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**Addendum #2**  
**RFP 14-21, Downtown Clearwater Waterfront Development Opportunities**  
**February 5, 2021**

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**NOTICE IS HEREBY GIVEN** that the following addendum serves to provide clarification and to answer the questions received on RFP 14-21, Downtown Clearwater Waterfront Development Opportunities.

Question 1: Can you describe the referendum process in more detail?

**Answer to Question 1:** *Section 2.01 of the Clearwater City Charter section (d)(5) contains limitations on the disposition and use of certain City owned real property. Regarding the Pierce Street (former CMA) site, this property is subject to disposition without the need for a public referendum. The City Hall and Harborview sites however will require a public referendum for the disposition and use. This would be true for either a property sale and/or long-term lease, however as stated in the RFP section IV, the City believes that a long-term lease for these sites may be the most favorable in terms of the referendum but, this is not to say that a sale of the property cannot be considered.*

*Recent referendums for redevelopment of the waterfront, including establishment of the marina facility, as well as development potential for the park itself, have been successful in garnering public support. The question or questions presented to the voters will be structured around the proposal or proposals accepted by the City Council. In the RFP Section VIII, the selection schedule anticipates that the referendum will be held in conjunction with the normally scheduled city election on March 15, 2022. The full anticipated schedule is outlined on page 34 of this solicitation. While a special election is possible, it would require an approximate 20-week lead time before the election date and would cost approximately \$100,000 to conduct. Validation of the partnership/development agreement would occur with a successful referendum.*

Question 2: Has a decision been made about whether the City will demolish City Hall?

**Answer to Question 2:** *Refer to Addendum 1, Answer to Question 2.*

Question 3: Is there any possibility that the City will require or desire for the City Hall building to remain intact?

**Answer to Question 3:** *The City is not directing either removal or preservation of the former City Hall site. Any proposal for this property and structure is at the discretion of the respondent.*

Question 4: Can you provide some examples of the “cultural use” desired for the City Hall site?

**Answer to Question 4:** *The City has been approached by parties interested in the potential use of a portion of the former City Hall site as a museum. Specifically, a glass*



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***museum has been proposed. Other options would also be considered. It is possible that either re-use of the City Hall structure, additional structures, or removal of all structures and reconstruction of a new facility entirely could be an option. Regardless, of what proposal this approach might take, it is anticipated that it should be a component of but not exclusively a civic oriented development. As stated in the RFP, a mix of uses including non-civic economic development-oriented activities is anticipated. Given the size, configuration, and allowable density and intensity of this site, the western portion of the site could house a museum, with the easterly portion being available for other development options. With structured parking as a consideration, private development components would have unimpeded views of the harbor and beaches.***

Question 5: Could you please provide additional information with regard to the Public Amenities Incentive Pool? What is the process to approve an increase in the allowable FAR? Is this process only permitted for the Harborview site (page 5) or will it also be considered for the other two sites?

***Answer to Question 5: The public amenities incentive pool is available for all development which may occur along the bluff properties. The Clearwater Downtown Redevelopment Plan outlines the many options for achieving development incentives from the pool. The use of the incentive pool is approved by the City's Community Development Board through the normal development review process. The use of these incentives is encouraged where considered economically useful by the development team. The incentives would be available for all three sites.***

Question 6: Are there any unique impact fees related to these sites in particular?

***Answer to Question 6: There are no "unique" impact fees related to these sites. Normal permit and impact fees for development generally would apply. The offset of permit and impact fees can be considered in the context of an overall development agreement.***

*End of Questions and Answers*

*End of Addenda*