



CITY OF CLERMONT COUNCIL WORKSHOP AGENDA
6:30 PM, Tuesday, June 19, 2018

City Council Workshop meetings are for information gathering and discussion purposes. The City Council will not vote on any issues at Workshop meetings. The Council reserves the right to discuss additional items or delete items from the tentative agenda.

- 1 Boat Ramp Conceptual Design
- 2 Budget Highlights
- 3 Request for Letters of Interests for Minneola Avenue and
Downtown Waterfront Restaurant Pad Sites
- 4 Other

Adjourn

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk, 352-241-7330.

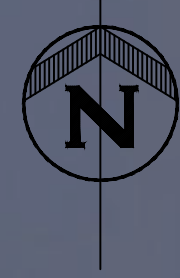


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, June 19, 2018			
Agenda Item Name			
Boat Ramp Conceptual Design			
Requested Action			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Boat Ramp Concept Plan	Boat Ramp Concept Plan.pdf		



Scale: 1" = 50'



SCALE IN FEET

BOAT RAMP CONCEPT BELL CERAMICS SITE

RESTROOM/
BATH HOUSE

LOADING ZONE
LOADING ZONE

FIRE DEPT.
PARKING

EAST AVE

GRAND HWY

PALM ST

GATED
ACCESS

BEACH

LEGEND



TRUCK AND TRAILER PARKING 116



VEHICLE ONLY PARKING 12



H/C PARKING





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Meeting Date			
Tuesday, June 19, 2018			
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Budget Highlights			
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Meeting Date			
Tuesday, June 19, 2018			
Agenda Item Name			
Request for Letters of Interests for Minneola Avenue and Downtown Waterfront Restaurant Pad Sites			
Requested Action			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Qualified Restaurant Operators RFLOI	Qualified Restaurant Operators RFLOI.docx	
2.	Letters of Interest from Qualified Developers- Minneola Ave Final	Letters of Interest from Qualified Developers- Minneola Ave Final.docx	

Qualified Restaurant Operators

For the purchase or ground-lease and redevelopment of city owned property, generally located at:

The subject consists of a total of 77,537± square feet of land area (subject to formal survey) located in the north quadrant of Osceola Street and West Avenue, Clermont, Lake County, Florida.

ALT KEYS:3816392, 1616832, 1616883, 3784612, 1616905



Introduction

In 2015, the City of Clermont adopted the Downtown Waterfront masterplan to transform downtown waterfront Clermont into a vibrant, walkable, welcoming urban core. The success of the downtown waterfront masterplan calls for the development of office, retail, residential and entertainment to accommodate the needs of local businesses, visitors and residents- a demand not currently being met by current inventory.

The City of Clermont is seeking letters of interest from qualified restaurant operators or entities for the future use of potential restaurant pad sites as envisioned in the adopted 2015 City of Clermont Master Plan.



Potential Restaurant Pad Sites

The City has identified several goals for the property. The final use of the development should exemplify excellence in any upgraded architectural designs, using superior materials and sound building practices, while also fitting into the context of the surrounding environment. The future use of the site should be an asset to the City of Clermont, aligning with the brand of Clermont and the masterplan. To this end, the future site use should promote City of Clermont employment opportunities, fostering a sense of civic engagement and community pride. The future site use will be engaging, people-scaled and friendly to residents and visitors. The restaurant operator will have demonstrated success in restaurant operations in other locations.

Notice of Intent:

- Successful restaurant operators responding to the LOI will have had at least Five (5) years of continuous and profitable restaurants operations in the State of Florida. Restaurant operators with less than 5 years of continuous, financially profitable operations will not be considered.
- As a public entity, a real estate commission will not be paid to any real-estate professionals.

- It is the intent of the city to seek submissions to offer pad site opportunity to more than one qualified restaurant entity. At no time, will all of the parcels be in control of one entity or restaurant operator.
- Developers submitting with the intent to lease space to a restaurant operator will not be considered. Only qualified restaurant operators should respond to this request.
- A qualified restaurant operator should be positioned to open full restaurant operations at the Pad Site in 2019. A build compulsion will be required as part of an agreement.
- Site Pad sizes are flexible and envisioned to be tailored to the use of the qualified restaurant operator. Site pads only include the building envelope. The City will retain all public realm in proximate to water's edge and provide a public promenade.
- Side pads are envisioned to be 2,500 sq. ft. - 5,000 sq. ft. in size.
- Qualified restaurant operators may propose a ground-lease or purchase option.

Letter of Interest Submittal Requirements

Submissions must include all of the required contents for consideration.

All interested restaurant operators shall submit ***four (four) bound copies of their letter of interest and one (1) unbound for duplicating purposes.*** The letter and information shall be printed on 8 ½ x 11 letter sized paper containing the following. Any letters of interest not containing the information below **will not be considered.**

A. Site Plan

1. Narrative with description of the intended use of the restaurant site and include the purchase price of the property.
2. **Site Program**
 - Total square footage of all uses.
 - Height of building and massing.
 - Size, configuration and visual demonstration of potential site plan is preferred. You may use your current restaurant operation as an example.
 - Size of any outdoor seating and number of seats desired.
 - Color Scheme, architectural style and theme.
 - Hours of operation.
 - Describe any outdoor operations or entertainment.
 - Menu: include a copy of the proposed menu for the restaurant food/beverage and any associated merchandise being proposed, which includes non-alcoholic and alcoholic beverages indicating as applicable portion size, suggested price, and name brands.
 - Management Structure: describe the management structure to be employed in the operation of the restaurant.

3. **Site Plan** should detail building footprint, pathways, outdoor spaces and any significant site improvements. This should be presented graphically or in narrative.

B. Anticipated Benefits of the Future Site Use

1. Describe the financial benefit of the future use to the City of Clermont, including projected tax revenue.
2. Detail the number and types of existing and new jobs that the future site use will create with income ranges. Please specify potential full-time and part-time employees separately. Please indicate employee wage information for all potential employees.
3. Please describe the potential community and non-monetary benefits the future site use contributes to the city its residents and visitors.
4. Please describe in detail how the future site use aligns with the downtown waterfront masterplan.

C. Financial Plan and Timing

1. Documentation of the financial strength of the purchaser and anticipated source of funds. Provide a list and bio for any private investors, the amount of funding to be derived from each source.
2. Detail the minimum due diligence period.
3. Detail the minimum time to close following the due diligence period.
4. Detail the anticipated construction period prior to occupancy.

D. Development Team/Entity and Operations Experience

1. Table of Organization for the development/restaurant operations team to include names, bios and organizational role.
2. Any certifications or registrations applicable should be included.
3. Development timing should be clearly described detailing all major milestones and when the development is expected to be completed.
4. History of restaurant operations. List all entities, locations, years of continuous operations and financial position. Successful restaurant operators will demonstrate at least 5-years of continuous restaurant operations demonstrating profitable operations to be considered.
5. A list of (3) professional or industry references is required.
6. Provide proof of entity and incorporation.
7. Provide recent corporate financial statement.

E. Evaluation

Successful restaurant operators will be evaluated based on the following criteria:

1. Alignment and understanding of the City of Clermont Master Plan.
2. Activation of economic renewal within the downtown.
3. Employment activation and generation.
4. Financial strength and position as a demonstrated successful restaurant operator.

5. Site plan and development plan.
6. Development team and entity experience.
7. Ability to successfully operate continual restaurant operations.

All submissions must be received by July 31, 2018 by 5:00PM. No late submissions will be accepted for any reason. No electronic submissions will be accepted.

Submissions must be received by the following:

Attention: Shannon J. Schmidt, Economic Development and CRA Director
685 W. Montrose Street
Clermont, FL 34711
3rd Floor City Hall



Letters of Interest from Qualified Developers

For the purchase and redevelopment of city owned property, generally located at:
southeast corner of W. Minneola and 8th Street, Clermont, FL

The property consists of a total of 61,740+/- square feet of land (subject to formal
survey).

Alt Keys: 1087210, 1614503



Introduction

In 2015, the City of Clermont adopted the Downtown Waterfront masterplan to transform downtown waterfront Clermont into a vibrant, walkable, welcoming urban core. The success of the downtown waterfront masterplan calls for the development of office, retail, residential and entertainment to accommodate the needs of local businesses, visitors and residents- a demand not currently being met by current inventory.

The City of Clermont is requesting letters of interest (RFLOI) from qualified commercial developers or entities for the future use of potential site as envisioned in the adopted 2015 City of Clermont Master Plan.

The City has identified several goals for the property. The final use of the development should exemplify excellence in any upgraded architectural designs, using superior materials and sound building practices, while also fitting into the context of the surrounding environment. The future use of the site should be an asset to the City of Clermont, aligning with the brand of Clermont and the masterplan. To this end, the future site use should promote City of Clermont employment opportunities, fostering a sense of civic engagement and community pride. The future site use will be engaging, people-scaled and friendly to residents and visitors. The site program should also contain elements of the envisioned Art Walk.

Art Walk

An opportunity exists to connect the downtown core to the Waterfront through an “Art District” walkway and programmable event space. It is envisioned this 20-ft wide space would initially take shape through currently owned city property.

The Art Walk will provide programmable space for events, Farmer’s Market, Festivals and walking enjoyment by

pedestrians. This area would not provide motor vehicle access, rather pedestrian and bicycle access only.

The Art Walk is conceptual in nature and it is the intent for the qualified developer to include an Art Walk concept into the proposed site program. The full design of the Art Walk will be in cooperation with the City of Clermont.

Notice of Intent:

- Successful qualified developers responding to the RFLOI will have had at least Five (5) years of continuous commercial development experience within the State of Florida.
- Interested parties should be familiar with the City of Clermont Downtown Waterfront Masterplan. A copy of the masterplan along with additional information can be obtained on the city website: <https://www.clermontfl.gov/business/economic-development/master-plan.shtml>
- As a public entity, the City of Clermont will not pay a real estate commission to any real-estate professionals.
- Developers submitting with the intent to resell the property as a land-play will not be considered. The City will have the first right of refusal for the future resale of the property.

- A qualified developer should be positioned to start take down of the land in 2019-2020. A build compulsion will be required as part of any agreement.
- The City, reserves the right to discontinue this process for any reason at any time period.

Letter of Interest Submittal Requirements

Submissions must include all of the required contents for consideration.

All respondents shall submit ***four (four) bound copies of their letter of interest and one (1) unbound for duplicating purposes.*** The letter and information shall be printed on 8 ½ x 11 letter sized paper containing the following. Any responses to this RFLOI not containing the information below **will not be considered.**

A. Site Plan

1. Narrative with description of the intended use of the parcel and include the purchase price of the property.
2. **Site Program**
 - Total square footage of all uses.
 - Height of building and massing.
 - Size, configuration and visual demonstration of potential site plan is preferred.
 - Size of any outdoor seating and number of seats desired.
 - Color Scheme, architectural style and theme.
 - Describe any outdoor operations or planned entertainment.
3. **Site Plan** should detail building footprint, pathways, outdoor spaces and any significant site improvements. This should be presented graphically or in narrative.

B. Anticipated Benefits of the Future Site Use

1. Describe the financial benefit of the future use to the City of Clermont, including projected tax revenue.
2. Please describe the potential community and non-monetary benefits the future site use contributes to the city its residents and visitors.
3. Please describe in detail how the future site use aligns with the downtown waterfront masterplan.

C. Financial Plan and Timing

1. Documentation of the financial strength of the purchaser and anticipated source of funds. Provide a list and bio for any private investors, the amount of funding to be derived from each source.
2. Detail the minimum due diligence period.
3. Detail the minimum time to close following the due diligence period.
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D. Development Team/Entity and Operations Experience

1. Table of Organization for the commercial development operations team to include names, bios and organizational role.
2. Any certifications or registrations applicable should be included.
3. Development timing should be clearly described detailing all major milestones and when the development is expected to be completed.
4. History of development experience. List all entities, locations, years of continuous operations and financial position. Successful commercial developers will demonstrate at least 5-years of continuous experience demonstrating value added community centered projects to be considered.
5. A list of (3) professional or industry references is required.
6. Provide proof of entity and incorporation.

E. Evaluation

Successful commercial developers will be evaluated based on the following criteria:

1. Alignment and understanding of the City of Clermont Master Plan.
2. Activation of economic renewal within the downtown.
3. Employment activation and generation.
4. Financial strength and position as a demonstrated successful commercial developer.
5. Site plan and development plan.
6. Development team and entity experience.
7. Ability to successfully implement the proposed site program.

All submissions must be received by July 19, 2018 by 5:00PM. No late submissions will be accepted for any reason. No electronic submissions will be accepted.

Submissions must be received by the following:

Attention: Shannon J. Schmidt, Economic Development and CRA Director
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