



# CLEARWATER DOWNTOWN DEVELOPMENT BOARD

100 S. Myrtle Avenue, Clearwater, FL 33755

## APPLICATION FOR CANDIDATE FOR THE DDB BOARD

**Qualifications:** To qualify for service on the DDB, an applicant shall be a resident of, have the member's principal place of business ownership, primary place of employment, or own real property in the District.

### Applicant Information

Full Name: Garcia Juan Carlos Date: 01/23/2026  
Last First M.I.

Address: 802 Court St  
Street Address Apartment/Unit #

Clearwater FL  
City State ZIP Code

Phone: 727-906-1075 Email: cbfitness795@gmail.com

Do you own real estate in the DDB District? YES ☐ NO ☐

Is your primary place of business ownership in the DDB District? YES ☐ NO ☐

**Must answer YES to at least one of these questions**

Is your primary place of employment in the DDB District? YES ☒ NO ☐

Are you a resident within the DDB District? YES ☒ NO ☐

### Disclaimer and Signature

*I certify that my answers are true and complete. False or misleading information in my application may result in my disqualification as a candidate for membership on the Downtown Development Board.*

Applicant Signature: 

Date: 01/23/2026

### CRA Staff Information Only

**Validation of Residence, Occupation, or status as a Property Owner in the DDB District Area**

Verified applicant meets the qualifications to serve on the DDB?

☒ YES

NO ☐

Comments: business owner - confirmed

APPLICATION STATUS:

APPROVED ☒

DENIED ☐

If approved:

Headshot ☐

Bio ☒

Staff Signature: 

Date: 1/23/26

Juan Garcia Bio

Owner Clearwater Beach Fitness

I'm a Clearwater business owner and the founder of Clearwater Beach Fitness, a 24/7 training facility built on accountability, community, and real results. Every day I work with people, especially men and women over 40 helping them get stronger, healthier, and more confident through structured coaching and a high-standard environment.

Before building my own companies, I spent 16 years with Publix Super Market as a Produce manager, where I developed a deep respect for customer service, operational excellence, consistency, and leadership through daily execution. That foundation shaped how I run my businesses today focused on people, process, and performance.

I'm also the creator of *The Inner Warrior Project*, a book designed to help individuals develop discipline, resilience, and personal ownership through fitness and mindset. In addition, I'm the fabricator of the JJGrip, a training tool created to improve grip strength and performance, another example of how I turn real-world problems into practical solutions.

As a Downtown Development Board member, I bring a hands-on operator's perspective, long-term service experience, and an entrepreneurial mindset. I'm focused on practical improvements that make downtown thrive: supporting small businesses, increasing foot traffic, improving safety and cleanliness, and creating experiences that make people want to live, work, and spend time in Downtown Clearwater. My goal is simply to help build a downtown that feels energized, welcoming, and proud.