

## **Census Tract 256.02 (12103025602) – Clearwater/Largo Road (Largo)**

<b>Area (Acres)</b>	<b>Total Population</b>	<b>Housing Units</b>	<b>Median Year Structure Built</b>	<b>% Single family</b>	<b>% Multifamily</b>	<b>Households</b>	<b>Average Household Size</b>	<b>Median Household Income</b>
390	3,091	1,989	1969	37.1%	62.9%	1,504	2.1	\$31,181

### **Description**

The Clearwater/Largo Road tract contains 390 acres. It is bordered by the Pinellas Trail on the west, 4<sup>th</sup> Avenue on the South, Missouri Avenue on the east.

### **Land Use/Zoning**

The future land uses is primarily Activity Center due to its designation as a Community Redevelopment Area. The area is comprised of residential uses, and commercial along Clearwater/Largo Road and Missouri Avenue.

### **Designations**

The western 2/3 of the tract are located in Largo's Clearwater/Largo Road Community Redevelopment Area (CRA) and a Brownfield Area. The eastern border of the tract is also a Brownfield Area. The entire tract is a NMTC Higher Distress area and a Hub Zone.



### **General**

The tract is a focus of redevelopment efforts through the Clearwater Largo Road Community Redevelopment District to create a vibrant mixed-use community. The track is also part of Largo's CDBG area. Major north/south transit routes include the Pinellas Trail, Clearwater Largo Road, CSX rail line, and Missouri Avenue (Alt. US Highway 19). A primary east to west connector is Rosery Road in this tract. Several public initiatives have taken place in this area including corridor landscaping, neighborhood sidewalks and underway in 2019-2020 the complete redesign and construction of Rosery Road from the Pinellas Trail to Missouri Avenue. This tract is adjacent to the affluent Town of Belleair and a redeveloping commercial corridor on Missouri Avenue.

### **Opportunities**

The tract falls within one of the City's redevelopment districts and has an incentive in place for increased residential density for multi-family or infill residential projects. There are numerous (7 to 10) large parcels that have the potential for redevelopment.

### **Contact**

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