

**CITY OF CLEARWATER
COMMUNITY REDEVELOPMENT AGENCY & CITY OWNED PROPERTY
DISPOSITION STRATEGY**

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**City of Clearwater
Community Redevelopment Agency
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1. SCOPE OF WORK

The purpose of this Property Disposition Strategy (this “Strategy”) is to establish a framework for the structured and transparent identification, evaluation, and disposition of surplus properties owned by the City of Clearwater (the “City”) and the City of Clearwater Community Redevelopment Agency (the “CRA”). The process will adhere to applicable legal requirements, including state statutes, the City’s Charter, and the CRA redevelopment plans while furthering the vision of the City’s Comprehensive and Strategic Plans. This Strategy is meant to be a living document that is updated over time to respond to changing market conditions and the evolving needs of the City and CRA.

Specific goals of this Strategy include the following:

- Identifying properties that are surplus to the City’s and CRA’s needs;
- Evaluating potential future uses for surplus properties in alignment with City and CRA plans;
- Ensuring all dispositions, where applicable, comply with Florida Statutes and City Charter Section 2.01;
- Implementing best practices for property disposition, including appraisals, environmental reviews, and competitive selection processes;
- Structuring a transparent process for property disposition that fosters economic development, job creation, affordable housing opportunities, the elimination and prevention of slums and blighted areas, and alignment with the best interest of the City, the CRA, and the City’s residents; and
- Establishing an evaluation team to review and recommend disposition strategies for approval by the governing body.

2. LEGAL & REGULATORY FRAMEWORK

Properties covered by this Strategy are subject to one or more of the following requirements:

- A. CRA-Owned Property Disposition Requirements (F.S. 163.380 and applicable CRA Plans):** F.S. § 163.380 governs the disposal of property in a community redevelopment area. Under this statute, any municipality or community redevelopment agency "may sell, lease, dispose of, or otherwise transfer real property acquired by it for community redevelopment in a community redevelopment area to any private person in accordance with the community redevelopment plan. These plans, including those for Downtown Clearwater and North Greenwood, outline the permitted uses, development criteria, and restrictions for CRA property transfers. The disposition will need to comply with certain public noticing and review processes in accordance with the statute.
- B. City-Owned Property Disposition Requirements:** City-owned parcels that are no longer needed for municipal public use must be declared surplus by the City of Clearwater City Council (the “City Council”). Section 2.01 of the City Charter requires competitive bidding unless specific exemptions apply. Additionally, when these parcels are located within a community redevelopment area, they are also subject to the requirements of F.S. § 163.380.

C. **Affordable Housing Property Disposition Requirements (F.S. § 166.0451 and City of Clearwater Affordable Housing Property Development Program):** To participate in the Florida SHIP program, the City is required to maintain an inventory of parcels suitable for affordable housing. The F.S. § 166.045 provides that the parcels on this list, whether owned by the City or the CRA, may generally be used for affordable housing through:

1. Long-term land leases;
2. Offered for sale and the proceeds used to purchase land for affordable housing or to increase the local government fund earmarked for affordable housing;
3. Sold with a restriction that requires the development of the property as permanent affordable housing; or
4. Donated to a nonprofit housing organization for the construction of permanent affordable housing.

Alternatively, the statute provides that the City or CRA may otherwise make parcels available for use for the production and preservation of permanent affordable housing.

City-owned parcels on the inventory list are also subject to the City of Clearwater Affordable Housing Property Disposition Policy. In addition to the above statutory requirements, these parcels continue to be subject to the requirements of subsections A. and B. above as applicable.

Affordable Housing: The general guideline used by the federal government is that housing should cost no more than 30 percent (30%) of a household's gross income. Housing costs include rent or mortgage payments, property taxes (for homeowners), renter's or homeowner's insurance, and utility costs. Many, though not all, federal, state, and local funding programs require affordable housing providers to use this standard when setting rents or purchase prices for their units. Depending on the program, the rent or purchase price of a unit may be set at 30 percent (30%) of a specific income level (e.g. 50 percent of Area Median Income ("AMI")), or at 30 percent of the applicant household's income.

Workforce Housing: Florida Statute § 420.5095 defines workforce housing as housing affordable to households with incomes at or below:

- 140 percent (140%) of the AMI, adjusted for household size; or
- 150 percent (150%) of AMI, adjusted for household size, in areas of critical state concern.

3. EVALUATION AND DISPOSITION PROCESS FOR DIFFERENT TYPES OF PARCELS

A. **Undevelopable Parcels (Uneconomic Reminders of Land):**

Parcel Summary. Undevelopable parcels, or uneconomic reminders of land as referred to in the City Charter, are high-priority candidates for immediate disposal. These properties are those parcels that cannot be developed for new uses. They typically require ongoing maintenance and security measures which can create unnecessary financial and liability burdens for the City and CRA.

Step 1: Evaluation. Parcels shall be deemed to be undevelopable based on irregular shape or size, by having insufficient land area relative to the requirements of the City’s Community Development Code (the “CDC”), or generally accepted market development standards.

Step 2: Disposition Strategy. Once evaluated, undeveloped parcels will first be offered for sale to adjacent property owners. Initial sales prices for such parcels shall be based on information available from the Pinellas County Property Appraiser. This ensures fair market practices, simplifies the valuation process, and provides an opportunity for neighboring owners to expand their holdings. These parcels will be expedited for disposal due to their ongoing maintenance costs and liability concerns. Consideration may be given to sale of these parcels for less than appraised value since these parcels will likely become a part of developed adjacent parcels which could generate greater ad valorem tax revenue.

B. Small-Scale Residential Parcels (CRA & City-Owned):

Parcel Summary. Small-scale Residential parcels (“Residential Parcels”) are those parcels owned either by the CRA or the City that are most suitable for detached dwellings (single-family homes) or small-scale attached dwellings (duplexes, triplexes, etc.). Residential Parcels are typically located in the City’s residential zoning districts including the LDR, LMDR, MDR, MHDR, HDR, NC, and MHP districts. Generally, these parcels should be used for the creation of workforce or affordable housing.

Step 1: Evaluation. Each Residential Parcel will be evaluated for its potential to support workforce and affordable housing initiatives. Parcels with high suitability for these uses will be reserved for development that address critical housing needs. This prioritization reflects the City and CRA’s commitments to fostering inclusive communities and supporting residents who contribute to the local economy.

Step 2: Disposition Strategy. Residential Parcels will be disposed of through a phased approach allowing for a strategic and measured release of properties over time. This approach ensures that the City and CRA can respond to market demands, support long-term housing goals, and prevent market oversaturation. Properties will be advertised for disposition in “groups” that contain up to 20 Residential Parcels at a time.

C. Non-Residential Parcels:

Parcel Summary. These are parcels that are owned by either the City or the CRA, and are most suitable for commercial uses, institutional uses, or industrial uses as allowed by the CDC. These parcels are typically located in the City’s non-residential zoning districts including the C, T, O, US 19, I, and IRT zoning districts. Non-residential parcels located in the D zoning district are classified separately under Section 3.(D.) herein.

Step 1: Evaluation. These properties will be strategically evaluated to ensure alignment with anticipated zoning changes, market trends, and the City and CRA’s long-term redevelopment goals. Before initiating the disposition process, each parcel will undergo a comprehensive evaluation to determine the highest and best use that aligns with the City’s redevelopment and strategic goals. This assessment may include the following factors among others:

- Market demand and economic impact potential;
- Community demand and community impact potential;
- Alignment with future zoning and land use plans;
- Alignment with the comprehensive plan, strategic plans, and if applicable special area plans;
- Potential to support job creation and commercial activity; and
- Contribution to community vibrancy and urban design standards.

Step 2: Disposition Strategy. Once the optimum development outcome is identified, the City or CRA will structure the disposition process to attract proposals that maximize public benefit and comply with applicable legal processes outlined in Section 2. This may involve targeted competitive solicitations that prioritize development projects aligned with the City or CRA’s policies, plans, visions, etc. Selection criteria may consider factors such as financial feasibility, developer experience, and alignment with community and economic development objectives.

Note: Absent a referendum or an applicable exception to the City Charter requirements, City parcels shall be sold to the party submitting the highest competitive bid above the appraised value whose bid meets the terms set by the City Council and whose proposed use of the property is in accordance with the City Council's stated purpose for declaring the property surplus.

D. Downtown Parcels:

Parcel Summary. These are parcels owned by either the City or the CRA, located within the Downtown (D) zoning district, and are most suitable for various commercial and mixed-use development. These parcels play a critical role in advancing the revitalization and future of the City’s downtown area.

Note: Attached dwellings are permitted in the D district but are categorized under Section 5.(E.) to the extent they are single-use projects.

Step 1: Evaluation. These parcels will be carefully evaluated for highest and best uses that support the City and CRA’s long-term vision, goals, and objectives for the Downtown district. These goals include encouraging development that promote walkability; integrate diverse land uses; and contribute to creating dynamic, inclusive spaces that attract residents, businesses, and visitors alike.

Before initiating the disposition process, the City or CRA will conduct a thorough assessment of each parcel to determine the most beneficial development outcomes. This assessment may consider factors including but not limited to the following:

- Compatibility with future land-use and zoning regulations;
- Potential to support affordable and workforce housing;
- Opportunities for commercial growth and local job creation; and
- Enhancement of public spaces, infrastructure, and community amenities.

Step 2: Disposition Strategy. Following the determination of optimal development outcomes, the City or CRA may consider issuing competitive solicitations, entering into land exchange agreements with community partners, or other actions permitted by law that serve the best interests of the City

or CRA. Any competitive solicitations will be structured to attract proposals that align with the City's and CRA's redevelopment priorities which may include but not be limited to:

- A clear understanding of Clearwater's mixed-use development goals;
- Proven experience with successful mixed-use or urban redevelopment projects;
- Financial capacity and a viable development plan; and
- Commitment to community engagement and delivering long-term public benefits.

Proposals will be evaluated based on their alignment with the City and CRA's strategic goals, potential economic and community impact, and the developer's ability to execute the project effectively. The selection process will ensure that awarded projects reflect the highest standards of design, sustainability, and economic contribution to the community.

Note: Absent a referendum or an applicable exception to the City Charter requirements, City parcels shall be sold to the party submitting the highest competitive bid above the appraised value whose bid meets the terms set by the City Council and whose proposed use of the property is in accordance with the City Council's stated purpose for declaring the property surplus.

E. Large-Scale Attached Dwellings (Multi-Family) Parcels:

Parcel Summary. These are parcels owned by the City or CRA that are most suitable for large-scale attached dwelling (multi-family) projects. Such parcels are typically located within the HDR and D zoning districts but may be located in additional districts where such use is allowed by the CDC. This classification supports the City and CRA's commitment to fostering inclusive communities, increasing residential density in targeted areas, and enhancing neighborhood vitality through well-planned and high-quality designed residential projects.

Step 1: Evaluation. Properties designated for this use will be evaluated based on potential to support Clearwater's housing needs, promote equitable access to housing, and contribute to the vibrancy of the community through high-quality site and architectural design. Priority will be given to developments that align with broader objectives such as increasing housing availability, supporting mixed-income communities, and enhancing neighborhood connectivity. Large-scale workforce or affordable housing projects may be considered as well.

Prior to initiating the disposition process, the City or CRA will conduct a comprehensive evaluation of each parcel to determine optimal development potential. This process may assess factors including but not limited to:

- Proximity to public transit, schools, and essential services;
- Potential to contribute to workforce or affordable housing stock;
- Alignment with the goals and policies of the Comprehensive Plan, the CDC, the CRA plans, and the Strategic Plan; and
- Opportunities to integrate community amenities, green spaces, and sustainable building practices.

Step 2: Disposition Strategy. Once evaluation is complete, the CRA or City will issue competitive solicitations seeking qualified developers. These solicitations will aim to attract developers with the

capacity and expertise to deliver high-quality, large-scale attached dwelling projects that meet the City's strategic objectives. Potential developers shall be reviewed against the following among other potential criteria:

- A clear understanding of Clearwater's housing priorities;
- Experience in developing attached dwelling residential projects, particularly those that include affordable and workforce housing components;
- Financial stability and a feasible development plan; and
- A commitment to community integration, sustainability, and long-term neighborhood benefits.

Proposals will be reviewed based on their potential to fulfill the City or CRA's housing and community development goals, the developer's capacity to deliver a high-quality project, and the economic and social impact of the development among other criteria. Preference may be given to proposals that demonstrate design innovation, incorporate sustainable practices, and provide long-term community benefits.

4. PROPERTY DISPOSITION STRATEGIES & METHODS

Competitive Open Bidding Process: The City and CRA may dispose of property through a public bidding process to ensure transparency and maximize returns. This method is often used for properties intended for commercial, industrial, or mixed-use development.

Public-Private Partnerships (PPP): The City and CRA may partner with private developers to leverage public resources for large-scale redevelopment efforts. PPPs are useful for mixed-use developments, infrastructure improvements, and affordable housing projects. Appropriate laws, rules, and procedures will need to be followed to effectuate such a partnership.

Sale for Workforce & Affordable Housing: The City may sell parcels to be used for workforce housing (including affordable housing) for less than fair market value if approved at a duly noticed meeting of the City Council. The CRA may sell parcels below market value to non-profits, affordable housing developers, or government entities if the sale provides a demonstrable community benefit, such as job creation or improved public infrastructure.

Transfer to Government Entities: The City may also transfer a parcel to another government entity for less than market value following a determination of valid public purpose at a duly noticed meeting of the City Council. When the transfer involves the CRA, the conveyance must be consistent with the respective redevelopment plan and serve the public interest. This strategy may be useful when larger projects require intergovernmental cooperation and assistance.

Land Swaps: The City and CRA may exchange parcels with other public or private entities when the properties have comparable appraisal value. This strategy may help consolidate parcels for redevelopment, support infrastructure projects, or help the City or CRA obtain a more desired parcel.

Active Marketing and Evaluation Framework: The City and CRA will implement an active marketing approach to enhance outcomes and generate greater benefits for the city and its citizens. This

strategy will incorporate pre-marketing activities aimed at attracting a broader range of interested parties and increasing competition for development opportunities.

5. IMPLEMENTATION PLAN & TIMELINE

The following phases will be completed in the coming months, in alignment with the active marketing approach and real property markets. Ongoing monitoring, stakeholder engagement, and market analysis will guide subsequent rounds of disposition.

Phase 1: Property Inventory & Classification (Completed): The initial phase focused on developing a comprehensive inventory of City & CRA-owned parcels. Each parcel was classified based on factors such as zoning, size, current use, and potential for redevelopment. This classification helps prioritize properties for disposition while ensuring alignment with the City and CRA’s economic development and community revitalization goals.

Phase 2: Marketing & Solicitation of Proposals (Ongoing): During this phase, the City and CRA will develop and execute a targeted marketing strategy to attract qualified developers and investors. Parcels will be marketed individually or as part of strategic packages—such as the Med Village and MLK parcel groups—to encourage interest from developers capable of supporting the City and CRA’s priorities. A formal process will be initiated to solicit competitive proposals.

Phase 3: Selection of Proposals (Ongoing): Submitted proposals will be evaluated based on criteria that reflect community goals, financial feasibility, and developer experience. This evaluation will involve input from an evaluation team (see Section 7.). The final selection will prioritize projects that support neighborhood revitalization, increase residential opportunities, and preserve or enhance property values within the community.

Note: Parcels subject for disposition, will be routed, prior to advertising, to all City departments for comments.

6. APPRAISAL

Independent appraisals shall be conducted prior to any sale or lease to ensure that property values are accurately assessed and reflect current market conditions. This process establishes a fair market value for each parcel, safeguarding the financial interests of the City and CRA and supporting equitable transactions. For packaged properties, appraisals consider both individual and collective values to determine the most advantageous pricing strategy for the City and CRA and the surrounding community.

7. EVALUATION & RECOMMENDATION PROCESS

A multidisciplinary review team shall evaluate proposals. This team may include representatives from the City’s Planning & Development, Public Works, Economic Development & Housing, and CRA, as well as legal and financial experts. Their role is to analyze each proposal’s feasibility, alignment with City and CRA objectives, and potential impact on the community. The team’s recommendations will then be presented to the City Council or CRA Board of Trustees (the “Trustees”) for final approval.

Proposals will be evaluated on criteria that may include but not be limited to:

- Alignment with Clearwater City and CRA Goals (25 Points);
- Development Plan & Design Quality (20 Points);
- Timeline for Project Completion (15 Points);
- Community Impact (15 Points);
- Sustainability and Resilience (10 Points);
- Financial Feasibility (10 Points);
- Property Utilization – Alignment with Residential Use (5 Points); and
- Narrative/Summary of Development (5 Points).

Recommendation reports shall be presented to the City Council or Trustees in a structured format, including a summary of the evaluation process, scoring results, and an analysis of how each proposal aligns with the City or CRA's goals. The report will provide justification for the recommended selection and highlights anticipated community benefits. The City Council or Trustees will review these findings and make the final determination on property disposition, ensuring transparency and alignment with public interest.

8. MONITORING & PERFORMANCE EVALUATION

To ensure the effectiveness and transparency of this Strategy, a structured monitoring and performance evaluation framework will be established. This framework will track progress, assess outcomes, and enable timely adjustments based on market conditions, community feedback, and strategic priorities.

Stakeholder engagement will be a key component of this process, involving regular communication with community members, local businesses, and other relevant partners. Public meetings, surveys, and stakeholder consultations will be conducted to gather feedback and ensure that this Strategy reflects the needs and priorities of the community.

Transparency measures will include clear documentation of decision-making processes, regular reporting on performance metrics, and the publication of disposition outcomes. These efforts will promote accountability, build public trust, and ensure that the property disposition process remains fair, equitable, and aligned with the City and CRA's redevelopment goals.

9. BUDGET & FINANCIAL IMPACT

This Strategy is designed to consider financial outcomes while ensuring compliance with relevant legal frameworks and strategic objectives. This section examines the financial implications of the disposition process, including costs, resource allocation, and long-term economic impacts.

Cost Considerations: The implementation of this Strategy involves various cost factors, which must be carefully managed to ensure fiscal sustainability and maximize the efficiency of process. Key costs include:

- **Appraisals:** Appraisals will be conducted in conformance with the City’s Charter, and CRA parcels in accordance with their respective Redevelopment area Plans, to determine minimum sale prices acceptable.
- **Marketing and Solicitation Costs:** A competitive solicitation process will involve marketing and administrative costs. These costs include outreach efforts to attract qualified developers and ensure the transparency and competitiveness of the disposition process.
- **Property Maintenance and Liability Costs:** Ongoing maintenance and security costs for the properties will need to be factored in until the properties are sold. Additionally, liability concerns associated with vacant properties must be considered, as these may incur costs related to insurance and legal compliance.

Financial Oversight and Reporting: To ensure effective oversight, the CRA and City staff will implement a financial tracking system. Regular updates and performance evaluations will be conducted to assess the financial outcomes of the property dispositions, including costs incurred and the anticipated long-term economic benefits. These reports will be presented to the City Council, which also serves as the Trustees, for review.

Disbursement of Proceeds: Proceeds of sales will be credited in conformance with City policy, bond covenants, and to the requisite general, service, special program, or enterprise fund for each parcel based upon the source of funds used to acquire each parcel, if appropriate.

APPENDIX A: LIST OF PROPERTIES BY CATEGORY

Undevelopable Parcels (Uneconomic Remainders of Land):

Parcel ID Number	Address
01-29-15-16488-000-0151	BELCHER RD
01-29-15-16488-000-0210	1498 N BELCHER RD
03-29-15-28674-005-0030	1951 OVERBROOK AVE
05-29-16-00000-110-0900	UNION ST
10-29-15-59796-003-0003	N MISSOURI AVE
10-29-15-61740-001-0090	600 MARSHALL ST
10-29-15-61758-004-0050	MARSHALL ST
10-29-15-65718-000-0131	701 PALM BLUFF ST
10-29-15-65718-001-0040	1255 N MYRTLE AVE
20-29-16-00000-320-0100	US HIGHWAY 19 N
29-28-16-00000-110-0200	LANDMARK DR

Residential Parcels - City-Owned (outside of N Greenwood CRA):

Parcel ID Number	Address	Site
10-29-15-72000-008-0060	1021 LEE ST	1
11-29-15-31194-000-0990	1532 SMALLWOOD CIR	2
13-29-15-22662-000-0311	1865 DRUID RD	3
17-29-16-34650-000-0180	108 DAVID AVE	4
22-29-15-07938-010-0010	801 HOWARD ST	5

Residential Parcels – Within North Greenwood CRA boundaries:

Parcel ID Number	Address	Site
10-29-15-61758-002-0060	1002 GRANT ST	1
10-29-15-61758-002-0070	1004 GRANT ST	1
10-29-15-61758-002-0080	1006 GRANT ST	1
10-29-15-61758-002-0081	1007 MARSHALL ST	1
10-29-15-33534-003-0150	1105 Carlton St	2
10-29-15-33552-005-0650	1164 LA SALLE ST	3
10-29-15-45000-002-0020	806 JURGENS ST	4
10-29-15-51948-001-0160	1415 TAFT AVE	5

Non-Residential Parcels - City-Owned (outside of N Greenwood CRA):

Parcel ID Number	Address	Site
16-29-16-00000-240-0820	3140 GULF TO BAY BLVD	1
21-29-15-47466-002-0110	799 LAKEVIEW RD	2

Non-Residential Parcels – Within North Greenwood CRA boundaries:

Parcel ID Number	Address	Site
10-29-15-33534-003-0160	1325 N MARTIN LUTHER KING JR AVE	1
10-29-15-33534-003-0170	N MARTIN LUTHER KING JR AVE	1
10-29-15-33534-003-0180	1317 N MARTIN LUTHER KING JR AVE	1
10-29-15-33534-003-0190	1106 TANGERINE ST	1
10-29-15-65718-004-0050	1011 ENGMAN ST	2
10-29-15-65718-004-0080	1017 ENGMAN ST	2
10-29-15-33552-004-0320	1313 N MARTIN LUTHER KING JR AVE	3
10-29-15-45000-006-0040	900 PALMETTO ST	4
10-29-15-65718-000-0311	1050 MARTIN LUTHER KING JR AVE	5
10-29-15-65718-000-0321	MARTIN LUTHER KING JR AVE	6
10-29-15-65718-000-0325	1010 MARTIN LUTHER KING JR AVE	7
10-29-15-71694-005-0080	1315 N BETTY LN	8
09-29-15-00000-440-0400	410 N MYRTLE AVE	9
09-29-15-32184-001-0010	900 N FT HARRISON AVE	10

Downtown Parcels:

Parcel ID Number	Address	Site
15-29-15-16830-003-0040	COURT ST	1
15-29-15-16830-003-0070	900 CHESTNUT ST	1
09-29-15-44352-006-0030	618 DREW ST	2
09-29-15-44352-006-0050	N GARDEN AVE	2
09-29-15-44352-006-0070	615 JONES ST	2
15-29-15-64890-003-0010	1359 CLEVELAND ST	3
15-29-15-64890-003-0050	1351 CLEVELAND ST	3
15-29-15-64890-003-0170	1356 PARK ST	3
15-29-15-64890-003-0190	14 S EVERGREEN AVE	3
15-29-15-21690-000-0190	1132 GOULD ST	4
15-29-15-21690-000-0200	1128 GOULD ST	4
15-29-15-21690-000-0210	1124 GOULD ST	4
15-29-15-65214-002-0150	PIERCE ST	5
15-29-15-65214-002-0180	115 S MARTIN LUTHER KING JR AVE	5
16-29-15-00000-130-0500	200 S OSCEOLA AVE	6
16-29-15-00000-130-0600	301 PIERCE ST	6
16-29-15-00000-130-0700	237 PIERCE ST	6
16-29-15-00000-130-0800	S OSCEOLA AVE	6
15-29-15-54450-007-0010	610 FRANKLIN ST	7
16-29-15-32292-005-0070	525 PARK ST	8
16-29-15-16853-002-0020	150 S OSCEOLA AVE	9
15-29-15-21672-000-0030	314 S MADISON AVE	10
15-29-15-65214-005-0131	315 S MADISON AVE	11
16-29-15-18648-000-0520	S FT HARRISON AVE	12

Large Scale Attached Dwellings (Multi-Family):

Parcel ID Number	Address	Site
15-29-15-57010-000-0004	PARK ST	1
15-29-15-57010-000-0650	840 NATHANS LN	1
15-29-15-57010-000-0660	838 NATHANS LN	1
15-29-15-57010-000-0670	836 NATHANS LN	1
15-29-15-57010-000-0680	834 NATHANS LN	1
15-29-15-57010-000-0690	832 NATHANS LN	1
15-29-15-57010-000-0700	830 NATHANS LN	1
15-29-15-57010-000-0710	828 NATHANS LN	1
15-29-15-57010-000-0720	835 NATHANS LN	1
15-29-15-57010-000-0730	837 NATHANS LN	1
15-29-15-57010-000-0740	839 NATHANS LN	1
15-29-15-65214-002-0080	1125 PIERCE ST	2
15-29-15-65214-002-0090	1129 PIERCE ST	2
15-29-15-65196-000-0030	205 S MARTIN LUTHER KING JR AVE	3
15-29-15-65196-000-0034	WASHINGTON AVE S	3
15-29-15-65196-000-0035	WASHINGTON AVE S	3
15-29-15-65196-000-0060	PIERCE ST	3
15-29-15-65196-000-0061	S MARTIN LUTHER KING JR AVE	3
15-29-15-65196-000-0062	S MARTIN LUTHER KING JR AVE	3
15-29-15-65196-000-0063	1110 GOULD ST	3

APPENDIX B. SAMPLE EVALUATION FORMS

Commercial Property Scoring/ Evaluation Criteria For Acceptance of Submittals	Possible Points 100
Alignment with Clearwater City/CRA Goals (Max 25)	MAX 25
Contribution to affordable housing, public spaces, or cultural development	15
Supports local economic development (e.g., job creation, support for small business)	10
Development Plan & Design Quality (Max 20)	MAX 20
Comprehensive site & building plans with evaluations, floor plans, landscaping and design perspectives	20
Conceptual sketches and clear development narrative	15
Basic description with limited visual documentation	5
Timeline for Project Completion (Max 15)	MAX 15
Completion within 1 year	15
Completion between 1-3 years	10
Completion in 5+ years	5
Economic & Community Impact (Max 10)	MAX 10
Demonstrates significant job creation and workforce development	10
Incorporates partnerships with local businesses or nonprofits	5
Sustainability and Resilience (Max 10)	MAX 10
Incorporates green building practices, energy efficiency, or disaster-resilient infrastructure	10
Basic Environmental considerations	5
Financial Feasibility (Max 10)	MAX 10
Detailed cost estimates from a licensed contractor with proof of financial ability	10
Estimated costs with limited third-party verifications	5
Property Utilization (Max 15)	MAX 5
Permitted Use	5
Conditional Use	3
Narrative/Summary of Development (Max 5)	MAX 5
Clear, well-articulated narrative detailing project vision and goals	5
Total Project Score	100

Residential Property Scoring/ Evaluation Criteria For Acceptance of Submittals	Possible Points 100
Alignment with Clearwater City/CRA Residential Goals (Max 25)	MAX 25
Contribution to affordable housing, neighborhood revitalization, or community enhancement	15
Supports homeownership opportunities or long-term residential stability	10
Development Plan & Design Quality (Max 20)	MAX 20
Comprehensive site & building plans including elevations floor plans, landscaping, and design perspectives	20
Conceptual sketches and clear development narrative	15
Basic description with limited visual documentation	5
Timeline for Project Completion (Max 15)	MAX 15
Completion within 1 year	15
Completion between 1-3 years	10
Completion in 5+ years	5
Community Impact (Max 15)	MAX 15
Project promotes neighborhood stability, affordable housing, or enhances community engagement	10
Involves partnerships with local organizations or nonprofits	5
Sustainability and Resilience (Max 10)	MAX 10
Incorporates energy efficiency, green building practices, or disaster resilient design	10
Basic environmental considerations	5
Financial Feasibility (Max 10)	MAX 10
Detailed cost estimates from licensed contractor with proof of financial ability	10
Estimated costs with limited third-party verification	5
Property Utilization – Alignment with Residential Use (Max 5)	MAX 5
Owner Occupied	5
Develop for Resale	3
Develop as Rental Property	2
Narrative/Summary of development (Max 5)	MAX 5
Clear, well-articulated narrative detailing project vision and community benefit	5
Total Project Score	100

APPENDIX C. REFERENCES

- [City of Clearwater Strategic Plan](#)
- [City of Clearwater Charter Section 2.01](#)
- [City of Clearwater Code of Ordinances](#)
- Clearwater 2045 - [Comprehensive Plan](#)
- [Clearwater 5-year Consolidated Plan](#)
- [Clearwater Beach by Design](#)
- [Clearwater Community Development Code](#)
- Clearwater Local Housing Incentive Strategy
- [Clearwater Parks and Rec Master Plan](#)
- [Downtown Clearwater CRA Plan](#)
- Florida State [Statute 163.380](#)
- [Florida State Statute 166.0451](#)
- [North Greenwood CRA Plan](#)
- US 19 Corridor [Redevelopment Plan](#)

APPENDIX D. CASE STUDIES

- Fort Pierce Community Redevelopment Agency Surplus Property Strategy
- Lakeland – Sale of City-Owned Property
- Lealman CRA Disposition Policy Draft
- Tampa Infill Housing Program
- Miami-Dade County Infill Housing Program Guidelines
- Escambia County / Pensacola Infill Affordable Housing Program Documents
- Dania Beach CRA Acquisition & Disposition Program
- North Miami CRA Real Property Disposal Guidelines
- City of St. Petersburg Affordable Housing Lot Disposition Program
- City of North Port – Inventory, Disposal and Acquisition of Real Property
- St. Petersburg Comprehensive Plan