



August 2019 Economic Development Division Project Status Matrix

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Economic Development compiles this hybrid Project Matrix that showcases the larger projects that are currently under review by the Planning Division for a Development Order, newly constructed and completed projects that have significant impact on the community, and engineering related projects that are important to maintaining the City's infrastructure and quality of life.

Pending Case List

For projects that are under site plan or building plan review.

Project	Location	Application Date	Land Use	Acreage	Description
ALTA Belleair Apartments	1650 Clearwater-Largo Rd	3/26/19	CH in the CRD	9.12	Development of a 255-unit apartment complex at the former Trailer City Mobile Home Park. The project is under review.
FedEx Freight Outdoor Storage	Ulmerton Road	08/14/17	IL	5.73	Resubmittal of a site plan to add an additional 52,205 sq feet of outdoor storage. The project is under review.
Lantower Apartments	16485 US Highway 19	06/05/19	CG	8.38	Construct a new 201 Unit Multifamily Apartment complex (55+ community). A DRC meeting was held on 6/19/19.
Lake Judy Medical Center	1795 East Bay Drive	08/21/18	R/OG	1.45	Plans to construct an 16,925 square foot medical building with 76 parking spaces. DRC Comments have been provided. A development order has been drafted.
Luxurious RV Storage	500 3 rd Street NW	10/03/18	IL	1.59 ac	Covered RV storage spaces and a 1,050 SF building addition. It is currently under review by Planning.
Mearshire Villas	2106 58 th Street N.	10/03/18	RL	2.46	12 units comprised of two-unit villas. This project is still under review.
Nevaeh Townhomes	1480 6 th Ave NW	03/26/18	RL	2.071	10 townhome project currently under Planning review.
Premier RV Boat Storage	12949 66 th St	12/27/17	CG	2.51	Construction of a RV and boat storage facility. Applicant is going through DRC. This project is still under review.
Stellar Life - Medical	515 Missouri Ave	06/19/18	CG	.91	Construction of a 2,940 SF modular building. This project is currently in review.

Approved Cases Under Construction
Projects in pre-construction or under active construction.

Project	Location	Application Date	Land Use	Acreage	Description
58 th Street Subdivision	2120 58 th Street N	06/04/14	RL	3.47	A 10 lot, single-family subdivision. The project has two homes completed with others under construction.
Beach and Bay Office	14165 Walsingham Rd	12/16/17	CG	0.65	Development of a new 9,600 SF office building. A development order was signed.
City Water & Sewer Plant	5100 & 5000 150 th Ave N	08/22/18	T/U	19.3	A new 13,439 SF operations building. The project is under construction.
Dick Norris Carwash	18200 US Highway 19	6/7/2018	CG/ROR/P	1.13	A carwash. The project is approved and under construction.
Golf Lake Condo Building 10	960 Starkey Rd	11/22/17	RM	1.83	Development of a new 30 unit residential building within an existing condominium. This project is under construction.
Hammerstein Brewery	1158 7 th St NW	06/27/18	CLR-CRD	.33	Re-use of an existing site into a brewery with food trailer on site and outdoor seating. Applicant has received a small scale approval by Planning. Currently under construction.
Home2Suites	10125 Ulmerton Road	5/21/19	CG	3.9	A 118-room hotel with retail and restaurant uses. The project is in development review.
Highland Townhomes	1885 S. Highland	02/10/17	RL	7.37	Construction of 36 units of twin villa-style townhomes. Project is under construction.
Infill Residential	2015 Belleair Rd	04/03/17	RS	1.832	New construction of four single-family homes. Currently under construction.
Rosery Apartments	1159 Clearwater Largo Rd	04/21/17	CH, MUC	7.88	A new 224-unit apartment complex currently under construction.
Tommy's Carwash	5315 East Bay Drive	04/10/18	CG	.87	Re-development of two parcels into a 5,200 SF car wash. Project is under construction.
Tommy's Carwash	1240 N. Missouri	11/02/18	CG	1.82	Redevelopment of a former bank site into a 5,199 SF carwash with vacuum stations and associated parking. The project is under construction.
Towns at Belleair Grove	Off Belleair US Hwy 19	11/06/15	RS & P	16.70	A new 136 townhome project. Currently under construction.
Ulmerton One	9310 Ulmerton Rd	11/19/15	IG	5.78	Three new 20,000 SF warehouses and 12,250 SF of showroom building space. The project is currently under construction on the last warehouse structure.
West Bay Lofts	500 & 600 Block of West Bay Dr.	5/20/16	WBD-CRD	2.76	Mixed use commercial & residential with 123 apartment units. The project is under construction.
Whitney Oaks	2864 Whitney Road	06/27/16	RL	4.59	23 townhome units. This project is under construction.
Whitney Townhomes	3309 Whitney Road	09/08/16	RL		60 Units of Townhomes. A development order has been signed and the project is pending construction.
Ulmerton One	9310 Ulmerton Rd	11/19/15	IG	5.78	Three new 20,000 SF warehouses and 12,250 SF of showroom building space. The project is currently under construction on the last warehouse structure.

Completed Cases

Projects that have recently completed construction.

Project	Location	Application Date	Land Use	Acreage	Description
158 Ridge Road Apartment Homes	154 and 158 Ridge Rd.	6/22/15	CRD/MUC	0.9	A new 29-unit apartment complex. This project is complete.
Achieva Largo Branch & Drive Thru	12600 Seminole Blvd.	2/7/17	ROG	.77	New bank location along with separate drive-thru. Bank relocated from former site on Ulmerton Road.
Advanced Impact Technologies	2310 Starkey Rd	2/28/18	IG	10.9	Reconstruction of the existing space into a glass manufacturing facility. The project is complete.
Advance Auto Parts	13110 66 th Street	6/17/14	CG	0.73	A new auto parts store. Construction has been completed.
Barefoot Dream Complex	12755 Indian Rocks Rd	8/24/15	ROG	0.382	A new mixed-use office building with 5 townhomes. The project is complete.
Bay Isle Landings Townhomes	NE Corner of Roosevelt	7/19/13	RU	9.225	A Development Order for 96 townhomes has been signed. The project is complete.
The Boulevard	2098 Seminole Blvd	10/17/13	RH	13.8	A 260 unit market rate apartment complex. The project is complete.
Caliber Collision	9185 Ulmerton Rd.	12/07/15	IL	1.98	Conversion of an existing skating rink to an automobile collision center. The project is complete.
The Charleston Apartments	12700 66 th St N.	02/19/14	CG	13.59	A new 258 unit market rate apartment development. This project is completed.
Dunkin Donuts	2298 Seminole Blvd	6/05/15	CG	.537	A new 1,810 SF restaurant with drive-through. The project is complete
Fast Five Soccer Fields	13500 US Highway 19	12/04/15	CG	CG	Commercial soccer fields and concession.
Gateway Industrial Building	4701 Ulmerton Rd	09/19/17	IL	8.12	Development of a new 65,868 SF warehouse facility. This project is over 50% rented and is looking for tenants.
Home Team Car Wash	4700 East Bay Drive	10/21/15	CG	2.245	A new 7,840 SF Car wash. The building is complete.
Hughes Villa	14340 Channel Dr	04/03/18	RU	.19	Development of a two unit villa. Construction has been completed.
Kauffman Tires	1190 Missouri	3/2/15	CG	0.89	Development of a tire center. The Project is complete.
Lake House ALF	1071 Lake Ave NE	03/26/14	I	2.385	Assisted Living Facility renovation and expansion from existing church.
Magic Tilt Trailers	2070 Lions Club Rd	08/08/17	CG	1.00	Development of a new 6,000 SF sales and parts delivery facility. This project is complete.
Modern Car Wash	7601 Ulmerton Road	3/10/15	CG	1.6	A new 4,194 SF car wash. The project is complete.
Pollo Tropical/ Chipotle	10150 Ulmerton Rd	01/08/16	CG	1.38	Retail and fast food restaurant. The project is complete.
Residential Infill	12200-12210 Ridge	11/11/15	RL	6.6	A new 17-unit residential subdivision. The project is complete.
RJK Custom Homes	Between 8 th Ave NW & 9 th Ave NW	3/10/17	CRD	1.57	11 new single-family homes on 11 lots.
Seminole Retail Plaza	13100 Seminole Blvd	11/20/13	CG	1.29	A retail plaza. The project is complete.
Solar Dental Office	168 Clearwater-Largo	12/12/16	MUC	.34	Redevelopment of existing dental office. Construction is complete.
Storage Now	13880 Walsingham	5/19/16	CG	5.536	Storage Facility. The project is under construction.
Sunrise Detox	2050 58 th St N.	3/10/15	I	5	An Assisted Living Detox facility. The project is complete.
Take 5 Oil Change	2671 Roosevelt	4/25/16	CG	.5023	A new oil change business at Largo Town Center. The project is complete.
Take 5 Oil Change	1240 Missouri	07/01/16	CG	1.82	A new oil change business. The project is complete.

Completed Cases (continued)

Projects that have recently completed construction.

Project	Location	Application Date	Land Use	Acreage	Description
Tri-City Plaza	5360 East Bay Drive	8/29/13	CG	21.6	Construction of 229,884 SF of new retail space. The project is complete.
Twin Villas	725-729 14 th St NW	2/17/15	RL	4.67	New development of 24 twin villas. The project is complete
Twistee Treat	2150 East Bay Drive	3/14/15	CG	1	A new 571 SF ice cream shop. The project is complete.
Ulmerton Road/66th Street Retail Shops	6601 Ulmerton Road	08/17/16	CG	4.1	Retail Commercial space for a RaceTrac, auto retailer, and Burger King restaurant. This project is complete.
US 19 Commercial	13500 US Hwy. 19 N	04/23/13	CG	3.886	Development of 7-11 Retail Convenience Store and Gas Station.
Waffle House	11403 Ulmerton Rd.	04/15/14	CG	.601	A new 1,875 SF restaurant. The project is complete.
Wawa, Missouri	1215 N. Missouri	7/22/13	CG	1.64	The project is a 6,119 SF Wawa convenience store. The project is complete.
Wawa, US 19 and Roosevelt Boulevard	15701 US Highway 19 N	04/23/13	CG	3.003	A 6,119 SF Wawa convenience store. The project is complete.
West Florida Dance Center	100 1 st Avenue SW	03/29/18	MUC	.31	9,016 square foot dance center in downtown Largo. This project is complete.
Woodspring Suites	15672 US Hwy. 19 N	11/05/14	CG	3.39	A new 11,492 SF, 124 room hotel. The project is complete.
Zaxby's	8585 Ulmerton Drive	02/22/16	CG	1.47	Development of a fast food restaurant. The project is complete.

Current Public Construction Projects

Project	Location	Description
Community Streets – Phase 1	Rosery Rd NW	Phase 1 of the project consists of 0.8 miles of scheduled pavement improvements. The project scope includes pavement work, pedestrian, bicycle, sidewalk, urban trail and stormwater infrastructure improvements. The scope of pavement work involves rehabilitation.
FDOT Gateway Express	Ulmerton Road	The Florida Department of Transportation will improve and widen Ulmerton Road between 38 th St to 49 th St.
Wastewater Reclamation Facility Influent Pumping and Headworks	150 th Ave N.	The project consists of major improvements to its existing wastewater reclamation facility influent pumping and headworks system to meet current regulatory standards and upgrade the pumping and headworks process.