Request for Proposal
For CRA-owned Downtown Largo Block

The City of Largo's Community Redevelopment Agency (CRA) is seeking a qualified developer or development team to purchase and develop a full city block located in downtown Largo. The city block is comprised of seven parcels and an alley that total approximately 1.176 acres (51,227 sq ft). The block is part of the West Bay Drive Community Redevelopment District and has a land use designation of Mixed Use Corridor (MUC). It has frontage on West Bay Drive and is located between two major north/south arterial roadways that have daily traffic counts in excess of 36,000 AADT.

This RFP was released on July 20, 2012 and will close for all proposals on November 2, 2012 at 4:00 pm local time. For more information on the RFP please visit -

www.Largo.com/wbdproperty or email us at EcoDev@Largo.com

The 500 Block of West Bay Drive is a redevelopment site that has several development credits including water, sewer and transportation impact fees.

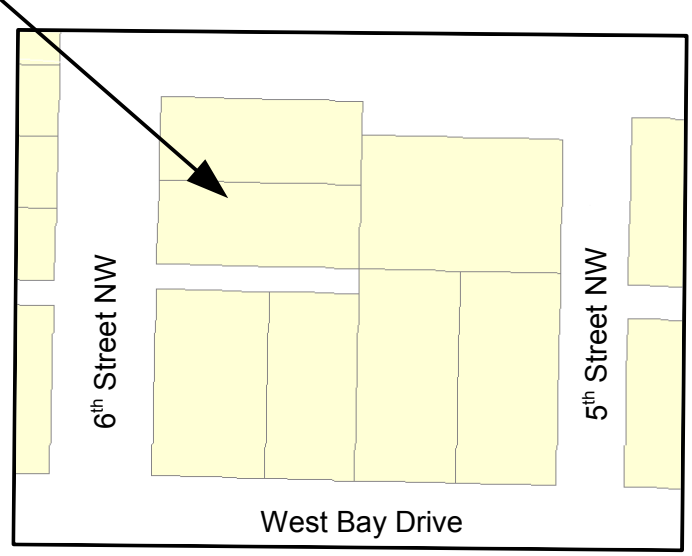
Downtown Largo is one of the highest land points in Pinellas County and most of the downtown is classified as non-evacuation including this block.

The 2010 Pinellas County Metropolitan Planning Organization (MPO) Traffic Count map shows that within the West Bay Drive commercial corridor the AADT averages 36,000 trips.

The project site is located within the downtown regional stormwater pond area and therefore does not require on site retention. This allows the block to be a fully developed project site.

Several incentives are available for the development of the site including:

- Located in a Florida Brownfield Designation area. Brownfield sites have access to financial incentives, regulatory benefits, technical assistance, and liability protection.
- The entire site can be developed without the need to plan for stormwater because it is part of the Downtown Master Stormwater Ponds area.
- Expedited plan submittal and permitting will be provided for the block.
- Vacation of the alley will be considered.



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