2014 Pinellas County Development Update

This report was compiled by Pinellas County Economic Development and represents a sample of recent, current and planned development in Pinellas. Due to the large number projects underway throughout the community, only a few select retail projects have been included in this update.

Did we miss your project? Send it to us, and we’ll consider it for our next update. Please submit suggestions, corrections and additions to cmargiotta@pinellascounty.org.

Want to link to these updates? Visit us online at www.PCED.org/redevelopment, and link your site to our content. We welcome your referrals and support.

Prefer to see these projects by type, rather than arranged by city? 2014 Pinellas Development Update (by project type)

Want to tour the update on a map? Explore the Flickr Photo Tour Map or Photo Album.

Are you social? Like the Pinellas Development Updates on Facebook: Facebook.org/PinellasBiz
Belleair

**Belleview Biltmore**
Type: Mixed Use
25 Belleview Blvd. Belleair
Rooms/Units: 193
Square Feet: 
Plans are nearing completion to demolish the historic Belleview Biltmore Hotel, which has been closed since 2009. In its place a new 33-room boutique hotel, 132 mid-rise condominium units and 28 townhomes will be constructed.

Belleair Shore

**Ryan Howard's Home**
Type: Residential
1700 Gulf Blvd. Belleair Shore
Rooms/Units: 
Square Feet: 34,000
The 34,000-square-foot home of MLB MVP Ryan Howard is nearing completion on Gulf Boulevard in Belleair Shore. The estate has eight bedrooms, a two-story library, a bowling alley and venetian style canals.

Clearwater

**Countryside Library**
Type: Education
2640 Sabal Springs Drive Clearwater
Rooms/Units: 
Square Feet: 22,500
The $6.4 million library will include a media production space, and is expected to be completed in late 2015.

**SPC Ethics and Social Science**
Type: Education
2465 Drew Street Clearwater
Rooms/Units: 
Square Feet: 60,000
St. Petersburg College has opened a new 60,000-square-foot Ethics and Social Science Building on its Clearwater Campus. The three-story complex includes 26 classrooms, offices, a student lounge and a cafe.

**Capitol Theatre**
Type: Entertainment
405 Cleveland Street Clearwater
Rooms/Units: 737
Square Feet: 
The Capitol Theatre in downtown Clearwater re-opened in December 2013 following a nearly $11 million renovation. Built in 1921, the building boasts a new historically-based facade, expanded seating for 737 patrons and a rooftop lounge.

**HCA/Largo Medical Center Emergency Center**
Type: Medical
2339 Gulf to Bay Blvd. Clearwater
Rooms/Units: 11,000
Square Feet: 
Largo Medical Center is building a freestanding emergency department along U.S. Hwy 60 near U.S. Hwy 19. The $8 million facility will be nearly 11,000 square feet and house 47 staff members.
## Clearwater

### Morton Plant Campus

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units:</th>
<th>Square Feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical</td>
<td></td>
<td>200,000</td>
</tr>
</tbody>
</table>

Morton Plant Hospital is undertaking a $200 million campus transformation that will add 200,000 square feet of space. The project includes a four-story patient and surgical tower with operating rooms, private patient rooms and clinics. The Emergency Center will also be expanded during the project which is expected to be completed in 2016.

### Prospect Park Apartments

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use</td>
<td>257</td>
</tr>
</tbody>
</table>

Construction will begin by the end of 2014 on a multifamily residential and retail mixed-use project in Downtown Clearwater. The 257-unit apartment complex will feature retail space and an outdoor plaza fronting Prospect Lake.

### Audemars Piguot Expansion/Relocation

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units:</th>
<th>Square Feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/Industry</td>
<td></td>
<td>28,000</td>
</tr>
</tbody>
</table>

Audemars Piguot is transforming the former Landmark Building on Gulf to Bay Blvd into its new expanded service center. The 28,000-square-foot facility is under extensive construction and expected to be completed in 2014.

### Baycare Health System

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units:</th>
<th>Square Feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/Industry</td>
<td></td>
<td>300,000</td>
</tr>
</tbody>
</table>

BayCare Health System’s new 40-acre headquarters campus includes a 153,000-square-foot building completed in late 2013. A second 147,000-square-foot building will be constructed by 2016.

### GE - Instrument Transformers, Inc.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units:</th>
<th>Square Feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/Industry</td>
<td></td>
<td>208,000</td>
</tr>
</tbody>
</table>

GE is constructing a Manufacturing Center of Excellence at its Clearwater location. The company is building a 208,000-square-foot plant that will house 263 new employees. The $49 million project is expected to be completed by mid 2015.

### Heritage Insurance Expansion/Relocation

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units:</th>
<th>Square Feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/Industry</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Heritage Property & Casualty Insurance is investing $15 million in its expansion to Clearwater. Following the purchase of a 148,000-square-foot building, the company is renovating the facility and constructing a new three-level parking garage.
Monin, Inc. Expansion

Type: Office/Industry
Rooms/Units: Square Feet: 13,000
2100 Range Road Clearwater
Monin, a manufacturer of flavored beverage syrups, is building a new 13,000-square-foot building at its Clearwater location. The $3 million two-story facility is expected to be completed in late 2014.

West Coast Medical Resources Expansion

Type: Office/Industry
Rooms/Units: Square Feet: 11,000
520 Howard Court Clearwater
West Coast Medical Resources has expanded its existing facility by 11,000 square feet. The new construction was completed in April 2014 and the company is hiring ten new employees.

Clearwater Fire Station #48 - Headquarters

Type: Public/Non-Profit
Rooms/Units: Square Feet: 33,000
1140 Court Street Clearwater
Construction is nearly complete on the new Clearwater Fire Department Headquarters on Court Street. The three-story building is 33,000 square feet and is able to withstand a Category 5 hurricane.

Pelican Walk Parking Garage

Type: Public/Non-Profit
Rooms/Units: Square Feet: 642
480 Poinsetta Avenue Clearwater
A new seven-story parking garage will provide 642 spaces to Clearwater Beach by 2015, through a public/private partnership. First floor retail space may include a small grocery store.

Bayview Gardens

Type: Residential
Rooms/Units: Square Feet: 426
2855 Gulf To Bay Blvd. Clearwater
A 426-unit apartment complex is under construction on Gulf to Bay Blvd. The one and two-bedroom units will be in a park-like setting with water views and hundreds of trees. The $60 million project is expected to be completed in 2015.

Broadstone Clearwater

Type: Residential
Rooms/Units: Square Feet: 240
2165 Gulf To Bay Blvd. Clearwater
A new garden-style lakeside apartment community is under construction at Belcher and Druid Roads. The 240 one- to three-bedroom units have 9-foot ceiling and private balconies.
Harbor Bluff Senior Apartments

**Type:** Residential  
**Rooms/Units:** 152  
**Square Feet:** 35,880  
**Address:** 802 N. Fort Harrison Avenue, Clearwater  

Construction is scheduled to begin in 2014 on a 152-unit senior apartment complex. The $17 million, four-story project will feature a cafe, salon, sundries shop, library and dining and activity areas.

Majestic Oaks

**Type:** Residential  
**Rooms/Units:** 43  
**Square Feet:**  
**Address:** 3030 Union Street, Clearwater  

Infrastructure work is underway on a new gated single-family subdivision in Clearwater. The 20-acre site will have 43 homes with tile roofs, paver driveways and lush landscape.

Sunset Point Apartments

**Type:** Residential  
**Rooms/Units:** 14  
**Square Feet:**  
**Address:** 1401 Sunset Point Road, Clearwater  

The Sunset Point Apartments were completed in 2014, providing 14 new units of affordable housing in North Pinellas.

The Finale at Sand Key

**Type:** Residential  
**Rooms/Units:** 23  
**Square Feet:**  
**Address:** 1590 Gulf Blvd., Clearwater  

The Finale at Sand Key is a seven-story 23-unit condominium complex under construction on Sand Key Beach. Scheduled to be completed by 2015, there will be six floors of condos above a 46-space parking garage.

The Skyview

**Type:** Residential  
**Rooms/Units:** 51  
**Square Feet:**  
**Address:** 400 Cleveland Street, Clearwater  

The former Amsouth Bank building is being transformed into a luxury 51-unit condominium tower. The two-bedroom units will feature 9 and 10-foot ceilings, and the development will have a rooftop Sky Lounge with pool/spa, and a 10th floor gym.

Whole Foods

**Type:** Retail  
**Rooms/Units:**  
**Square Feet:** 37,000  
**Address:** 27001 U.S. Highway 19 N., Clearwater  

A new Whole Foods is under construction at the Westfield Countryside Mall. The grand opening is scheduled for September 2014.
Clearwater Beach

**Bay Esplanade Hotel**

Type: Hotel
Rooms/Units: 102
650 Bay Esplanade Clearwater Beach
Square Feet: Plans have been approved for a 102-room limited service hotel at the intersection of Bay Esplanade and Poinsettia Avenue.

**Clearwater Beach Guesthouse**

Type: Hotel
Rooms/Units: 155
521 S. Gulfview Blvd. Clearwater Beach
Square Feet: Ground breaking is scheduled by fall 2014 for a ten-story, 155-unit hotel tower to be built on the parking lot north of the existing Holiday Inn in Clearwater Beach. A parking garage below the new hotel will serve both properties.

**Opal Sands Resort**

Type: Hotel
Rooms/Units: 230
430 N. Gulfview Blvd. Clearwater Beach
Square Feet: 715,000
Construction continues on a 15-story crescent-shaped hotel at the site of the former Adams Mark on Clearwater Beach. The 230-room project will include a three-level garage, restaurant, spa and fitness center, meeting rooms and pool. It is expected to be open by fall 2015.

**Shephard's Beach Resort**

Type: Hotel
Rooms/Units: 93
619 S. Gulfview Blvd. Clearwater Beach
Square Feet: Shephard's Beach Resort has completed construction on a new eight-story hotel with 93 rooms. The project includes a new second parking garage, fitness center and pool with cabanas, and a remodel of the restaurant and tiki bar.

**Wyndham Grand**

Type: Hotel
Rooms/Units: 450
100 Coronado Clearwater Beach
Square Feet: 700,000
Construction is expected to begin in 2014 on a new $170 million, luxury hotel located next door to the Hyatt Regency. The complex will include 345 hotel units, 105 timeshare units, restaurants, retail and a 560-space parking garage.

**Marquesas Hotel and Condos**

Type: Mixed Use
Rooms/Units: 282
715-752 S. Gulfview Blvd. Clearwater Beach
Square Feet: 171,945
Planning is underway for redevelopment of the site of the former Holiday Inn Sunspree. Two 15-story towers, one with 208 hotel rooms and the other with 74 residential units are planned. A restaurant and parking garage are included in the project which is expected to start in 2015.

Dunedin
Dunedin Fine Arts Expansion

Type: Entertainment
Rooms/Units: Complete
1143 Michigan Blvd. Dunedin
Square Feet: 7,500

The Dunedin Fine Arts Center has completed Phase 3 of its renovation and expansion. A new 7,500-square-foot space was created, and the existing space was remodeled. A second story was built, the gift shop expanded and a new café added.

Mease Manor Memory Care Facility

Type: Medical
Rooms/Units: Planning
603-665 Virginia Street Dunedin
Square Feet: 24,850

Mease Manor will construct a one-story, 25,000-square-foot memory care facility on Virginia Street in Dunedin. The $5 million project will include 32 suites for Alzheimer's patients.

Dunedin Gateway project

Type: Mixed Use
Rooms/Units: Pre-Construction
600 Main Street Dunedin
Square Feet: 24,500

Construction will begin in 2014 on the Gateway, a mixed-use development on Main Street in Dunedin. The three-story complex will include 124 apartments and 24,500 square feet of retail and restaurant space.

Victoria Place

Type: Mixed Use
Rooms/Units: Planning
200 Main Street Dunedin
Square Feet: 30

Plans call for the construction of 30 condominium units at the corner of Main Street and Victoria Lane. The three- and four-story building will house 10,000 square feet of first-floor retail and office space. Ground breaking is expected by the end of 2014 and construction will take 12 to 14 months.

Achieva Credit Union Corp. HQ

Type: Office/Industry
Rooms/Units: Complete
1659 Virginia Street Dunedin
Square Feet: 67,000

Achieva Credit Union has moved its corporate headquarters and consolidated operations to a 67,000-square-foot space in Dunedin. The project renovated and expanded an existing 41,000-square-foot facility, added a two-story east wing and a second story to the west wing. About 140 employees have relocated to the facility since its opening in 2013.

Tai Chi - Fenway Hotel

Type: Public/Non-Profit
Rooms/Units: Planning
453 Edgewater Drive Dunedin
Square Feet: 79,380

The former Fenway Hotel is set to become the national headquarters of the Tai Chi Society. The structure will be restored and will feature an international conference center.
**Dunedin**

**EcoVillage**
- **Type:** Residential
- **Rooms/Units:** 25
- **Square Feet:**

EcoVillage is the first affordable LEED Certified Net Zero Energy townhome development in the U.S, breaking ground in fall 2013. The 25 two-story homes will range from 1,100 to 1,500 square feet.

**Glenn Moor**
- **Type:** Residential
- **Rooms/Units:** 23
- **Square Feet:**

A new 23-unit single family subdivision will be constructed on a 5.3-acre site. The compact development with feature parkland and a natural lake with two-story homes of 2,600 to 3,400 square feet.

**Indian Rocks Beach**

**Holiday Inn Harborside Water Park**
- **Type:** Entertainment
- **Rooms/Units:**
- **Square Feet:**

The Holiday Inn Harbourside at Indian Rocks Beach is building a new water park on the southern end of its property. Completion of the project, which will feature a lazy river and water slides, is expected in early 2015.

**Indian Rocks Historical Museum**
- **Type:** Entertainment
- **Rooms/Units:**
- **Square Feet:** 800

The Indian Rocks Historical Museum has completed its renovation and expansion. The 1939 structure was elevated and nearly 800 square feet of space was added.

**The Cove at Indian Rocks Beach**
- **Type:** Residential
- **Rooms/Units:** 50
- **Square Feet:** 2,000

A new gated community is under construction in Indian Rocks Beach on the site of a former RV park. The 50 high-end townhomes will be 3 stories with 3 bedrooms/3 baths above a first level of parking.

**Indian Shores**
Indian Shores

Waterside of Indian Shores

Type: Residential
19915 Gulf Blvd. Indian Shores

Ashton Woods Homes is building 54 three-story townhomes in Indian Shores on the site of the former Hungry Fisherman restaurant.

Windsong on the Beach

Type: Residential
19904 Gulf Blvd. Indian Shores

Plans have been approved for a new single-family home and three rentals units to be constructed.

Largo

National Aviation Academy

Type: Education
6225 Ulmerton Road Largo

NAA has completed a new 32,000-square-foot building and renovated its existing facility. The new building includes a resource lab, airframe lab, new classrooms and a student break room.

New Largo High School

Type: Education
410 Missouri Avenue Largo

Largo High School is being demolished, and a new high school will be constructed by summer 2016. The $60 million project will be modeled after a college campus, with an emphasis on student efficiency and technology.

St. Michael’s Eye & Laser

Type: Medical
1030 West Bay Drive Largo

The newly constructed St. Michael’s Medical Campus project includes 21,320 square feet of medical offices. The campus features premier multi-tenant medical space and an out-patient surgery center.

Parallon Business Solutions

Type: Office/Industry
6451 126th Avenue Largo

A new 83,000-square-foot building was constructed along 126th Avenue North in unincorporated Pinellas. Parallon Business Solutions, a subsidiary of HCA Healthcare, moved into the facility in 2013.
Largo

**Pinch-A-Penny Warehouse**

Type: Office/Industry

15150 62nd Street N. Largo

Pinch-A-Penny will begin construction in January 2015 on a new warehouse and packaging center in Largo. The 105,000-square-foot facility will be located near the company's existing facilities.

Tech Data Expansion

Type: Office/Industry

5350 Tech Data Drive Largo

Tech Data has nearly completed a new 45,000-square-foot building on its campus. The facility for the Fortune 500 company includes office and meeting space.

Wendover Art Group

Type: Office/Industry

6465 126th Avenue North Largo

The Wendover Art Group has moved into its newly constructed 126,000-square-foot office and production headquarters. The building warehouse and production space is supported by offices, meeting spaces, a design studio, painter studio, and fitness center.

Bardmoor YMCA

Type: Public/Non-Profit

8787 Bryan Dairy Road Largo

The YMCA completed construction on a new 36,000-square-foot facility in the Bardmoor Palms Business Complex. The $6.6 million project includes a health and wellness center, group exercise and spin rooms, a full gymnasium, locker rooms, an outdoor sports field, cafe, Kid’s Zone and a preschool center.

Pinellas County Public Safety

Type: Public/Non-Profit

10750 Ulmerton Road Largo

The new $80 million Public Safety complex on Ulmerton Road is complete. A three-story, 218,330-square-foot administration building houses Sheriff’s Office operations, a consolidated communications center and the Emergency Operations Center.

Bay Isle Landing

Type: Residential

15400 Roosevelt Blvd. Largo

A 96-unit townhome development, Bay Isle Landing, is under construction at Roosevelt Blvd. The gated community will feature luxury townhomes with up to four bedrooms and one and two-car attached garages.
Largo

Gateway North

Type: Residential
Rooms/Units: 342
Square Feet: 2681 Roosevelt Blvd. Largo

Construction is underway on a new apartment complex called Gateway North, adjacent to the new Wal-Mart Super Center at Roosevelt and U.S. 19. The complex is set on 16 acres and will include a dog park, large pool and a bike trail. It is expected to be completed by late 2014.

Pinellas Heights Senior Housing

Type: Residential
Rooms/Units: 153
Square Feet: 146,031
11411 Ulmerton Road Largo

The Pinellas County Housing Authority and Norstar Development have completed a new 153-unit apartment community for seniors. The $17 million development on Ulmerton Road was completed in April 2014.

Plantation of Belleair

Type: Residential
Rooms/Units: 17
Square Feet: 
Belcher Rd. and Belleair Rd. Largo

Construction is underway on a new single family home subdivision in Largo. The community features 17 upscale homes on 1/3-acre sites amid a 3.5-acre lake, historic oak trees and running creeks.

Seasons of Belleair

Type: Residential
Rooms/Units: 80
Square Feet: 
1145 Ponce De Leon Blvd. Largo

A community featuring four neighborhoods with 20 residences each devoted to memory care has opened. The residences have a homelike environment while offering state-of-the-art features that provide security and freedom of movement.

Seasons of Largo

Type: Residential
Rooms/Units: 80
Square Feet: 54,492
4175 E. Bay Drive Largo

A new $13-million assisted living facility, Seasons of Largo, has opened on East Bay Drive. The complex has four neighborhoods of 20 units each with state-of-the-art features allowing for high security with freedom of movement.

The Boulevard Apartments

Type: Residential
Rooms/Units: 260
Square Feet: 
2098 Seminole Blvd. Largo

A new 260-unit apartment community is being planned in Largo. The 13-acre site and gated community is near the Largo Mall and will feature seven buildings, a clubhouse and swimming pool.
Largo

**The Broadway at 66th**

**Type:** Residential  
**Rooms/Units:** 258  
**Planning**

A 258-unit Class A apartment complex is scheduled for construction at the former golf driving range on 66th Street. The market rate apartments will have upscale finishes and will feature garages for the apartment units. The 13.6 acre site will contain six four-story buildings.

**Whispering Palms Apartment**

**Type:** Residential  
**Rooms/Units:** 63  
**Planning**

A 63-unit garden-styled housing development offering affordable rents is being planned.

**Whittington Court Town Homes**

**Type:** Residential  
**Rooms/Units:** 73  
**Construction**

A new development of 73 townhomes is nearing completion south of the Largo Mall. Whittington Court offers three-bedroom units from 1,885 to 2,070 square feet with a resort pool, fitness center and lush landscaping.

**Midway Plaza**

**Type:** Retail  
**Rooms/Units:**  
**Construction**

A major redevelopment of a shopping center will welcome a new TJ Maxx, Ross, LA Fitness, Mattress Giant and Shoe Carnival to Missouri Avenue in Largo. Demolition of the old center is done and construction of the new shops is expected to be completed in 2014.

**Seminole Blvd. Retail Plaza**

**Type:** Retail  
**Rooms/Units:**  
**Construction**

The former Twedt's Bowling Alley has been razed and construction is underway on a new retail strip center. Tenants include Tijuana Flats, First Watch Restaurant, Jersey Mikes, Sport Clip and the Vitamin Shoppe.

**Tri-City Plaza**

**Type:** Retail  
**Rooms/Units:**  
**Construction**

Plans are underway to redevelop Tri-City Plaza. Several buildings are being demolished and replaced with larger retail buildings on the east side and new storefronts on the west side.
Largo

**Walmart Supercenter**

Type: Retail  
Rooms/Units:  
Square Feet: 120,000

A grand opening was held in 2014 for a new 120,000-square-foot Walmart Supercenter in Largo. The store and its parking lot take up 14 acres at U.S. 19 and Roosevelt Blvd.

**Walmart Supercenter**

Type: Retail  
Rooms/Units:  
Square Feet: 160,000

A former KMart store has been demolished and a new Walmart Supercenter is under construction along Missouri Avenue in Largo. The 160,000-square-foot superstore is expected to be completed by the end of 2014.

Lealman

**East Windsor Middle Academy**

Type: Education  
Rooms/Units:  
Square Feet:  

Construction continues on the $6.5 million expansion of the East Windsor charter school. The two-story building includes classroom and cafeteria space for the K-8 school.

**Knight’s Inn Redevelopment**

Type: Hotel  
Rooms/Units: 85  
Square Feet:  

A proposed redevelopment of the Knights Inn at 54th Avenue North will create a new 85-room addition. A new lobby area will also be built and the existing 115-room building modernized.

**Landing at Cross Bayou**

Type: Residential  
Rooms/Units: 185  
Square Feet:  

An aging public housing complex is undergoing a $23 million renovation and has been renamed Landings at Cross Bayou. The upgrade of the two-story, 185-unit complex in western Lealman is expected to be completed in 2015.

Madeira Beach

**Courtyard Marriott**

Type: Hotel  
Rooms/Units: 90  
Square Feet: 65,574

A Courtyard Marriott is under construction in Madeira Beach. The hotel will have 90 rooms and a resort-style swimming pool, restaurant and bar. The project includes four large boat slips and is expected to be open in 2014.
Madeira Beach

**Shoreline Island Resort**
Type: Hotel
14200 Gulf Blvd. Madeira Beach
Square Feet: 
Rooms/Units: 33

Construction continues on the new 33-unit Shoreline Resort hotel building. The four-story gulf front building replaces a pair of two-story buildings. The new structure will have a first floor of parking and will be completed in 2014.

**Madeira Beach City Hall**
Type: Public/Non-Profit
300 Municipal Drive Madeira Beach
Square Feet: 27,000
Rooms/Units: 

Groundbreaking took place in March 2014 on a new city hall in Madeira Beach. The $10 million municipal complex will total 27,000 square feet and includes a fire station and a recreation center.

**Beach Club of Madeira**
Type: Residential
14010 Gulf Blvd. Madeira Beach
Square Feet: 
Rooms/Units: 12

The Beach Club of Maderia is under construction at the site of the now demolished Surfs Inn Motel. The three-story building will have 12 units above a parking garage and should be completed by Fall 2014.

**Publix Shopping Center**
Type: Retail
674 Welch Causeway Madeira Beach
Square Feet: 54,600
Rooms/Units: 

The oldest Publix in the grocery store chain at the Madeira Beach Causeway was demolished in early 2014. Construction on a new Publix Shopping Center is expected to be completed by January 2015. A restaurant and three other retail stores will also occupy the new plaza.

Oldsmar

**BMX Track**
Type: Entertainment
3120 Tampa Road Oldsmar
Square Feet: 
Rooms/Units: 

The existing BMX track at Canal Park will be reconstructed into a dual track that will include a BMX super cross track. It will include a concession area, new drainage, and new spectator areas for events. This facility will provide additional opportunities for races and training and is expected to attract visitors from throughout the U.S. and foreign countries.

**Print Depot**
Type: Office/Industry
107 Pinckney Street Oldsmar
Square Feet: 3,720
Rooms/Units: 

Construction of a one story, 3,720-square-foot printing facility and warehouse is beginning. The 0.24 acre site is located just south of Tampa Road in one of the City’s industrial parks.
### Oldsmar

#### Hayes Park Village

**Type:** Residential  
**Rooms/Units:** 52  
**Square Feet:**

Construction is underway on a new community of 52, cottage-styled homes along Hayes Road. There are four different floor plans ranging from 840 to 2,500 square feet.

#### Tuscany Woods Townhouses

**Type:** Residential  
**Rooms/Units:** 80  
**Square Feet:**

A new townhome subdivision has been approved in Oldsmar. The development will contain 80 single-family attached townhomes units. The three-bedroom homes will range in size from 1,500 to 1,800 square feet with one car garages.

#### Wellington Estates

**Type:** Residential  
**Rooms/Units:** 30  
**Square Feet:**

Wellington Estates will be a neighborhood of 30 estate homes ranging from 2,500 to 4,400 square feet. Lots on the 10-acre development are expected to be available for sale in September 2014.

#### Forest Lakes Plaza

**Type:** Retail  
**Rooms/Units:**

Construction continues at the Forest Lakes Plaza in Oldsmar. New tenants will include an Aldi Grocery and a Ross Dress for Less. The redevelopment of the old strip center is expected to be completed in fall 2014.

#### Ranmar Center

**Type:** Retail  
**Rooms/Units:**

Construction has begun on a 10,500-square-foot shopping center at the site of a former office building. The center will have space for seven shops or offices.

### Palm Harbor

#### Palm Harbor University HS Addition

**Type:** Education  
**Rooms/Units:** 39  
**Square Feet:**

Two new two-story classroom buildings will replace the 42 portables at Palm Harbor High School by June 2015. The $27 million project will add 39 classrooms and feature covered walkways and a courtyard.
<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oscor Inc.</td>
<td>Palm Harbor</td>
<td>Office/Industry</td>
<td></td>
<td>20,000</td>
</tr>
<tr>
<td>Oscar Inc. is completing construction of its new 20,000-square-foot corporate office building in Palm Harbor. The medical device manufacturer is expanding its Technology and Innovation Center.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arbor Chase</td>
<td>Palm Harbor</td>
<td>Residential</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>A new single family subdivision is planned in Palm Harbor. Taylor Morrison will construct 50 new homes in a gated community along Fisher Road. The first model is expected in early 2015.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Harbor Ridge II Townhomes</td>
<td>Palm Harbor</td>
<td>Residential</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>Phase II of Harbor Ridge is a townhome community beginning construction near the Pinellas Trail in Palm Harbor. The development will have 16 units in eight buildings with a community lake, pool and cabana.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Promontory</td>
<td>Palm Harbor</td>
<td>Residential</td>
<td>110</td>
<td></td>
</tr>
<tr>
<td>Sales have begun for a new luxury 110-unit single family subdivision on a 39-acre site near the Innisbrook golf course. Villa Homes will be priced from the $400s and Manor Homes will start in the $500s. Site work is expected to be completed in fall 2014.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pinellas Park</td>
<td>Pinellas Park</td>
<td>Office/Industry</td>
<td>10</td>
<td>47,000</td>
</tr>
<tr>
<td>The city of Pinellas Park renovated an aging strip center into a new business incubator. The ten office suites provide low cost space and mentoring from St. Petersburg College.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Pinellas Park**

**The Epic at Gateway Centre Phase I**

Type: Residential  
Rooms/Units: 320  
Square Feet:  
3115 Grand Avenue  
Pinellas Park

The Richmond Group is completing a new apartment complex in Pinellas Park. The first phase of the Epic at Gateway Centre is expected to open in 2014 with 320 one, two and three-bedroom units. The complex features nature trails, a tropical pool, and tennis courts.

**The Village at Park Place**

Type: Residential  
Rooms/Units: 108  
Square Feet:  
4099 70th Avenue N.  
Pinellas Park

A new community of two-story townhomes held its grand opening in early 2014. Construction continues on the 108-unit development which offers 3-bedroom, 2.5 bath units with garages and lanais.

**Redington Shores**

**LaVistana II Condos**

Type: Residential  
Rooms/Units: 7  
Square Feet: 28,000  
17720 Gulf Blvd.  
Redington Shores

Construction is underway on the 7-story LaVistana II Condominiums in Redington Stores. The Gulf front building will have one luxury unit per floor.

**Seminole**

**All Care Medical Office**

Type: Medical  
Rooms/Units:  
Square Feet: 5,000  
8900 Park Blvd.  
Seminole

A $1.5 million, two-story medical office building is under construction at the southwest corner of Park Blvd. and Park Street.

**VA Bay Pines Mental Health Center**

Type: Medical  
Rooms/Units:  
Square Feet: 156,000  
10000 Bay Pines Blvd.  
Seminole

Construction continues on a new 156,000-square-foot multi-story mental health building. The $192 million project features a historic design and includes a bridge connection to the main VA Hospital at Bay Pines.

**City of Seminole Community Center**

Type: Public/Non-Profit  
Rooms/Units:  
Square Feet: 15,000  
7464 Ridge Road  
Seminole

The former Seminole City Hall will be reconstructed into a new multi-use Community Center. The $2.5 million project will include a rental banquet space for 250 with a commercial kitchen, museum and gift shop.
Seminole

**Boca Ciega Club**
Type: Residential
Rooms/Units: 18
10813 Boca Club Court, Seminole
A new single-family gated subdivision is under construction in Seminole. KB Homes is building 18 three- to four-bedroom homes with garages.

**Lake Shore Development**
Type: Residential
Rooms/Units: 15
8003 Seminole Blvd., Seminole
Site work is underway on a new development of 15 single family homes along Lake Seminole on the site of a former mobile home park. The 4.8-acre site will have two-story homes ranging from 1,900 to 2,900 square feet.

**The Courtney at Bay Pines**
Type: Residential
Rooms/Units: 330
4652 Miramar Drive, Seminole
A 330-unit apartment complex has been constructed on part of the site of the former Bay Pines Mobile Home Park. The pet friendly community has one- to three-bedrooms units and a zero entry pool and running trail among its many amenities.

**The Cove at Bay Pines**
Type: Residential
Rooms/Units: 56
10137 Grand Oak Circle, Seminole
The Cove at Bay Pines is a new single-family gated subdivision under construction in Seminole. The project includes 56 homes with five different two-story floor plans for homes of up to 3,290 square feet and six bedrooms.

**Gordon Food Service (GFS)**
Type: Retail
Rooms/Units: 10,000
5000 Park Street, Seminole
A new 10,000-square-foot GFS Marketplace will be built on approximately 1.8 acres on the northwest corner of Park Street and Sheen Drive.

**Seminole City Center**
Type: Retail
Rooms/Units: 398,000
11201 Park Blvd. N., Seminole
Major redevelopment plans have been proposed for the 39-acre Seminole Mall. A new open air shopping destination will be created and includes retail stores and restaurants, a 12-screen movie theater, an office building and fitness center.
Seminole

**Walmart Supercenter Bay Pines**

Type: **Retail**

Rooms/Units: 198,800

Square Feet: 10237 Bay Pines Blvd. Seminole

Walmart has completed its new supercenter on part of the site of the former Bay Pines Mobile Home Park. The nearly 200,000-square-foot store includes a garden center, liquor store, pharmacy and vision center.

**St. Pete Beach**

**Plaza Beach Resort**

Type: **Hotel**

Rooms/Units: 66

Square Feet: 4506 Gulf Blvd. St. Pete Beach

The 1950's Plaza Beach Resort is expected to be razed to make way for a modern condo hotel. Planning is underway to build a new 66-unit facility with large two-bedroom, two-bath units.

**The Hotel Zamora**

Type: **Hotel**

Rooms/Units: 72

Square Feet: 3701 Gulf Blvd. St. Pete Beach

A new 72-room hotel opened in June 2014 in St. Pete Beach. The Hotel Zamora has both gulf and marina frontage and features a fresh-water pool, restaurant and a rooftop lounge.

**Guy Harvey Rumfish Grill & Bar**

Type: **Retail**

Rooms/Units: 17,000

Square Feet: 6000 Gulf Blvd. St. Pete Beach

The Guy Harvey Rumfish Grill & Bar opened at the Tradewinds Beach Resort in May. The restaurant seats 310 and includes a retail shop and a 33,500-gallon aquarium where guests can snorkel.

**St. Petersburg**

**James Center for Molecular and Life Sciences**

Type: **Education**

Rooms/Units: 55,000

Square Feet: 4200 54th Avenue S. St. Petersburg

The James Center for Molecular and Life Sciences opened in 2013 at the Eckerd College campus. The $25 million, 55,000-square-foot facility houses biology, chemistry and biochemistry programs.

**SPC Midtown Center**

Type: **Education**

Rooms/Units: 49,000

Square Feet: 1300 22nd Street South St. Petersburg

St. Petersburg College is constructing a new 49,000-square-foot multi-purpose community center in Midtown St. Petersburg. When completed in Spring 2015, it will house a library, learning support center, classrooms, offices and labs.
USF St. Pete College of Business
Type: Education
4th Street & 7th Avenue S. St. Petersburg Square Feet: 66,000
USF St. Petersburg will begin construction of a new $25 million College of Business in fall 2014. The three-story building will total 66,000 square feet and is expected to be completed for the fall 2015 Semester.

The American Craftsman Museum
Type: Entertainment
333 3rd Avenue N. St. Petersburg Square Feet: 107,462
A new craftsman museum will be completed in downtown St. Petersburg by 2016. The four-story building will house a $60 million collection from the American Arts and Crafts Movement. The museum will include a restaurant, retail space and a three-story parking garage.

Birchwood Inn
Type: Hotel
340 Beach Drive NE St. Petersburg Square Feet: 8,000
The 18-room Birchwood Inn opened in 2013 following a $6 million renovation. The 1920s Spanish-Mission style hotel features a rooftop lounge.

Staybridge Suites of St Petersburg
Type: Hotel
940 5th Avenue S. St. Petersburg Square Feet: 120
Staybridge Suites has opened a 120-room hotel in downtown St. Petersburg. The $14 million extended stay project includes a business center and laundry facilities.

Burns Dental Office
Type: Medical
3100 4th Street N. St. Petersburg Square Feet: 6,300
A new two-story dental office building is expected to be completed in fall 2014.

Tropicana Center
Type: Mixed Use
25 Second Street N. St. Petersburg Square Feet: 736
Construction is expected to begin in 2015 on a two-tower development proposed for a prime downtown St. Petersburg block. The 36-story towers will include a 151-room hotel, 585 residential units and more than 100,000 square feet of retail space.
St. Petersburg

**American Strategic Insurance**

**Type:** Office/Industry  
**Rooms/Units:**  
805 Executive Center Drive W.  St. Petersburg  
**Square Feet:** 242,000

American Strategic Insurance completed the first of two new 121,000-square-foot buildings on the site of a former Kmart. ASI moved into the first building in 2013 and the second building is under construction. The complex features a five-story parking garage, child care and gym facilities and a courtyard amphitheater.

**Great Bay Distributors**

**Type:** Office/Industry  
**Rooms/Units:**  
28th Street N and Valpak Drive  St. Petersburg  
**Square Feet:** 270,000

Great Bay Distributors is building a new 270,000-square-foot distribution center along Interstate 275 and Gandy Blvd. The facility will include the largest private solar system in the state when completed in 2015.

**Maxi-Bast Inc.**

**Type:** Office/Industry  
**Rooms/Units:**  
11000 Gandy Blvd.  St. Petersburg  
**Square Feet:** 40,000

Maxi-Blast is constructing a new 40,000-square-foot building on Gandy Boulevard. The company, which manufacturers plastic blasting products for industrial application, is constructing the two-story plant with an underground conveying system.

**Azure Apartments**

**Type:** Residential  
**Rooms/Units:**  
500 Trinity Lane N.  St. Petersburg  
**Square Feet:**

Azure is a new 308-unit apartment complex in Carillon Park. The seven coastal-styled buildings include one-, two- and three-bedroom apartments with high-quality finishes. The green community features electric car charging stations.

**Beacon 430**

**Type:** Residential  
**Rooms/Units:**  
430 3rd Street S.  St. Petersburg  
**Square Feet:**

Beacon 430 is a new 326-unit upscale apartment complex with a mix of one to three-bedroom units. The $55 million project includes a parking garage and resort style pool on a 4.4-acre site in downtown St. Pete.

**Bliss**

**Type:** Residential  
**Rooms/Units:**  
176 4th Avenue NE  St. Petersburg  
**Square Feet:**

The Bliss condominiums is a proposed 19-story building featuring 30 luxury units. The development will include an outdoor kitchen and fitness center on the top floor.
St. Petersburg

Campbell's Landing
Type: Residential
365 6th Street South, St. Petersburg
Campbell Landings is a new senior housing complex located near the medical district in downtown St. Petersburg. The 96-unit complex contains five stories of one and two-bedroom units.

Elan Gateway
Type: Residential
11800 Dr. MLK Jr. St. N., St. Petersburg
Elan Gateway, an upscale, mid-rise apartment development opened in late 2013. The 240-unit complex offers one- and two-bedroom units surrounding a conservation area with boardwalk, two pools and a business center.

Ibis Walk Apartments
Type: Residential
10301 Dr Martin Luther King Jr, St. Petersburg
Opened in 2014, Ibis Walk Apartments are Phase II of the Ibis Walk mixed-use project which also includes retail and office space. The 350 new apartments range from one to three-bedrooms and include a parking garage.

Modera Prime 235
Type: Residential
235 3rd Avenue N., St. Petersburg
Modera Prime 235 is a new 324-unit apartment building in downtown St. Pete. The complex opened in March 2014 and includes 233 one-bedroom units, 74 two-bedroom units and 17 studios. A seven-story, 410-space parking garage is adjacent to the complex and a pool is located on the first floor.

Silhouette
Type: Residential
330 3rd Street S., St. Petersburg
American Land Ventures is constructing a 17-story, Class A apartment building south of the downtown Publix. The building will have one, two and three-bedroom units, a parking garage, pool, fitness and business centers and a clubroom.

The Arlington
Type: Residential
Arlington Ave & 8th Street, St. Petersburg
Site work is beginning on a new townhome development near Mirror Lake. The luxury townhomes will offer 34 units ranging from 1,700 to 2,100 square feet, all with private rooftop terraces.
### St. Petersburg

**The Cove at Loggerhead Marina**

**Type:** Residential  
**5821 32nd Way S.**  
**St. Petersburg**  
**Rooms/Units:** 158  
**Square Feet:**

A new community of townhomes with a full-service marina is under construction at the Loggerhead Marina in the Pinellas Point area. The 158 two-story homes will have direct boating access to the Gulf of Mexico.

**The Hermitage**

**Type:** Residential  
**700 First Avenue S.**  
**St. Petersburg**  
**Rooms/Units:** 348  
**Square Feet:** 602,000

Allen Morris Residential is expected to begin construction in 2014 on an eight-story apartment building in downtown St. Pete. The $65 million project includes 348 one and two-bedroom apartments and features a rooftop pool, fitness center and retail on the ground floor.

**The Rowland Place**

**Type:** Residential  
**146 4th Avenue NE**  
**St. Petersburg**  
**Rooms/Units:** 20  
**Square Feet:** 64,752

Groundbreaking was held in November 2013 on The Rowland Place, a new 20-unit condo in downtown St. Pete. The six-story building offers four-bedroom units with two-car garages.

**Urban Landings/Harbour's Edge**

**Type:** Residential  
**320 4th Avenue S.**  
**St. Petersburg**  
**Rooms/Units:** 125  
**Square Feet:**

Urban Landings/Harbour's Edge is a new residential development with a mix of 85 affordable senior units and 40 market-rate rental units. The downtown St. Petersburg complex opened in early 2014 and includes 5,000 square feet of retail space.

**Water Club on Snell Isle**

**Type:** Residential  
**1325 Snell Isle Blvd. NE**  
**St. Petersburg**  
**Rooms/Units:** 95  
**Square Feet:**

Construction continues on the $30 million, nine-story Water Club on Snell Isle. Comprised of twin towers with 84 condo units plus 11 two-story townhomes, the complex is expected to be completed in 2015.

**Sundial**

**Type:** Retail  
**151 2nd Avenue N.**  
**St. Petersburg**  
**Rooms/Units:**

The former BayWalk retail complex in downtown St. Petersburg is being reconstructed as Sundial. The new retail center will feature fine dining and shops surrounding a centerpiece sundial fountain.
St. Petersburg

Trader Joe’s

Type: Retail
2742 4th Street N. St. Petersburg
Square Feet: 15,500

Trader Joe's is developing a new 12,500-square-foot store on 4th Street, which is expected to be open by the end of 2014. Included in the redevelopment is a 3,000-square-foot Vitamin Shoppe.

Tarpon Springs

Reload Indoor Shooting Range

Type: Entertainment
40050 U.S. Hwy 19 N. Tarpon Springs
Square Feet: 58,000

The $10 million Reload Indoor Shooting range is being constructed on the site of a former Days Inn/IHOP along U.S. 19. The state-of-the-art 58,000-square-foot facility will include 45 shooting lanes, a retail store, cafe and classroom space.

The Forbes

Type: Mixed Use
Tarpon Ave & N Levis Ave. Tarpon Springs
Square Feet: 8,000

The Forbes is a planned mixed-use project with 8,000 square feet of first floor commercial space and eight second-story apartments. Construction is expected to begin in early 2015.

Tarpon Springs Reverse Osmosis

Type: Office/Industry
1624 Industrial Blvd. Tarpon Springs

The city of Tarpon Springs is constructing a Reverse Osmosis Water Treatment Plant. The $35 million project will provide 5 million gallons of drinking water daily, and is expected to be completed in early 2015.

Anclote River Crossings

Type: Residential
101 Athenian Way Tarpon Springs

The final ten waterfront units are being built at this project just east of Alt. 19 near the Sponge Docks. Current units are 2,200 to 3,000 square feet on three levels.

Bayshore Heights

Type: Residential
760-790 Bayshore Drive Tarpon Springs

Site development work is expected to begin in late 2014 on a new 65-lot single family subdivision in Tarpon Springs. Plans call for 1,600-square-foot and up homes with two-car garages.
Brittany Park

Type: Residential

Brittany Park Road, Tarpon Springs

Located on Brittany Park Rd. adjacent to US 19, the subdivision will have 58 condominium units. Construction began in March 2013 and models are open with occupancy beginning in mid 2014.

Callista Cay

Type: Residential

Callista Cay Loop, Tarpon Springs

Construction continues on this 12-building subdivision consisting of 68 townhome units with 58 private docks on a canal with Gulf access.

Keystone Ridge Estates

Type: Residential

1500 Keystone Road, Tarpon Springs

Keystone Ridge Estates is a planned 13-acre development with Lake Tarpon frontage. Plans have been approved and site work is underway for approximately 35 high-end, single family detached homes.

Riverview at Tarpon

Type: Residential

514-521 Rivercrest Lane, Tarpon Springs

Developers are completing a 10-home subdivision located on Rivercrest Lane near the Sponge Docks. The three-level homes are 2,500 square feet with views of the Anclote River.

Santos Isles

Type: Residential

107 E Martin Luther King Jr. D, Tarpon Springs

Santos Isles is located along the Pinellas Trail just south of downtown Tarpon Springs. The 50-unit senior apartment complex features a clubhouse and pool. Construction of the $5.5 million project was completed in December 2013.

Tarpon Key

Type: Residential

345-445 Anclote Road, Tarpon Springs

The 20-acre property is located west of Alt. 19 on Anclote Road north of the Anclote River with river frontage. The subdivision will consist of 62 single-family homes by Ryland Homes. Construction began in late 2013.
Tarpon Springs

Walton Avenue Nursing Home

Type: Residential

501 S. Walton Avenue, Tarpon Springs

Rooms/Units: 100
Square Feet: 31,780

The Burnard Group is creating a 100-bed assisted living facility specializing in Alzheimer’s care. The project renovers a decades-long vacant nursing home and will bring an estimated 100 new jobs to the city.

Levey Plaza Redevelopment

Type: Retail

40741 US Hwy 19 N, Tarpon Springs

Rooms/Units: 27,400

Levey Plaza has undergone a complete redevelopment. The center now features two modern buildings with tenants that include the first Children's Play Center to open in the U.S.

Shrimp Wrecked Restaurant

Type: Retail

210 Dodecanese, Tarpon Springs

Rooms/Units: 100

A complete renovation to a former fish market is underway at the Sponge Docks. The new Shrimp Wrecked Restaurant will include a 100-seat outdoor addition extending to the Anclote River for waterfront dining.