



CLEARWATER
COMMUNITY REDEVELOPMENT AGENCY

Director's Report

February 2026

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An aerial photograph of downtown Miami, Florida, featuring a blue color overlay. The image shows a dense urban landscape with various high-rise buildings, including a prominent glass skyscraper in the lower-left and a tall, slender tower in the center. A large body of water, likely Biscayne Bay, is visible in the background, with a bridge spanning across it. The text "Downtown CRA Updates" is overlaid in white, bold font on the left side of the image.

Downtown CRA Updates

New Business – Gulfside Pizza & Subs



Web: GulfsidePizzaSubs.com

Location: 530 Cleveland Street

Phone: 727-475-8000

About the Business

Gulfside Pizza & Subs features handcrafted sauce and dough, along with high-quality pizza and subs.

Staff Engagement

CRA Staff conducted a business visit in the month of February and received feedback that the business has done well within its first three weeks.

Reimagine Clearwater Main Library: A Cultural Destination

Staff are actively advancing a targeted, relationship driven strategy to reposition the Clearwater Main Library as a signature cultural destination and catalytic anchor within downtown Clearwater.

Outreach & Engagement Summary

147+

Organizations
Contacted

23+

Active
Engagements

Key Partners Engaged (Not Limited To)

- Creative Pinellas
- Ruth Eckerd Hall
- Clearwater Historical Society
- FloridaRAMA
- Great Explorations Children's Museum
- Zero Empty Spaces
- Heatherwick Studio
- Fairmount Properties
- Museum of Science & Industry (MOSI)
- MAPS Museum



Reimagine Clearwater Main Library: A Cultural Destination

Direct interviews and exploratory discussions are underway with:

- Museums and cultural institutions
- Arts and creative organizations, foundations, investors
- Experiential, placemaking developers
- Local, regional stakeholders, and others

Media engagement is underway, including interviews with outlets such as **83Degrees**, to build awareness, credibility, and market interest.



CLEARWATER COMMUNITY REDEVELOPMENT AGENCY COMMUNITY OUTREACH MEETING

Last Meeting Topics:

Representatives from The DeNunzio Group, Behar + Peteranecz Architect, and Kast Construction attended the January CRA outreach meeting to provide updates on The Ballad Hotel project.

CRA staff also discussed available CRA and DDB grants, as well as upcoming events.



Featured Speakers:

Gretchen Dominguez, The DeNunzio Group

Sarah-Jane Vatelot, Behar + Peteranecz Architect

Andrew Fariñas, KAST Construction

Next Meeting Date

Guest Speaker: Lisa Mifflin will talk on topic like “Accessing Capital and Community Development Opportunities”, “The Community Reinvestment Act”

Other Topic: Downtown Construction

Date: Tuesday, Feb 24th

Time: 3:00 pm

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



Lisa Mifflin
**Office of the Comptroller
of the Currency**

Cleveland Street District Signage

New **Cleveland Street District** signage is now in place, welcoming visitors and supporting continued activation of the Cleveland Street corridor.



Northwest corner of Cleveland Street & Fort Harrison Avenue



Southeast corner of Cleveland Street & Fort Harrison Avenues



Northwest corner of Cleveland Street & Garden Avenue

An aerial photograph of a residential neighborhood. The scene is dominated by a central road intersection featuring a large, circular roundabout with a light-colored center. A road curves around the roundabout, and another road intersects it from the bottom. The surrounding area is filled with single-story houses, many with light-colored roofs, and numerous green trees. The overall lighting is bright, suggesting a clear day. The text "North Greenwood CRA Updates" is overlaid in white on the left side of the image.

North Greenwood CRA Updates

North Greenwood CRA Grants

NGCRA Residential Grants

Metric	Count
Met with Staff	13
Under Review	6
Approved/Under Construction	15
Work Completed	18
Total	52

Funding Summary

Metric	Count
Total Funds Approved	\$511,390.18
Funds Paid to Date	\$324,488.19

NGCRA Commercial Grants

Metric	Count
Approved Projects	4
Projects with Work Completed	2

Funding Summary

Funding Category	Amount (\$)
Total Funds Approved	\$449,516.91
Total Funds Reimbursed	\$279,505.05

North Ward Elementary School

Staff continue to advance the North Ward Elementary School Redevelopment through Council coordination, site engagement, and targeted outreach efforts

Key Activities & Updates

- **Direction received on shrink-wrap color options**
- **First site tour** held January 16, with positive interest
- **Project brochure** and landing page launched
- **Media release** issued with Public Communications
- **Developer outreach** underway, focusing on historic preservation experience



North Greenwood CRA Community Advisory Committee

Date: Wednesday, March 4

Time: 5:30–6:30 p.m.

Location:

North Greenwood Recreation Center, Room 1

Meeting Details

- Introduction of a new Board member
- Introduction of the Neighborhoods Coordinator
- Updates on the Mural Festival and Grove projects
- CRA grant updates and awardee showcase

