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. 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.

Love a map? So do we. Check out the Google Photo Tour map of these updates at www.PCED.org/DevMap

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

Pinellas County Economic Development | 13805 58th Street North, Suite 1-200, Clearwater, Florida 33760
727.464.7332 | www.PCED.org/Redevelopment

Rev. October 1, 2016
Belleair

**Belleview Inn**

**Type:** Hotel

275 Belleview Blvd.

The 5-story remains of the historic Belleview Biltmore will be relocated to a nearby site by the end of 2017. A complete refurbishment will follow and the new Belleview Inn will have 33 guest rooms characteristic of the former "White Queen of the Gulf."

**Belleview Place**

**Type:** Residential

275 Belleview Blvd.

Belleview Place will have 28 carriage houses and 104 midrise residences in four condominium buildings. New roads and landscape are done and vertical construction is underway with completion of the first building expected for early 2018.

Clearwater

**Athenian Academy**

**Type:** Education

2289 N. Hercules Ave

In September 2015, a new 40,000-square-foot school facility was opened, increasing capacity to up to 600 students. Established in 2000, Athenian Academy was the first Greek immersion charter school in the United States.

**Calvary Christian Education Building**

**Type:** Education

110 N. McMullen Booth Rd.

A grand opening was held on a new 35,000-square-foot classroom building at Calvary Christian High School. With the new addition, the school can accommodate up to 600 students.

**Clearwater Marine Aquarium**

**Type:** Education

249 Windward Passage

The Clearwater Marine Aquarium's expansion plan will grow the facility to better treat and rehabilitate animals. The project includes more natural habitats and enhanced spaces, larger pools and additional parking.
### Clearwater

**Countryside Library**

*Type:* Education  
*Rooms/Units:*  
*Square Feet:* 22,500

Clearwater opened its new $6.3 million Countryside Library in fall 2015. The 22,500 square foot library features separate children’s and teen areas; youth craft, meeting and program rooms.

**Joint SPC Clearwater Library**

*Type:* Education  
*Rooms/Units:*  
*Square Feet:* 42,000

Construction began in 2016 on a new two-story joint-use library on the St. Petersburg College's Clearwater Campus. Expected to be completed in 2017, the 42,000-square-foot facility will serve both students and the community in a state-of-the-art space.

**Plato Academy Campus Classroom**

*Type:* Education  
*Rooms/Units:*  
*Square Feet:* 58,000

The new Plato Academy Campus in Clearwater consists of three educational buildings, a multipurpose/double gymnasium building, full size soccer field and two playgrounds.

**Clearwater Beach Guesthouse**

*Type:* Hotel  
*Rooms/Units:* 155  
*Square Feet:* 192,675

Construction continues on a new ten-story, 155-unit hotel tower being built on the parking lot of the Holiday Inn. A new parking garage beneath the Guesthouse will service both hotels.

**Clearwater Beach Hotel**

*Type:* Hotel  
*Rooms/Units:* 227  
*Square Feet:*

Ocean Properties will begin construction a ten-story hotel atop a parking garage in Clearwater Beach by early 2017. This will be the sister hotel to the company's Opal Sands.

**Coconut Cove Waterside Hotel**

*Type:* Hotel  
*Rooms/Units:* 32  
*Square Feet:* 45,000

The proposed Coconut Cover Waterside Hotel will have 32 units in an eight-story building including two levels of parking.
## Clearwater

### Fairfield Inn & Suites
- **Type:** Hotel
- **Address:** 650 Bay Esplanade
- **Rooms/Units:** 102
- **Square Feet:**

The Fairfield Inn & Suites by Marriott will have 102 rooms and is expected to open in 2017. Rooms will have views of either the beach or the Intracoastal waters.

### Hampton Inn and Suites
- **Type:** Hotel
- **Address:** 635 S. Gulfview Blvd
- **Rooms/Units:** 90
- **Square Feet:**

A new Hampton Inn and Suites opens in October 2016 on Clearwater Beach. The 90-room Forever Young design hotel is 14 stories with a 245-space parking garage shared with the hotel next door.

### Opal Sands Resort
- **Type:** Hotel
- **Address:** 430 S. Gulfview Blvd.
- **Rooms/Units:** 230
- **Square Feet:** 715,000

Opal Sands, a 15-story crescent-shaped hotel at the site of the former Adams Mark on Clearwater Beach, opened February 2016. The 230-room luxury project includes a three-level garage, restaurant, spa and fitness center, meeting rooms and pool.

### Residence Inn / Springhill Suites
- **Type:** Hotel
- **Address:** 309 Coronado Avenue
- **Rooms/Units:** 259
- **Square Feet:** 330,000

A Residence Inn/SpringHill Suites hotel is under construction on Clearwater Beach. The dual brand Marriott will have retail on the first floor, three levels of parking and a pool on the 4th floor.

### Wyndham Grand Resort
- **Type:** Hotel
- **Address:** 100 Coronado
- **Rooms/Units:** 450
- **Square Feet:** 700,000

Construction continues throughout 2016 on the new $170 million Wyndham Grand Resort. The 15-story complex will include 345 hotel units, 105 timeshare units, restaurants, retail and a 463-space parking garage.

### Morton Plant Campus
- **Type:** Medical
- **Address:** 300 Pinellas Street
- **Rooms/Units:**
- **Square Feet:** 200,000

Morton Plant Hospital is undergoing a $200 million campus transformation that will add 200,000 square feet of space. The project includes Doyle Tower, 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.
Clearwater

**The Nolen at Prospect Lake Park**

*Type: Mixed Use*

901 Cleveland Street

**Rooms/Units:** 257  
**Square Feet:** 283,843

Construction is expected to be completed in Fall 2016 on a multifamily residential and retail mixed-use project in Downtown Clearwater. The 257-unit apartment complex features a five-story residential building with ground floor live-work studios, retail space and an outdoor plaza fronting Prospect Lake.

**Baycare Health System**

*Type: Office/Industry*

2985 Drew Street

**Rooms/Units:**  
**Square Feet:** 147,000

The second phase of BayCare Health System's new 40-acre headquarters is underway. Construction is expected to be completed in 2016 on a 147,000-square foot building that follows the completion of a 153,000-square-foot building in 2013.

**GE - Instrument Transformers Inc.**

*Type: Office/Industry*

1925 Calumet Street

**Rooms/Units:**  
**Square Feet:** 208,000

GE has completed its new $49 million Manufacturing Center of Excellence at its Clearwater location. The 208,000-square-foot plant houses 263 new employees.

**North Beach Parking Plaza**

*Type: Public/Non-Profit*

400 Poinsetta Avenue

**Rooms/Units:**  
**Square Feet:** 11,482

Groundbreaking was held in Fall 2015 on a new seven-story parking garage that will provide 700 spaces to Clearwater Beach through a public/private partnership. First floor retail space will include at least two restaurants.

**Belleair Grande**

*Type: Residential*

2160 Scarlett Oak

**Rooms/Units:** 13  
**Square Feet:**

Deeb Family Homes is constructing a new gated community of 13 large estate homes. Belleair Grande homes will be between 3,000 to 5,000 square feet and have tile roofs and brick paver driveways.

**Brightwater Blue**

*Type: Residential*

152 Brightwater Drive

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

Brightwater Blue is a new townhome development under construction on the Intracoastal waterway. The 30 units each come with 10 foot ceilings, two car garages and a boat slip.
Clearwater

Clearwater Cay Apartments
Type: Residential
18573 U.S. Hwy 19
Clearwater Cay will have 323 apartment units in six, four-story buildings, as well as five two-story Carriage Buildings. Onsite recreational uses will include swimming pools, hot tub, outdoor grills, dog walks, outdoor fireplaces, children play areas and pool tables.

Elan Island Estates Condominiums
Type: Residential
415 Island Way
Plans are underway to break ground on Elan Island Estates in late 2016. This new four-story development will feature 44 condominiums with two or three-bedrooms.

Garden Trail Apartments
Type: Residential
609 Seminole St.
An affordable housing complex will offer 76 new residences in Clearwater, adjacent to the Pinellas Trail. The complex will include two- and three-bedroom units.

Majestic Oaks
Type: Residential
3030 Union Street
Construction continues on a new high-end single-family subdivision in Clearwater. When complete, the 20-acre site will have 43 homes with tile roofs, paver driveways and lush landscape.

Solaris Key
Type: Residential
2855 Gulf To Bay Blvd.
A $66 million, 426-unit luxury apartment complex has been completed along Gulf to Bay Blvd. The one to three-bedroom units are in a park-like setting with water views, a private beach and hundreds of trees.

The Alexander at Countryside Apartments
Type: Residential
2500 Countryside Blvd
A new 330-unit apartment complex in under construction replacing a former golf course in Countryside. The high quality units will rent from $1,000 to $2,000 per month.
### Clearwater

**The Skyview Condominiums**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>51</td>
<td>118,000</td>
</tr>
</tbody>
</table>

400 Cleveland Street

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 tower will have a rooftop Sky Lounge with pool/spa, and a 10th floor gym.

**Audi Clearwater**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
<td>24,145</td>
</tr>
</tbody>
</table>

18860 US Highway 19

The expansion and redevelopment of the Audi Clearwater dealership was completed in 2016. It features a state-of-the-art showroom, lounge, café and a large service area.

**Former Kmart Gulf to Bay**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
<td>101,760</td>
</tr>
</tbody>
</table>

2100 Gulf to Bay

Site work is underway on the redevelopment of a 10-acre site that was the home of a former Kmart. New tenants may include a grocer and two big box retailers.

**Publix Supermarket**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
<td>32,169</td>
</tr>
</tbody>
</table>

200 Island Way

Publix is doing a complete rebuild of its Island Estates grocery store. The grocer will demolish the existing store and rebuild a 32,000-square-foot new store with a 79-space parking structure.

### Dunedin

**Dunedin Bed & Breakfast**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>11</td>
<td></td>
</tr>
</tbody>
</table>

520 Skinner

A new bed & breakfast will come to Dunedin in 2017. The 11-unit project will have five units in a main building and six units in detached duplexes.
**Dunedin**

**Michael Place**
- **Type:** Hotel
- **Location:** Causeway Blvd
- **Rooms/Units:** 90
- **Square Feet:**

A five-story hotel is planned for Causeway Blvd in Dunedin. The 90-room hotel will include a restaurant and is expected to go under construction in late 2016.

**Taoist Tai Chi Society Headquarters and Hotel**
- **Type:** Hotel
- **Location:** 453 Edgewater Drive
- **Rooms/Units:** 102
- **Square Feet:** 52,000

The former Fenway Hotel has become the national headquarters of the Tai Chi Society and will include a public boutique hotel under the Marriott brand. The renovation project includes a complete interior demolition, while maintaining the exterior appearance.

**Mease Manor Memory Care Facility**
- **Type:** Medical
- **Location:** 603-665 Virginia Street
- **Rooms/Units:** 32
- **Square Feet:** 24,850

Opening by the end of 2016 is the new $5 million Mease Manor Memory Care Facility. The one-story, 25,000-square-foot building includes 32 suites for Alzheimer's patients.

**Dunedin Commons**
- **Type:** Mixed Use
- **Location:** 375 Patricia Drive
- **Rooms/Units:** 316
- **Square Feet:**

Construction will begin in late 2016 on Dunedin Commons, as 23-acre redevelopment project. The development will have 280 apartments, 56 townhomes, retail space and 45,000 square feet of office space. The project will also provide a public park with benches and a gazebo.

**Victoria Place**
- **Type:** Mixed Use
- **Location:** 200 Main Street
- **Rooms/Units:** 30
- **Square Feet:** 10,000

Victoria Place in Dunedin includes 30 condominium homes with 10,000 feet of retail and office space on the ground level. Construction of the two and three-bedroom unit complex is expected to be completed in 2016.

**BlackHagen Laboratory / Office**
- **Type:** Office/Industry
- **Location:** 333 Scotland Street
- **Rooms/Units:**
- **Square Feet:** 7,126

BlackHagen Design is building a new facility in Dunedin. The user research and product design firm is a leader in medical device design.
A new single family community has been proposed in Dunedin. Aberdeen Oaks will offer 20 new homes on large lots starting in the $500,000s.

Artisan Apartment Homes will provide 65 apartment, 11,700 square feet of retail and a 195-space parking garage. The first floor of the garage will provide public parking and the project is expected to be done in summer 2017.

Plans have been approved for six additional apartment buildings to be constructed to house 44 new units at Chesapeake Apartments. Construction will begin in 2016.

Douglas Place will have four townhome buildings with two units in each, with front and back porches and two-car garages.

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

Gramercy Court is a 48-unit townhome community planned along Highland Avenue Dunedin. The units range from 1,625 to 2,300 square feet and surround a large community courtyard.
**Dunedin**

**Highland Ridge**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>13</td>
<td></td>
</tr>
</tbody>
</table>

949 Highland Avenue

Highland Ridge will offer 13 new townhomes in downtown Dunedin. The units will be spread over two buildings, replacing five single family homes.

**Indian Rocks Beach**

**Splash Harbour Water Park**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment</td>
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</table>

401 2nd Street

Splash Harbour, a new water park located near the Holiday Inn Harbourside, is now open to the public. The park has two water slides, a lazy river, pool, snack bar and cabanas.

**Harbourside at Marker 33**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>100</td>
<td></td>
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</table>

399 2nd Street

Construction was completed on a 100-unit waterfront condominium complex in Indian Rocks Beach. The two-bedroom/two-bathroom units surround the new Splash Harbour Water Park.

**The Cove at Indian Rocks Beach**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>50</td>
<td></td>
</tr>
</tbody>
</table>

601 Gulf Blvd.

The Cove at Indian Rocks Beach is a gated community with fifty three-story townhomes, each with a private elevator. All of the three-bedroom, 3-bath units sold out quickly in 2015.

**Indian Shores**

**Dolphin Key Condominiums**

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>30</td>
<td>47,601</td>
</tr>
</tbody>
</table>

19519 Gulf Blvd

Dolphin Key is a 30-unit condominium project under construction in Indian Shores. Each unit will have three bedrooms, two baths and balcony over looking the Intracoastal. Completion is scheduled for February 2017.
Indian Shores

**Onella**

Type: Residential
19816 Gulf Blvd.

Scheduled to be completed in mid-2017, Onella is a Gulf front development with 10 exclusive units. Each unit will have a large balcony and an oversized two-car garage.

Waterside of Indian Shores

Type: Residential
19915 Gulf Blvd.

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

Largo

**Largo High School**

Type: Education
410 Missouri Avenue

A new Largo High School has been completed for the 2016/17 school year. The $60 million project is modeled after a college campus, with an emphasis on student efficiency and technology.

**Clearwater Ice Arena**

Type: Entertainment
13940 Icot Blvd

A grand opening was held in August 2016 for the new state of the Art NHL-sized ice rink at Clearwater Ice Arena. The arena is the new home of the University of Tampa Spartans Ice Hockey team.

**WoodSpring Suites Signature**

Type: Hotel
15672 US 19 N

The first WoodSprings Suites Signature Hotel in Florida opened in early 2016. Its 122 suites have modern kitchens, onsite laundry, and other higher end amenities.
Largo

**Lake House Assisted Living Facility**

Type: Medical

1071 lake Ave. NE

A renovation and expansion of a former church into a 75-bed assisted living facility was completed in 2016.

**Pinellas County Bayside Health Clinic**

Type: Medical

14808 49th Street North

The new Bayside Health Clinic provides medical, dental and behavioral health services to the area's homeless. The Clinic has exam rooms, dental offices and counseling facilities.

**West Bay Lofts**

Type: Mixed Use

500 & 600 Block of West Bay Dr

West Bay Lofts is a mixed-use development consisting of a six story building on the 500 block and a three story building on the 600 block of West Bay Drive in downtown Largo. The development will feature 123 residential units and 61,410 square feet of general commercial space.

**Monin Gourmet Manufacturing**

Type: Office/Industry

8585 126th Avenue N

Demolition of an old office building has been completed and vertical construction is underway on a new manufacturing facility. Monin, an international maker of flavored syrups, will move to its new home at the Starkey Lakes Industrial Center when complete.

**Pinch-A-Penny Warehouse**

Type: Office/Industry

15150 - 15400 62nd Street N.

Pinch-A-Penny has completed its new warehouse and packaging center in Largo. The 105,000-square-foot facility is located near the company's Headquarters and related facilities.

**Prestige Machine and Tool**

Type: Office/Industry

Ulmerton Road

Prestige Machine and Tool will construct two new 20,000-square-foot facilities and 12,250 square feet of showroom space in the Ulmerton Industrial Mart.
A new 29-unit two-story residential complex is under construction in downtown Largo. The urban loft style one and two-bedroom apartments will have open floor plans with contemporary finishes.

Construction continues on a new 96-unit townhome development, Bay Isle Landing, along Roosevelt Blvd. The gated community features luxury townhomes with up to four bedrooms and one- and two-car attached garages.

Site work is completed and vertical construction will begin on a new 16-unit single family subdivision in Largo. The zero energy custom homes will range up to 3,500 square feet.

Construction will be completed in 2016 on this new 23-unit twin-villa style home community in Largo.

Gateway North includes 342 luxury one, two and three-bedroom apartments. The 16.25-acre community has a walking trail, a resort-style clubhouse with a water-scalped pool, cabanas, a fitness center, and a business center and outdoor grilling and entertainment areas.

The former citrus grove will become home to 136 two-story townhomes. The community will include a pool and cabana and overlooks Allen Creek.
A new 260-unit apartment community has opened in Largo. The 13-acre gated community, near the Largo Mall, has seven buildings and features a clubhouse and swimming pool.

Construction has started at The Broadway at 66th, a complex with 258 apartments, at the former golf driving range on 66th Street. The 13.6 acre site will contain six four-story buildings with upscale finishes and garages.

Whispering Palms is a new 63-unit affordable housing project in Largo. Offering a mix of two- and three-bedroom townhomes, the complex has a pool, fitness center, computer lab and playground.

A 60-unit townhome community is planned for Whitney Road in Largo. Fifteen two-story buildings will have 60 units in total and a community pool.

A grand opening for the new Goodwill Thrift Super Store was held in early 2016. The 21,000-square-foot store feature a drive through donation lane.

A major redevelopment of an aging strip center welcomed a new TJ Maxx, Ross, LA Fitness, Mattress Giant and Shoe Carnival to Missouri Avenue in Largo.
Largo

Tri-City Plaza

Type: Retail

5100 - 5360 East Bay Drive

Construction is nearing completion on the redevelopment of Tri-City Plaza. Most buildings along West Bay Drive have already been replaced with new larger retail spaces. Demolition along U.S. 19 is complete and the remaining construction will be completed in 2016.

Lealman

Fairfield Inn & Suites

Type: Hotel

2595 54th Avenue N.

A new Fairfield Inn & Suites is under construction along 54th Avenue, adjacent to I-275. The four-story Marriott brand hotel will have 81 units.

Duval Park Apartments

Type: Residential

5025 Duval Circle

Duval Park is a new 88-unit development with one, two- and three-bedroom apartments. The veteran-focused housing development offers a clubhouse, pool and on-site support programs.

Landings at Cross Bayou

Type: Residential

6835 54th Avenue N.

An aging public housing complex underwent a transformative $23 million renovation and was renamed the Landings at Cross Bayou. The two-story, 184-unit complex is located in western Lealman.

Madeira Beach

Courtyard Marriott

Type: Hotel

601 American Legion Road

A Courtyard Marriott opened in Madeira Beach in 2015. The hotel has 90 rooms and a resort-style swimming pool, restaurant, bar and four large boat slips.
Madeira Beach

**Holiday Isles**

Type: Mixed Use

555 150th Avenue

Holiday Isles is a major redevelopment of the former Leverock's restaurant site at the western end of the causeway bridge. The mixed use project will include five buildings with a 150-unit hotel, 68 condominiums, 122 condo/hotel units, commercial space, a restaurant, marina and parking.

**Madeira Beach Town Center**

Type: Mixed Use

150th Ave. & Madeira Way

The Madeira Beach Town Center project will include multiple hotels, condominiums, retail space and a marina. The project will transform the downtown business triangle area with two hotels providing 430 rooms, two 8-story condominiums with 45 units each, and 45,000 square feet of retail space.

**Madeira Beach City Centre**

Type: Public/Non-Profit

300 Municipal Drive

The new 14-acre Madeira Beach municipal complex includes city hall, a fire station, public recreation facilities, ball fields and substantial green spaces.

**Astoria Beach Club Condominiums**

Type: Residential

13700 Gulf Blvd

Construction has begun to replace an aging apartment building with a new three-story condominium. The Gulf front complex will contain five luxury units.

**Beach Club of Madeira**

Type: Residential

14010 Gulf Blvd.

The Beach Club of Maderia was built on the site of the former Surfs Inn Motel. The three-story gulfront condominium has 12 luxury units above a parking garage.

**EcoVillage Madeira Beach**

Type: Residential

13531 Gulf Blvd.

EcoVillage Madeira Beach was completed in mid-2016 and provides net zero energy consumption single family bungalows. The community has seven single family homes with two-story floor plans.
**Madeira Beach**

**The Azul**

Type: Residential  
14107 Gulf Blvd  
The Azul is a planned four-story building with four luxury residences. Each unit will be 3 bedroom/3 baths with 2 car private garages.

**Oldsmar**

**BMX Track**

Type: Entertainment  
3120 Tampa Road  
A new Olympic-style BMX track opened in Oldsmar in late 2015. The Supercross track is one of only four in the country and will draw riders from around the globe. 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.

**Hayes Park Village**

Type: Residential  
10 N. Hayes Road  
Hayes Park Village is a new community of 52 cottage-styled homes in Oldsmar. There are four different floor plans, all with upgraded features, surrounding a community greenspace.

**Tuscany Woods Townhouses**

Type: Residential  
102 Cabenet Way  
A new townhome subdivision is under construction in Oldsmar. The development includes 80 two-story townhomes with one car garages.

**Wellington Estates**

Type: Residential  
Wellington Court  
Wellington Estates is a new neighborhood of 30 estate homes ranging from 2,500 to 4,400 square feet.
Two new two-story classroom buildings were completed at Palm Harbor High School. The $27 million project added 39 new classrooms and features covered walkways and a courtyard.

Florida Hospital North Pinellas is building a new 24-bed, full service emergency room to meet the needs of the community. Expected to open in late 2016, it will provide 24 hour a day coverage.

A free standing emergency room provide 24-hour, 7 days a week emergency room care in Palm Harbor. The ER offers on-site diagnostic and lab services by board-certified staff.

A new single-family subdivision is under construction in Palm Harbor. Taylor Morrison will construct 50 new homes in a gated community along Fisher Road. The first model was opened in 2015.

Harbor Ridge is a new townhome community near the Pinellas Trail in Palm Harbor. The development offers 3-bedroom, 2.5-bath homes with 2-car garages with a community lake, pool and cabana.

Plans have been approved for a new 32-unit townhome community in Palm Harbor. The lushly landscaped complex located across from the Pinellas Trail will include a pool and cabana.
### Palm Harbor

#### The Promontory at Innisbrook
- **Type:** Residential
- **Rooms/Units:** 110
- **Square Feet:**
- **1402 Innisbrook Drive**

Homes by WestBay is constructing new luxury homes in its 110-unit single family subdivision. Located on a 39-acre site at the Innisbrook golf course, the development features views of fairways, lakes and wooded preserves.

#### Sprouts
- **Type:** Retail
- **Rooms/Units:**
- **Square Feet:** 32,500
- **33650 U.S. Hwy 19 North**

The first Sprouts Farmers Market is coming to Palm Harbor Commons. The company is remodeling a former Office Depot and expects to open in 2017.

#### Pinellas Park

#### 5705 Park
- **Type:** Mixed Use
- **Rooms/Units:** 10
- **Square Feet:**
- **5705 Park Blvd**

The artist live/work unit at 5705 Park Boulevard is a modern, shipping container constructed design of 2,030 square feet. The first story is a public studio/gallery space and the upstairs is a two bedroom/one bath residence.

#### Douglas Machines
- **Type:** Office/Industry
- **Rooms/Units:**
- **Square Feet:** 55,000
- **4500 110th Avenue**

Douglas Machines is making a $2 million investment in improvements at its new manufacturing facility in Pinellas Park. Douglas Machines is a specialized manufacturer of industrial & commercial cleaning equipment.

#### Zhone Technologies
- **Type:** Office/Industry
- **Rooms/Units:**
- **Square Feet:** 81,000
- **7340 Bryan Dairy Road**

Zhone Technologies, Inc. is investing $3.7 million to renovate an 81,000-square-foot industrial property for its R&D, engineering and manufacturing. Zhone is a leading manufacturer of network equipment for telecommunications companies.
**Pinellas Park**

**Parkside Commons Apartments**

- **Type:** Residential
- **Rooms/Units:** 60
- **Square Feet:**

Parkside Commons is a 60-unit affordable housing complex with two, three and four bedroom apartments.

**Maserati Alfa Romeo Automobile Dealership**

- **Type:** Retail
- **Rooms/Units:**
- **Square Feet:** 14,563

A Maserati Alfa Romeo dealership has been completed and opened in Pinellas Park.

**Redington Beach**

**Redington Beach Villas**

- **Type:** Residential
- **Rooms/Units:** 16
- **Square Feet:**

A new eight building community is under construction. Each building contains two three-story villas with 2,400 square feet and two balconies each.

**Redington Shores**

**LaVistana II Condos**

- **Type:** Residential
- **Rooms/Units:** 7
- **Square Feet:** 28,000

Construction was completed on the seven-story LaVistana II Condominiums in Redington Stores. The Gulf front building has one luxury unit per floor.

**Safety Harbor**

**Mullett Creek Resort**

- **Type:** Hotel
- **Rooms/Units:** 3
- **Square Feet:** 5,468

Permits have been issued for a three-unit boutique hotel near Mullett Creek in Safety Harbor. Each of the units in the two-story resort will have multiple bedrooms, bathrooms and a living room.
## Seminole

### Bay Pines STEM Learning Center

- **Type:** Education
- **Location:** Bay Pines Blvd

Construction is underway at a new learning center at St. Petersburg College in Bay Pines. The hands-on science learning complex will offer lab spaces and equipment, classrooms, and a multipurpose room for studying environmental and marine science.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td></td>
<td>18,000</td>
</tr>
</tbody>
</table>

### Holiday Inn Express & Suites

- **Type:** Hotel
- **Location:** 4816 100th Way N

A new Holiday Inn Express is being constructed as the final piece to the 60-acre Bay Pines redevelopment. The five-story hotel with 121 rooms is designed to coordinate with the mediterranean revival look of the rest of the mixed-use development.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>121</td>
<td></td>
</tr>
</tbody>
</table>

### VA Bay Pines Mental Health Center

- **Type:** Medical
- **Location:** 10000 Bay Pines Blvd.

The VA at Bay Pines has completed its 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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical</td>
<td>156,000</td>
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</tr>
</tbody>
</table>

### Boca Ciega Club

- **Type:** Residential
- **Location:** 10813 Boca Club Court

A new single-family gated subdivision has been completed in Seminole. KB Homes constructed 18 three- to four-bedroom homes with garages.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>18</td>
<td></td>
</tr>
</tbody>
</table>

### Seminole Groves

- **Type:** Residential
- **Location:** 5800 Seminole Blvd

The former Orange Blossom Grove is under development by KB Homes. The developer is building 53 detached single-family homes on the 9.2 acre property.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>53</td>
<td></td>
</tr>
</tbody>
</table>

### Seminole Oaks

- **Type:** Residential
- **Location:** 9551 Antilles Drive

Seminole Oaks is a new planned single family subdivision. The community will feature oversized homesites with mature oak trees.

<table>
<thead>
<tr>
<th>Type</th>
<th>Rooms/Units</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>
Seminole

**The Enclave at Lake Seminole**
Type: Residential
Rooms/Units: 15
Square Feet: 
8003 Seminole Blvd.
The Enclave At Lake Seminole is a new single family community along Lake Seminole. Construction on the homes was completed in 2016.

Seminole City Center

**Seminole City Center**
Type: Retail
Rooms/Units: 
Square Feet: 398,000
11201 Park Blvd. N.
A complete redevelopment at the 39-acre Seminole Mall is underway. The new open air shopping destination is under construction with retail stores and restaurants, an office building, fitness center and a Studio Movie Grill theater.

South Pasadena

**The Villas at Date Palm Condominiums**
Type: Residential
Rooms/Units: 30
Square Feet: 
6627 Date Palm Avenue S
Construction was completed in 2016 on these exclusive two-story townhomes with living space ranging up to 2,590 square feet. The community includes seven buildings with a total of thirty units, all with three bedrooms and two and a half baths.

St. Pete Beach

**Allure Condo-Hotel**
Type: Hotel
Rooms/Units: 66
Square Feet: 
4506 Gulf Blvd.
Plans have been announced for the Allure to replace the 1950's Plaza Beach Resort. The proposed 66-unit gulf front hotel will have large two-bedroom, two-bath units.

**Postcard Inn Parking Garage**
Type: Hotel
Rooms/Units: 
Square Feet: 141,000
6300 Gulf Blvd
The Postcard Inn will build a several hundred space parking garage to provide spaces for guests, hotel events and weddings.
St. Pete Beach

**Sugar Sands at Tradewinds**
Type: Hotel
5750 Gulf Blvd.

A new 12-story hotel is proposed at the site of the former Coral Reef Hotel. The old hotel has been demolished and the new complex will include 217 rooms and a 810-space parking garage.

St. Petersburg

**Eckerd College Visual Arts Center**
Type: Education
4200 54th Ave. S

Opening in Summer 2017, the new Center for Visual Arts replaces the older Ransom Visual Arts Center. The new center will have 17 studios, classrooms, a digital lab, sculpture yard, offices and gallery space.

**SPC Midtown Center**
Type: Education
1300 22nd Street South

St. Petersburg College has opened a new 49,000-square-foot multi-purpose community center in Midtown St. Petersburg. It houses a library, learning support center, classrooms, offices and labs.

**The Kate Tiedemann College of Business**
Type: Education
701 3rd St. South

USF St. Petersburg is constructing a new $25 million College of Business. The four-story building will total 68,000 square feet and is expected to open in early 2017.

**Cobb Tyrone Luxury 10**
Type: Entertainment
2998 Tyrone Blvd N

A grand opening was held April 2016 for the new Cobb Theater at the Tyrone Mall. The 10-screen luxury theater has spacious recliner seating and serves meals and beverages.
St. Petersburg

**St. Pete Pier**

*Type:* Entertainment  
*Rooms/Units:*

Beach Drive

Construction is expected in 2017 on the new St. Pier. The new pier district will include a new pier head structure, observation areas, fishing, restaurants/cafes, educational areas, event space and cycling, jogging and walking paths.

**The James Museum of Western & Wildlife Art**

*Type:* Entertainment  
*Rooms/Units:*

100 Central Avenue

Opening in Fall 2017, the museum will be the permanent home of 400-500 premier works of art. The facility will have 30,000 square feet of gallery space, a sculpture court, 120-seat theater, event space, store, cafe and kitchen.

**The Museum of the American Arts & Crafts Movement**

*Type:* Entertainment  
*Rooms/Units:*

333 3rd Avenue N.

The largest museum in Tampa Bay is under construction in downtown St. Petersburg. The five-story $70 million building will house a $60 million collection.

**Hyatt Downtown St. Petersburg**

*Type:* Hotel  
*Rooms/Units:*

1st Avenue and 1st Street N

Construction of a 170-room Hyatt is underway. The 13-story property is part of the larger ONE St. Petersburg, a mixed-use retail and condominium project.

**The Galaxy**

*Type:* Hotel  
*Rooms/Units:*

316 1st St N

Construction is expected to start in 2017 on The Galaxy, an 11-story, 100-room hotel in downtown St. Petersburg.

**FedEx Distribution Center**

*Type:* Office/Industry  
*Rooms/Units:*

1950 102nd Avenue North

FedEx is constructing a new distribution center in the Gateway area, adjacent to I-275.
**First Central Tower**

Type: Office/Industry  
Rooms/Units: Complete  
360 Central Ave.  
Square Feet: 250,000  
First Central Tower completed a $10 million facelift in early 2016. The 17-story, 250,000-square-foot office building has new lobby, lounge and fitness center.

**Great Bay Distributors**

Type: Office/Industry  
Rooms/Units: Complete  
9701 28th Street North  
Square Feet: 280,000  
Great Bay Distributors completed its new 280,000-square-foot offices and distribution center along Interstate 275. The facility includes the largest private solar system in the state, a 1.5-megawatt rooftop solar array.

**Johns Hopkins All Children's Research & Education**

Type: Office/Industry  
Rooms/Units: Construction  
600 5th St. S  
Square Feet: 225,000  
Construction has started on a center for innovation in pediatric research and education. The 7-story building will house John Hopkins All Children's Institutes working on cardiac, cancer, and neurosciences. Approximately 300 people will work in the facility when it is completed in 2018.

**Maxi-Blast**

Type: Office/Industry  
Rooms/Units: Complete  
11000 Gandy Blvd.  
Square Feet: 40,000  
Maxi-Blast has completed a new 40,000-square-foot building on Gandy Boulevard. The company, which manufactures plastic blasting products for industrial application, consolidated its Florida operations to the building.

**Power Design**

Type: Office/Industry  
Rooms/Units: Complete  
1004 118th Avenue  
Square Feet: 40,000  
Power Design, a national electrical contracting business, has expanded its headquarters, purchasing and renovating an additional building with an investment of over $6 million. The expansion project is expected to create 60 new jobs.

**St. Petersburg Police Station**

Type: Public/Non-Profit  
Rooms/Units: Construction  
1300 First Ave. N  
Square Feet: 168,000  
A new police headquarters is being built across the street from the existing station. Demolition of the annex is underway and the new station is expected to be completed by the end of 2018.
St. Petersburg

**801 Conway**

Type: Residential

801 Burlington Avenue

Aspen Venture Group is constructing a townhome project with prices starting in the high $200,000s for two and three-bedroom units. Each residence will range from around 1,300 to 2,200 square feet.

**AER at 330 Third**

Type: Residential

330 3rd Street S.

American Land Ventures has completed an 18-story, Class-A apartment building south of the downtown Publix. The building has one, two and three-bedroom units, a parking garage, pool, fitness and business centers and a clubroom.

**Aura @ 4th**

Type: Residential

10980 Oak Street

A new apartment complex will open in 2016, north of Gandy Blvd. The 150-unit gated complex features a resort style pool with cabanas, parking garages, a fitness center and a cyber cafe.

**Bainbridge 930 Central Flats**

Type: Residential

930 Central Avenue

Bainbridge Communities is building a 6-story, 218-unit apartment tower with 3,578 square feet of retail space. The project includes a 258-space parking garage and should be completed in mid 2018.

**Bay Breeze at Westminster Shores**

Type: Residential

125 56th Ave. S

Bay Breeze waterfront apartment residences is the newest addition to the Westminster Shores 30-acre campus. The independent living complex features 40 residences with two- and three-bedroom floorplans.

**Beacon 430**

Type: Residential

430 3rd Street S.

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

**Type:** Residential  
**Address:** 176 4th Avenue NE  

Opening in 2016, the Bliss is a 18-story luxury condominium building with 30 units. Bliss will have a sky lounge, a fitness center and pool, and a vehicular elevator.

<table>
<thead>
<tr>
<th>Rooms/Units</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>30</td>
<td>111,000</td>
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### Delmar Townhomes

**Type:** Residential  
**Address:** 433 3rd Street South  

Delmar Townhomes is a five-unit complex completed in 2016 in downtown St. Petersburg.

<table>
<thead>
<tr>
<th>Rooms/Units</th>
<th>Square Feet</th>
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<td>5</td>
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### Halcyon

**Type:** Residential  
**Address:** 1st Avenue & Second Street N  

David A. Mack Properties has proposed a 35-story tower with 306 apartments units, commercial space, and a 505 space parking garage.

<table>
<thead>
<tr>
<th>Rooms/Units</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>306</td>
<td>9,991</td>
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</tbody>
</table>

### Historic YMCA

**Type:** Residential  
**Address:** 116 Fifth Street South  

Preliminary work has begun to renovate the historic former YMCA building into modern luxury residential apartments with a wedding venue and restaurant. The project includes a proposed new nine-story building annex to be constructed behind the historic building.

<table>
<thead>
<tr>
<th>Rooms/Units</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>30</td>
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</table>

### ONE St. Petersburg Condominiums

**Type:** Residential  
**Address:** 100 First Ave. N  

Construction continues on what will be the tallest building in Pinellas County when completed in late 2018. ONE St. Petersburg will include a 41-story, 243-unit condo tower, a 13-story Hyatt hotel, street level retail and a parking garage.

<table>
<thead>
<tr>
<th>Rooms/Units</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>243</td>
<td>500,000</td>
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</tbody>
</table>

### Peridot Palms

**Type:** Residential  
**Address:** 10601 Gandy Blvd N.  

Located at the entrance of the Gandy Bridge, Peridot Palms will be a class "A" residential community consisting of seven residential buildings with a total of 381 rental units and a community club house.

<table>
<thead>
<tr>
<th>Rooms/Units</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>381</td>
<td></td>
</tr>
</tbody>
</table>
Regents Lane Townhomes

Type: Residential

141 4th Ave. N

The Regents Lane Townhomes are under construction with expected completion in 2017. The gated, luxury complex will have twenty 3 bedroom/3.5 bath homes, with two-car garages and elevators.

Sunset Pointe at Collany Key Condos

Type: Residential

1110 Pinellas Bayway S.

Sunset Pointe will have four buildings with six stories each. The 120 units will be 3-bedroom/3.5-baths with first floor parking. The exclusive community offers a waterfront location on Collany Key.

The Arlington

Type: Residential

Arlington Ave & 8th Street

Construction on the final phase of The Arlington is underway. Located near Mirror Lake, the townhome development offer units from 1,700 to 2,100 square feet, all with private rooftop terraces.

The Colonnade Townhomes

Type: Residential

485 53rd Avenue N

The Colonnade is a gated community under construction at the intersection of Fourth Street and 54th Avenue North with 130 townhomes. Community amenities include a sparkling pool, shady cabana, neighborhood park, and beautiful ponds scattered throughout.

The Cove at Loggerhead Marina

Type: Residential

5821 32nd Way S.

A new gated community of maintenance-free townhomes with a full-service marina is under construction at the Loggerhead Marina. The 158 two-story homes have direct boating access to the Gulf of Mexico.

The Hermitage

Type: Residential

701 1st Avenue S.

The Hermitage is an eight-story high-end apartment building with studio, one- and two-bedroom units. The complex has retail shops on the ground level and a rooftop pool.
Rowland Place, a new 17-unit luxury condominium in downtown St. Pete, opened in 2015. The six-story building offers two and three-bedroom units with two-car garages.

Construction will be completed in 2016 on The Salvador, a 13-story luxury condominium in downtown St. Pete. Many of the green certified condo’s one- and two-bedroom units will overlook Tampa Bay or the Dali Museum.

Towns of Fifth will have eight luxury units in old NE. Each unit will have 3 floors with a roof top terrace. Completion is expected in 2016.

A historic preservation project would add a four-story apartment building on top of the original Union Trust Building. The plans includes an adjacent new 8-story building, first floor retail space and a parking garage.

Komo Development has proposed a 7-story condominium, to begin construction in 2016. Vela will be built in a U-shape design so most of the units will have corner locations. All units will have high ceiling heights and large balconies.

Plans have been proposed to replace the Sears store at Tyrone Square Mall with a new 151,952 SF shopping center. Tenants of the new development include the first Lucky’s Market in Pinellas, Dick's Sporting Goods and PetSmart. Pending the city's approval, the new shopping center will be on the mall's 22nd Avenue side with store entrances facing Tyrone Blvd. This project follows on recent increased interest and activity in Tyrone, including the opening of Cobb Theaters in April.
### St. Petersburg

**Publix Supermarket @ Bay Point Plaza**

- **Type:** Retail
- **Rooms/Units:**
- **Square Feet:** 55,000

Publix is constructing a new store at Baypoint Plaza in the Skyway Marina District. The 55,000-square-foot store replaces an existing Publix and is scheduled to open in late 2016.

### Publix Supermarket/Chihuly Collection

- **Type:** Retail
- **Rooms/Units:**
- **Square Feet:** 32,000

A second downtown Publix is under construction and is expected to open in late 2016. The project will include a 3-level parking garage and the new home of The Chihuly Collection will open on the first floor.

### Tarpon Springs

**Reload Indoor Shooting Range**

- **Type:** Entertainment
- **Rooms/Units:**
- **Square Feet:** 60,000

The $10 million Reload Indoor Shooting range opened in April 2016. The new 58,000-square-foot facility includes 45 shooting lanes, a retail store, cafe and classroom space. The state-of-the-art complex replaced a long-closed former Days Inn.

**Anclote River Crossings**

- **Type:** Residential
- **Rooms/Units:** 10
- **Square Feet:**

The final ten lots are anticipated to begin construction in 2016. The waterfront community is located east of the Sponge Dock and includes 26 units constructed in 2007.

**Bayshore Heights**

- **Type:** Residential
- **Rooms/Units:** 60
- **Square Feet:**

Ground breaking was held in 2016 on a new 60-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  
**Rooms/Units:** 58  
**Square Feet:**  

The 58-unit Brittany Park subdivision was completed in 2016. The new condominium units have 3 bedrooms, 2 1/2 baths with a two-car garage and range from 1,500 to 2,000 square feet.

### Callista Cay

**Type:** Residential  
**Rooms/Units:** 68  
**Square Feet:**  

The Callista Cay subdivision consists of 12 townhome buildings, 68 units and 58 private docks on a canal with Gulf access. Construction has been completed on approximately half of the units.

### Cypress Trails

**Type:** Residential  
**Rooms/Units:** 95  
**Square Feet:**  

Located east of US 19 at the northwest corner of Jasmine and Melon Streets, Cypress Trails will consist of 95 townhomes. 36 units are being constructed in phase 1 and 59 in phase 2. The community will include a clubhouse, walking trails, and pool.

### EcoVillage Tarpon Springs

**Type:** Residential  
**Rooms/Units:** 14  
**Square Feet:**  

A new residential project in the heart of downtown Tarpon Springs will feature 12 townhomes and two single-family homes. Construction will begin in 2017 on the project where the homes will be constructed for net zero energy consumption.

### Keystone Ridge Estates

**Type:** Residential  
**Rooms/Units:** 43  
**Square Feet:**  

Keystone Ridge Estates is a 13-acre development with Lake Tarpon frontage. Site work has been completed and construction continues on 43 high-end, single family detached homes.

### Meres Crossing

**Type:** Residential  
**Rooms/Units:** 236  
**Square Feet:**  

Construction begins in early 2017 on a 236-unit upscale apartment development at the Meres Town Center. Five buildings up to four stories high will be built with direct access to the Pinellas Trail. The project also includes the extension of Meres Blvd. from Florida Avenue to U.S. Hwy. 19.
Tarpon Springs

Tarpon Key

Type: Residential
Rooms/Units: 62
Square Feet: 

Ryland Homes continues construction of its new 62-unit single family home subdivision on 20 acres in Tarpon Springs. Tarpon Key offers 6 home plans with a private pier and gated boat launch on the Anclote River.

Walton Place

Type: Residential
Rooms/Units: 128
Square Feet: 31,780

Located on the site of a former nursing home that was purchased from the City in March 2014, is a new 128-bed Assisted Living Center with an Alzheimer’s wing. The facility was completed and opened in July 2016.

Lowe's Home Center

Type: Retail
Rooms/Units: 
Square Feet: 150,000

A new Lowe's Home Improvement Center opened in March 2016 at the northwest corner of US Hwy. 19 and Pine Street. The 150,000-square-foot store creates up to 150 new full and part-time permanent jobs.

Treasure Island

Oceana

Type: Hotel
Rooms/Units: 38
Square Feet: 

Oceana is a condo hotel development spanning both sides of Gulf Blvd in Treasure Island. The two buildings will have total of 38 units with 2 swimming pools and three docks.

Treasure Island Beach Resort

Type: Hotel
Rooms/Units: 77
Square Feet: 79,993

The Treasure Island Beach Resort is a new luxury Gulf front property opened in 2016. The 77-room hotel that has one-, two- and three-bedroom units, with large balconies with waterviews.