

Census Tract 256.03 (12103025603) – Downtown Largo (Largo)

Area (Acres)	Total Population	Housing Units	Median Year Structure Built	% Single family	% Multifamily	Households	Average Household Size	Median Household Income
410	2,565	1,269	1959	63.8%	36.2%	1,151	2.2	\$39,320

Description

The Downtown Largo tract encompasses 410 acres. It is bordered by Seminole Blvd. on the west, 8th Avenue on the South, the CSX rail and Missouri Avenue on the east and 4th Avenue on the north.

Land Use/Zoning

The future land use is Activity Center in the northern 2/3 of the tract, due to its designation as a Community Redevelopment Area. The lower 1/3 is primarily Residential. The Activity Center area contains Largo's historic downtown with commercial uses along West Bay Drive and Clearwater/Largo Road.



Designations

The northern 2/3 of the tract are located in Largo's West Bay Drive Community Redevelopment Area (CRA) and a Brownfield Area. The entire tract is a NMTC Higher Distress area.

General

Largo's Downtown is a focus of redevelopment efforts through the West Bay Drive CRA. The CRA Plan goals are to create a walkable, livable downtown with mixed-use development. The CRA has tax increment financing funds to assist in the redevelopment and revitalization of the area. Substantial public investments have been made in roadway improvements, streetscape, new trails and sidewalks and a regional storm water system. The tract also contains the Pinellas County School Board Headquarters.

Opportunities

There are excellent opportunities for redevelopment in this tract which is targeted for growth. The redevelopment district has unique redevelopment incentives for infill housing, mixed use projects, and job creation. The regional storm water retention system has extra capacity for new projects to be constructed. Shovel ready is West Bay Lofts, a two building mixed use development that will have 40,000 square feet of commercial space for rent along with 123 market rate apartment homes. Other opportunities exist for large parcel redevelopment in the tract.

Contact

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