



DATE: February 13, 2019

TO: Prospective Proposers

FROM: Corrin Fitsemons, Deputy Director of Contracting & Procurement

SUBJECT: **ADDENDUM #2**

SOLICITATION: RFP# CMO/180263: Mixed-Use Development of a Microbrewery, Micro-winery or Microdistillery

The following statements are additions, clarifications or corrections to the solicitation.

- 1. What is the zoning for the project?**
 - The zoning is form-based code, please refer to **Exhibit F - Form based code**.
- 2. What is the project area in acres?**
 - The micro-brewery/distillery/winery project area is ~1 acre. The optional residential/retail component is ~2 acres. The entire block is three acres total. Refer to **Exhibit L - Boundary and Topographic Survey**.
- 3. What type of development is the City seeking?**
 - The City's expectations and recommendations for the site are detailed in the Scope of Work within the RFP document. Plant Street Market in Winter Garden, FL is a good example. It provides a comfortable atmosphere with concrete floors, food and product market offerings, an area for children, outside seating, and space for musicians.
- 4. Where do you expect the commercial and residential to be laid out?**
 - The project area marked in red in the fire station site illustrative layout included in the RFP shows the expected area for the micro-brewery/distillery/winery. However, the developer can propose to layout their project in any manner. The illustration was developed using the **Midtown Master Plan** which is available at: <https://www.ocalafl.org/Home/ShowDocument?id=5211>

5. **Can you explain what happened with the previous proposer/project on this site?**
 - The City and developer negotiated for a year and did not finalize an agreement. As a result, negotiations were terminated. *Note:* their site plan and density were acceptable.
6. **Is there a concern with residential density near a brewery?**
 - The developer should lay out the site properly to ensure an appropriate balance.
7. **Was there any requirement for housing size or pricing?**
 - No; the City does not have any requirements for housing size or pricing for the optional residential component. Please refer to **Analysis of Residential Market Potential for Downtown Ocala** available at:
<https://www.ocalafl.org/Home/ShowDocument?id=7192>
8. **What is the age and type of roof on the fire station?**
 - The roof is 29 years old. The roof is a single-ply membrane thermoplastic roof.
9. **Do you have any building plans for the fire station?**
 - No; there are no building plans on file.
10. **Is the Recreation building next to the fire station staying, or being demolished?**
 - The developer can propose to reuse, or demolish the building.
11. **Additional document relevant to RFP:**
 - Tuscawilla Park Master Plan Report available at:
<https://www.ocalafl.org/Home/ShowDocument?id=5209>
12. **Fire Station clarifications:**
 - A. All lockers will be removed by the City.
 - B. Portable sheds, equipment, vehicle shelter in parking lot, and trailers will be relocated by the City.
 - C. The generator will remain on-site.
 - D. Vehicle exhaust system hanging in the vehicle bays with the yellow tubing will be removed in its entirety by the City.