



CLEARWATER
COMMUNITY REDEVELOPMENT AGENCY

Director's Report

May 2026

Table of Contents

- Downtown CRA Updates
- North Greenwood CRA Updates
- Property Disposition Updates



An aerial photograph of a city skyline, likely Miami, showing a mix of modern glass skyscrapers and older concrete buildings. A large body of water, possibly Biscayne Bay, is visible in the background with a long bridge crossing it. The sky is clear and blue. The text 'Downtown CRA Updates' is overlaid in white on the left side of the image.

Downtown CRA Updates

New Ownership – Emily's Family Restaurant



Web: EmilysDowntownCLW.com

Location: 101 S Garden Ave

Phone: 727-443-4600

About the Business

Emily's Restaurant, a long-standing downtown diner, is now under new ownership by **Nicolas Pastis**, continuing its tradition of serving affordable, home-style breakfast and lunch along the Garden Avenue.

Staff Engagement

Meeting May 7th with CRA and new owner to provide introduction, information on resources and the CRA Commercial Grant.

CLEARWATER COMMUNITY REDEVELOPMENT AGENCY COMMUNITY OUTREACH MEETING

April 28, 2026 Meeting Recap

The CRA Outreach Meeting highlighted **The Bluffs** apartment tower at 150 S. Osceola Ave. and its impact on Downtown Clearwater. Presenters included Moss Construction, and Behar + Peteranecz Architecture, the project's architectural design firm.



May 2026 Topic

Osceola Parking Garage



Next Meeting Date: May 26, 2026

Time: 3 p.m. to 4 p.m.

**Location: Clearwater Main Library
100 N Osceola Ave | 1st Council Chambers**

Reimagine Clearwater Main Library: A Cultural Destination

Pre-marketing began in January 2026 and will continue through at least the end of May 2026. Staff is being proactive to schedule meetings with industry firms.

Outreach & Engagement Summary

152

Organizations
Contacted

42

Active
Engagements

11+

In-person
Meetings Held

5

Tours
Scheduled



Additional Information

CRA Staff have secured a booth at the 2026 American Alliance of Museums, Annual Meeting & Museum Expo in Philadelphia (May 20–22) to promote this initiative and elevate the visibility of the City of Clearwater as a whole.



American
Alliance of
Museums

Downtown Clearwater Business Engagement



Staff conducted 26 engagements to discuss upcoming events, CRA outreach initiatives, and grant opportunities. These interactions also served to gather valuable community input and strengthen partnerships.



Cleveland Street Bike Rack Installation

Project Overview

Installed 18 bicycle racks along the 400–700 blocks of Cleveland St. (Osceola Ave. to Myrtle Ave.), with 5 additional racks installed at The Mercado Park (Cleveland St. & Gulf to Bay Blvd) to improve multimodal access.

Key Milestones

- 11/04/2025 – Bike rack order placed with Parks & Recreation
- 01/07/2026 – GIS maps submitted; right-of-way review initiated
- 01/30/2026 – Public Works approved installation plans
- 04/24/2026 – Installation completed on Cleveland Street
- 04/30/2026 – Installation completed in Mercado



New Project Announcements – Downtown Clearwater

Ongoing projects and new initiatives are supporting redevelopment efforts and activity along the Cleveland Street corridor.


Highlights include:

- Demolition is underway at the future site of EVO Family Entertainment Center on the 700 block of Cleveland Street
- 600 block of Cleveland Street is under demolition
- The Good Life Showroom opens at 331 Cleveland Street

For more information visit

www.ClevelandStreetAlliance.com



An aerial photograph of a residential neighborhood. The central focus is a roundabout with a circular island in the middle. Several streets radiate from the roundabout, including one that runs vertically through the center. The area is densely populated with single-story houses, many with light-colored roofs. There are numerous trees, some with bare branches, suggesting a cooler season. The overall scene is a typical suburban residential area.

North Greenwood CRA Updates

North Ward Elementary School

Activity Timeline

September & December 2025 – City Council presentations

October 2025 – Appraisals completed

January 2026 – Project launch:

- Landing page: myclearwater.com/northward
- Property brochure and press release issued

April 29, 2026 – Roof wrap completed

Plans are underway for a developer/community event, date TBD.

Pre-Marketing Phase Underway

January - February 2026 – Tampa Bay Business Journal (TBBJ) homepage digital banner ad

March 2026 – Brochures shared at Site Selector's Guild Annual Conference

March 2026 – Dedicated email campaign reaching 9,600+ TBBJ real estate industry subscribers across Tampa Bay, South Florida, and Jacksonville markets



North Ward

Outreach & Engagement Summary

15

Emails
Sent

8

Email
Replies

5

Telephone
Inquiries

6

Meetings
Held

2

Site
Tours

1

Scheduled
Tour

Media Coverage

- BayNews9, January 2026
- Fox13 News, February 2026
- ABC Tampa Bay 28, March 2026
- Tampa Bay Business Journal, March 2026 (Focus: downtown development opportunities)
- 83 Degrees Media, April 2026



North Greenwood CRA Community Advisory Committee

Meeting Recap

Last month, the North Greenwood CAC held a Special Meeting to review the Armory redevelopment at 706 N. Missouri Avenue inviting community input.



Next Meeting

Date: Wednesday, June 3

Time: 5:30 to 6:30 p.m.

Location: North Greenwood Recreation Center, Room 1

NGCAC Special Proposed Budget Meeting

Date: July TBD

Time: 5:30 to 6:30 p.m.

Location: TBD

NGCAC Workshop

Date: September 18

Time: 9am to 12 p.m.

Location: North Greenwood Library

Property Disposition

An aerial photograph of a residential neighborhood. The central focus is a roundabout with a circular island in the middle. Several houses are scattered around the roundabout, some with large trees in front. The overall scene is a typical suburban residential area.

Property Disposition

Washington Ave/MLK Site

Overview: 7 parcels assembled for multifamily development

Due Diligence: Phase 1 ESA completed | appraisal received

Marketing: RFP issued Jan. 14 – Feb. 14, 2026;
5 proposals received

Status: TRC met April 21st | Archway Partners ranked highest

Next Steps: NAHAB (May 12) and CRA Trustees (May 18)



Property Disposition

Ongoing appraisals, and site promotion continue as multiple properties move forward through the disposition process.

Notice of Disposition of Property will end May 22nd and then the city will then issue a Declaration of Surplus transferring 11 parcels in the downtown to the CRA.



115 S. MLK Avenue

618 Drew Street

