



# Director's Report

## December 2025

# Table of Contents

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



An aerial photograph of the Tampa, Florida skyline. The city is built on a peninsula, with the Hillsborough River to the west and the Tampa Bay to the east. The water is a vibrant blue. In the foreground, there are several modern skyscrapers, including a prominent one with a glass facade. The city extends into the distance, with more buildings and a bridge visible across the water. The sky is clear and blue.

# Downtown CRA Updates

# CRA and PD Partnership

**Clearwater Police Department team members enjoy their new E-bikes funded by the CRA.**

[Watch Video](#)



# Downtown Clearwater - Grant Program Activity FY 24-25

## Downtown Commercial Grants

Status	Count
Approved / Work in Progress	11
Completed & Paid	13
<b>Total</b>	<b>24</b>

Funding Summary	Amount
Total Funds Approved	\$1,162,655.83
Funds Paid to Date	\$478,182.84



# Reimagine Clearwater Main Library Redevelopment

The CRA Department is positioning the project for stakeholder engagement and next-phase implementation.

## Next Steps (Initiated)

- Coordinate engagement between CRA and ED&H staff
- Gauge market interest and partnership concepts
- Prepare for future solicitation and partnership discussions
- BluDot System in use (CRM)

## Initiate outreach to (In progress):

- ✓ Museums and cultural institutions
- ✓ Arts organizations
- ✓ Private developers



# New Businesses – Now Open



**Sabroso**  
*1011 Cleveland St.*

**CHEESE WHEEL  
PASTA & PIZZA**

**Cheese Wheel  
Pasta & Pizza**  
*1100 Cleveland St. Unit A*



**De Facto Cafe**  
*1401 Gulf to Bay Blvd.*

# Osceola Parking Garage

Digital marketing efforts were implemented to promote development opportunities associated with the Osceola Parking Garage. Marketing is featured on:



A digital ad promoting Osceola Garage retail opportunities launched **January 1** on the **Expansion Solutions Magazine** homepage.

TAMPA BAY  
BUSINESS JOURNAL

A digital campaign highlighting Downtown Development Opportunities, including the Osceola Garage, launched on the Tampa Bay Business Journal homepage in early January, directing users to [myclearwater.com/development](http://myclearwater.com/development).



**DYNAMIC RETAIL OPPORTUNITY UNDER CONSTRUCTION**

Premier Waterfront Location in Clearwater, FL

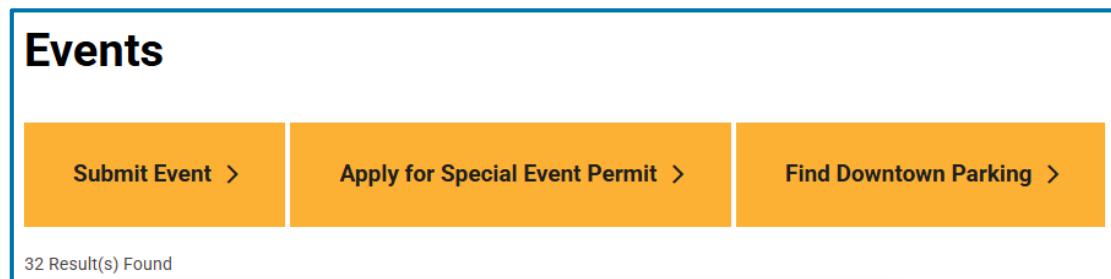
Contact Phil Kirkpatrick at 727-444-7166

[CLICK TO LEARN MORE](#)

# Downtown Parking Communications

CRA staff is supporting Public Communications efforts to market downtown parking by improving the visibility and accessibility of parking information across CRA digital platforms.

- Added parking icon to CRA homepage.
- Included parking information on the events search page
- Adding parking details to downtown Clearwater event post

A screenshot of a website interface. At the top, the word 'Events' is displayed in a bold, black, sans-serif font. Below it is a horizontal row of three orange buttons with black text: 'Submit Event >', 'Apply for Special Event Permit >', and 'Find Downtown Parking >'. At the bottom of this row, the text '32 Result(s) Found' is visible. The background of the interface is white.

## CLEARWATER COMMUNITY REDEVELOPMENT AGENCY COMMUNITY OUTREACH MEETING

Representatives from The DeNunzio Group will share updates on construction projects at the next CRA Outreach Meeting.

### Next Meeting Date

**Date:** Tuesday, January 27th

**Time:** 3:00 pm

**Location:** Clearwater Main Library  
100 N Oceola Ave | 1st Floor Board Room



An aerial photograph of a residential area. The neighborhood consists of single-family homes with white or light-colored roofs, surrounded by green lawns and mature trees. A network of paved roads connects the houses. In the center of the image, there is a roundabout where several streets converge. The overall scene is a typical suburban development.

# North Greenwood CRA Updates

# North Greenwood CRA Grants

## NGCRA Residential Grants (FY 2024-25 YTD)

Metric	Count
Under Review	11
Approved/ Under Construction	13
Work Completed	17
Total	54

## Funding Summary

Metric	Count
Total Funds Approved	438,835.00
Funds Paid to Date	259,542.23

## NGCRA Commercial Grants (FY 2024-25 YTD)

Metric	Count
Approved Projects	3
Projects with Work Completed	2

## Funding Summary

Funding Category	Amount (\$)
Total Funds Approved	\$449,516.91
Total Funds Reimbursed	\$249,875.4

# North Ward Elementary School Update

## Update:

Economic Development staff will support developer outreach and pre-marketing in coordination with the CRA.

- Prepare digital and print marketing materials
- Develop a targeted developer prospect list
- Manage tour coordination and external inquiries



# Shipping Container Village Update

- Site Plan review in progress.
- SPC Recommendations will be implemented.
- The city and the applicant are working on finding parking options.



Concept Rendering provided by CULC

# North Greenwood CRA Community Advisory Committee

## 2026 Meeting Dates:

- ❖ March 4
- ❖ June 3
- ❖ September 2
- ❖ December 2

**Time:** 5:30 – 6:30 p.m.

**Location:** North Greenwood Recreation Center  
900 N Martin Luther King Jr Ave, Room 1

At the last meeting the CAC elected **Kinard Robinson** as  
**Chair** and **Marilyn Turman** as **Vice Chair**



# Property Disposition Updates

# CRA Property Disposition Updates

## TRANCHE 1 | Uneconomic Remainders

### Two offers received:

- Heather Trail deed received 12/19, transferring property to Adel Youssef (located outside of CRA, in NE Clearwater)
- Palm Bluff working to bring to Council at a future date (located in the North Greenwood Area).

## TRANCHE 2 | North Greenwood Parcels

### Two offers received:

- **La Salle:** Deed was received 12/19, transferring the property to C.I.M.H.Z. (Development Company).
- Four-parcel site near Curtis Elementary. Requires rezoning before proceeding.

## TRANCHE 4 | Upcoming

- Parcels currently being identified
- Promotion anticipated Feb 2026

# CRA Property Disposition Updates

## TRANCHE 3 | MLK/Washington

### Washington / MLK Development Site Request for Development Proposals (Seven Properties)

The CRA Staff will begin accepting sealed proposals for the Washington/MLK Development Site.

Proposals must be submitted by persons or groups interested in purchasing all seven properties for development as a single, unified site.

#### Proposal Window:

- Opens:** Wednesday, January 14, 2026
- Closes:** Friday, February 13, 2026
- Deadline:** 10:00 a.m. (Local Time)

WASHINGTON/MLK DEVELOPMENT SITE

