



ADDENDUM #2

REQUEST FOR PROPOSALS RFP26-003 REAL ESTATE DEVELOPER RIVERGATE PALM DISTRICT PROPERTIES

As of March 2, 2026, RFP26-003 shall be amended in red as follows:

SCOPE OF SERVICES (from pages 1&2)

The Rivergate Palm District (DISTRICT) is east of U.S. 19, west of the Main Street Bridge, and is framed by Bridge Road (north) and River Road (east). The DISTRICT offers high-value development potential with views of the Cotee River, high profile visibility, and access to U.S. 19. The CRA is in possession of significant parcels of interest throughout the District that are prime for redevelopment, along with a parcel currently being negotiated. Combined, the parcels have direct access to three roads.

In that regard, the CRA is seeking to retain a qualified, highly creative, and motivated development entity to purchase approximately 5.73 acres of CRA-owned, and optioned, property (the PROPERTY) and to implement a desired and approved project (PROJECT).

~~The City of New Port Richey (City) has secured \$1,600,000 in funding through a Florida Department of Environmental Protection (FDEP) grant to support essential infrastructure improvements. Proposals must fully incorporate construction of an inundation pond with the following grant funded elements:~~

- ~~• Construction of a stormwater treatment basin with a minimum capacity of 0.625 acre-feet~~
- ~~• Installation of approximately 900 linear feet of 42-inch stormwater pipe~~
- ~~• Construction of supporting manholes and outfall structures~~
- ~~• Demonstration that stormwater from the full drainage basin will be effectively treated, with clean water discharged to the Pithlachacotee River.~~

Specifically, the CRA is looking to add to recent investments in the District including Keiser University, Comfort Inn & Suites, and a public parking garage, with additional mixed-use residential, retail and commercial buildings that will support more activities and uses, and attract

additional residents and visitors. As part of a planned redevelopment project, the CRA envisions a 5-story residential community with an inundation pond but remains open to unique concepts.

The CRA of the City of New Port Richey invites qualified applicants to submit qualifications and proposals for this Project.

Timeline for Request for Proposals, U.S. 19 and River Road Redevelopment
(from page 12)

Monday, November 24, 2025:	RFP Released and Available for Distribution
Monday, February 2, 2026, at 3: 00 p.m.:	Deadline for Receipt of Questions/Clarification
Monday, February 9, 2026:	Response to Questions/Clarifications
Monday, March 30 , 2026, at 3:00 p.m.:	Proposal Due Date
Week of April 13 , 2026:	In-Person Evaluation Meeting with Candidates
Tuesday, May 5 , 2026:	CRA Board Meeting for the Approval from the CRA Board of the selected candidate(s)
Week of May 11 , 2026:	Contract awarded
Tuesday, May 19 , 2016:	Contract winner presents concepts to CRA Board with commencement and construction plans.