Income	City of Largo; ESRI Community Analyst (2019)
Housing Vacancy	City of Largo; ESRI Community Analyst (2019)
Percent of Substandard Housing Units (Renter and Owner Occupied)	American Community Survey 5-Year Estimates (2019)
Percent of Overcrowded Households	American Community Survey 5-Year Estimates (2019)
Crime Data	City of Largo; Pinellas Crime Viewer (2019)
Building Code Violations	City of Largo; ESRI Community Analyst (2019)
Taxable Value Trends	City of Largo; Pinellas County Property Appraiser (2014 – 2019)

EXISTING COMMUNITY REDEVELOPMENT DISTRICT PROFILE

The existing CRD boundary includes approximately 307 total acres, all of which are located within the City of Largo city limits. **Table 2** provides a comparison of the existing CRD and proposed CRD expansion area profiles. The total area of the City of Largo is approximately 12,280 acres.

Table 2: CRD Acreage Comparison

CRD Area	Acreage Within City Limits	Acreage Outside of City Limits	Total Acreage
Existing	307	0	307
Expansion	365	172	537
Total CRD Area	672	172	844

Source: City of Largo

VISUAL INSPECTION OF EXISTING CONDITIONS

A site visit of the existing CRD was conducted on March 24, 2021 to gain an understanding through the visual inspection of current conditions for evidence of the following blighted conditions:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, pedestrian and bicycle facilities, or public transportation facilities
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements

Photo examples of the visual inspection findings are intended to provide a snapshot in time of existing conditions in the existing CRD. The photo examples are provided and described on the following pages.

Transportation Facilities

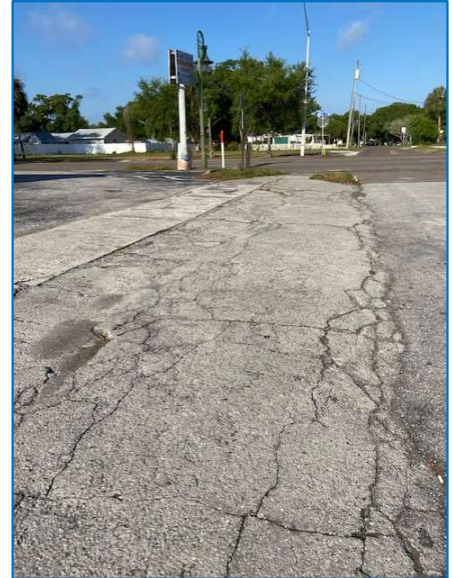
Visual evidence of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities in the existing CRD area.



*Pedestrian Desire Path on
Rosery Road NW*



*Sidewalk in Need of Repair on
Rosery Road NW*



*Concrete Driveway in Inadequate
Condition on 14th Avenue NW*



*Inadequate Roadway Conditions on
New Jersey Street*



*Inadequate Roadway Conditions
Near Clearwater-Largo Road*

Unsanitary and Unsafe Conditions

Visual evidence of unsanitary and unsafe conditions within the existing CRD area.



*Unsanitary Conditions on
Rosery Road NW*



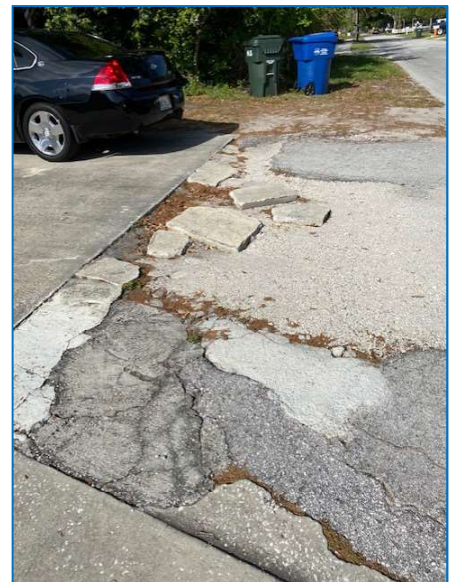
Unsanitary Conditions on Beverly Avenue



*Unsanitary Conditions on
New Jersey Street*



*Unsanitary Conditions on
Clearwater-Largo Road*



*Unsafe Conditions on
13th Avenue NW*

Deteriorating Site Conditions

Visual evidence of deterioration of site or other improvements within the existing CRD area.



Vacant Lot on Ponce de Leon Boulevard



*Deteriorating Conditions on 10th
Avenue NW*



*Deteriorating Site Conditions on
10th Street NW*

SOCIOECONOMIC PROFILE SUMMARY

Table 3 provides a detailed summary of the socioeconomic profile for both the existing CRD boundary and the entire City of Largo. The key highlights between the existing CRD and the City that demonstrates the need for a CRD are summarized below:

- Existing **CRD households make up 4% of total households** in the City.
- The existing CRD median household income is **25% less** than that of the City.
- The existing CRD per capita income is **25% less** than that of the City.
- The existing CRD has a **higher percentage of vacant housing units** than the City.
- The existing CRD has a **lower percentage of owner-occupied housing units** than the City.
- The **median home value** in the existing CRD is **46% less** than that of the City.
- The CRD has a **higher percentage of households with income below the poverty level**.

Table 3: Socioeconomic Data Comparison Summary

Category	Existing CRD	City
2020 Households		
Total Households	1,642	40,887
Median Home Value	\$85,870	\$157,295
2020 Housing Units		
Total Housing Units	2,042	49,587
Owner-Occupied Housing Units	718	24,400
% of Owner-Occupied Housing Units	35%	49%
Vacant Housing Units	400	8,700
% of Vacant Housing Units	20%	18%
2020 Income		
Per Capita Income	\$21,652	\$28,840
Median Household Income	\$33,346	\$44,408
2018 Households		
Total Households	1,507	37,174
Households with Income Below Poverty Level	399	5,152
% of Households with Income Below Poverty Level	26%	14%
Households with Income At/Above Poverty Level	1,108	32,001
% of Households with Income At/Above Poverty Level	74%	86%

Source: City of Largo and ESRI Business Analyst, 2020

OVERCROWDED AND SUBSTANDARD HOUSING

In addition to socioeconomic summary data comparison, specific housing characteristics of overcrowded and substandard housing conditions were evaluated for the existing CRD and the City of Largo. **Table 4** provides a summary of evaluation of these conditions. For overcrowded housing, American Community Survey 5-year estimate data was analyzed on the census tract level for the CRD and compared to the Citywide average. Specifically, housing units with more than 1.0 person per room were compared between the CRD and City. For substandard housing, American Community Survey (ACS) 5-year estimate data was analyzed on the census tract level for the CRD and compared to the Citywide average using data on occupied housing units with complete plumbing facilities and complete kitchen facilities. It should be noted that existing CRD area makes up portions of two census tracts. The available information below is shown for two census tracts areas that are larger areas than the Existing CRD.

Table 4: Housing Conditions Summary

Category	Existing CRD	City
Overcrowded Housing		
Percentage of Occupied Housing Units with More Than 1.0 Person per Room	1.85%	1.31%
Substandard Housing Conditions		
Percentage of Occupied Housing Units with Complete Plumbing Facilities	100%	99.30%
Percentage of Occupied Housing Units with Complete Kitchen Facilities	98.55%	98.67%

Source: American Community Survey 5-Year Estimates (2019)

INCIDENCES OF CRIME

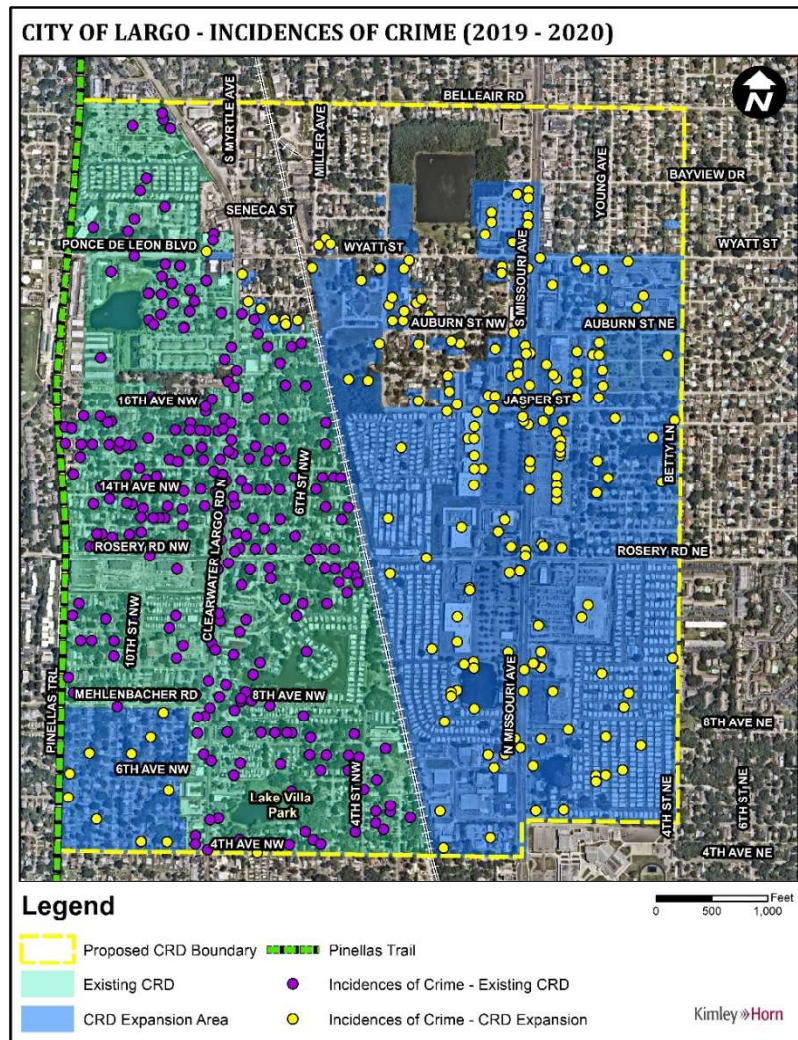
Crime data for the City of Largo was obtained through the *Pinellas County Crime Viewer* web application and from the City of Largo. The selected data is from the Pinellas County Crime Viewer which includes reports from several law enforcement agencies, including the Largo Police Department and the Pinellas County Sheriff's Office. This data is based upon readily and reasonably available agency information. The crime data within the existing CRD and proposed CRD expansion area were isolated for comparison with crime data for the entire City of Largo. Both the existing CRD and proposed CRD expansion area have higher crime rates than the citywide crime rate. Crime rate was calculated by number of crime incidences per 1,000 population for crimes that were reported between January 2019 and August 2020. **Table 5** provides a summary of crime totals and crime rates for the existing CRD, proposed CRD expansion area, and City of Largo. A map of the 2019 – 2020 crime incidences in the existing CRD and proposed CRD expansion area is provided in **Figure 2**.

Table 5: Crime Incidence Summary (2019 - 2020)

Area	Incidences of Crime (2019 – 2020)	Population (2020)	Crime Rate per 1,000
Existing CRD	892	3,908	228.2
Expansion CRD	930	2,175	427.6
City of Largo	13,915	85,341	163.1

Source: Source: City of Largo and ESRI Business Analyst, 2020

Figure 2: Incidences of Crime (2019 – 2020)



Source: City of Largo and Pinellas County

BUILDING CODE VIOLATIONS

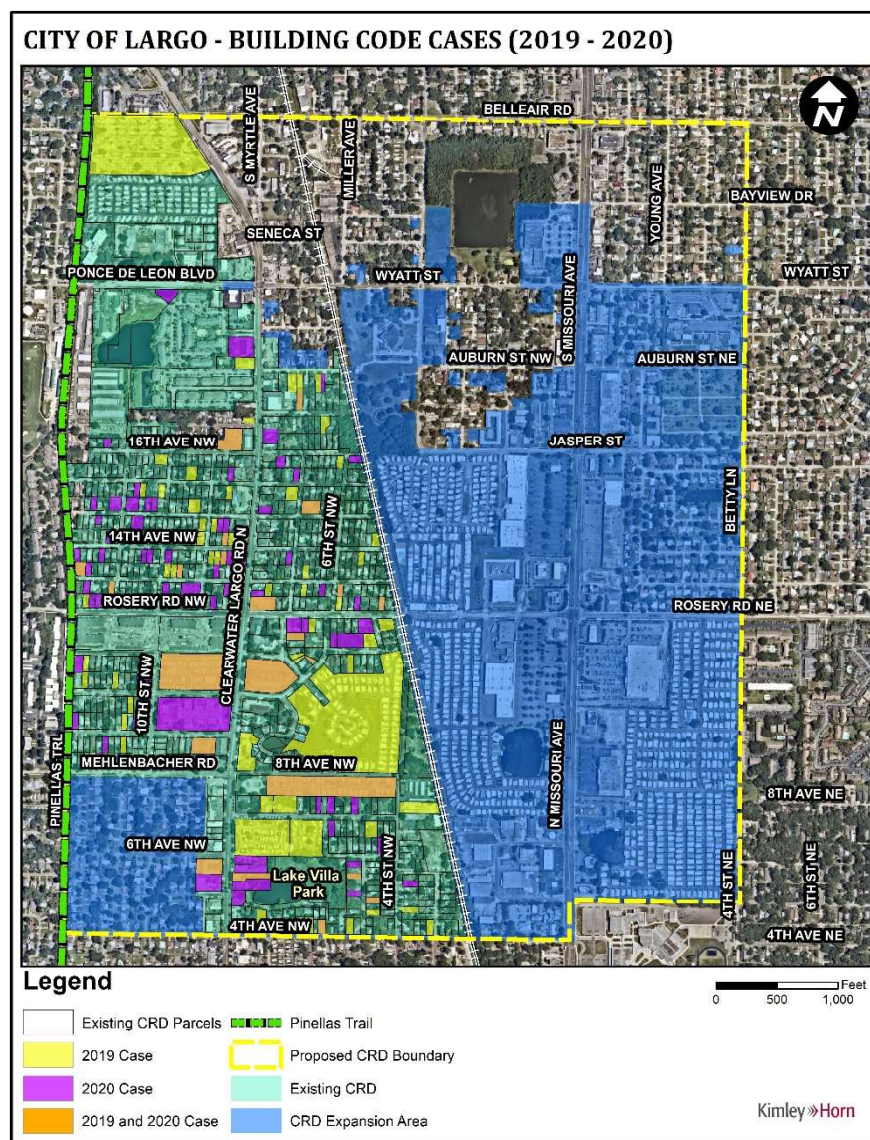
Building code violation case data was obtained from the City of Largo for case reported in the years 2015 to 2020. Most recent code violation case data from 2019 and 2020 was summarized for a comparison between the existing CRD and citywide cases. Code case data was compared to determine the proportion of total city cases within the existing CRD, as well as the existing CRD size compared to the total city size in acres. The existing CRD makes up approximately 2.5% of the total City size. In 2019 and 2020, the number of building code violations in the existing CRD made up approximately 6.3% of total cases in the city (**Table 6**). A map of parcels in the existing CRD with at least one code case in 2019 or 2020 is provided in **Figure 3**.

Table 6: Building Code Cases Summary

Year	Cases in Existing CRD	Total City Cases	CRD Percent of Total City Cases	Existing CRD Percent of Total City Size
2019	124	1,964	6.31%	2.50%
2020	117	1,856	6.30%	

Source: Source: City of Largo

Figure 3: Building Code Cases



Source: Source: City of Largo

ASSESSED VALUE

Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all properties within the existing CRD area for 2019 was \$151,240,811 an increase of \$53,167,232, or 54%, since 2014. 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, or 103%.

Growth rates were also calculated for the existing CRD area and the City of Largo. An overall 6-year growth rate showing the difference in assessed value for the period from 2014 to 2019 and a compounded annual growth rate for the period 2014 to 2019 were calculated for this analysis. For the existing CRD area, there is an approximate a 6-year growth rate of 54.21% and a 6-year compound annual growth rate of 7.49% for the period from 2014 to 2019. By comparison, for the City of Largo there is an approximate 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. **Both the growth rate and annual compound growth rates are lower than the Citywide growth rates for the period from 2014 to 2019.**

CONCLUSION

The baseline existing conditions of the existing Clearwater-Largo Road CRD support the need for a continued CRD designation. Site inspections, visual analysis, and the data analysis performed in the first and second quarter of 2021 have been summarizing in this memorandum to provide additional information.

Site inspections and visual analysis of the existing CRD revealed conditions that demonstrate the need for transportation facility improvements, as well as demonstrate the presence of unsanitary and unsafe conditions and site deterioration.

Data analysis and comparison of the existing CRD to the Citywide conditions also support the need for a continued CRD designation. For example, socioeconomic data indicates that the CRD has a higher percentage of vacant housing units than the City, as well as has a higher percentage of households with income below the poverty level than the City as a whole. Tax value trends analyzed between 2014 and 2019 indicate that the collective existing CRD assessed value has experienced slower growth than that of the City of Largo.

SUB DISTRICT ANALYSIS

11.02.20

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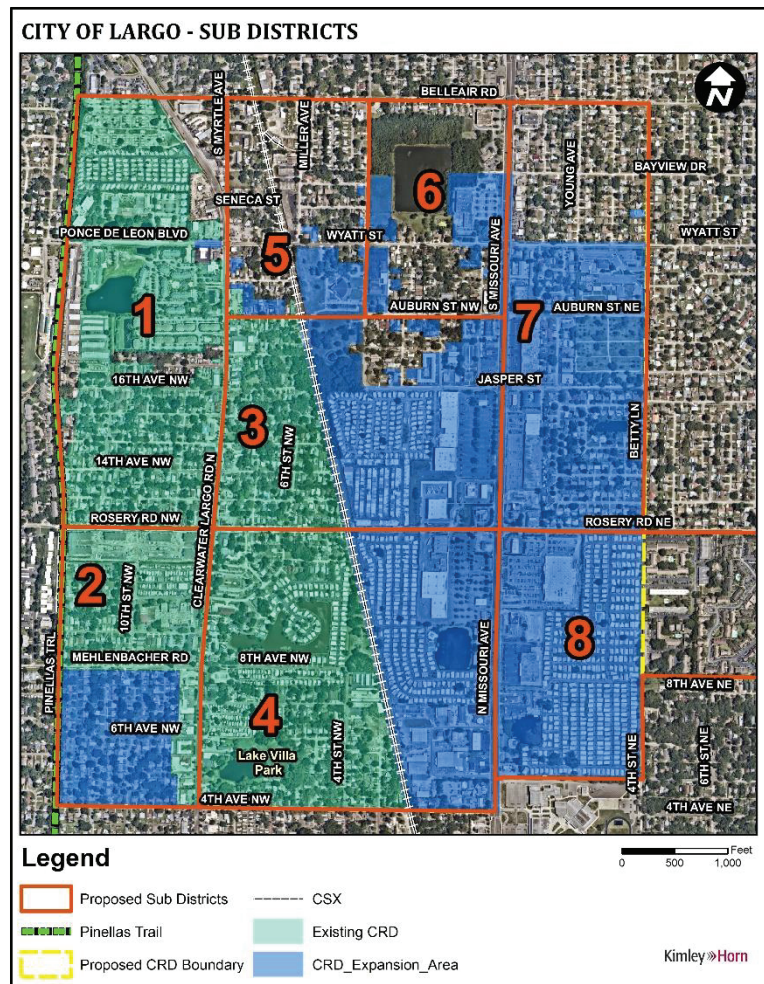
PROJECT OVERVIEW

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

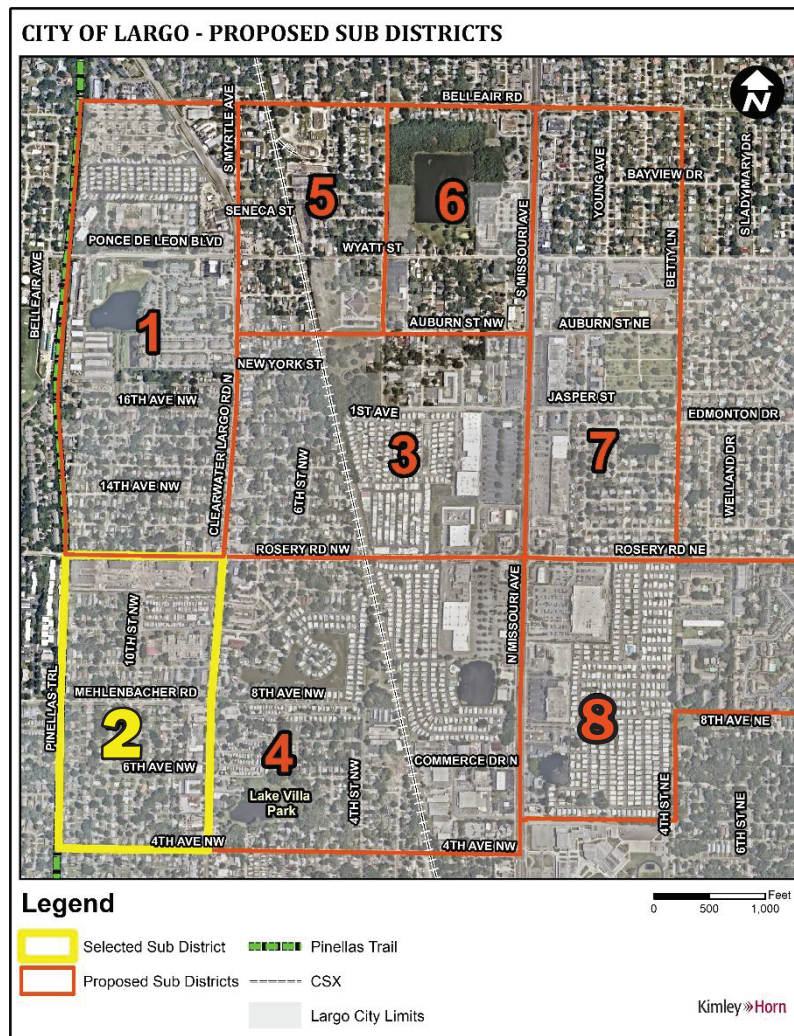
The following provides a summary of the preliminary findings within each sub district for the proposed CRD expansion area.

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.

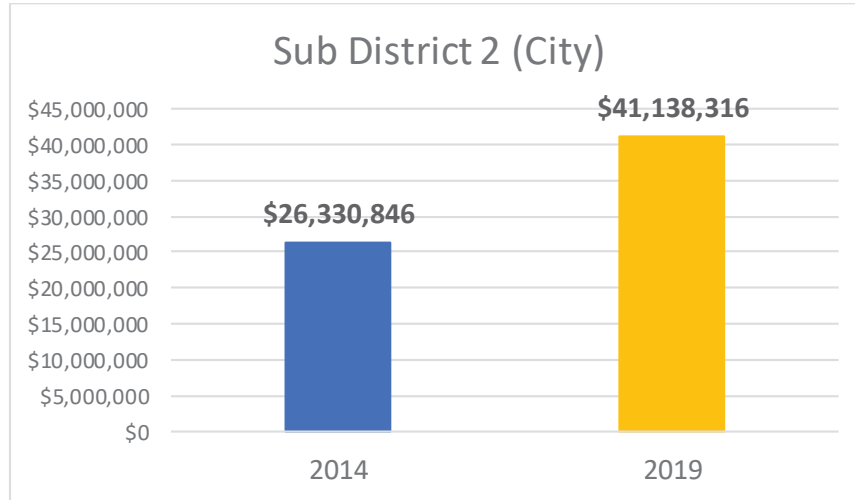
LAND USE

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

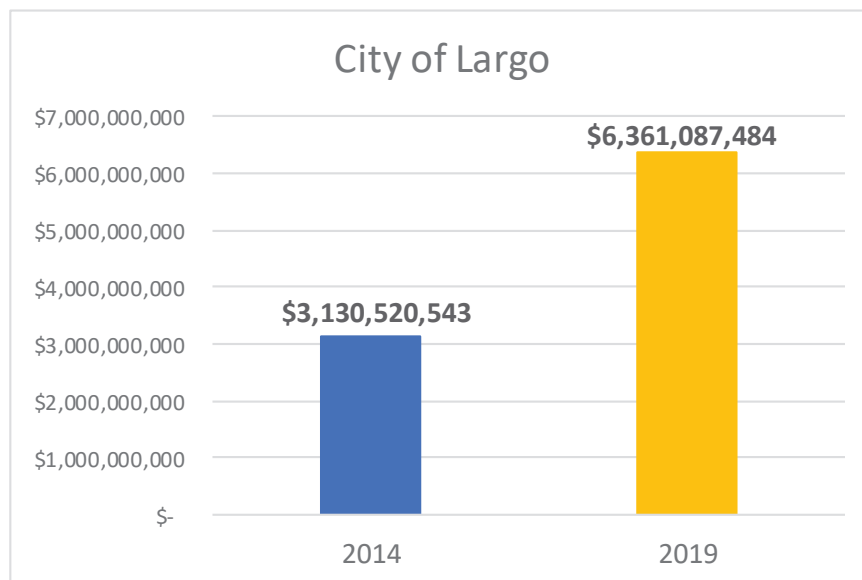
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 2 for 2019 is \$26,330,846 an increase of \$14,807,470 since 2014 as show in *Figure 3*.

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*.

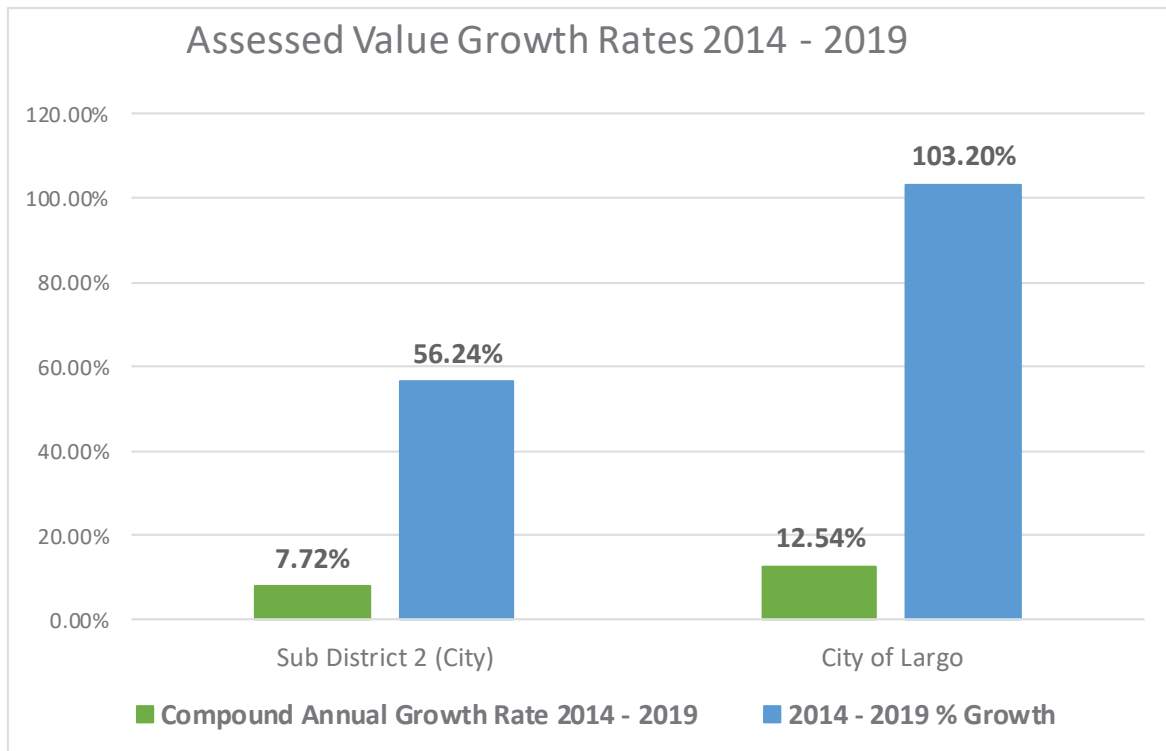
Figure 4: City of Largo – Sum of Assessed Value



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.

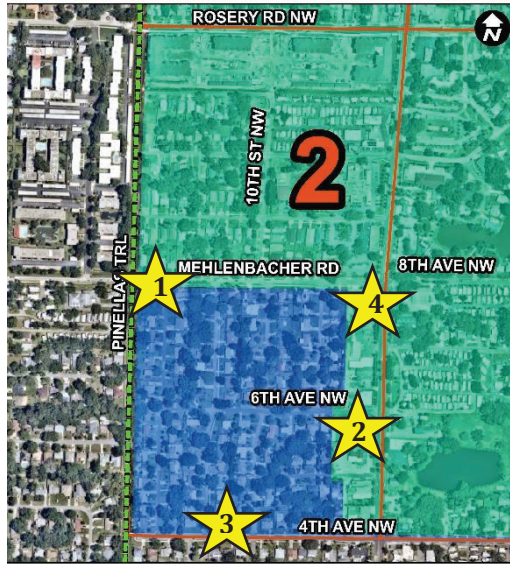


Figure 6: Sub District 2 - Photo 1



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

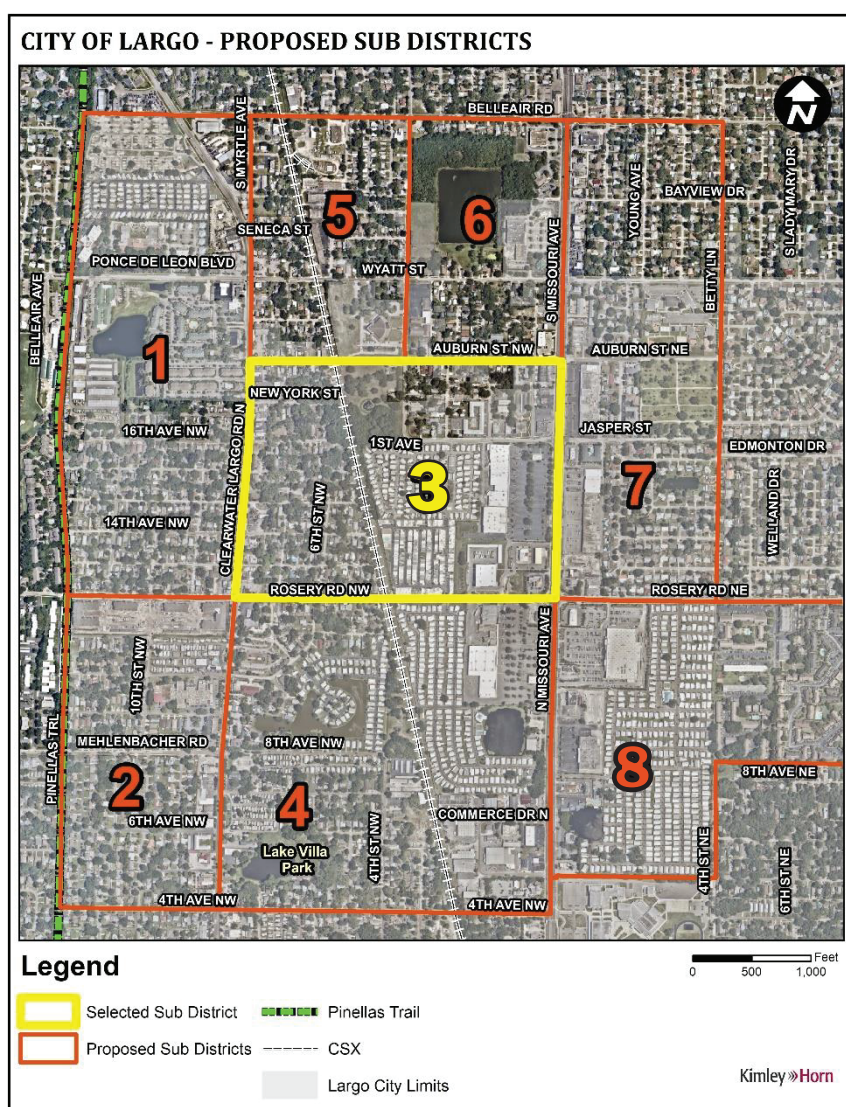


Access management issues on Clearwater-Largo Road.

SUB DISTRICT 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

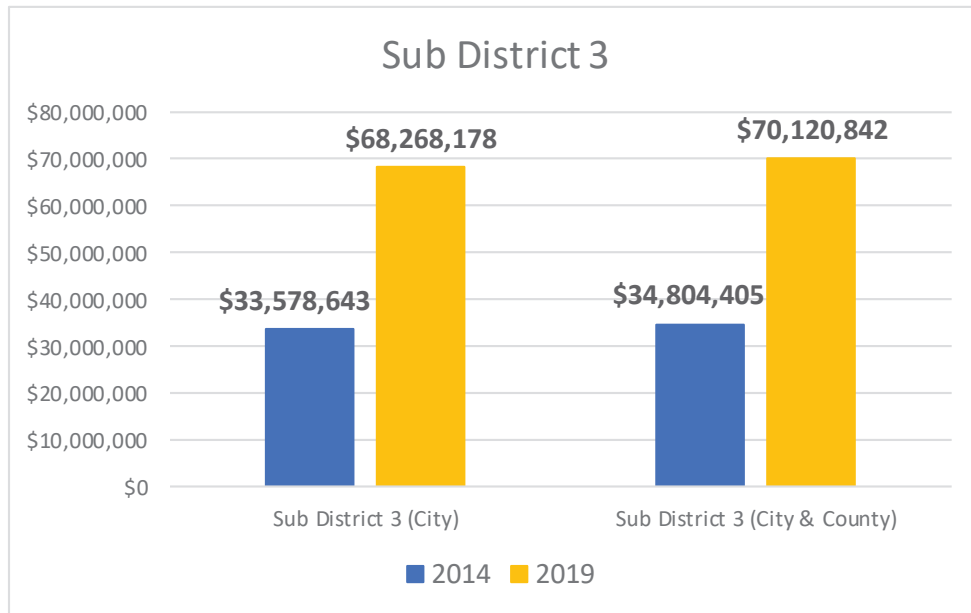
The future land use designations within this sub district in the study area include:

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

ASSESSED VALUE

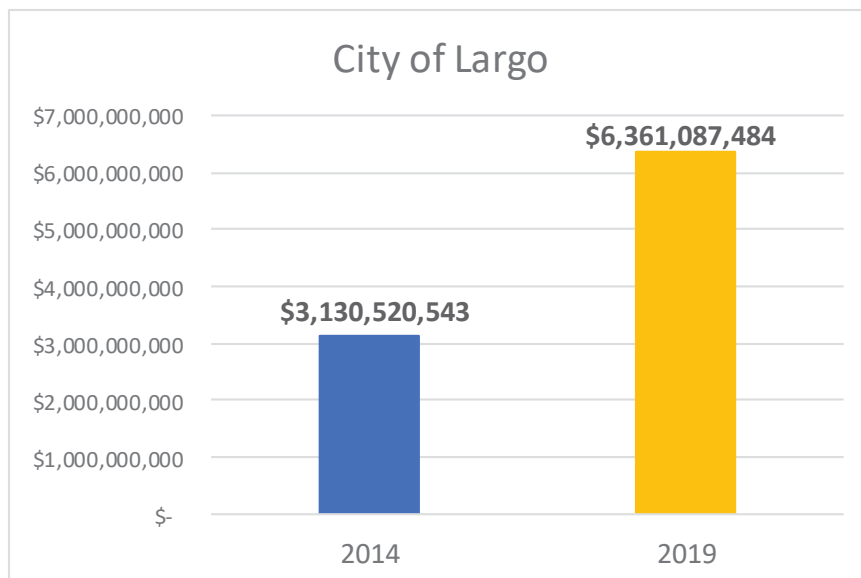
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 3 for 2019 is \$68,268,178 an increase of \$34,689,535 since 2014 as show in *Figure 11*. The sum of the assessed value for all properties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

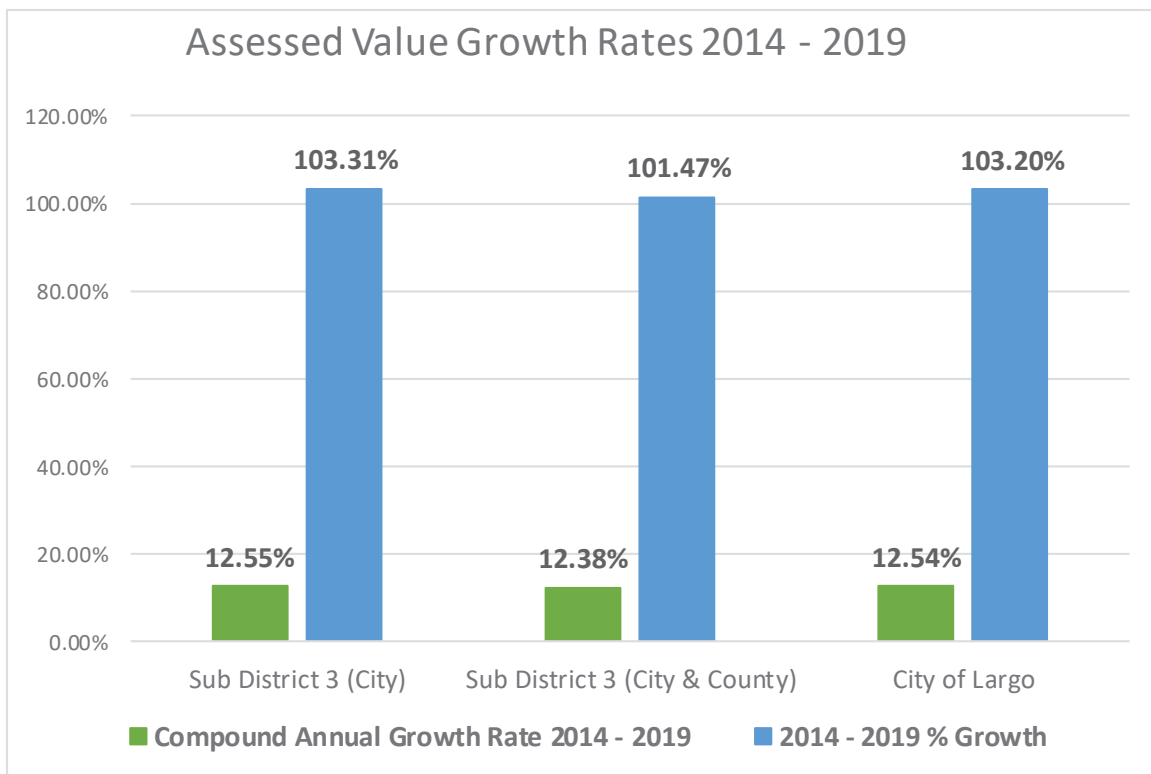
Figure 12: City of Largo – Sum of Assessed Value



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.

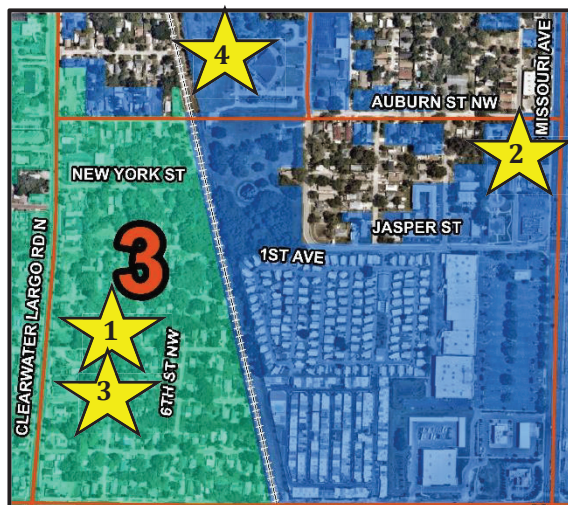
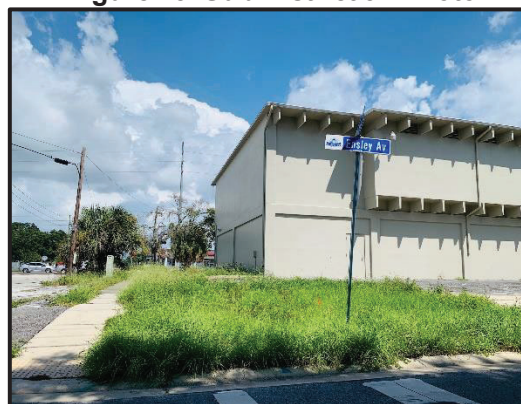


Figure 14: Sub District 3 - Photo 1



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



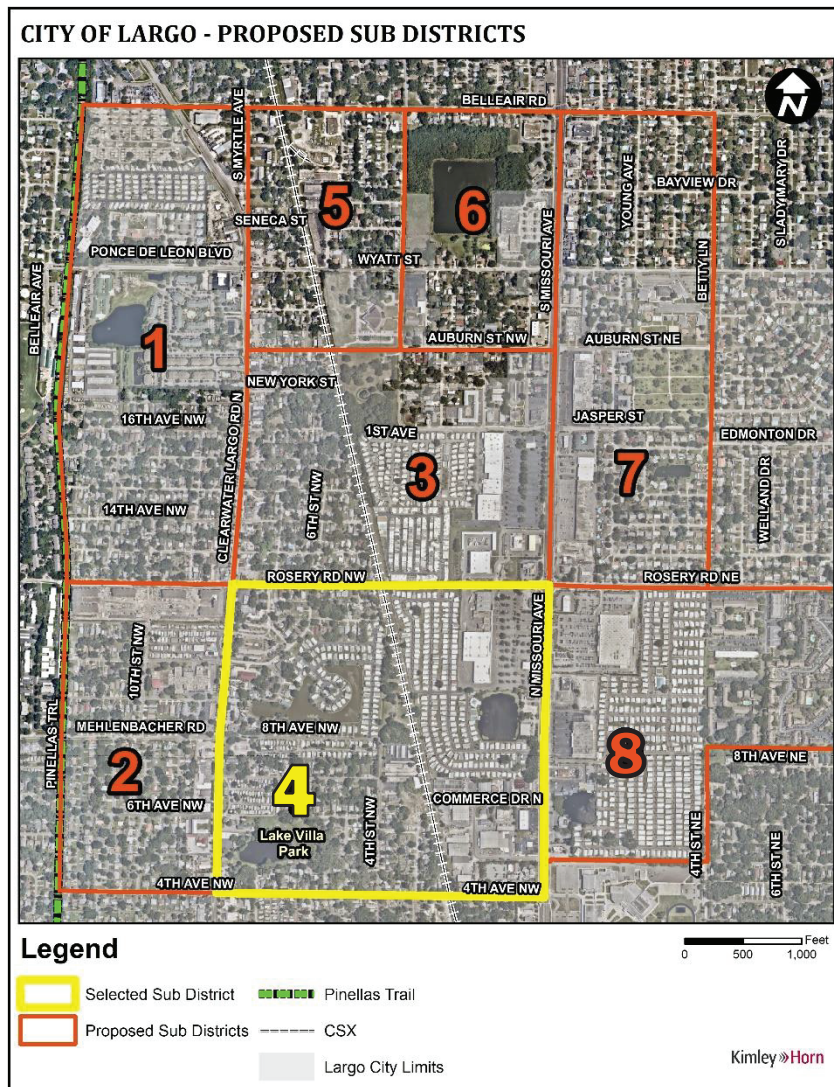
Land for sale on Martin Luther King Jr. Drive at
Jasper Street

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

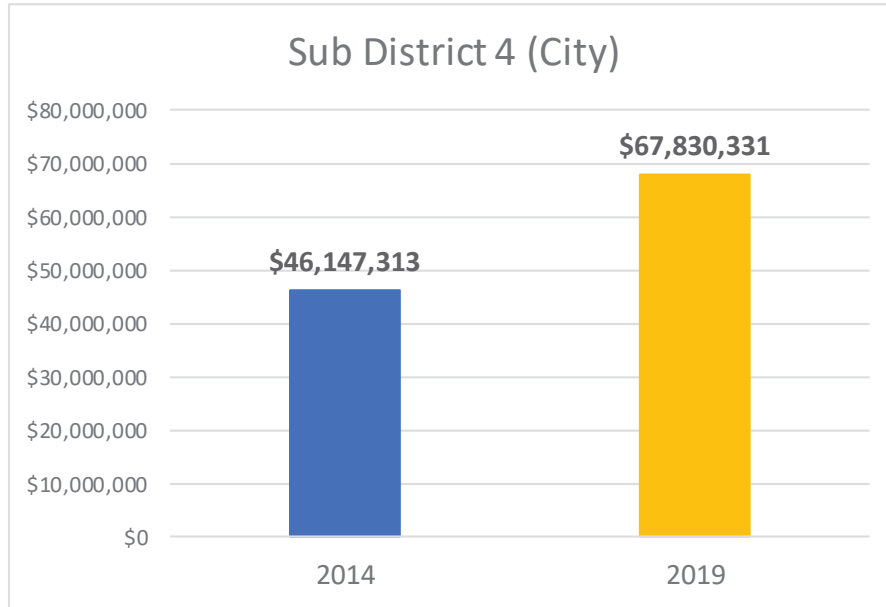
The future land use designations within this sub district in the study area include:

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

ASSESSED VALUE

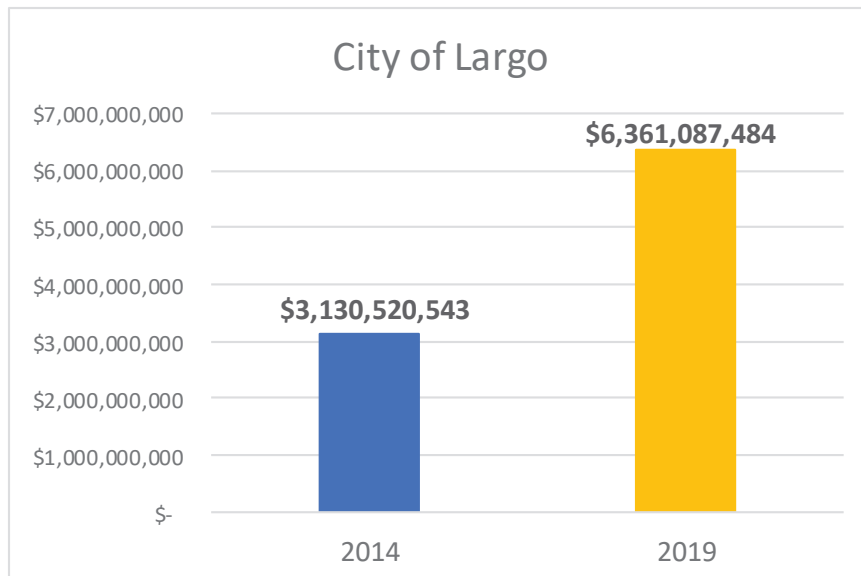
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 4 for 2019 is \$67,830,331 an increase of \$21,683,018 since 2014 as show in *Figure 19*.

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*.

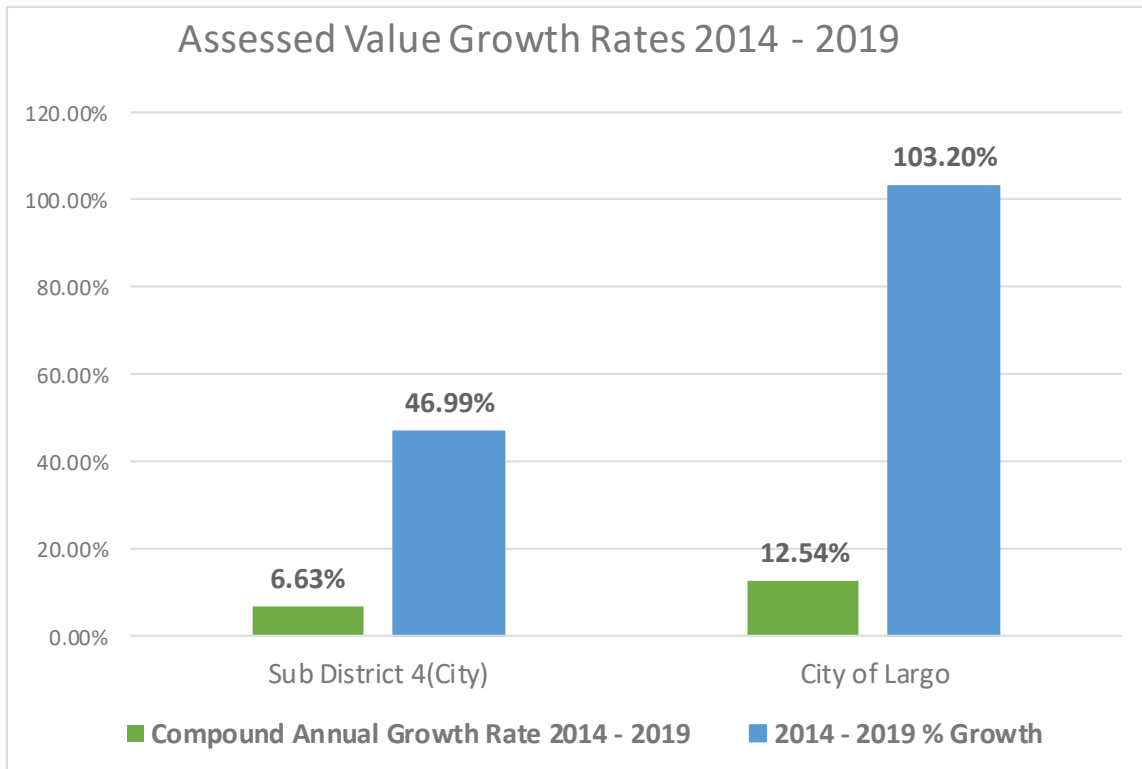
Figure 20: City of Largo – Sum of Assessed Value



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.

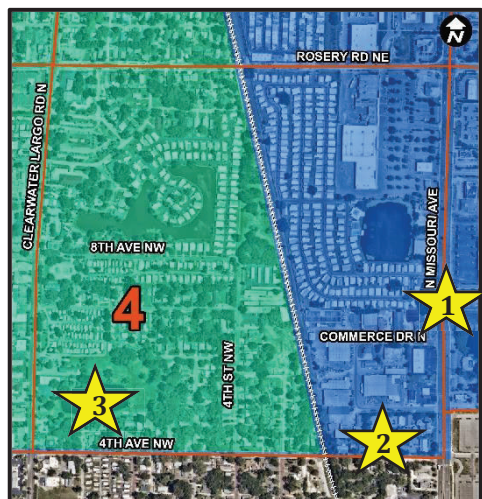
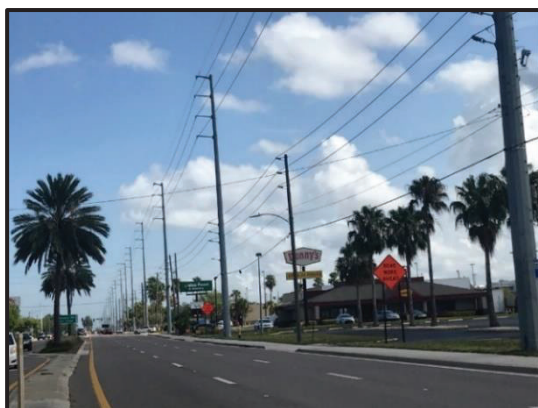


Figure 22: Sub District 4 - Photo 1



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



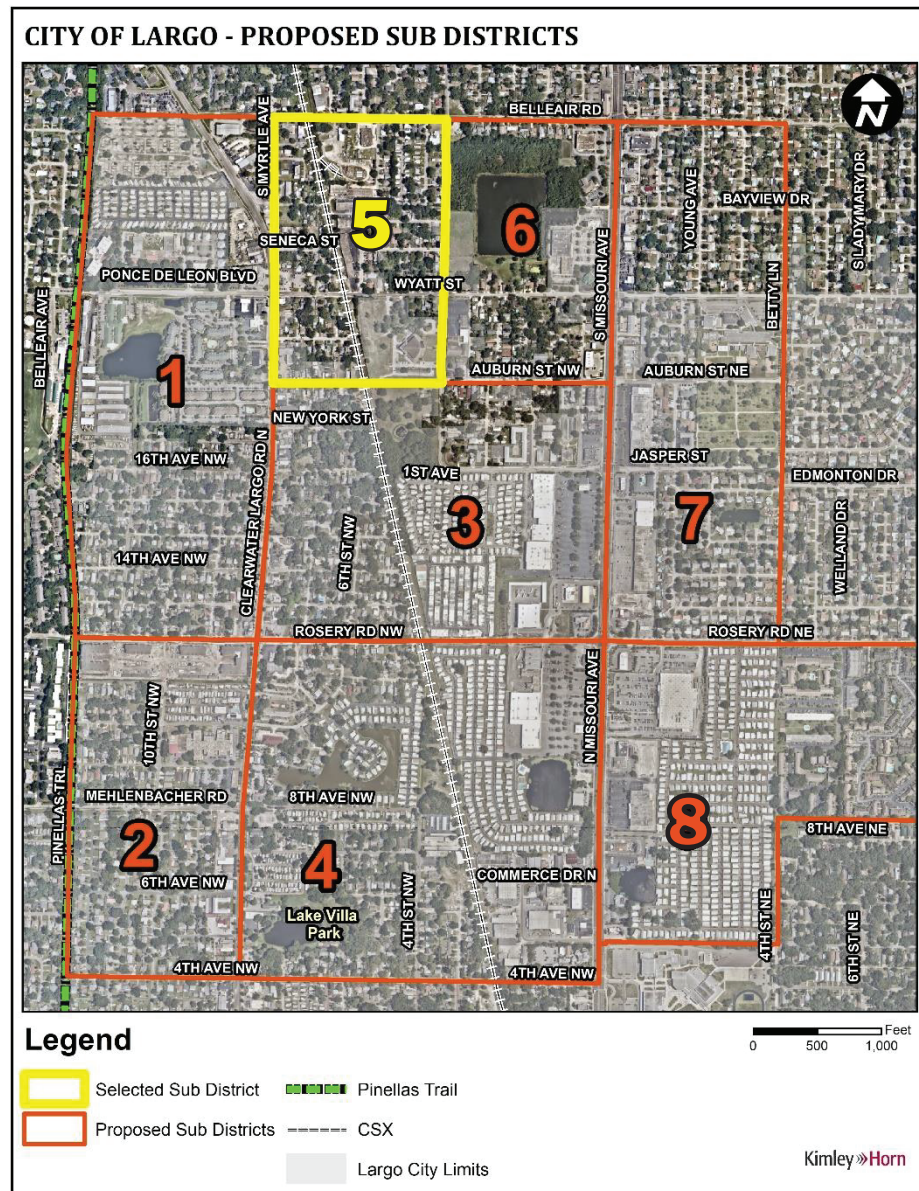
Lack of ADA compliant pedestrian facilities at Lake Villa Park

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

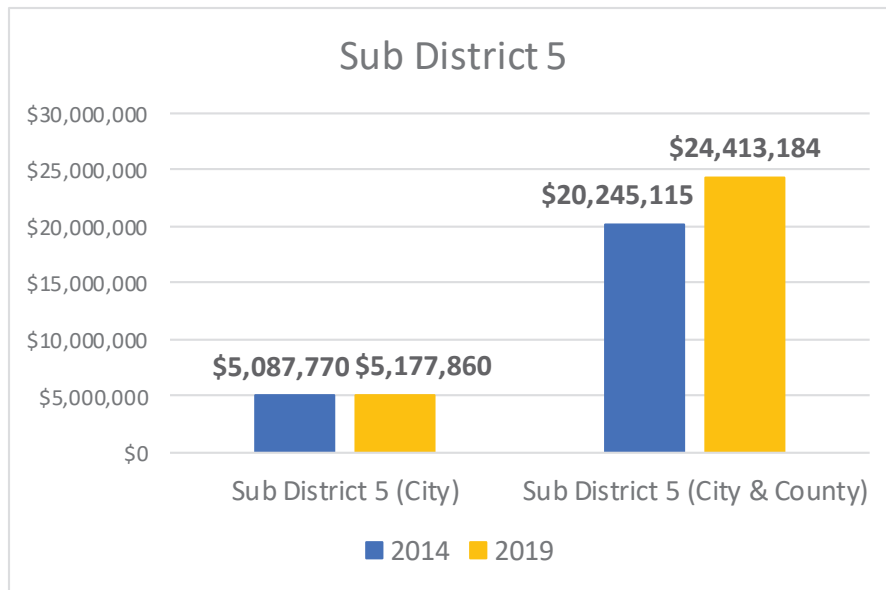
The future land use designations within this district in the study area include:

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

ASSESSED VALUE

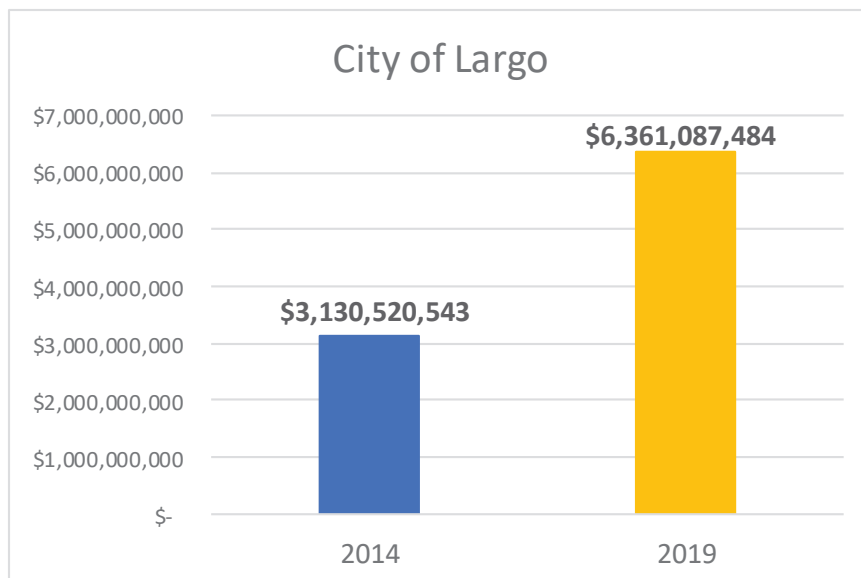
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 5 for 2019 is \$5,177,860 an increase of \$90,090 since 2014 as show in *Figure 26*. The sum of the assessed value for all properties within 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*.

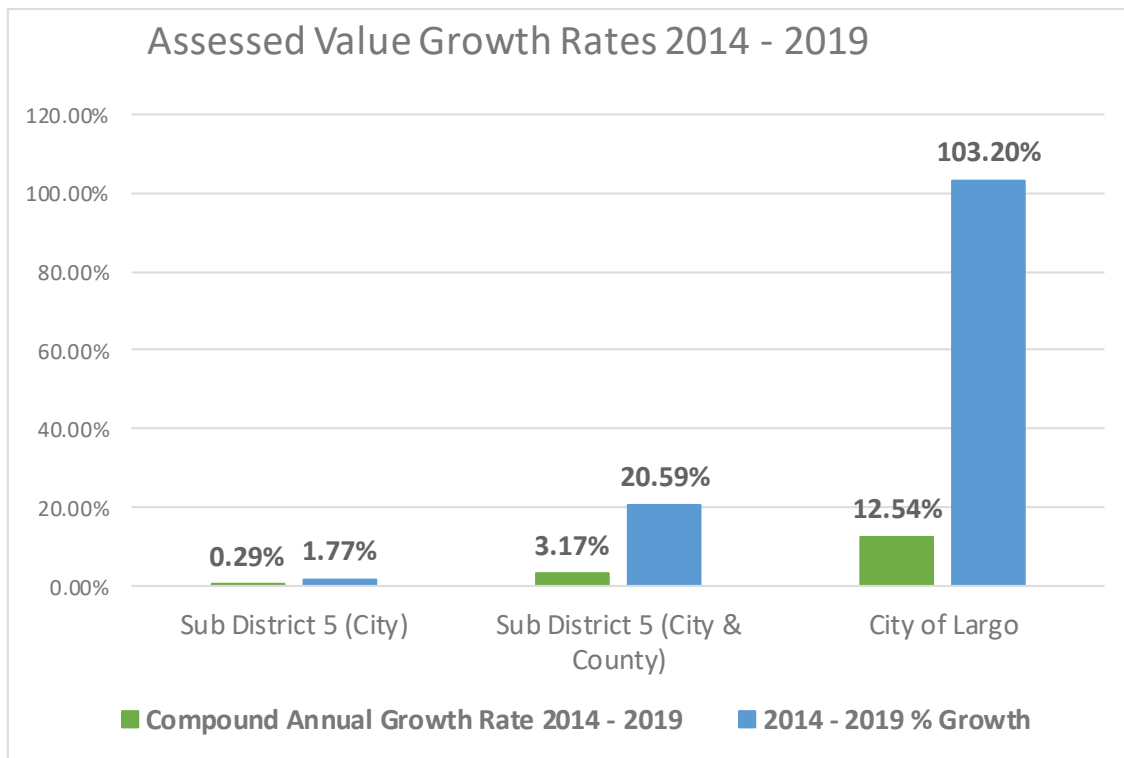
Figure 27: City of Largo – Sum of Assessed Value



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.

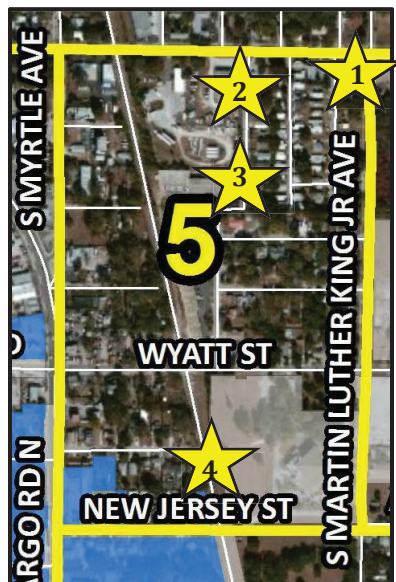


Figure 29: Sub District 5 - Photo 1



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



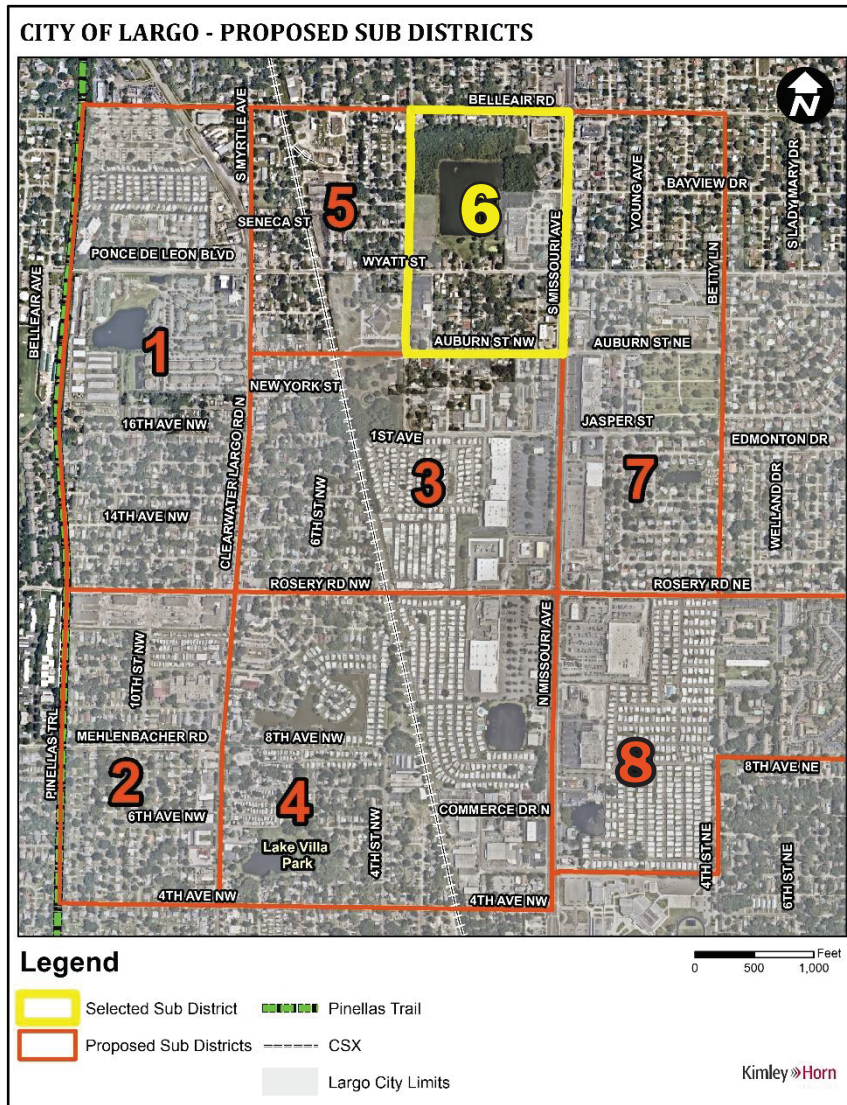
Evidence of pedestrian crossings over the railroad tracks at New Jersey Street

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

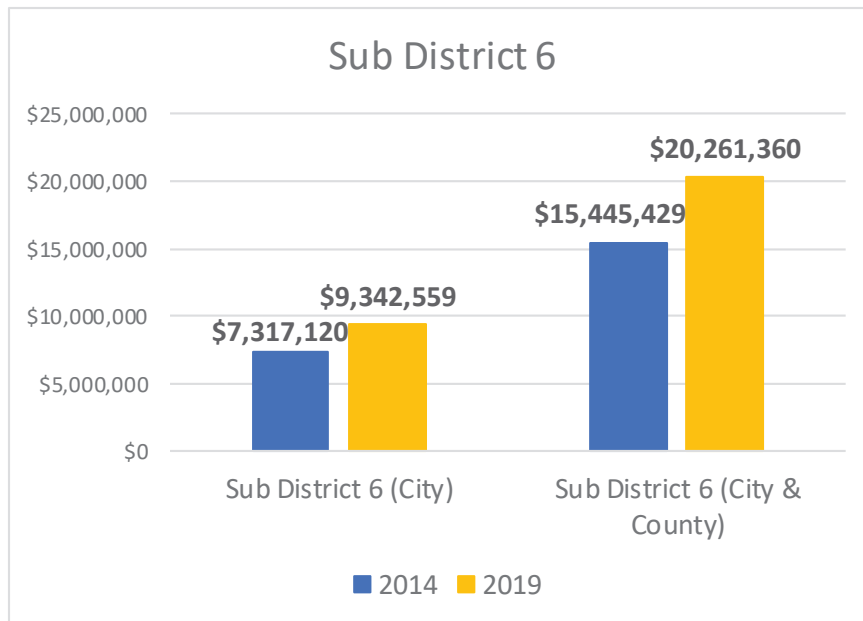
The future land use designations within this sub district in the study area include:

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

ASSESSED VALUE

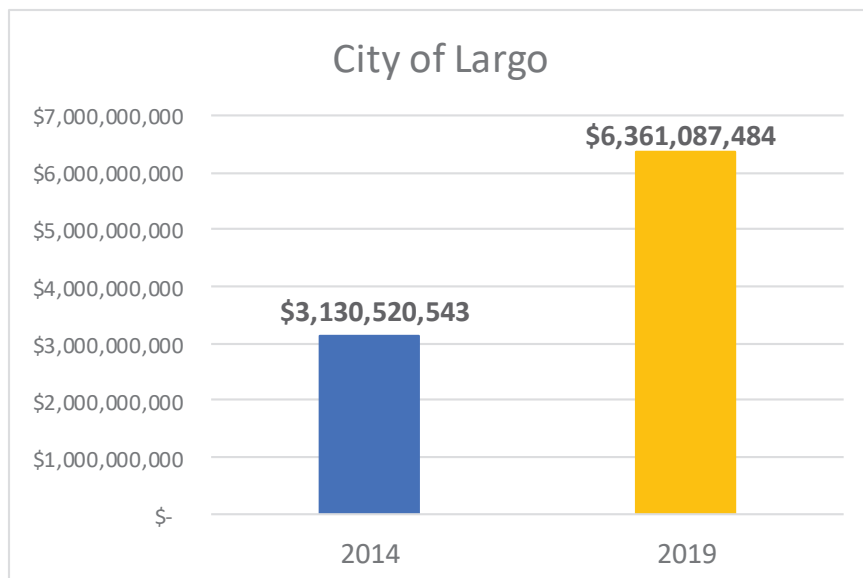
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 6 for 2019 is \$9,342,559 an increase of \$2,025,439 since 2014 as show in *Figure 34*. The sum of the assessed value for all properties within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

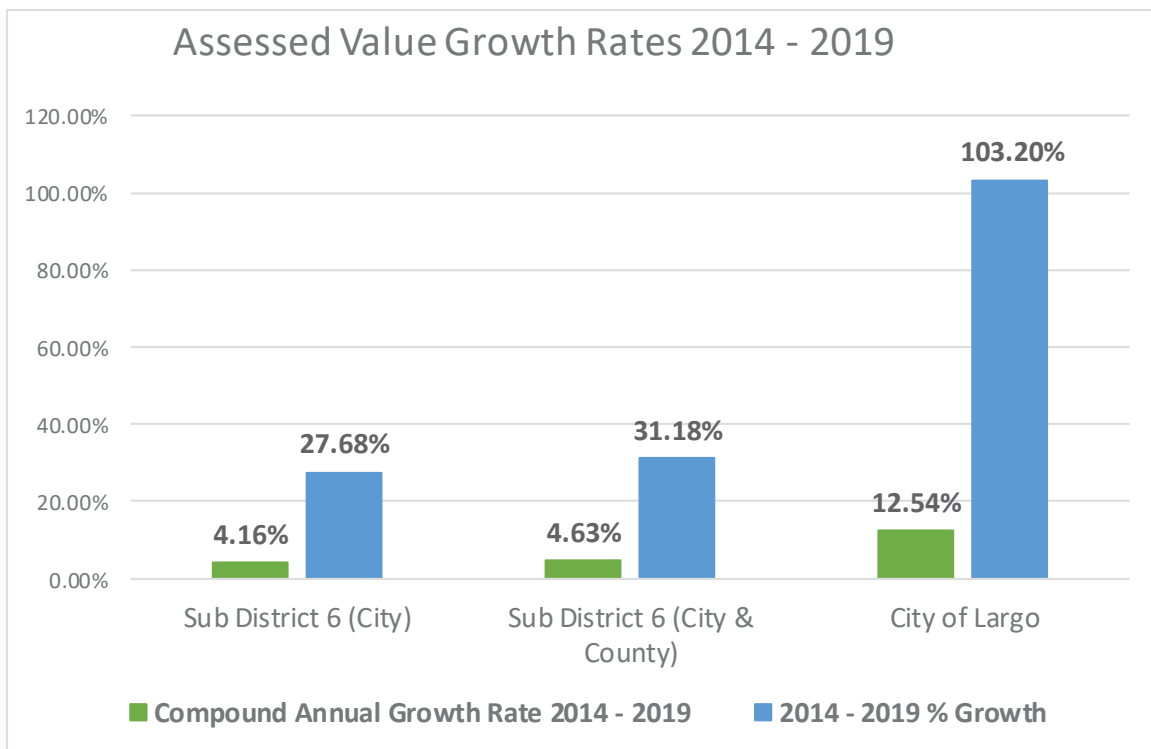
Figure 35: City of Largo – Sum of Assessed Value



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.

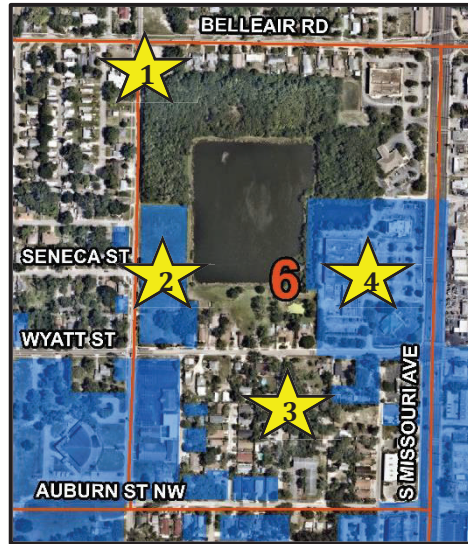


Figure 37: Sub District 6 - Photo 1



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



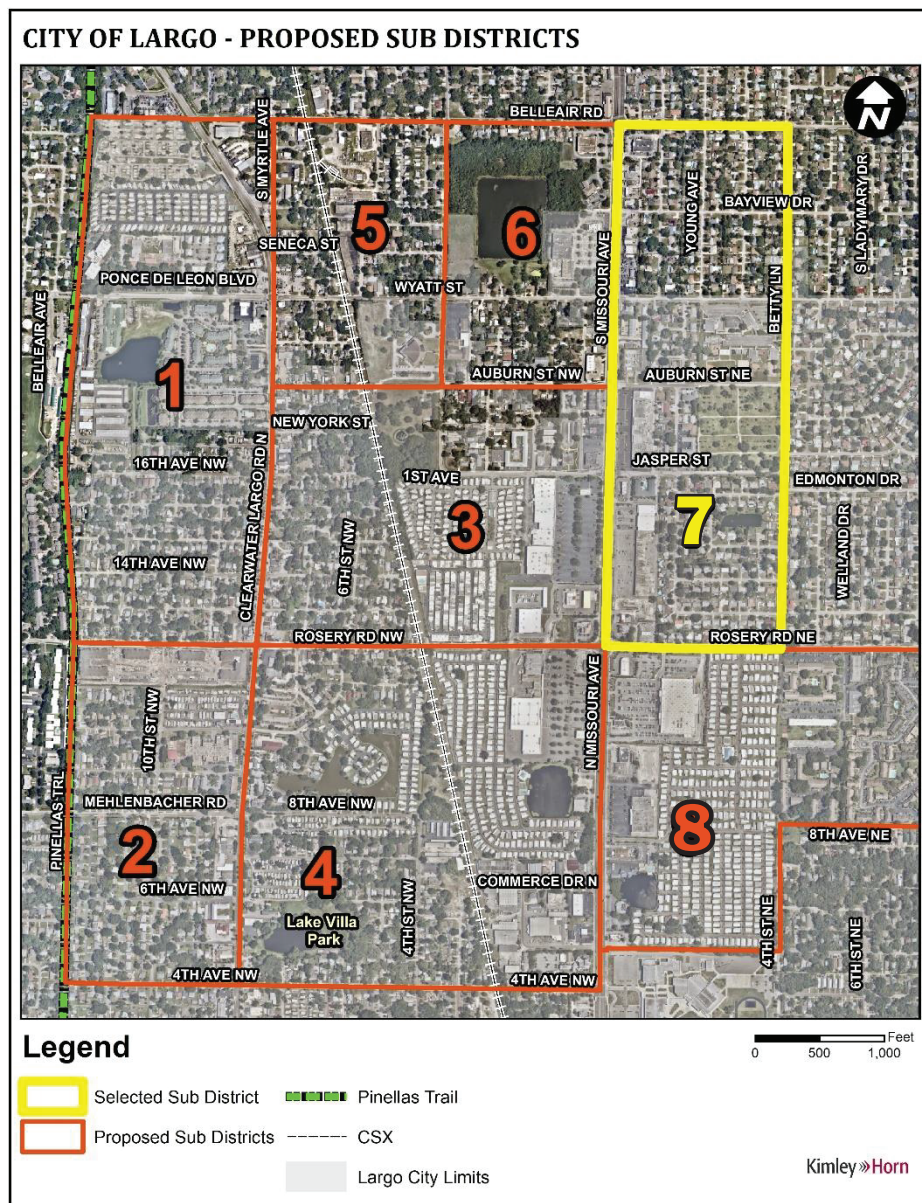
A large commercial parking lot off South Missouri Avenue

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

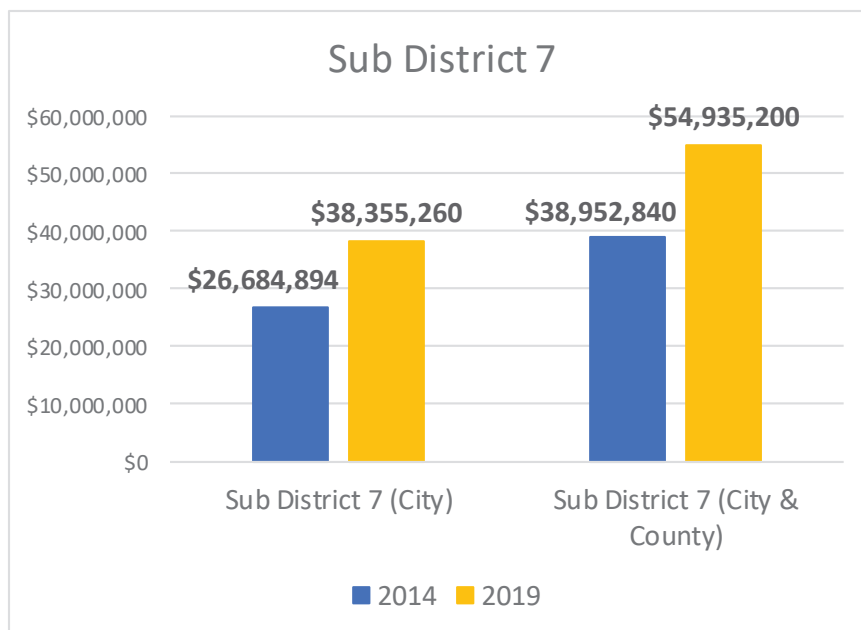
The future land use designations within this sub district in the study area include:

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

ASSESSED VALUE

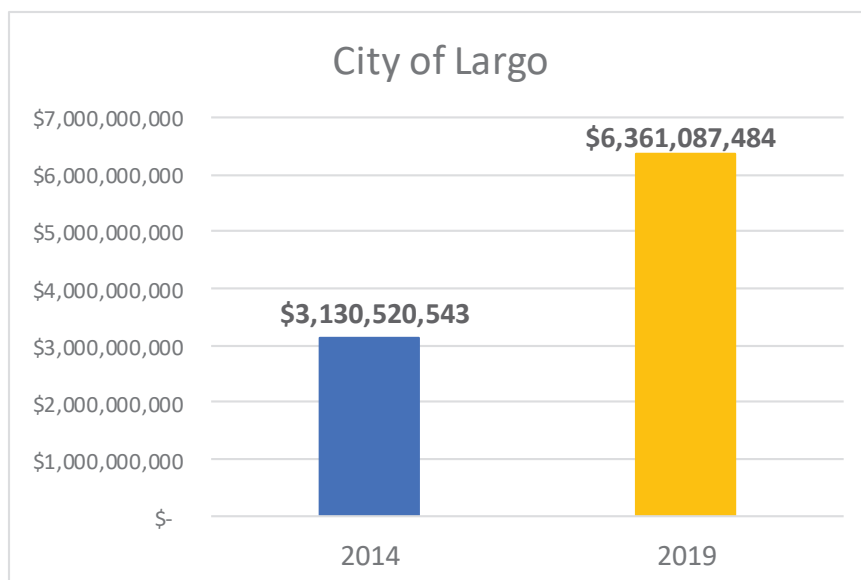
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 7 for 2019 is \$38,355,260 an increase of \$11,670,366 since 2014 as show in *Figure 42*. The sum of the assessed value for all properties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

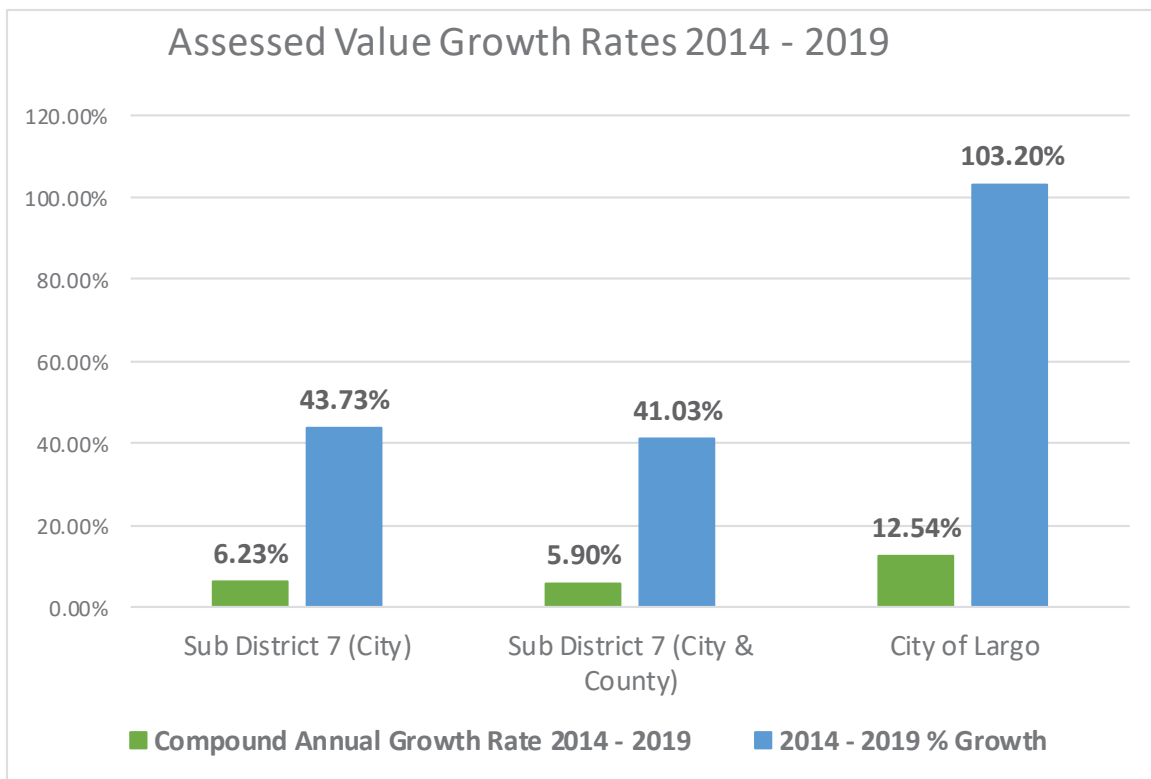
Figure 43: City of Largo – Sum of Assessed Value



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



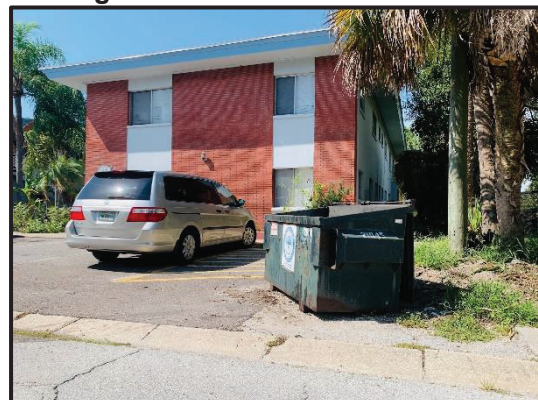
Intermittent sidewalk connectivity in residential areas

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

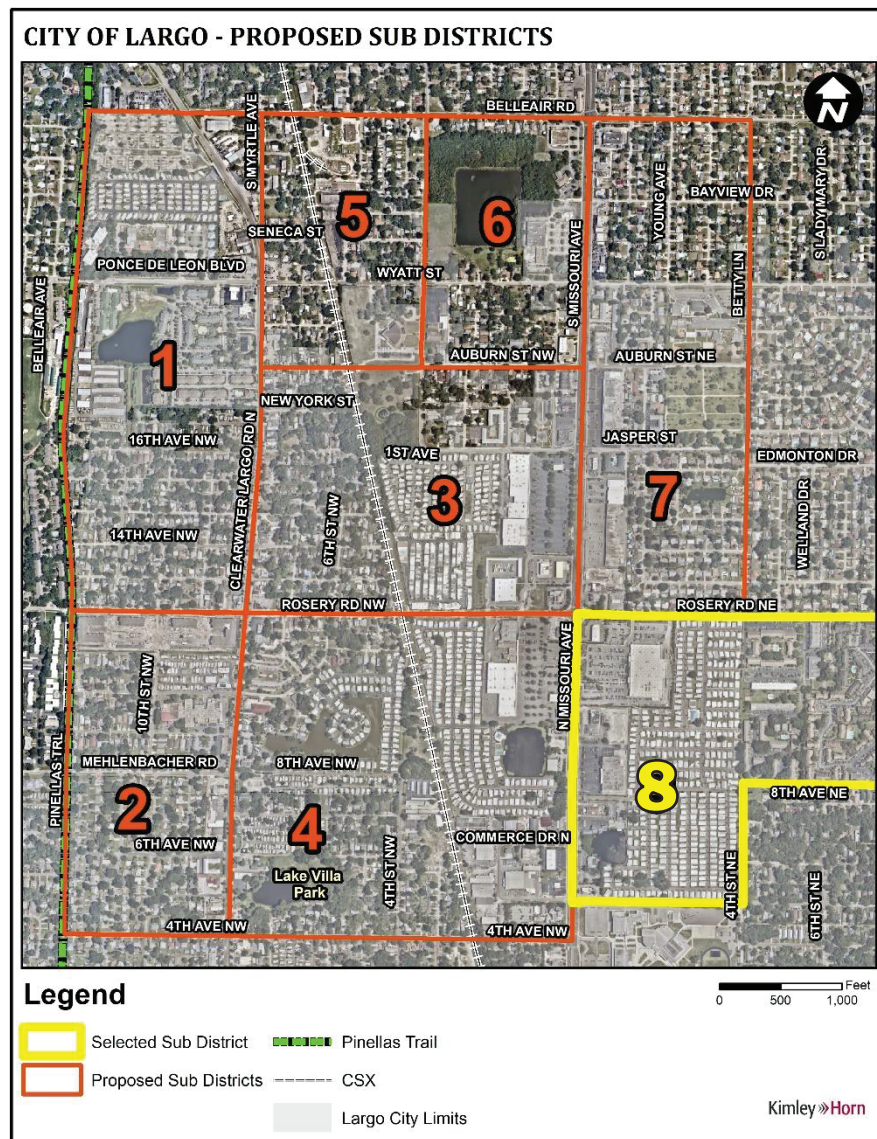
SUB DISTRICT 8

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

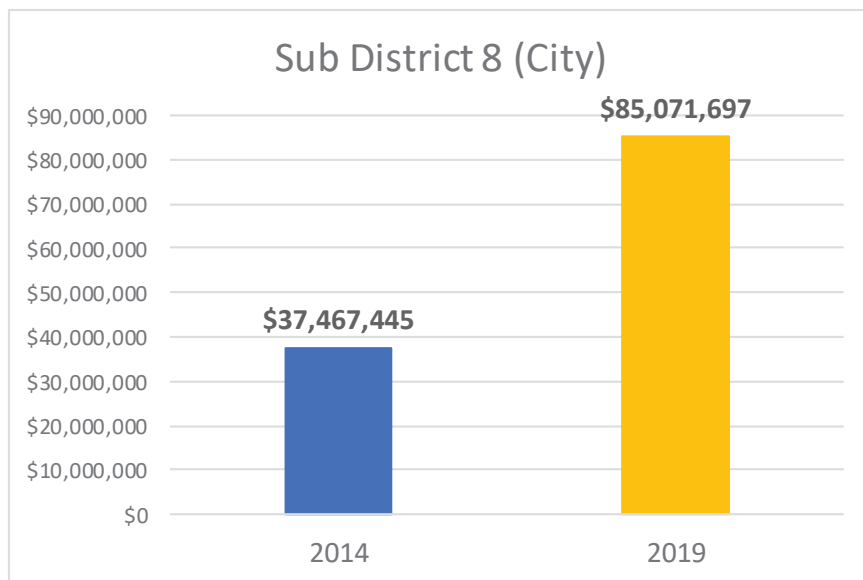
The future land use designations within this sub district in the study area include:

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

ASSESSED VALUE

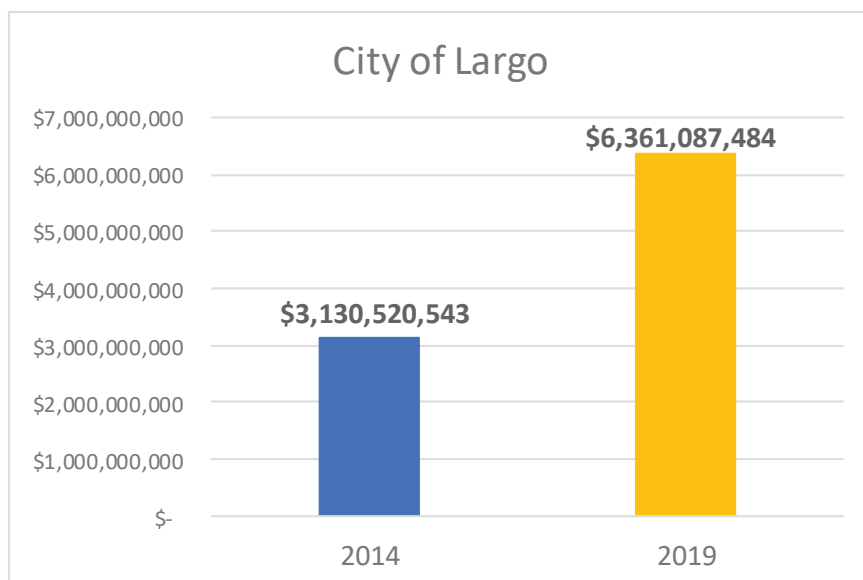
Based on the information obtained from the Pinellas County Property Appraiser, the sum of the assessed value for all City of Largo properties within sub district 8 for 2019 is \$85,071,697 an increase of \$47,604,252 since 2014 as show in *Figure 50*.

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*.

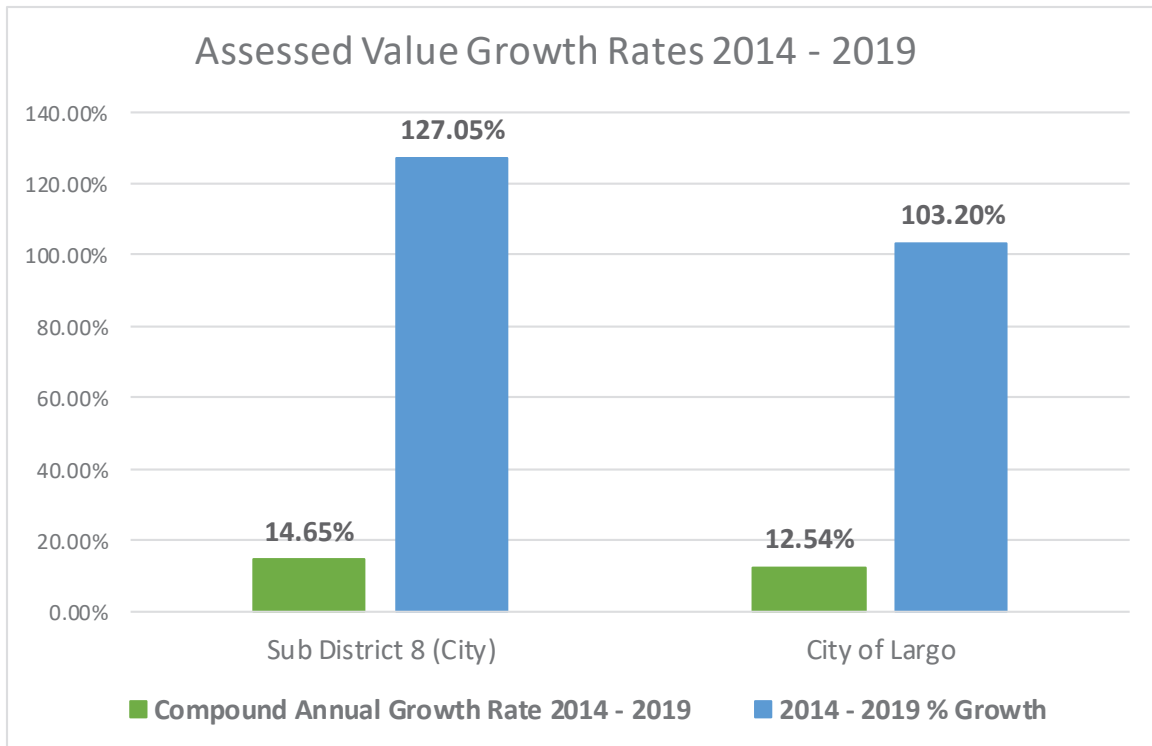
Figure 51: City of Largo – Sum of Assessed Value



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.

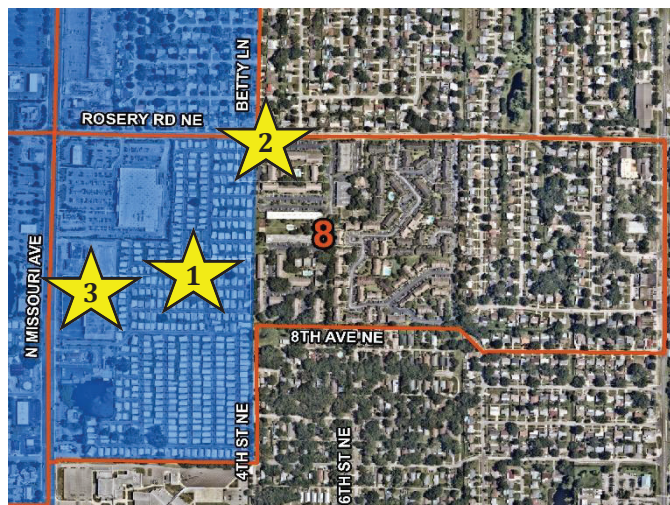


Figure 53: Sub District 8 - Photo 1



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.

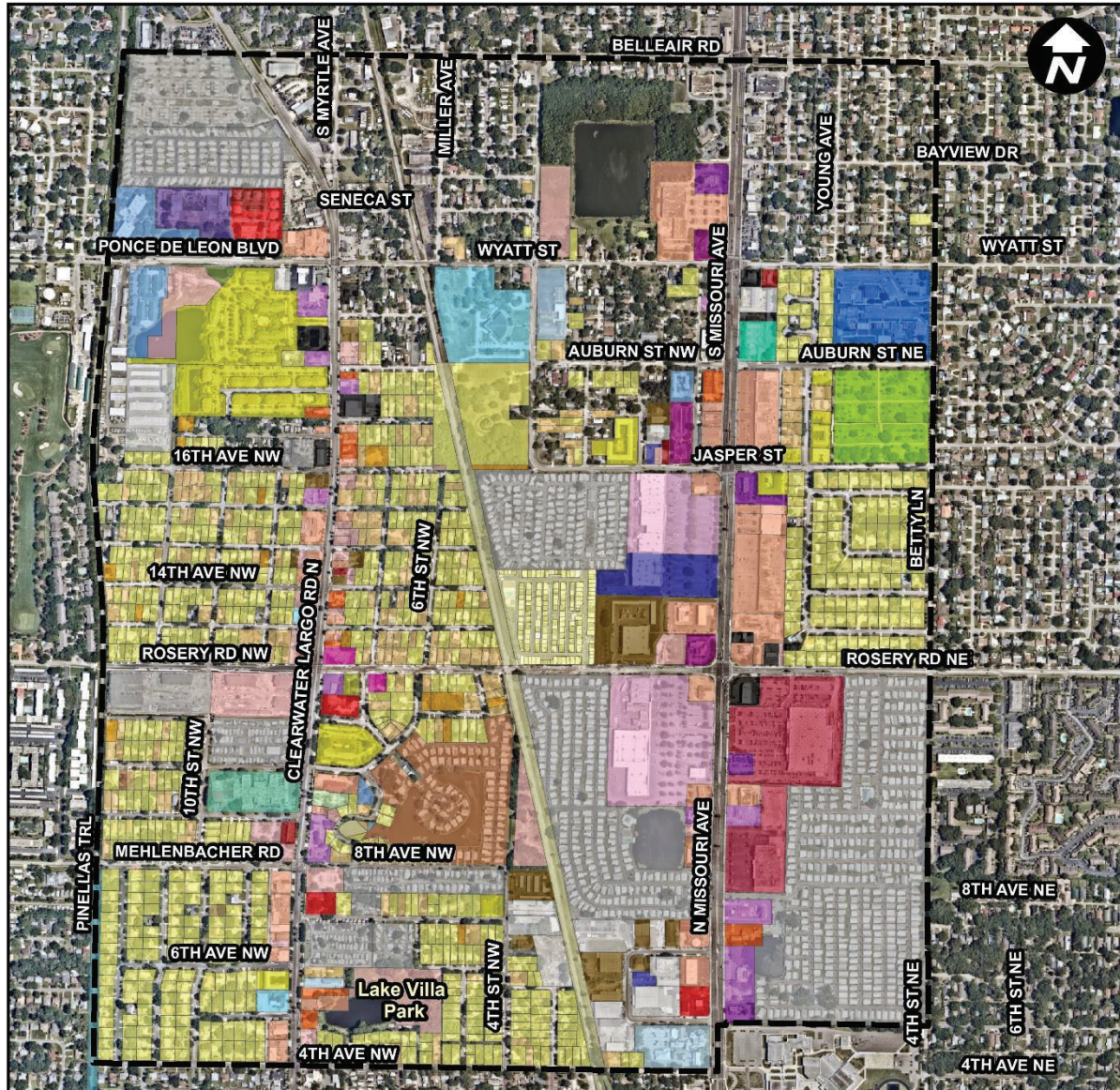
PEDESTRIAN & BICYCLE CRASHES

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.

CITY OF LARGO - EXISTING LAND USE

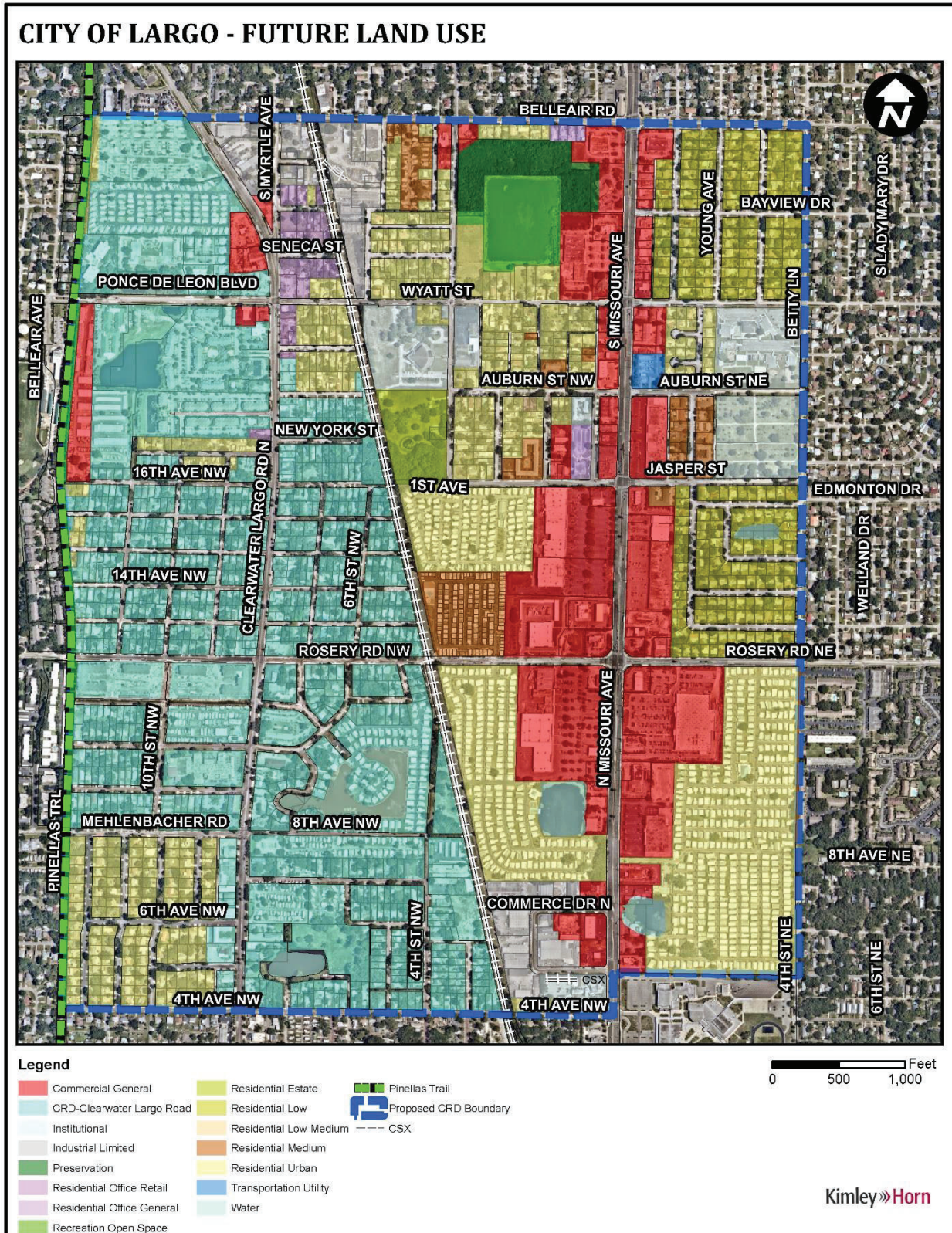


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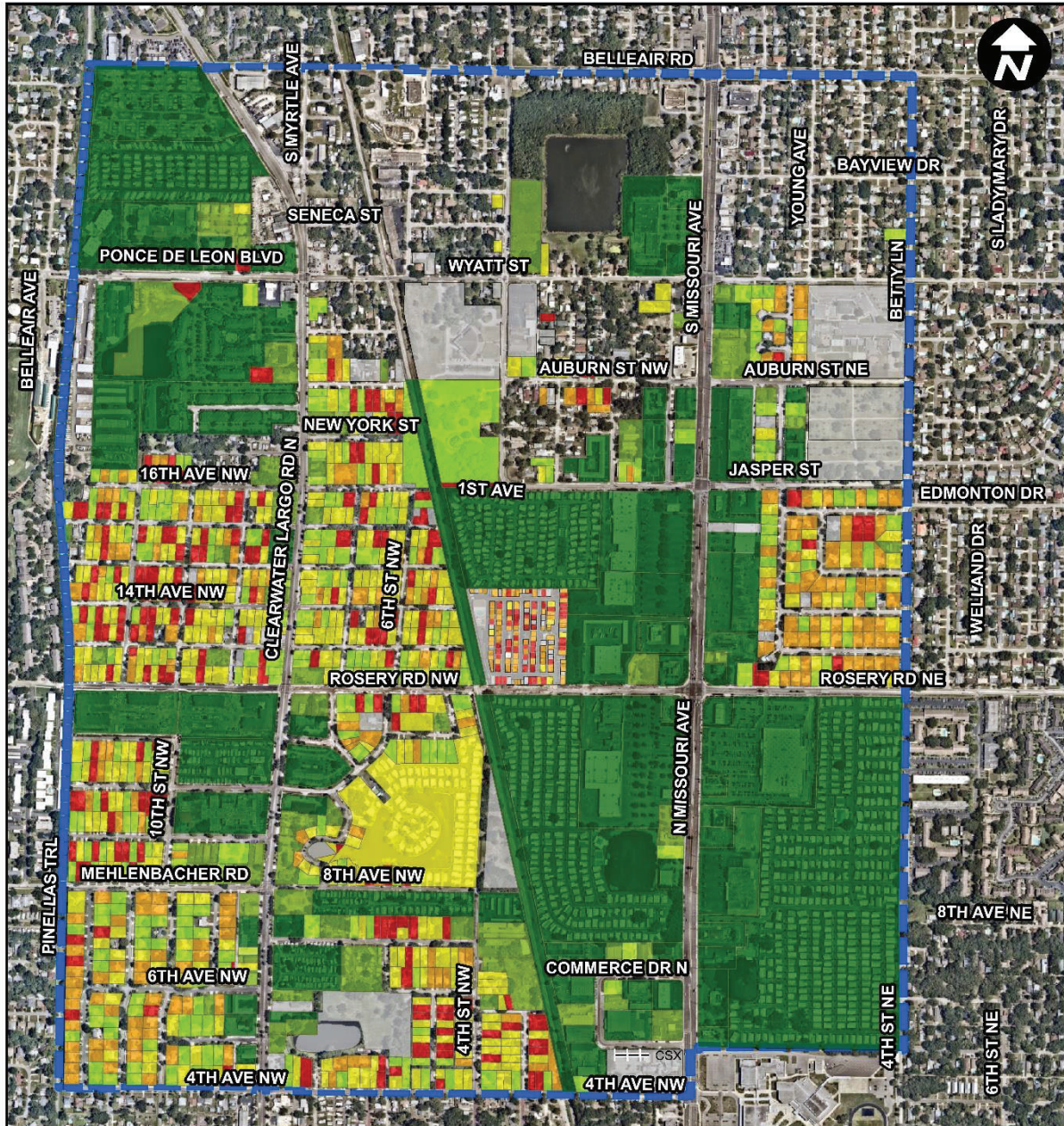
Proposed CRD Boundary	Mixed-Use	Florists/Greenhouses	Mortuaries/Cemeteries/Crematoriums
Vacant Residential	Supermarkets	Nightclubs, Bars, Cocktail Lounges	Clubs/Lodges/Union Halls
Single Family	Community Shopping Centers	Hotels/Motels	Sanitariums/Convalescent/Rest Homes
Mobile Homes	One-Story Office 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



CITY OF LARGO - TAXABLE PARCEL VALUE



Legend

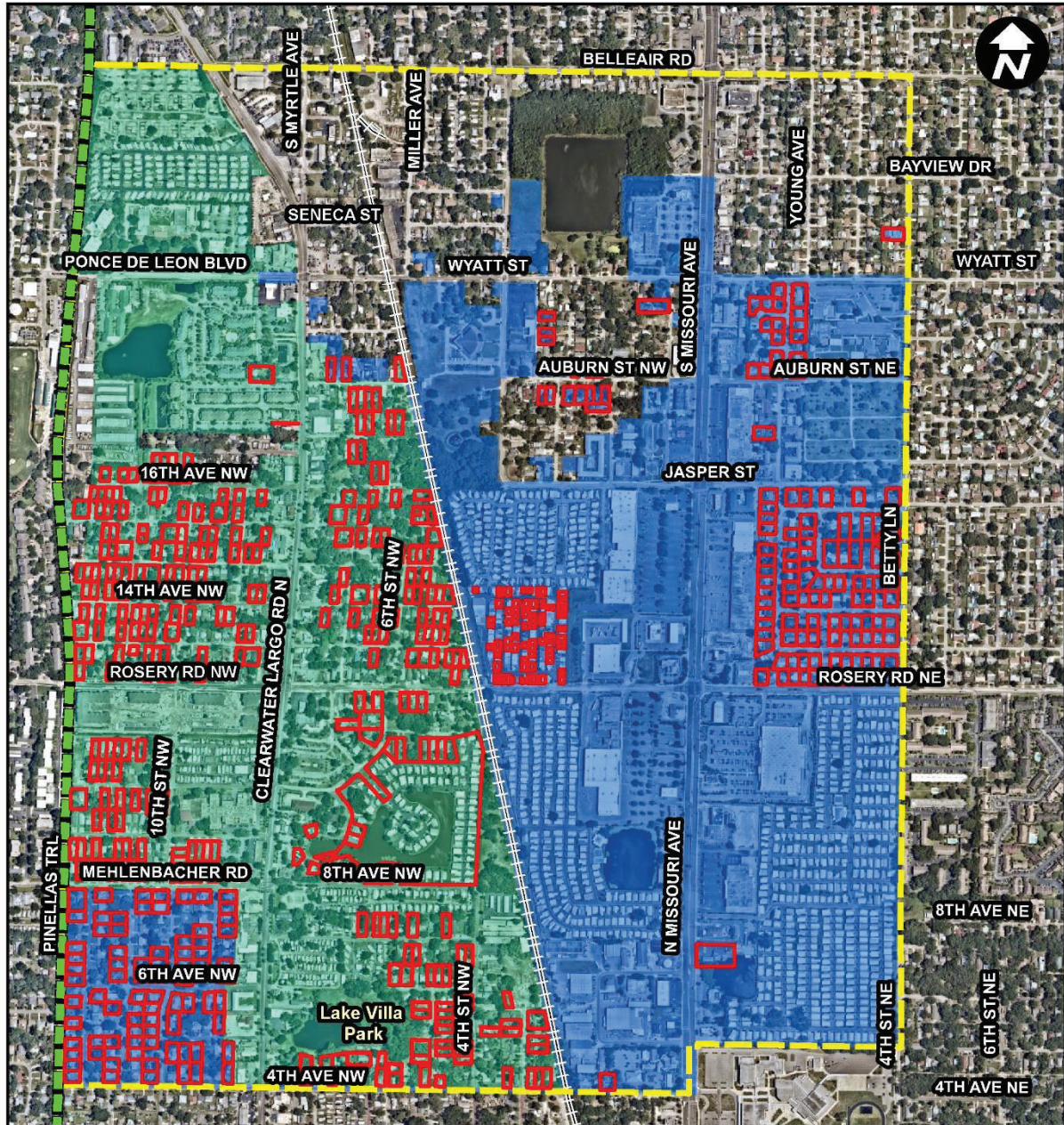
Taxable Value By Parcel

	\$0		\$25,001 - \$50,000		\$200,001 - \$500,000
	< \$25,000		\$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



CSX



Existing CRD



CRD Expansion Area

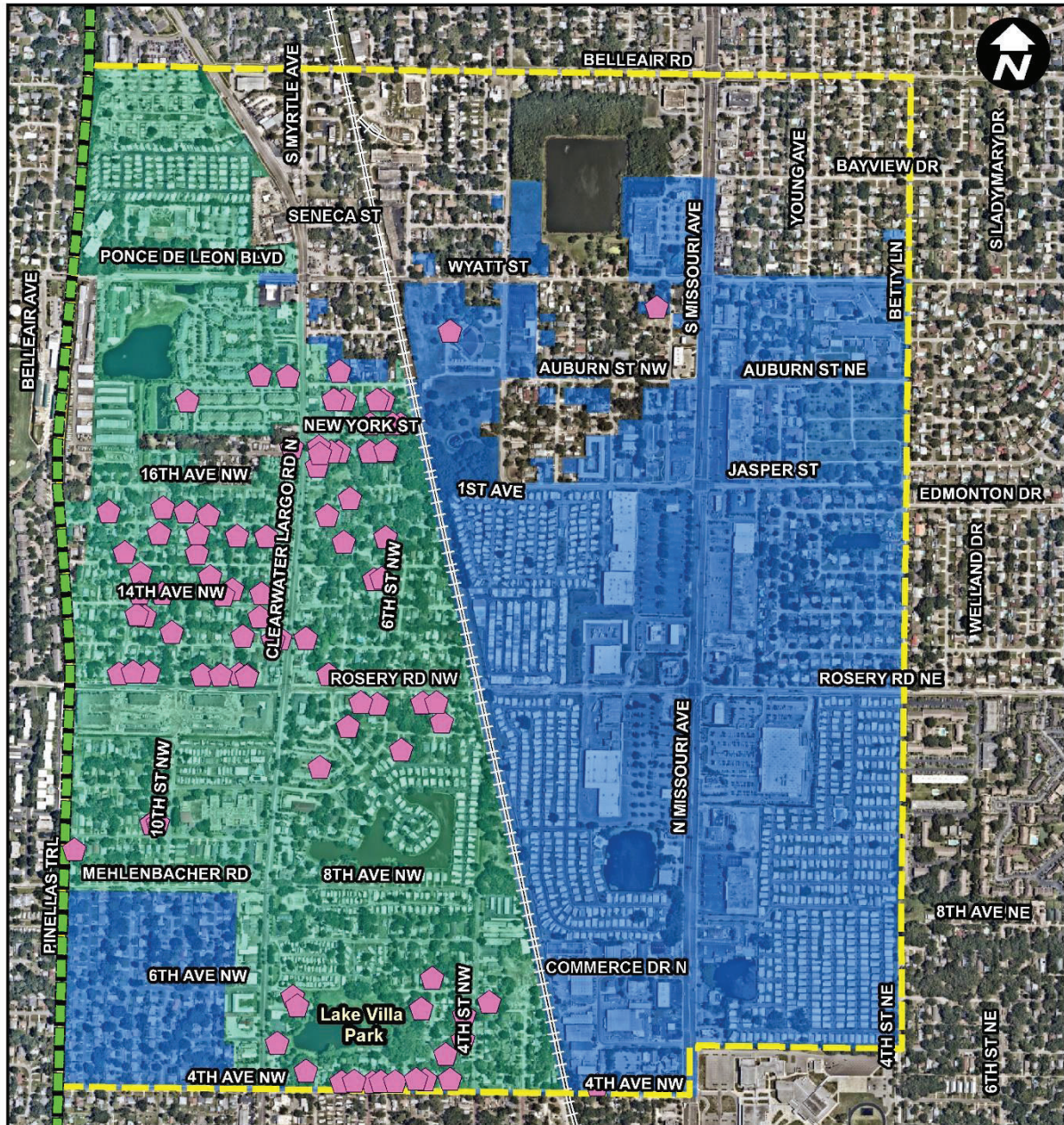


Pinellas Trail

0 500 1,000 Feet

Kimley»Horn

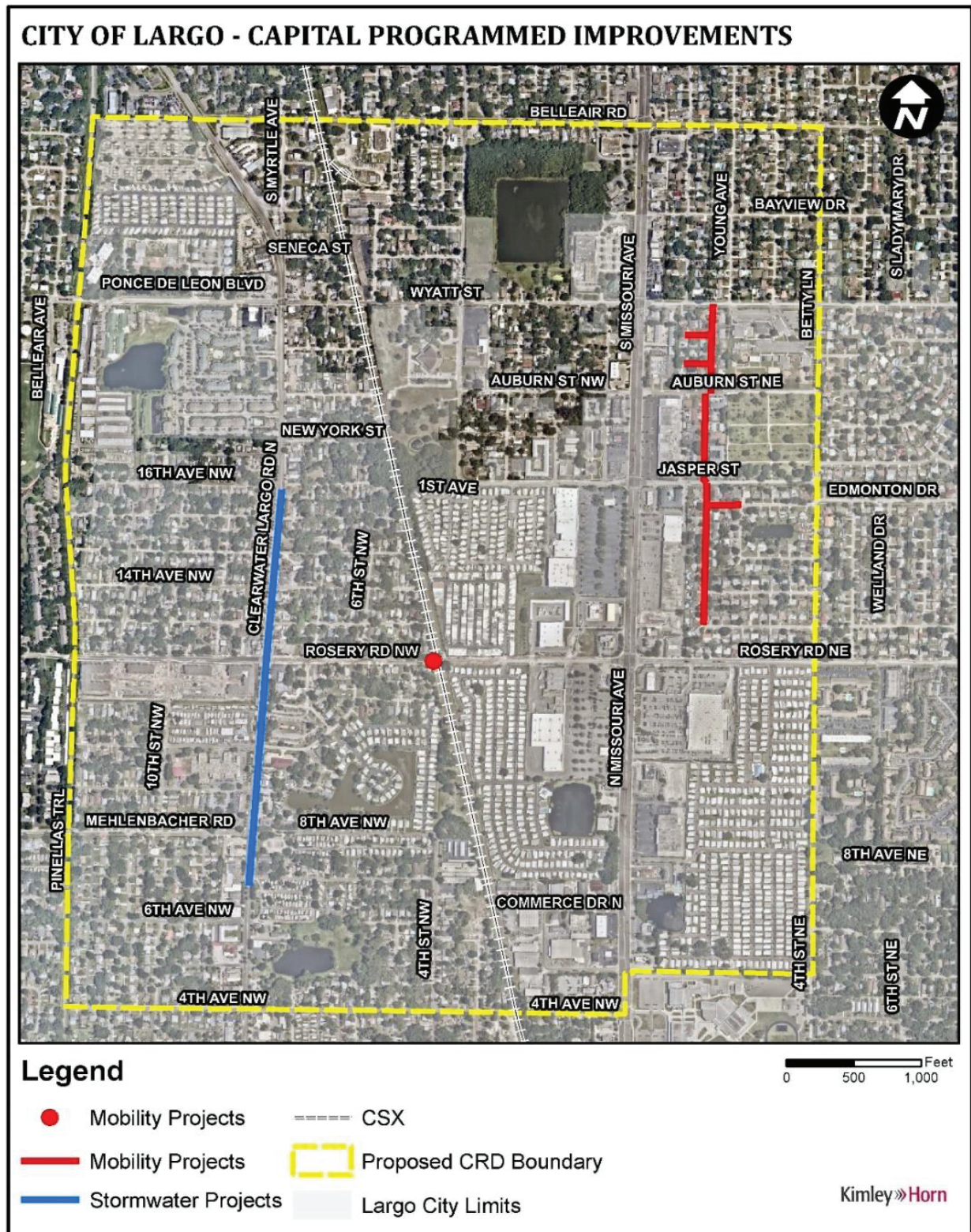
CITY OF LARGO - HISTORIC SITES



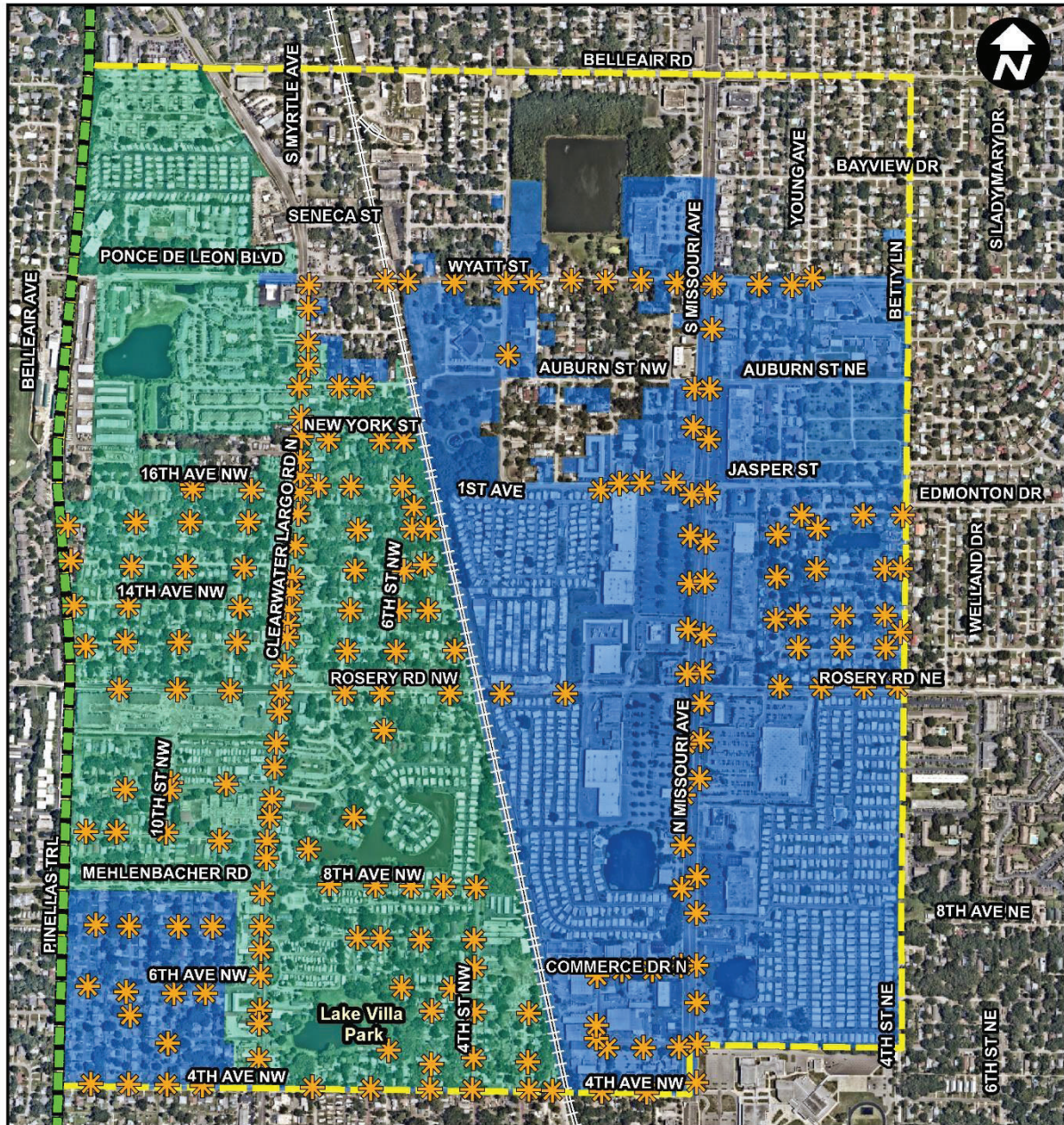
Legend

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





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CITY OF LARGO - STREETLIGHTS



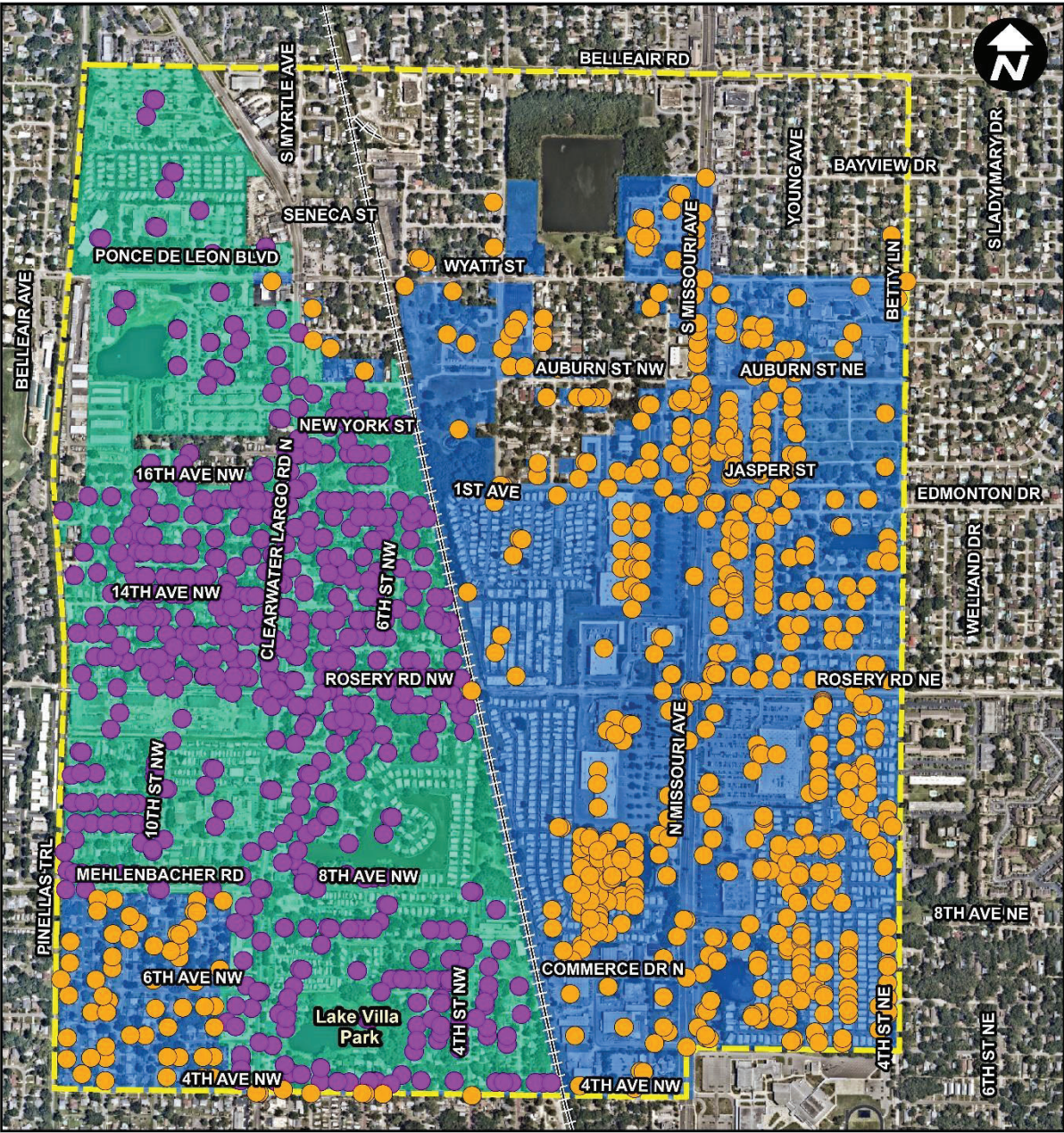
Legend

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

0 500 1,000 Feet

Kimley»Horn

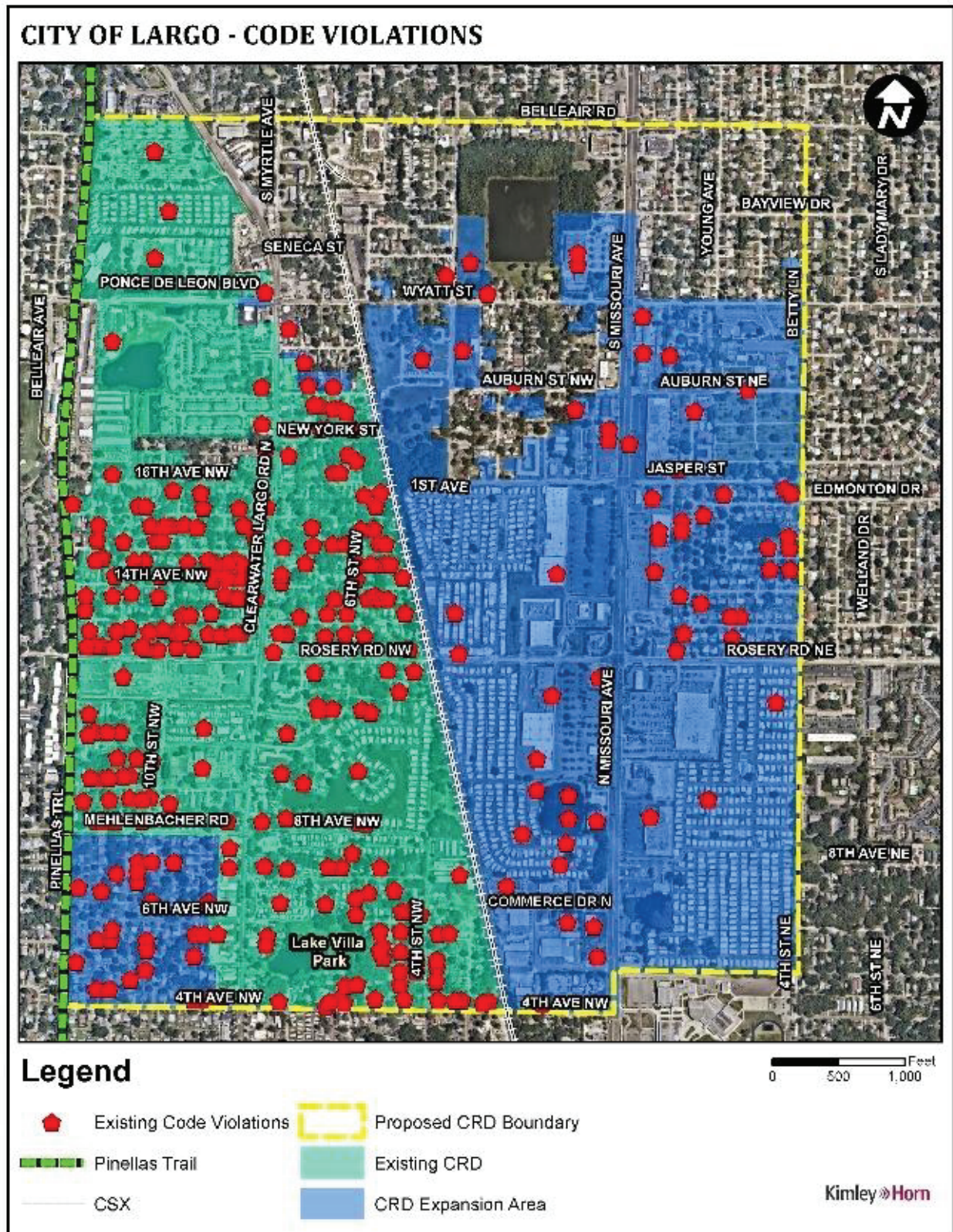
CITY OF LARGO - FIRE & EMS 2016 - 2020



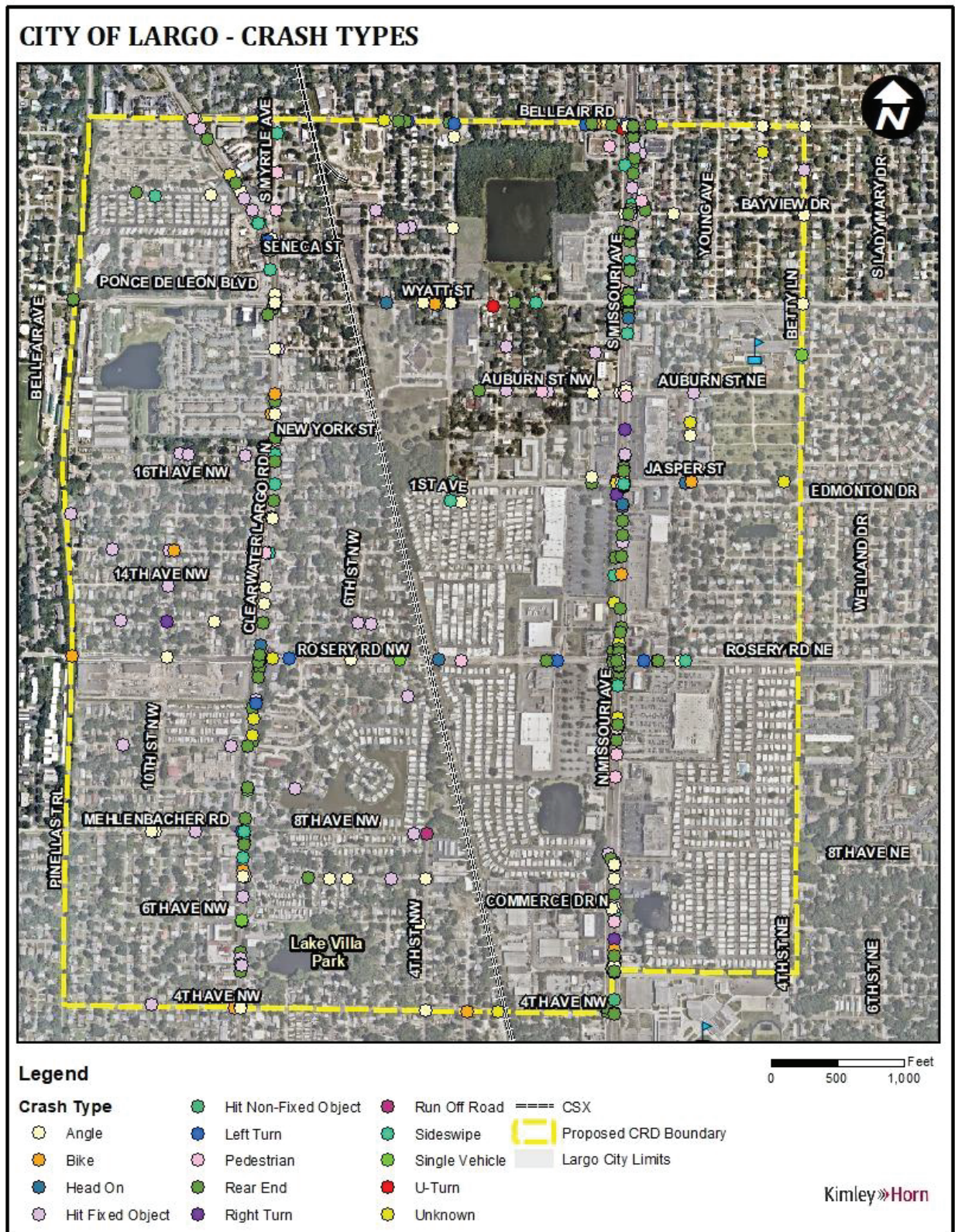
Legend

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

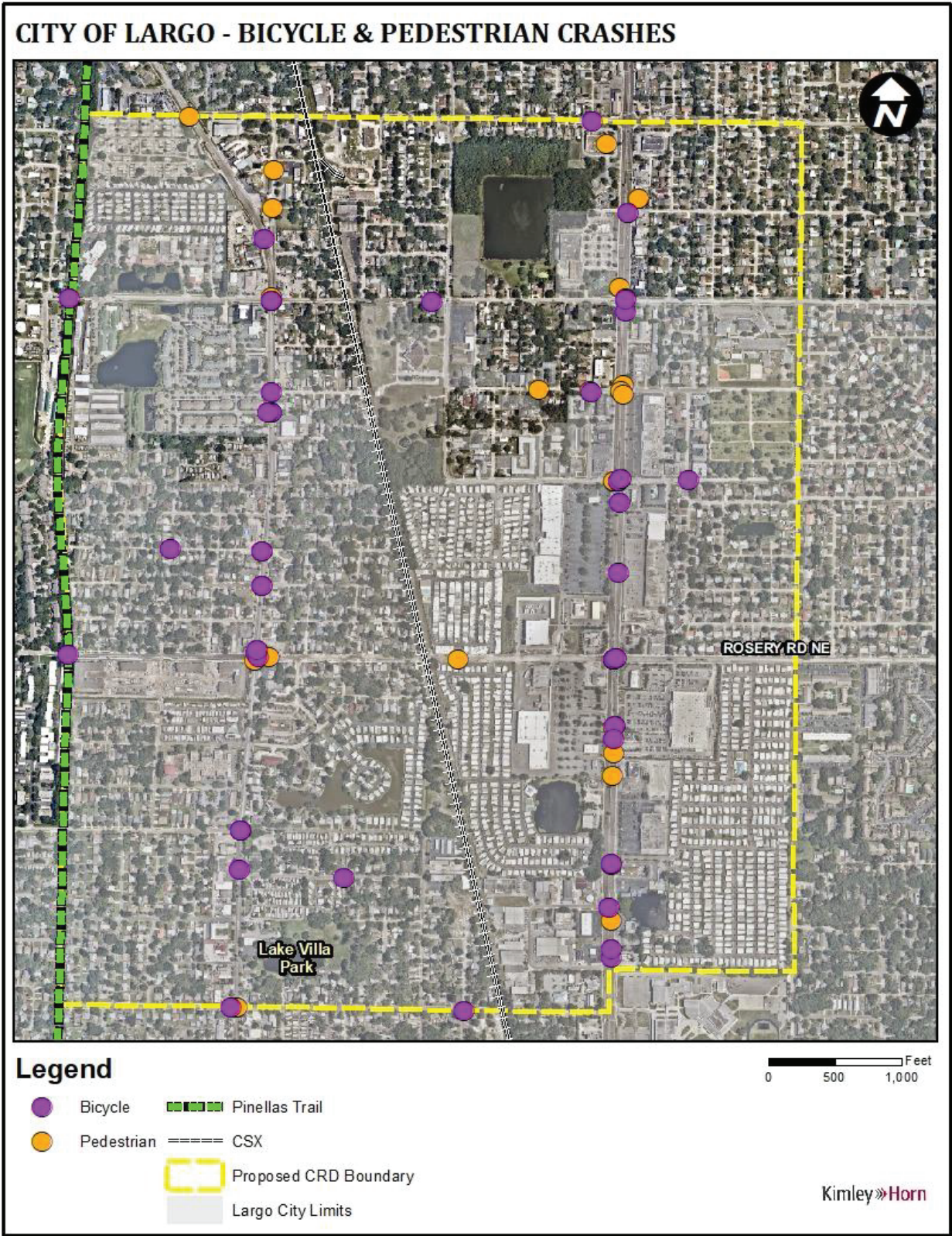
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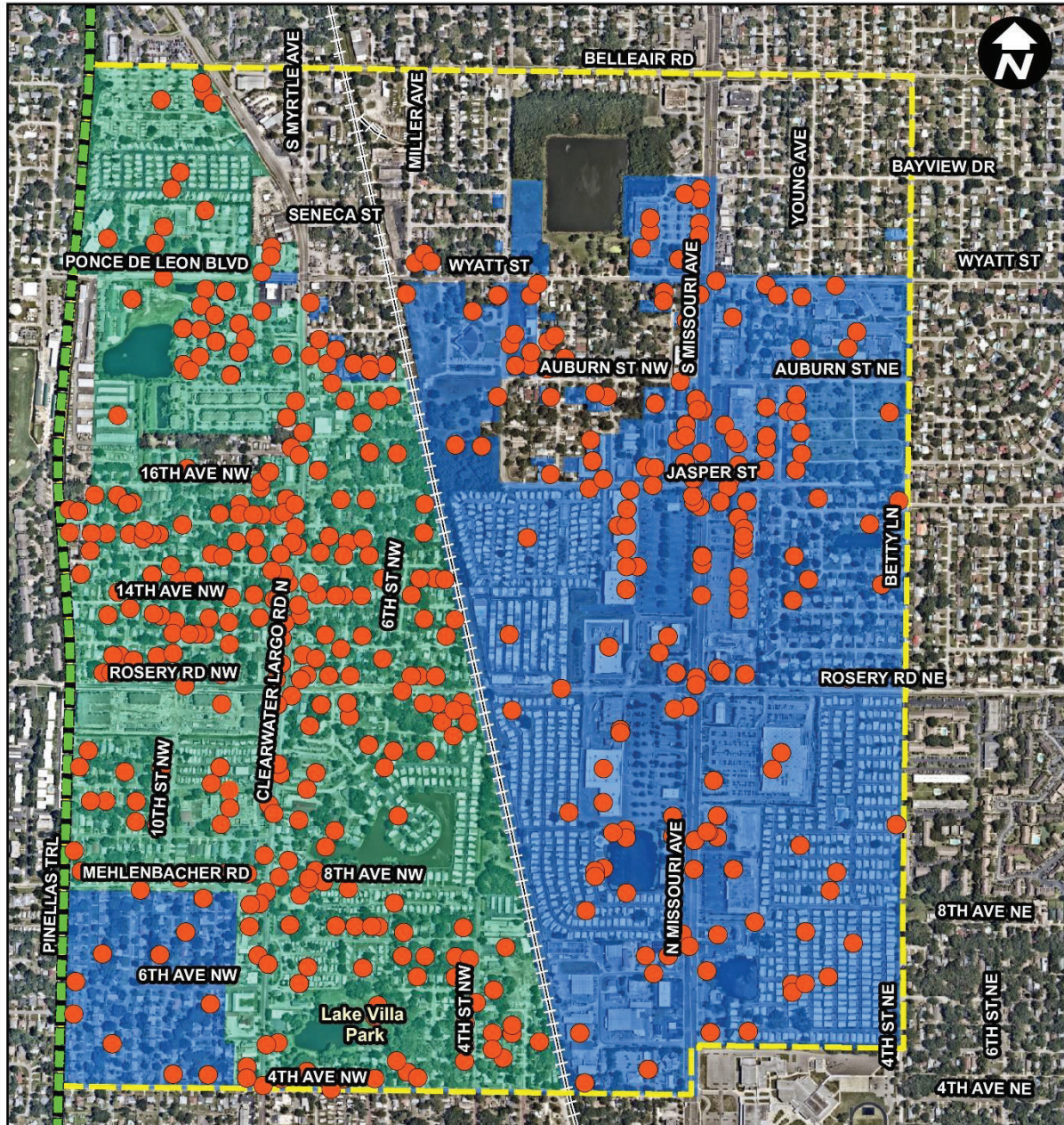
Map A-10 Total Crashes (Source: City of Largo 08.12.20)



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



CITY OF LARGO - CRIME



Legend

- Crime 2019 - 2020
- Proposed CRD Boundary
- Pinellas Trail
- Existing CRD
- CSX
- CRD Expansion Area

0 500 1,000 Feet

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Largo Police Dispatch Sector Boundary Map

