



Directors Report

October 2025

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CRA Grants Status Update YTD

	<u>North Greenwood</u>	<u>Downtown</u>	<u>TOTAL</u>
In review, or awaiting additional documentation	15	5	20
Approved, and improvements underway	15	13	28
Approved, Payment issued, Or in process of being paid	11	7	18

An aerial photograph of downtown Miami, Florida, featuring a mix of modern high-rise buildings and older structures. The city is situated along the coast, with a large body of water and a bridge visible in the background. The entire image has a blue color overlay. The text "Downtown CRA Updates" is centered in the lower-left portion of the image.

Downtown CRA Updates

Clearwater Gardens

1260 Cleveland Street



- Now Open
- Opened to residents in mid-October
- 70% Leased
- Full occupancy anticipated by the end of December 2025
- Leasing available at clearwatergardensapts.com

Cleveland Street Market Update

1101 Cleveland Street



Businesses

- SLOW.. Or On The Go Café - closed
- Top Nosh - closing
- Tap Haus - closing
- Top Golf - not open
- Machi Boba - unsure
- Sabroso - opening soon

CRA Response & Next Steps

- Meet with the management company
- Meet with business owners



Business Spotlight Program

Applications currently under review.

The 2026 featured businesses will be announced during the December 1st CRA Trustee Meeting

15 - Businesses applied

9 - Businesses will be selected

The Clearwater CRA
BUSINESS
SPOTLIGHT

Downtown Construction Updates

- **Osceola Parking Garage** at 155 S. Osceola Avenue, construction starting in November.
- Expected duration of construction is 15 months.
- **The Ballad Hotel** at 50 N. Osceola Avenue, will break ground in early December.
- Expected duration of construction is 21 months.



Downtown Construction Newsletter

Digital Newsletter

- Distributed twice a month
- 1,700 email subscribers
- 51% open rate

Print Newsletter

- Updated monthly

deTour De Clearwater

Downtown Construction Update

OCT 2025



Project News

Harborview Hotel Set to Transform Downtown Clearwater

The Harborview Hotel will bring a dynamic new presence to downtown Clearwater.

Located at 50 N. Osceola Avenue, the 4.2-acre site will be home to a vibrant mixed-use development featuring a 158-room hotel, rooftop bar and restaurant, retail shops, and structured parking.

The project is a key part of downtown Clearwater's revitalization efforts, transforming the former Harborview Center site into a destination that connects the waterfront, Coachman Park, and the city's growing business and entertainment scene.

In addition to providing new lodging and dining options, the development will include approximately 21,000 square feet of retail space and 169 parking spaces to support hotel guests and downtown visitors.

The project is being developed by The DeNunzio Group with construction managed by KAST Construction.

For additional project information, visit MyClearwater.com/HarborviewHotel.



Upcoming Meetings

The Community Redevelopment Agency is currently hosting monthly Community Outreach Meetings to share updates on CRA initiatives, resources, and revitalization efforts impacting the Downtown and North Greenwood communities. These meetings are open to all residents, businesses, and community partners.

Please note: This month's meeting will be held virtually, not in person. We invite you to join us online for our next meeting:

Tuesday, Nov. 25
3 – 4 p.m. Virtual Meeting (online)



Downtown Construction Newsletter

Check out the latest edition of downtown construction news to stay informed about current construction projects, street closures, and infrastructure improvements transforming Downtown Clearwater.



CLEARWATER COMMUNITY REDEVELOPMENT AGENCY COMMUNITY OUTREACH MEETING

Past Meetings

Date	Featured Project	Attendance
August 26	Downtown Construction Overview	30
September 30	Osceola Avenue Streetscape	35
October 28	Osceola Avenue Parking Garage	17



Next Meeting

Join us online to get the latest updates impacting downtown.

Date: Tuesday, November 25

Time: 3:00 – 4:00 p.m.

Virtual Meeting:

MyClearwaterCRA.com/Outreach

Cleveland Street Activation Updates

Signage

- 3 new "Cleveland Street District" identification signs will be added at:
 - Northwest corner of Cleveland at Fort Harrison
 - Southeast corner of Cleveland at Fort Harrison
 - Northwest corner of Cleveland at Garden



Median Lighting

- Lighting installed
- Colors adjusted seasonally



Cleveland Street Activation Updates

Kiosks

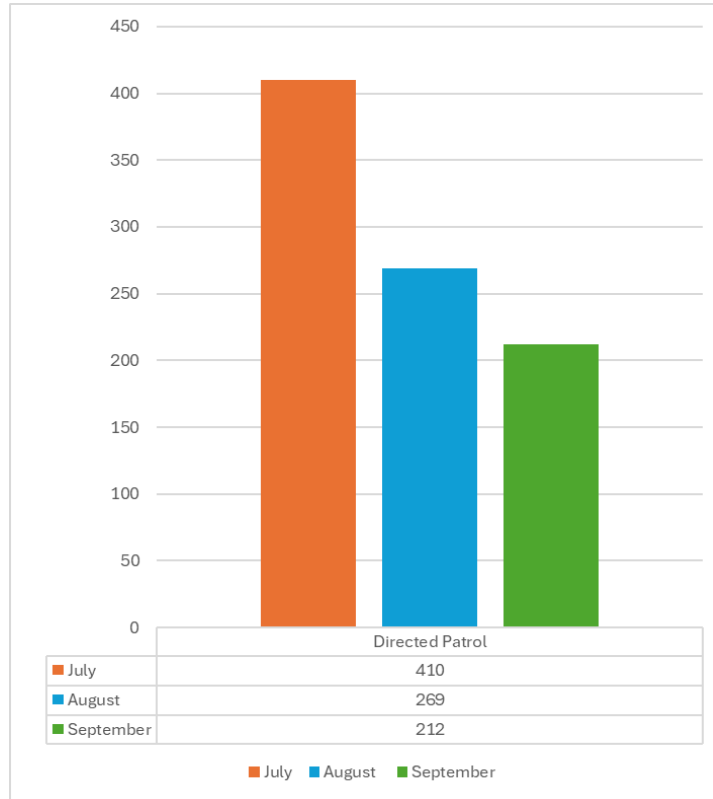
New downtown maps have been installed in the kiosks

Bike Racks

In coordination with Parks & Rec, Public Works, and Planning 20+ new bike racks will be ordered for the 400-700 blocks of Cleveland Street.



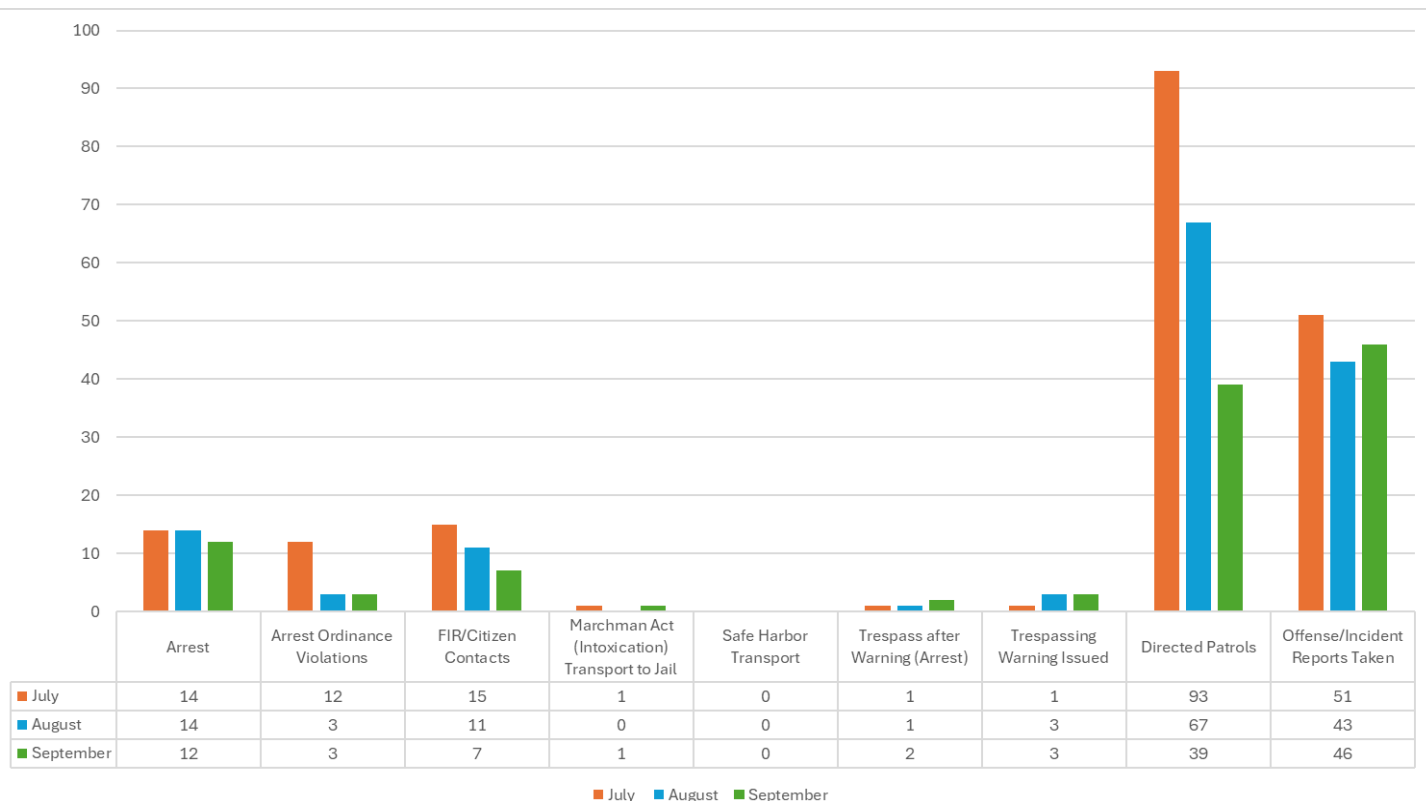
Downtown Clearwater CRA Police Statistics 2025



September Shelter Assistance Contacts:

- 33 new individuals identified
- 5 placed at Safe Harbor
- 28 placed at Pinellas Hope
- 1 self-transported
- 4 transported by CPD
- 6 new encampments located
- 15 transportation assists

Downtown Clearwater CRA Police Statistics 2025



An aerial photograph of a suburban 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 single-story houses with various roof colors. The overall scene is a typical residential development.

North Greenwood CRA Updates

Shipping Container Village Update

- CULC received its **first payment for \$36,000** on September 9th.
- They entered into an agreement with **Gulf Coast Consulting, Inc.**, for professional civil engineering services: final site plans, design survey, geotechnical report, and site permits.
- CULC hosted a **networking event** for prospective business owners and community members to discuss the project and connect with community resources on October 20th.
- Prospective **businesses enlisted** so far include a wine shop, juice bar, and a holistic health services business.
- CULC is currently consulting with a **St Petersburg College** professor and students to update a strategic plan to guide their business selection.



North Greenwood CAC

Two new members have been appointed to serve the North Greenwood CRA Citizens Advisory Committee (CAC). One vacant seat remains.

- **Hannah Menard**
- **Jason Corbett**

Next CRA Meeting



Date: Wednesday, Dec. 3rd



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



Location:

North Greenwood Recreation Center
900 N. Martin Luther King Jr. Ave. (Room 1)



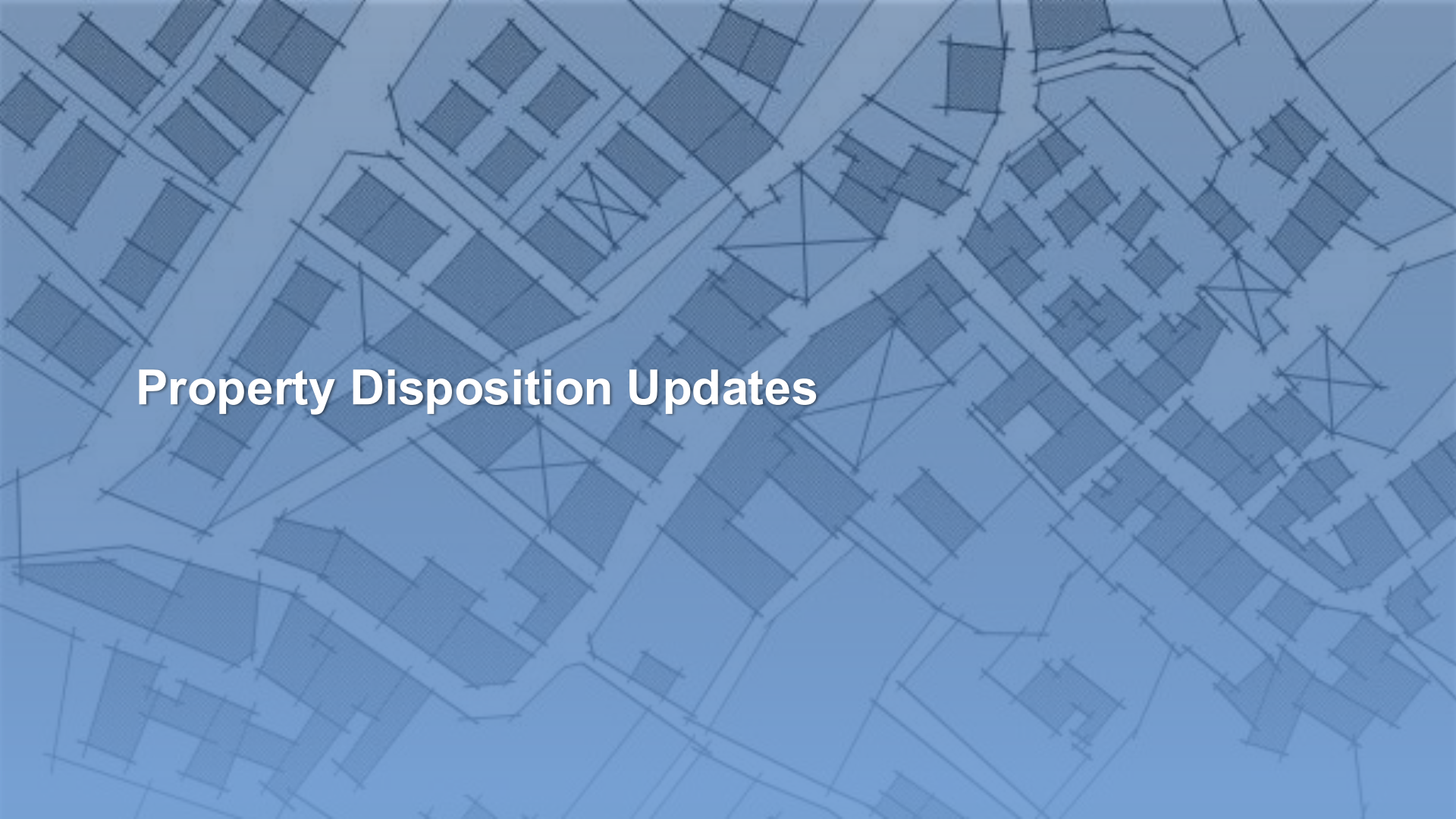
North Ward Elementary School Update

Update:

Staff will be presenting an item to City Council at its December 1, 2025, work session, which will include:

- repair estimates for roof patching and tarping;
- results of independent property appraisals;
- and a proposed approach for property marketing and disposal.





Property Disposition Updates

Property Disposition Updates

Tranche 1 – Surplus Properties

- No responses for non-economic parcels in North Greenwood CRA. Readvertised 11/5/25. Close 12/5/25.
- 1 formal offer received for other citywide parcels; **Sold.**
- Staff is following up on 3 additional expressions of interest – **No interest in completing.**

Tranche 3 – Two Development Sites

- **MLK & Washington:** a 7-parcel multifamily site to be released in mid to late November
- Phase I Environmental Study in progress – expected on or before 11/14/25.
- Appraisals underway for appropriate parcels. Delayed due to illness of appraiser.

Tranche 2 – North Greenwood CRA Parcels

- **2 offers received:**
 - 1164 LaSalle Street - **Deed executed**
 - 4-parcel site near Curtis Elementary

Tranche 4 – Upcoming

- Tentative promotion in December – January
- Parcel list still being finalized