

### **Exhibit A - PROPERTY INFORMATION**

OWNER	City of Clearwater acquired the property on April 4, 2019 for \$1.8 M
ADDRESS	900 N. Ft. Harrison Avenue, Clearwater, FL 33756
PARCEL NUMBER	09-29-15-32184-001-0010
LAND AREA	1.989 acres
BUILDING AREA (TOTAL HEATED SQ. FOOTAGE)	28,040 square feet
ZONING	Downtown (D)
CHARACTER DISTRICT	OLD BAY CHARACTER DISTRICT
LAND USE	Central Business District (CBD)
FAR	1.5
DENSITY	35 units/acre
MIXED-USE DENSITY	50 units/acre

MAX HEIGHT	35 feet
STREET TYPE	Street Type D – either Workshop/Flex - 5’ min. – 10’ max setback, rear yard and limited site parking permitted; or Urban Residential 2 – 8’ min. – 15’ max. setback – rear yard parking. No parking along street frontages
PARKING	Required only for Residential, Overnight Accommodation Uses, and Educational Facilities. Public parking is located to the south of the property and primarily serves the Seminole Boat Launch and the Francis Wilson Playhouse.
POTENTIAL INCENTIVES	Public Amenities Incentive Pool for Additional Density and/or FAR; Federal Historic Tax Credits, ARPA Funds, Community Development Block Grants, Gas Incentive depending on use, Affordable Housing Subsidy. The property is also located in a New Market Tax Credits eligible area.
HISTORIC STATUS	Listed on the National Register of Historic Places October 2021; designated Clearwater historic property April 2022