



# **Director's Report**

## **December 2025**

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An aerial photograph of downtown Miami, Florida, featuring a mix of modern high-rise buildings and older structures. A prominent bridge spans the water in the background. The entire image is overlaid with a semi-transparent blue filter. The text "Downtown CRA Updates" is centered in the lower-left quadrant in a white, bold, sans-serif font.

# 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](https://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



## Events

[Submit Event >](#)[Apply for Special Event Permit >](#)[Find Downtown Parking >](#)

32 Result(s) Found

## 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 neighborhood. In the center, there is a roundabout with a light-colored circular center and a darker outer ring. Several roads intersect at this roundabout. The surrounding area is filled with green trees and numerous houses with various roof colors (brown, grey, white). The overall scene depicts a suburban or rural community.

# 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

