

REDEVELOPMENT OPPORTUNITY

0.751 Acre Parcel

618-620 Drew Street
Clearwater, Florida



CLEARWATER
ECONOMIC DEVELOPMENT & HOUSING

THE REDEVELOPMENT OPPORTUNITY

618-620 Drew Street

The City of Clearwater and the Clearwater Community Redevelopment Agency (CRA) are pleased to present an exceptional opportunity to redevelop 618-620 Drew Street, a .751-acre property situated within the Old Bay Character District of the Clearwater's Downtown Redevelopment Plan Area and Downtown CRA.

A primary objective of the Clearwater Downtown Redevelopment Plan Area and CRA is to foster a vibrant and inclusive community by promoting mixed use, pedestrian-oriented development. To achieve this objective, the City and CRA encourages context-sensitive forms, patterns, and intensities of development, supports a variety of new housing types to provide for a range of affordability and mix of incomes, preserves and celebrates the unique features of Downtown's community and neighborhoods, encourages the renovation, restoration and/or reuse of existing historic structures, and provides for the design of safe, attractive, and accessible places for working, living, and shopping consistent with the vision, guiding principles, goals, objectives and policies in the Clearwater Downtown Redevelopment Plan.

Uses include but are not limited to:

- Multifamily
- Bar/Brewpub
- Office Space
- Overnight Accommodations
- Retail Plazas
- And more with the ability to mix permitted uses. (See Appendix C in Clearwater's Development Code)

Noteworthy features of 618-620 Drew Street include Downtown zoning, convenient access from Drew Street and Jones Street, as well as direct pedestrian and bicycle access to the Fred Marquis Pinellas Trail. The Pinellas trail provides an attractive amenity for future residents, employees, or visitors, enhancing the overall appeal of any development on the property. Furthermore, the location of this property is highly advantageous. It is conveniently situated adjacent to the urban core of downtown, allowing residents and employees to enjoy the vibrant city atmosphere and wide variety of urban amenities. Additionally, the newly renovated Coachman Park and The Sound amphitheater are within a 5-minute walk, further enhancing the appeal of this location. The site is within a 10-minute drive to world-famous Clearwater beach, downtown Dunedin, BayCare's Morton Plant Hospital, and US19. This prime proximity to popular destinations, combined with the size and accessibility of the property, make it an outstanding opportunity for developers looking to maximize the potential of this property.

SITE SPECIFIC OVERVIEW

618-620 Drew Street

The property lies within the Old Bay Character subdistrict of the Downtown District, which entitles the property for office, retail, hospitality, multi-family, healthcare clinics, among others, as well as a mix of uses.

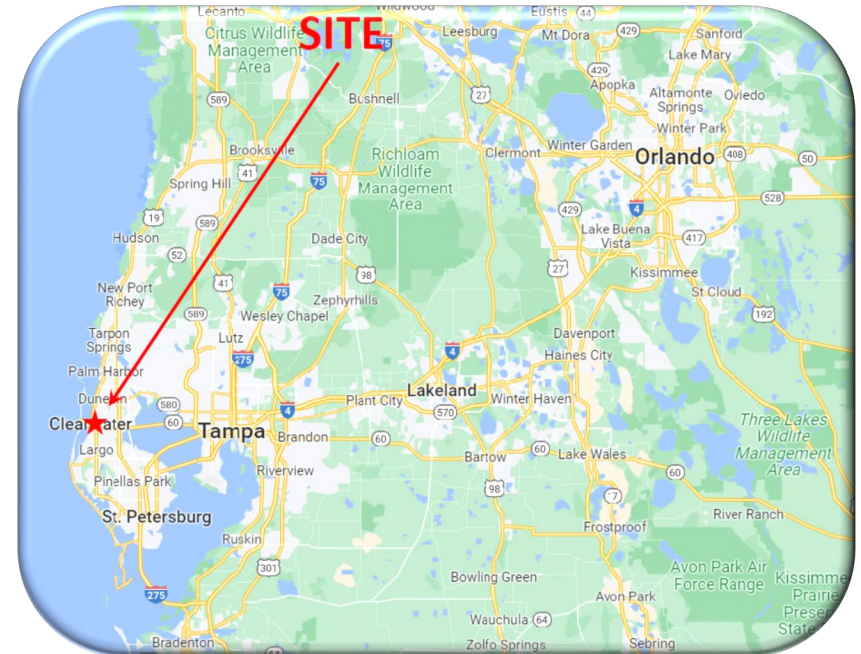
The property encompasses approximately .751 acres and consists of three parcels:

Parcel No.	Site Address	Land Area	
		SF	Acres
09-29-15-44352-006-0030	618 Drew St.	14,231	0.327
09-29-15-44352-006-0050	N. Garden Ave.	6,601	0.152
09-29-15-44352-006-0070	N. Garden Ave.	11,875	0.273
TOTAL		32,707	0.751

Location Advantages

The property is located on the western side of the Tampa Bay MSA. 1 hour drive time to and from the Site at 7:00 am M-F:

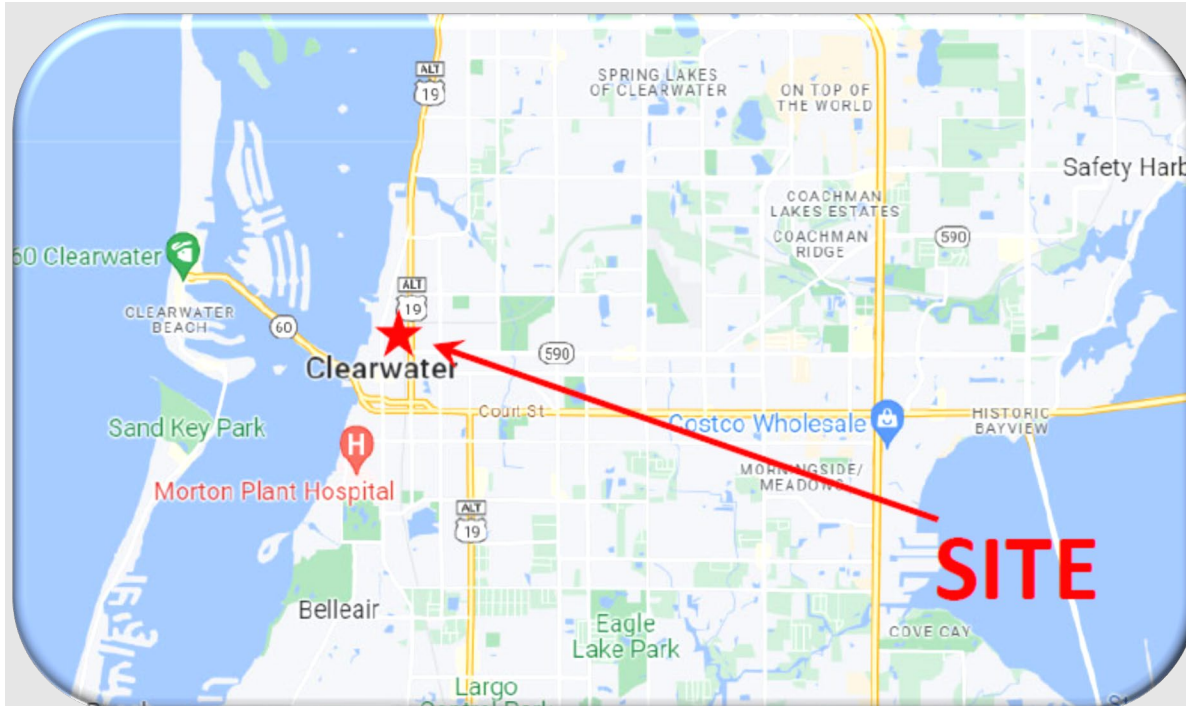
- **The far eastern side Tampa Bay (Plant City)**
 - 60 minutes (45 miles)
- **The far northwestern metro (Spring Hill)**
 - 60 minutes (44 miles) – via U.S. 19
- **The far southeastern metro (Bradenton)**
 - 60 minutes (47 miles) – via U.S. 19 & I-275
- **The far northeastern metro (Wesley Chapel)**
 - 60 minutes (48 miles) – via I-275 & SR 60



SITE SPECIFIC OVERVIEW

618-620 Drew Street

Transportation Access



The property features full access from both westbound and eastbound Drew Street, a primary corridor in the city of Clearwater, and Jones Street, a secondary street.

Average Annual Daily Traffic:

Drew Street – 12,700 vehicles daily

Bus service is provided by PSTA to and from both north and south Pinellas County, Bradenton to the south of Tampa Bay, and to Tampa/Hillsborough County connecting with HART.

Access to **Tampa International Airport** is approximately 18 miles and 25 minutes via Drew Street and State Route 60, the Courtney Campbell Causeway. Access to **St. Petersburg-Clearwater International Airport** is approximately 10 miles and 20 minutes via Drew Street and CR611/McMullen Booth Rd.

TRANSPORTATION

- **Highway:** State Route 60 – approximately ½ mile
- **Airport:** St. Petersburg-Clearwater International Airport – 10.5 miles; Tampa International Airport – 18.1 miles
- **Port:** Port of St. Petersburg – 23.1 miles; Port Tampa Bay (via FL 580) – 23.9 miles

SITE SPECIFIC OVERVIEW

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Neighborhood Access

The property features a full-access driveway to Drew Street. The north site boundary abuts the southern right-of-way of Jones Street.

- Link to a Google map of the site: [618-620 Drew Street](#).



UTILITIES

- **Electric:** Duke Energy
- **Water:** City of Clearwater
- **Reclaimed Water:** not available
- **Wastewater:** City of Clearwater
- **Stormwater:** City of Clearwater
- **Natural gas:** Clearwater Gas

ZONING & DEVELOPMENT ENTITLEMENTS

618-620 Drew Street

Downtown District Zone, Old Bay Character District

Uses by Right:

Bar/Restaurant, Indoor Entertainment & Recreation, Healthcare, Office, Research & Technology, Retail, overnight accommodations (B&B only), Multifamily plus others

Development Standards:

Front, Side and Rear Setbacks: Please refer to [Appendix C](#) of the Community Development Code of the city of Clearwater

Development Intensity: Commercial - .5 FAR intensity
Hotel - 35 units/acre (10 rooms maximum – Bed & Breakfast Only)
Residential – 35 units/acre
Mixed Use - 50 units/acre mixed-use density

Building Height: 45'

Parking: 0.75 spaces/unit for overnight accommodations
2 spaces base/min plus 1 space/unit for Bed & Breakfast
1 space/unit for attached dwellings
1 space/every 2 residents for community residential homes
NA for other uses
Please refer to Appendix C, Division 3, Section C-303 for the permitted uses and parking table.

Bonus Density & Intensity: Increased development potential is permitted when utilizing the Public Amenities Incentives Pool which may be “stacked”. Some density bonuses require admin approval. Vertical mixed used incentives can be stacked by right (no incentives from the public amenities incentive pool required). See Ordinance 9664-23 for more information. Commercial uses require 0 parking spaces per 1,000 gross square feet. See Appendix C – Section C-303 for parking requirements for other uses.

For More Information: [Clearwater Community Development Code](#)

ADDITIONAL INFORMATION

618-620 Drew Street

The property is owned by the city of Clearwater and is located within the CRA. While not anticipated, financial and other incentives may be considered. Appraisal and environmental data are provided as reference only and are not to be considered as valid for purposes of sale or condition of property or its improvements. Costs of demolition, disposal, site remediation and other considerations are unknown.

For more information, including demographics, market analyses, workforce and commuting times, please utilize the site selection tool at <http://www.myclearwater.com/great4biz>.

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