



# BOARD OF COUNTY COMMISSIONERS WORK SESSION

## DOWNTOWN CLEARWATER PARCEL DISPOSITION UPDATE

MARCH 19, 2026

# Goals of Downtown Redevelopment



- Partnership with the City of Clearwater
  - Established mutually beneficial goals
  - Maintain open lines of communication
- Financial Return to the County
  - Maximize competition
  - Minimize uncertainty
- Experienced and qualified developer
- Accountability
  - Ensuring redevelopment commitments as proposed
  - Ensuring proposed uses are met over the short-term development horizon and long-term operations



# Goals of Downtown Redevelopment



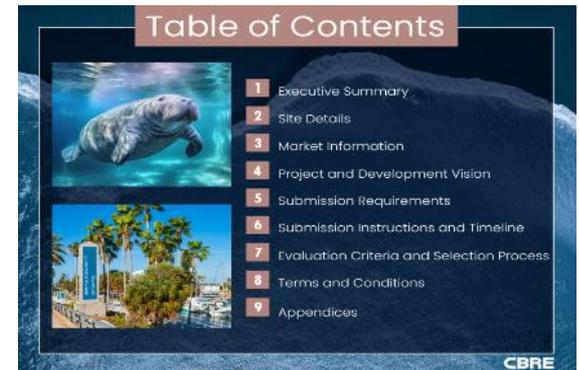
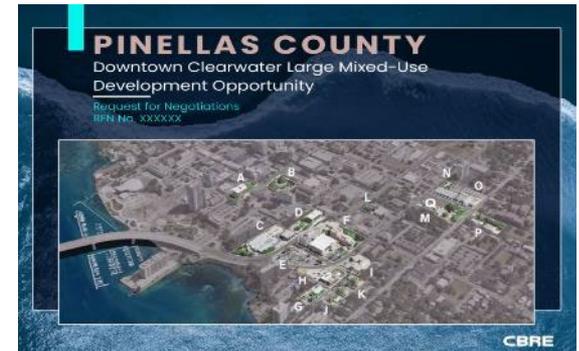
- Create an activated, mixed-use downtown that functions both as a local hub and as a destination for vacation beach visitors on “days 3 to 5” when they are ready for a beach alternative
- Diversify the local economy by encouraging new industries such as marine, technology, and creative sectors to complement the existing tourism base
- Support development with ownership and occupancy conditions that ensure long-term mixed-use continuity and ongoing tax base expansion
- Strengthen connectivity between downtown, the waterfront, the beach, and Cleveland and Osceola Streets
- Build on City and County capital investments to leverage existing momentum for redevelopment
- Require deed restrictions for permitted and restricted uses, and enforce strict development and occupancy timelines with reverter clauses if timelines and occupancy standards are not met



# Request for Negotiations Structure



- Procurement method that allows for negotiations with top ranked proposers
- Respondent experience
  - Financial and experiential
  - Sources of debt and equity
  - Comparable projects
- Respondents' plans to redevelop downtown
  - Uses, densities
  - Phasing timeline
  - Compatibility with RFN development goals/vision
- Planned release mid-April 2026
  - 90 days to respond
  - Several months of evaluation, clarifications, and oral interviews
  - Board recommendation
  - Negotiate binding legal agreements



# Questions and Answers

