

Census Tract 259.00 (12103025900) – Downtown Clearwater (Clearwater)

Area (Acres)	Total Population	Housing Units	Median Year Structure Built	% Single family	% Multifamily	Households	Average Household Size	Median Household Income
851	5,205	3,827	1980	21.9%	78.1%	2,782	1.8	\$24,009

Description

The Downtown Clearwater tract contains 851 acres. It is bordered by the Intracoastal Waterway on the west, Drew Street on the north, Lakeview Road on the South, Missouri Avenue on the east.

Land Use/Zoning

The northern half of the tract is Activity Center due to its designation as a Community Redevelopment Area (CRA). The southern portion of the tract contains a mix of uses including Residential, Office, Industrial, Retail/Services, and Employment.

Designations

The northern half is Clearwater's Community Redevelopment Area (CRA) and the City of Clearwater offers unique incentives as part of its CRA program including grant funding for commercial property owners for building improvements. Most of the tract is a state designated Brownfield Area and the entire tract is a NMTC Higher Distress area.

General

The tract houses both the City and County governments' center and the County Courthouse. It is a focus of redevelopment efforts through the CRA and Imagine Clearwater, a new master plan to revitalize the Clearwater waterfront. The CRA has tax increment financing funds to assist in the redevelopment and revitalization of the area. Public investments already made include substantial streetscape for Cleveland Street.

Opportunities

There are excellent opportunities for all types of redevelopment in this tract. Downtown offers an urban setting for office, residential, commercial and mixed-use projects.

Contact

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