



Joe Lauro, CPPO/CPPB  
Director

NOVEMBER 14, 2018

TO: ALL INTERESTED PROPOSERS

RFN TITLE: SALE OF PROPERTY, FORTY-ONE (41) PARCELS IN THE DANSVILLE NEIGHBORHOOD, LARGO FLORIDA

RFN NUMBER: 178-0564-RN (RG)

RFN SUBMITTAL IS DUE: NOVEMBER 27, 2018 @ 3:00 P.M.

### **ADDENDUM NO. 3**

Following is additional information, clarifications, questions and responses relative to referenced Request for Negotiation:

#### **CHANGES:**

The submittal due date has been extended from November 20, 2018 to **November 27, 2018 at 3:00pm**

#### **QUESTIONS / RESPONSES:**

1. **RFN Page 5, Item 13 (e) & (d):** The zoning indicated for future use is listed as RL Residential Low and R3 on all parcels. The Workshop Document for Greater Ridgecrest from November 23, 2015, discusses requests and preferences in some of these identified infill spaces (i.e. parcels 46-49) as mixed use and additional opportunities for multifamily and multigenerational development as available. Will these options be considered for zoning or has the Master Vision Plan been modified to solely include single-family development on the 41 identified parcels in red?

**Response:** The current zoning is R3 and the future land use is RL. The County will consider proposals for land uses other than single-family housing in response to the RFN however any use requiring a zoning and/or land use change is subject to approval by the Board of County Commissioners. No such approval is implied or provided. The Master Vision Plan has not been modified to solely include single-family development on the 41 identified parcels in red and is not a governing document.

2. **Parcel 29:** In the Workshop Document for Greater Ridgecrest from November 23, 2015, pages 40-41 & 43, parcel 29 in the RFN seems to be identified as "Proposed Community Service Building" & "Maint", respectively. We would like clarification on the future use intended for this parcel and any variations that would be considered acceptable uses.

**Response:** Parcel 29 has been identified for infill housing development as part of the RFN. The Workshop Document, (conceptual) identified the lot for use as part of the overall park but other locations are available for such facilities (map parcel #19 and 64).

3. **Street Improvements & New connections:** The Workshop Document for Greater Ridgecrest from November 23, 2015, pages 39 & 45-47, discusses Commercial & Residential Street Improvements. Some of these improvements would impact the development and future access to several red parcels identified for single-family development. Are these improvements still being considered, in progress, or have they been removed from the Master Vision Plan?

**Response:** The Workshop document was developed as a conceptual document which was utilized to gather input from the citizens of the area. This document is not a formally adopted plan. These conceptual street improvements are not planned or in progress at this time.

4. **RFN parcel identified in orange for “Community Amenities”:** Parcel 19 in the RFN is listed as a “community amenity”; however, in the Workshop Document for Greater Ridgecrest from November 23, 2015, page 32, it is depicted as an infill opportunity. We would like clarification on the future use intended for this parcel and any variations that would be considered acceptable uses.

**Response:** Parcel 19 has been identified as a community amenity in order to provide another potential access point to the pond park, if and/or when it is developed as a community park.

5. **RFN parcels identified in red for single-family development:** Parcels 35 & 38 in the RFN and on page 32 in the Workshop Document for Greater Ridgecrest from November 23, 2015, is listed as available for development of single-family homes; however, in the same Workshop Document for Greater Ridgecrest from November 23, 2015, page 33, it is depicted as an “open space” opportunity. Taking into consideration any street improvements being referred to in question #3, the layout and opportunities for development would vary. We would like clarification on the future use intended for this parcel and any variations that would be considered acceptable uses.

**Response:** RFN map parcels #35 and 38 are available for single-family housing development. The parcels are zoned R3 and have a future land use of RL. No street improvements are planned for the streets adjacent to the parcels. Proposed variations to the lot layouts and streets may be considered but should include all associated costs.

6. **RFN orange parcels 65-70 & 61-63:** These 10 parcels are identified as having “environmental challenge[s]” in the Workshop Document for Greater Ridgecrest from November 23, 2015, page 32. Is there additional information that can be provided related to the “environmental challenges” already identified on these parcels?

**Response:** Geotechnical and environmental assessment work identified buried construction debris in these areas. Please see attached deed restrictions for those two sets of parcels.

All other specifications, terms and conditions remain the same. Please remember to acknowledge receipt of this Addendum 3 with completed proposal package.

Sincerely,

*Joe Lauro CPPB/CPPO*  
Joseph Lauro, CPPO/CPPB  
Director of Purchasing

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