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
**Education**

**Athenian Academy**

2289 N. Hercules Ave  
Clearwater  
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.

**Bay Pines STEM Learning Center**

Bay Pines Blvd  
Seminole  
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.

**Calvary Christian Education Building**

110 N. McMullen Booth Rd.  
Clearwater  
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**

249 Windward Passage  
Clearwater  
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.

**Countryside Library**

2640 Sabal Springs Drive  
Clearwater  
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.

**Eckerd College Visual Arts Center**

4200 54th Ave. S  
St. Petersburg  
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.
**Education**

**Joint SPC Clearwater Library**

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.

| Rooms/Units: | 42,000 |
| Square Feet: | 42,000 |

**Largo High School**

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.

| Rooms/Units: | 271,200 |
| Square Feet: | 271,200 |

**Palm Harbor University HS Addition**

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.

| Rooms/Units: | 39 |
| Square Feet: | 39 |

**Plato Academy Campus Classroom**

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

| Rooms/Units: | 58,000 |
| Square Feet: | 58,000 |

**SPC Midtown Center**

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.

| Rooms/Units: | 49,000 |
| Square Feet: | 49,000 |

**The Kate Tiedemann College of Business**

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.

| Rooms/Units: | 68,000 |
| Square Feet: | 68,000 |
**Entertainment**

**BMX Track**

3120 Tampa Road  
Oldsmar

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.

**Clearwater Ice Arena**

13940 Icot Blvd  
Largo

A grand opening was help 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.

**Cobb Tyrone Luxury 10**

2998 Tyrone Blvd N  
St. Petersburg

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.

**Reload Indoor Shooting Range**

40050 U.S. Hwy 19 N.  
Tarpon Springs

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.

**Splash Harbour Water Park**

401 2nd Street  
Indian Rocks Beach

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.

**St. Pete Pier**

Beach Drive  
St. Petersburg

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.
### Entertainment

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

100 Central Avenue  
St. Petersburg  
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**

333 3rd Avenue N.  
St. Petersburg  
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.

### Hotel

**Allure Condo-Hotel**

4506 Gulf Blvd.  
St. Pete Beach  
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.

**Belleview Inn**

275 Belleview Blvd.  
Belleair  
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."

**Clearwater Beach Guesthouse**

521 S. Gulfview Blvd.  
Clearwater  
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**

421 S Gulfview Blvd  
Clearwater  
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.
<table>
<thead>
<tr>
<th>Hotel</th>
<th>Planning</th>
<th>Complete</th>
<th>Pre-Construction</th>
<th>Construction</th>
<th>Complete</th>
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</thead>
<tbody>
<tr>
<td><strong>Coconut Cove Waterside Hotel</strong></td>
<td></td>
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<tr>
<td>706 Bayway Blvd</td>
<td>Rooms/Units: 32</td>
<td>Square Feet: 45,000</td>
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<tr>
<td>Clearwater</td>
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<tr>
<td>The proposed Coconut Cover Waterside Hotel will have 32 units in an eight-story building including two levels of parking.</td>
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<tr>
<td><strong>Courtyard Marriott</strong></td>
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<tr>
<td>601 American Legion Road</td>
<td>Rooms/Units: 90</td>
<td>Square Feet: 65,574</td>
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<tr>
<td>Madeira Beach</td>
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<tr>
<td>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.</td>
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<tr>
<td><strong>Dunedin Bed &amp; Breakfast</strong></td>
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<tr>
<td>520 Skinner</td>
<td>Rooms/Units: 11</td>
<td>Square Feet:</td>
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<tr>
<td>Dunedin</td>
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<tr>
<td>A new bed &amp; 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.</td>
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<tr>
<td><strong>Fairfield Inn &amp; Suites</strong></td>
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<tr>
<td>2595 54th Avenue N.</td>
<td>Rooms/Units: 81</td>
<td>Square Feet:</td>
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<tr>
<td>Lealman</td>
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<tr>
<td>A new Fairfield Inn &amp; Suites is under construction along 54th Avenue, adjacent to I-275. The four-story Marriott brand hotel will have 81 units.</td>
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<tr>
<td><strong>Fairfield Inn &amp; Suites</strong></td>
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<tr>
<td>650 Bay Esplanade</td>
<td>Rooms/Units: 102</td>
<td>Square Feet:</td>
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<td>Clearwater</td>
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<tr>
<td>The Fairfield Inn &amp; 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.</td>
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<tr>
<td><strong>Hampton Inn and Suites</strong></td>
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<tr>
<td>635 S. Gulfview Blvd</td>
<td>Rooms/Units: 90</td>
<td>Square Feet:</td>
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<tr>
<td>Clearwater</td>
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<tr>
<td>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.</td>
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</tbody>
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## Hotel

### Holiday Inn Express & Suites

<table>
<thead>
<tr>
<th>4816 100th Way N</th>
<th>Seminole</th>
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</thead>
</table>

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.

### Hyatt Downtown St. Petersburg

<table>
<thead>
<tr>
<th>1st Avenue and 1st Street N</th>
<th>St. Petersburg</th>
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</table>

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.

### Michael Place

<table>
<thead>
<tr>
<th>Causeway Blvd</th>
<th>Dunedin</th>
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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.

### Mullett Creek Resort

<table>
<thead>
<tr>
<th>Philippe Parkway &amp; MLK Jr Blvd</th>
<th>Safety Harbor</th>
</tr>
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</table>

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.

### Oceana

<table>
<thead>
<tr>
<th>10091-10116 Gulf Blvd.</th>
<th>Treasure Island</th>
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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.

### Opal Sands Resort

<table>
<thead>
<tr>
<th>430 S. Gulfview Blvd.</th>
<th>Clearwater</th>
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</thead>
</table>

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.
**Hotel**

**Postcard Inn Parking Garage**

6300 Gulf Blvd  
St. Pete Beach  
The Postcard Inn will build a several hundred space parking garage to provide spaces for guests, hotel events and weddings.

**Residence Inn / Springhill Suites**

309 Coronado Avenue  
Clearwater  
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.

**Sugar Sands at Tradewinds**

5750 Gulf Blvd.  
St. Pete Beach  
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.

**Taoist Tai Chi Society Headquarters and Hotel**

453 Edgewater Drive  
Dunedin  
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.

**The Galaxy**

316 1st St N  
St. Petersburg  
Construction is expected to start in 2017 on The Galaxy, an 11-story, 100-room hotel in downtown St. Petersburg.

**Treasure Island Beach Resort**

10800 Gulf Blvd  
Treasure Island  
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.
Hotel

WoodSpring Suites Signature
15672 US 19 N
Largo

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.

Wyndham Grand Resort
100 Coronado
Clearwater

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.

Medical

Florida Hospital North Pinellas Emergency Room
34106 US Highway 19N
Palm Harbor

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.

Lake House Assisted Living Facility
1071 lake Ave. NE
Largo

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

Mease Manor Memory Care Facility
603-665 Virginia Street
Dunedin

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.

Medical Center of Trinity Emergency Room
Fox Chase Blvd
Palm Harbor

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.
Medical

**Morton Plant Campus**

300 Pinellas Street  
Clearwater

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.

**Pinellas County Bayside Health Clinic**

14808 49th Street North  
Largo

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.

**VA Bay Pines Mental Health Center**

10000 Bay Pines Blvd.  
Seminole

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.

Mixed Use

**5705 Park**

5705 Park Blvd  
Pinellas Park

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.

**Dunedin Commons**

375 Patricia Drive  
Dunedin

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.

**Holiday Isles**

555 150th Avenue  
Madeira Beach

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, commerical space, a restaurant, marina and parking.
Mixed Use

**Madeira Beach Town Center**
150th Ave. & Madeira Way
Madeira Beach

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.

**The Nolen at Prospect Lake Park**
901 Cleveland Street
Clearwater

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.

**Victoria Place**
200 Main Street
Dunedin

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.

**West Bay Lofts**
500 & 600 Block of West Bay Dr
Largo

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.

Office/Industry

**Baycare Health System**
2985 Drew Street
Clearwater

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.

**BlackHagen Laboratory / Office**
333 Scotland Street
Dunedin

BlackHagen Design is building a new facility in Dunedin. The user research and product design firm is a leader in medical device design.
### Douglas Machines

4500 110th Avenue  
Pinellas Park

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.

### FedEx Distribution Center

1950 102nd Avenue North  
St. Petersburg

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

### First Central Tower

360 Central Ave.  
St. Petersburg

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.

### GE - Instrument Transformers Inc.

1925 Calumet Street  
Clearwater

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.

### Great Bay Distributors

9701 28th Street North  
St. Petersburg

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

600 5th St. S  
St. Petersburg

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
11000 Gandy Blvd.
St. Petersburg
Maxi-Blast has completed a new 40,000-square-foot building on Gandy Boulevard. The company, which manufacturers plastic blasting products for industrial application, consolidated its Florida operations to the building.

Monin Gourmet Manufacturing
8585 126th Avenue N
Largo
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
15150 - 15400 62nd Street N.
Largo
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.

Power Design
1004 118th Avenue
St. Petersburg
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.

Prestige Machine and Tool
Ulmerton Road
Largo
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.

Zhone Technologies
7340 Bryan Dairy Road
Pinellas Park
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.
Public/Non-Profit

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

North Beach Parking Plaza
400 Poinsetta Avenue
Clearwater
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.

St. Petersburg Police Station
1300 First Ave. N
St. Petersburg
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.

Residential

158 Ridge
154 and 158 Ridge Road
Largo
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.

801 Conway
801 Burlington Avenue
St. Petersburg
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.

Aberdeen Oaks
1441 Virginia Street
Dunedin
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.
Residential

AER at 330 Third
330 3rd Street S.
St. Petersburg
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.

Anclote River Crossings
Athenian Way
Tarpon Springs
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.

Arbor Chase
3696 Fisher Road
Palm Harbor
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.

Artisan Apartment Homes
940 Douglas Avenue
Dunedin
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.

Astoria Beach Club Condominiums
13700 Gulf Blvd
Madeira Beach
Construction has begun to replace an aging apartment building with a new three-story condominium. The Gulf front complex will contain five luxury units.

Aura @ 4th
10980 Oak Street
St. Petersburg
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

**930 Central Avenue**  
St. Petersburg

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

**125 56th Ave. S**  
St. Petersburg

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.

### Bay Isle Landings

**15400 Roosevelt Blvd.**  
Largo

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.

### Bayshore Heights

**760-790 Bayshore Drive**  
Tarpon Springs

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.

### Beach Club of Madeira

**14010 Gulf Blvd.**  
Madeira Beach

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

### Beacon 430

**430 3rd Street S.**  
St. Petersburg

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.
Residential

**Belleair Grande**

2160 Scarlett Oak

Clearwater

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.

**Belleview Place**

275 Belleview Blvd.

Belleair

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.

**Bliss**

176 4th Avenue NE

St. Petersburg

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.

**Boca Ciega Club**

10813 Boca Club Court

Seminole

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

**Breezy Meadows (EcoVillage Highpoint)**

2120 58th Street North

Largo

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.

**Brightwater Blue**

152 Brightwater Drive

Clearwater

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.
### Residential

#### Brittany Park

| Rooms/Units: | 58 |
| Square Feet: | |

Brittany Park Road  
Tarpon Springs  
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.

#### Brookside Twin Villas

| Rooms/Units: | 23 |
| Square Feet: | |

Mehlenbacher Rd & 14th Street  
Largo  
Construction will be completed in 2016 on this new 23-unit twin-villa style home community in Largo.

#### Callista Cay

| Rooms/Units: | 68 |
| Square Feet: | |

800-900 Callista Cay Loop  
Tarpon Springs  
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.

#### Chesapeake Apartments

| Rooms/Units: | 44 |
| Square Feet: | |

2307 Cumberland Circle  
Dunedin  
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.

#### Clearwater Cay Apartments

| Rooms/Units: | 323 |
| Square Feet: | 317,392 |

18573 U.S. Hwy 19  
Clearwater  
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, Jacuzzi, outdoor grills, dog walks, outdoor fireplaces, children play areas and pool tables.

#### Cypress Trails

| Rooms/Units: | 95 |
| Square Feet: | |

631 N Jasmine Avenue  
Tarpon Springs  
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.
Residential

**Delmar Townhomes**

433 3rd Street South
St. Petersburg

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

**Dolphin Key Condominiums**

19519 Gulf Blvd
Indian Shores

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.

**Douglas Place**

523 Douglas Avenue
Dunedin

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

**Duval Park Apartments**

5025 Duval Circle
Lealman

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.

**EcoVillage Madeira Beach**

13531 Gulf Blvd.
Madeira Beach

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.

**EcoVillage Tarpon Springs**

190 North Ring Avenue
Tarpon Springs

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.
### Residential

#### Elan Island Estates Condominiums
- **415 Island Way**
- **Clearwater**

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.

| Rooms/Units: | 46 |
| Square Feet: | 78,000 |

#### Garden Trail Apartments
- **609 Seminole St.**
- **Clearwater**

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.

| Rooms/Units: | 76 |
| Square Feet: |

#### Gateway North
- **2681 Roosevelt Blvd.**
- **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.

| Rooms/Units: | 342 |
| Square Feet: |

#### Glenn Moor
- **1289-93 Michigan Blvd.**
- **Dunedin**

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.

| Rooms/Units: | 23 |
| Square Feet: |

#### Gramercy Court
- **946 Highland Ave**
- **Dunedin**

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.

| Rooms/Units: | 53 |
| Square Feet: 110,040 |

#### Halcyon
- **1st Avenue & Second Street N**
- **St. Petersburg**

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

| Rooms/Units: | 306 |
| Square Feet: 9,991 |
Residential

**Harbor Ridge Townhomes**

562 Harbor Ridge Drive  
Palm Harbor

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.

**Harbor Springs**

450 Palm Harbor Blvd  
Palm Harbor

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.

**Harbourside at Marker 33**

399 2nd Street  
Indian Rocks  
Beach

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.

**Hayes Park Village**

10 N. Hayes Road  
Oldsmar

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.

**Highland Ridge**

949 Highland Avenue  
Dunedin

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

**Historic YMCA**

116 Fifth Street South  
St. Petersburg

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.
Residential

**Keystone Ridge Estates**

1500 Keystone Road  
Tarpon Springs  

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.

**Landings at Cross Bayou**

6835 54th Avenue N.  
Lealman  

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.

**LaVistana II Condos**

17720 Gulf Blvd.  
Redington Shores  

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

**Majestic Oaks**

3030 Union Street  
Clearwater  

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.

**Meres Crossing**

1171 S. Pinellas Avenue  
Tarpon Springs  

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.

**ONE St. Petersburg Condominiums**

100 First Ave. N  
St. Petersburg  

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.
## Residential

### Onella

<table>
<thead>
<tr>
<th>Construction</th>
<th>Rooms/Units: 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>19816 Gulf Blvd.</td>
<td>Square Feet:</td>
</tr>
<tr>
<td>Indian Shores</td>
<td></td>
</tr>
</tbody>
</table>

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.

### Orange Blossom Grove Townhomes

<table>
<thead>
<tr>
<th>Planning</th>
<th>Rooms/Units: 136</th>
</tr>
</thead>
<tbody>
<tr>
<td>2493 Belleair Road</td>
<td>Square Feet:</td>
</tr>
<tr>
<td>Largo</td>
<td></td>
</tr>
</tbody>
</table>

The former citrus grove will become home to 136 two-story townhomes. The community will include a pool and cabana and overlooks Allen Creek.

### Parkside Commons Apartments

<table>
<thead>
<tr>
<th>Complete</th>
<th>Rooms/Units: 60</th>
</tr>
</thead>
<tbody>
<tr>
<td>6740 Park Blvd</td>
<td>Square Feet:</td>
</tr>
<tr>
<td>Pinellas Park</td>
<td></td>
</tr>
</tbody>
</table>

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

### Peridot Palms

<table>
<thead>
<tr>
<th>Construction</th>
<th>Rooms/Units: 381</th>
</tr>
</thead>
<tbody>
<tr>
<td>10601 Gandy Blvd N.</td>
<td>Square Feet:</td>
</tr>
<tr>
<td>St. Petersburg</td>
<td></td>
</tr>
</tbody>
</table>

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.

### Redington Beach Villas

<table>
<thead>
<tr>
<th>Construction</th>
<th>Rooms/Units: 16</th>
</tr>
</thead>
<tbody>
<tr>
<td>16305 Gulf Blvd.</td>
<td>Square Feet:</td>
</tr>
<tr>
<td>Redington Beach</td>
<td></td>
</tr>
</tbody>
</table>

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

### Regents Lane Townhomes

<table>
<thead>
<tr>
<th>Construction</th>
<th>Rooms/Units: 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>141 4th Ave. N</td>
<td>Square Feet: 46,700</td>
</tr>
<tr>
<td>St. Petersburg</td>
<td></td>
</tr>
</tbody>
</table>

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.
### Residential

#### Seminole Groves

- **Address:** 5800 Seminole Blvd, Seminole
- **Details:** 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.

#### Seminole Oaks

- **Address:** 9551 Antilles Drive, Seminole
- **Details:** Seminole Oaks is a new planned single family subdivision. The community will feature oversized homesites with mature oak trees.

#### Solaris Key

- **Address:** 2855 Gulf To Bay Blvd, Clearwater
- **Details:** 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.

#### Sunset Pointe at Collany Key Condos

- **Address:** 1110 Pinellas Bayway S, St. Petersburg
- **Details:** 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.

#### Tarpon Key

- **Address:** 345-445 Anclote Road, Tarpon Springs
- **Details:** 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.

#### The Alexander at Countryside Apartments

- **Address:** 2500 Countryside Blvd, Clearwater
- **Details:** 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.
Residential

**The Arlington**

Arlington Ave & 8th Street  
St. Petersburg

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.

**Rooms/Units:** 40  
**Square Feet:** 57,650

**The Azul**

14107 Gulf Blvd  
Madeira Beach

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.

**Rooms/Units:** 4  
**Square Feet:**

**The Boulevard Apartments**

2098 Seminole Blvd.  
Largo

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.

**Rooms/Units:** 260  
**Square Feet:** 200,730

**The Broadway at 66th**

12700 66th Street N.  
Largo

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.

**Rooms/Units:** 258  
**Square Feet:**

**The Colonnade Townhomes**

485 53rd Avenue N  
St. Petersburg

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.

**Rooms/Units:** 130  
**Square Feet:** 256,000

**The Cove at Indian Rocks Beach**

601 Gulf Blvd.  
Indian Rocks Beach

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.

**Rooms/Units:** 50  
**Square Feet:**
### Residential

**The Cove at Loggerhead Marina**

5821 32nd Way S.
St. Petersburg

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 Enclave at Lake Seminole**

8003 Seminole Blvd.
Seminole

The Enclave At Lake Seminole is a new single family community along Lake Seminole. Construction on the homes was completed in 2016.

**The Hermitage**

701 1st Avenue S.
St. Petersburg

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.

**The Promontory at Innisbrook**

1402 Innisbrook Drive
Palm Harbor

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.

**The Rowland Place**

146 4th Avenue NE
St. Petersburg

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.

**The Salvador**

199 Dali Blvd South
St. Petersburg

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.
Residential

**The Skyview Condominiums**

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

**The Villas at Date Palm Condominiums**

6627 Date Palm Avenue S
South Pasadena

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.

**Towns on Fifth**

145 5th Ave. NE
St. Petersburg

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.

**Tuscany Woods Townhouses**

102 Cabenet Way
Oldsmar

A new townhome subdivision is under construction in Oldsmar. The development includes 80 two-story townhomes with one car garages.

**Union Trust Apartments**

801 Central Ave.
St. Petersburg

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.

**Vela**

4th Ave. S and 8th Street
St. Petersburg

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.
Residential

Walton Place

501 S. Walton Avenue
Tarpon Springs

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.

Waterside of Indian Shores

19915 Gulf Blvd.
Indian Shores

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

Wellington Estates

Wellington Court
Oldsmar

Wellington Estates is a new neighborhood of 30 estate homes ranging from 2,500 to 4,400 square feet.

Whispering Palms Apartments

601 16th Avenue SE
Largo

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.

Whitney Place Townhomes

Whitney Rd.
Largo

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.

Retail

Audi Clearwater

18860 US Highway 19
Clearwater

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.
Retail

**Former Kmart Gulf to Bay**

2100 Gulf to Bay
Clearwater

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.

**Goodwill Thrift Super Store**

16432 US Highway 19
Largo

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.

**Lowe's Home Center**

US 19 & Pine Street
Tarpon Springs

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.

**Lucky's Grocery/Dick's Sporting Goods**

6901 22nd Avenue North
St. Petersburg

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.

**Maserati Alfa Romeo Automobile Dealership**

3033 Gandy Blvd
Pinellas Park

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

**Midway Plaza**

1229 – 1581 N. Missouri Avenue
Largo

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.
Retail

**Publix Supermarket**

200 Island Way
Clearwater

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.

**Planning**

Rooms/Units: 32,169
Square Feet: 32,169

**Publix Supermarket @ Bay Point Plaza**

5295 34 Street South
St. Petersburg

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.

**Construction**

Rooms/Units: 55,000
Square Feet: 55,000

**Publix Supermarket/Chihuly Collection**

700 Central Avenue
St. Petersburg

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.

**Construction**

Rooms/Units: 32,000
Square Feet: 32,000

**Seminole City Center**

11201 Park Blvd. N.
Seminole

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.

**Construction**

Rooms/Units: 398,000
Square Feet: 398,000

**Sprouts**

33650 U.S. Hwy 19 North
Palm Harbor

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.

**Construction**

Rooms/Units: 32,500
Square Feet: 32,500

**Tri-City Plaza**

5100 - 5360 East Bay Drive
Largo

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.

**Construction**

Rooms/Units: 230,000
Square Feet: 230,000