

I am not a developer; I am a Dreamer that starts things in motion. The City of Clearwater has an opportunity to create the growth of downtown that we talk about and see dreams of. In the past we blame scientology for not making space available . I hope they will follow thru and develop Cleveland Street. When the city becomes a landlord and controls the land that we do own we not only change the landscape of what downtown looks like, but we also increase the cash to meet budgets without a burden on the citizens.

Visualize if you will the current library being transformed into an Entertainment complex called Coachman Commons . a facility that will be active 7 days a week in one way or another 15 hours a day . I have already spoken with individuals or groups that would be interested in such a development. First let me walk you thru the concept. Picture if you will ,taking down all the fencing around the library to open it up and make it inviting and enhance accessibility leaving only the green iron structure at the entrance where it reads Coachman Commons. On the outside of the building a kiosk that serves the public coffee/ ice cream and such so people can ramble thru the park and streets of Beautiful Clearwater .

As you go inside on the first floor picture two 5500 square feet of Restaurant with a patio overlooking the Sound and our Beautiful park .now Picture a upscale Italian restaurant like Olivia's in Tampa and St Pete, a proven Steakhouse Blinkers Tavern or the likes of others, separated by a common area for the public to mingle when hot outside .All sharing common bathrooms .

Now travel to the second floor and be immersed in activity for all . Pickle ball courts with viewing stands for tournament play, among others .Enjoy playing indoors with sun light and scenery but in a comfortable atmosphere .

Pickleball Courts

- **Qty:** 4 courts
- **Standard court size (indoor, with run-off):** ~30' x 60' = 1,800 sq ft per court

- **Total space (including walkways/viewing):** ~8,000–8,500 sq ft

Viewing Area

Bleacher-style seating or casual tiered seating with bar-height tables

Moving north find open Restaurant/Lounge with a circular bar taking in the breathtaking views of the water. Another option for dinners or just hanging out

Central Circular Bar + Dining Lounge

- **Size:** ~1,500–2,000 sq ft total (bar + cocktail tables)
- **Function:** Serves both Topgolf and Pickleball zones
- **Location:** Exact center, creating a vibrant social core
- Surrounded by high-top tables, lounge chairs, and views into courts/simulator bays and the park

Moving to the North end of the building

Topgolf Swing Suite Bays

- **Qty:** 6–8 bays
- **Location suggestion:** Along north or south wall (opposite pickleball zone)
- Each bay ~200–250 sq ft including seating/lounge
- **Estimated space:** 1,500–2,000 sq ft total

Imagine walking in:

- A sleek reception desk with a glowing logo wall.
 - The main simulator bay area has an **open layout**, with 8–10 large bays arranged along two parallel walls or in a U-shaped layout.
 - **Seating pods** behind each bay allow for group lounging, food, and drinks.
 - A central **bar & lounge** anchors the space, with stylish lighting and big screens showing sports.
 - **LED accents**, turf and wood finishes, and music create a high-energy but upscale vibe.
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Simulator Bays (Detailed)

Each bay includes:

- A high-end golf simulator screen (e.g., Full Swing, TrackMan, or Topgolf Swing Suite)
 - Space for 4–6 players to lounge/play
 - Monitor with live feedback, scoring, game options (Topgolf-style games, famous courses, etc.)
 - Optional: dual-purpose bays for other sports (baseball, soccer, football)
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Capacity

- **8–10 simulator bays**
 - Each bay supports **4–6 guests comfortably**
 - **Total occupancy:** 60–100 guests at once
 - Great for group bookings, parties, leagues
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Optional Features

- **VIP Bay or Lounge** with private service
- **Digital leaderboards** or live tournament scoring
- **Themed décor** (e.g., club-style lighting, vintage golf wall)
- **Outdoor patio** if you have access to additional space
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MOVING TO THE THIRD FLOOR

The **Great Explorations Children's Museum** in St. Petersburg, Florida, is a vibrant, interactive space designed for children aged 10 and under. Spanning approximately **24,000 square feet**, the museum offers a variety of exhibits and activities aimed at stimulating learning through creativity, play, and exploration

The Idea is to create or find a operator to do a similar project with 17717 square feet .

Visual Overview

The museum's interior is characterized by its open layout and colorful design, featuring:

- **Interactive Exhibits:** Hands-on displays that engage children in learning through play.
- **Creative Play Areas:** Spaces where children can engage in imaginative play and creative activities.
- **Themed Zones:** Areas dedicated to specific themes, such as science, art, and nature, to foster diverse learning experiences.



NOW TO THE FOURTH FLOOR

HOME TO A Music Museum which also coexist as a Jazz club./Comedy club

🎱 **Jazz/Comedy Club – Fourth Floor (3,524 sq ft)**

◆ **Dimensions:**

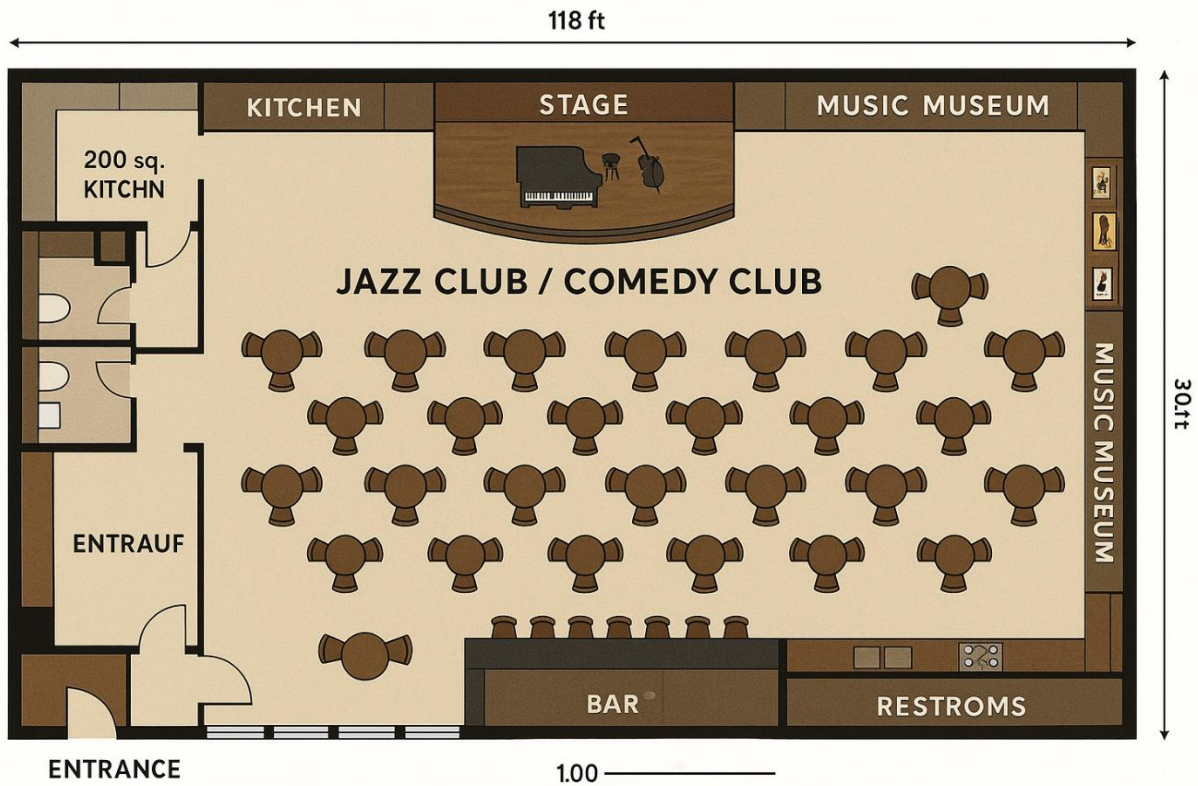
- Total space: **3,524 sq ft**
- Width: **118 feet (North–South)**
- Depth: **30 feet (East–West)**

◆ **Key Layout:**

- **Stage:** On the **north wall**, approx. **200–300 sq ft**
- **Bar/Lounge:** On the **south wall**, towards the rear
- **Entrance:** **Southwest corner** of the space
- **Seating:**
 - **100 seats**, arranged as **cocktail tables** (4 chairs per table)
- **Kitchen:** Approx. **200 sq ft**, location assumed near the bar
- **Music Museum Integration:**
 - Display elements along **north, south, and east walls**
 - Surrounds the club's interior without disrupting flow or line-of-sight

◆ **Design Goals:**

- Elegant, moody ambiance blending **jazz performance, comedy, and interactive museum pieces**
- Clear stage sightlines from every table
- Wall-mounted or glass-encased exhibits showcasing jazz legends, instruments, and Clearwater's musical heritage



Now to the ROOF TOP

Imagine Clear Sky Rooftop Bar . Dan Shouvin is interested but here are my ideas



All which could be operational in two years . which I hope coincides with the opening of the new hotel project . Which will have retail space connecting to South Osceola . Then the additional retail space made available by the new apartment complex and crossing the street entering the new parking garage with even more retail space on the first floor. Now meet Osceola Galleria a 5-story converted county building that will house retail like the Water Tower in Chicago and a New Downtown is alive .

I believe this could bring the city in excess of 1.5 million per year income , cut operating expenses of operating the library as utilities and security and maintenance would be shared by tenants , Job creation and most all downtown activity never see before .

Thank you dreaming with me .

Mike Mastruserio