

July 5, 2018

**REQUEST FOR PROPOSAL ("RFP")
FOR THE PROPERTY LOCATED AT
THE SOUTHWEST CORNER OF
4TH ST. S. & 11TH AVE. S. ("PROPERTY"),
ST. PETERSBURG, FLORIDA
WITHIN THE INNOVATION DISTRICT**

QUESTIONS AND RESPONSES

In connection with the RFP issued on May 29, 2018 by the City of St. Petersburg ("City"), the following questions have been received by the City through June 29, 2018, and below are the City responses to said questions:

1. *Question: Section 1, Property Description – Will the new appraisal be available prior to the RFP submission deadline?*

Response: The latest appraisal report has been posted online at: www.stpete.org/realestate

2. *Question: Section 1, Property Description – What conditions have not yet been met for vacation of the ten foot alley?*

Response: Please refer to Exhibit "D" in the RFP document for the special conditions relating to the approval of the vacation. None of the conditions have been met at this time.

3. *Question: Section 1, Property Description – What help will the City provide in rezoning the property and vacation of the 10-foot alley? Expedited permitting?*

Response: Please refer to Section 8.10. of the RFP document which indicates the City's preference of not rezoning of any part of the Property;

4. *Question: Section 1, Property Description – Given the existing and future easements on the property how much of the property is buildable?*

Response: Preliminary site information can be found in the appraisal reports available online (www.stpete.org/realestate), however each respondent to the RFP should rely on their own experts and research to determine buildable area.

5. *Question: Section 8, Preferred Proposal (8.10) – This section states: "No rezoning of any part of the Property". Does this mean that the NSM-1 zoning cannot be changed to match the other lot's zoning of CCT-1?*

Response: Section 8.10. of the RFP document indicates the City's preference of not rezoning of any part of the Property.

6. *Question: Exhibit A, Subject Property – Will the existing easements remain? Can they be modified?*

Response: The existing easements must remain and the possibility of modification is unknown at this time.

July 5, 2018

7. *Question: Agenda Item Document for January 22, 2015, Recommendation Section (1b) – What easements are requested in the Engineering Department Memorandum dated November 6, 2014?*

Response: Please refer to Exhibit "D" in the RFP document; which contains the memo referenced in the above question. Item 3 in the memo identifies the easements.

8. *Question: Will the developer be required to create an onsite stormwater pond, or is there a stormwater district for this area into which the developer can buy?*

Response: There is no a stormwater district for purchase. Any site modification of more than 3,000 square feet will require compliance with the Drainage and Surface Management Ordinance.

9. *Question: Does the City have Phase I and II Environmental Site Assessments available for the*

Response: Environmental reports have been posted online at: www.stpete.org/realestate

10. *Question: Does the City have plans for widening 11th Avenue South?*

Response: The City's Transportation and Parking Management Department has no widening plans at this time.

11. *Question: Is there a history of flooding on this property?*

Response: The City's Engineering Department is aware of flooding in the general area and potentially on the subject property.