



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, September 25, 2018**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Childhood Cancer Awareness Month

Fire Prevention Week Proclamation

PRESENTATIONS

Fire Department

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Meeting Minutes

Consider approval of the September 6, 2018 Special Meeting minutes.

Item No. 2 - DEO Job Growth Fund Grant

Consider request DEO Job Growth Grant Fund Application.

Item No. 3 - Hurricane Irma Debris Removal and Monitoring Services Payment and Budget Amendment

Consider approval of payment to Lake County for Hurricane Irma Debris Removal and Monitoring Services in the amount of \$76,223.56 and a budget amendment in the same amount.

Item No. 4 - Resolution No. 2018-40R
City of Leesburg TEFRA

Consider authorizing the issuance of revenue bonds by the City of Leesburg in an amount not to exceed \$10,000,000 to fund a loan to LifeStream Behavioral Center, Inc. for the financing and/or refinancing, acquisition, construction, and equipping of healthcare facilities and site improvements.

**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, September 25, 2018**

Item No. 5 - Resolution No. 2018-42R

Consider Resolution requesting the School Board of Lake County honor Aurelia Cole by changing the name of Clermont Middle School to Aurelia McKinney Cole Academy.

UNFINISHED BUSINESS

Item No. 6 - Ordinance No. 2018-12 *Final*
607 & 619 Lake Ave Comprehensive Plan
Amendment

Consider ordinance to change the future land use from Medium Density Residential to Downtown Mixed Use for property located at the southeast corner of Lake Ave. and Minneola Ave.

Item No. 7 - Ordinance 2018-31 *Final*
607 Lake Ave PUD Rezoning

Consider ordinance to allow 3 single-family residential lots at the southeast corner of Minneola Ave. and Lake Ave.

Item No. 8 - Ordinance No. 2018-27 *Final*
Table to October 9, 2018

Consider ordinance to change the text of the Future Land Use Element of the City's Comprehensive Plan to provide an opportunity to increase density for affordable housing units in the Commercial and Master Planned Development Land Use Categories.

Item No. 9 - Ordinance No. 2018-30
Table to October 9, 2018

Consider amendment to the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace.

Item No. 10 - Ordinance No. 2018-29
Overlay District

This item has been withdrawn.

Item No. 11 - Ordinance No. 2018-32 *Final*
Police Pension

Consider ordinance to amend the Share Plan provisions in the Police Officers Retirement Plan.

Item No. 12 - Ordinance No. 2018-33 *Final*
Fire Pension

Consider ordinance to amend the Share Plan provisions in the Firefighters Retirement Plan.

NEW BUSINESS

Item No. 13 - Variance Request
South Lake Hospital

Consider variance request for a zero lot line setback at 1950 Hospital View Way.

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, September 25, 2018

Item No. 14 - Variance Request
South Lake Hospital

Consider variance request for a zero lot
line setback at 1970 Hospital View Way.

Item No. 15 - Variance Request
South Lake Hospital

Consider variance request for a zero lot
line setback at 1925 Hospital View Way.

ADJOURN

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. 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's Office, 352-241-7330.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.



WHEREAS, childhood cancer is the number one cause of death to children from disease in the U.S.; and

WHEREAS, according to American Childhood Cancer Organization 1 in 285 children will be diagnosed with cancer before the age of 20. 1 in 5 children are terminal at diagnosis and 3 in 5 suffer life altering impacts of treatment that significantly alter their quality of life. An estimated 16,000 children are diagnosed every year in the U.S. 43 per day in the United States alone, and of those 43 children 7 will die; and

WHEREAS, the incidence of childhood cancer is increasing at a greater rate than any other age group, except those over 65 years of age. An average increase of 0.6% per year since the mid 1970's resulting in an overall increase of more than 25% over the last 43 years; and

WHEREAS, many adult cancers can be diagnosed early, in 80% of children, the cancer has already spread to other areas of the body by the time it is diagnosed; and

WHEREAS, childhood cancers and adult cancers are different, yet we continue to use the downsized adult cancer protocols on children which many times has devastating effects. The lack of childhood cancer research has an overwhelming impact on our children and community; and

WHEREAS, the average age of diagnosis is 8 and estimated years lost is 67. About 35% of children diagnosed with cancer will die within 30 years of diagnosis. Those that survive the first 5 years have an 8 times greater mortality rate due to the increased risk of liver and heart disease and increased risk of reoccurrence of the original cancer or of a secondary cancer; and

WHEREAS, despite these facts, less than 4% of the National Cancer Institute's Budget is dedicated to childhood cancer research. The FDA has approved only 4 cancer treatments for children in over 25 years and more than half of all chemotherapies used for children's cancer today are over 25 years old; and

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont do hereby proclaim the month of September, 2018 as

CHILDHOOD CANCER AWARENESS MONTH

to help raise awareness of pediatric cancer and its victims and encourage our residents to recognize the impact of pediatric cancer on families within our community and honor the children in our community whose lives have been cut short by cancer.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 25th day of September, two thousand and eighteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



WHEREAS, the City of Clermont, Florida is committed to ensuring the safety and security of all those living in and visiting Clermont; and

WHEREAS, home fires killed 2,735 people in the United States in 2016, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 352,000 home fires; and

WHEREAS, newer homes are built with lightweight materials that burn faster than older home constructions; and

WHEREAS, these conditions contribute to a much smaller window of time for people to escape a home fire safely, with people having as little as one to two minutes to escape from the time the smoke alarm sounds; and

WHEREAS, a home fire escape plan provides the skill set and know-how to quickly and safely escape a home fire situation; and

WHEREAS, the Clermont Fire Department is dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the 2018 Fire Prevention Week theme, "Look. Listen. Learn. Be aware – fire can happen anywhere™" effectively serves to remind us that we need to take personal steps to increase our safety from fire;

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont do hereby proclaim the week of October 7 through October 13 as

FIRE PREVENTION WEEK 2018

and urge all the people of Clermont to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support the many public safety activities and efforts of the Clermont Fire Department during Fire Prevention Week 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this twenty-fifth day of September, two thousand and eighteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
SPECIAL MEETING MINUTES
SEPTEMBER 6, 2018

FIRST PUBLIC HEARING - FISCAL YEAR 2018-2019 BUDGET

The Clermont City Council met in a special meeting on Thursday, September 6, 2018 in the Council Chambers at City Hall. Mayor Ash called the meeting to order at 6:30pm with the following present: Council Members Brishke, Goodgame, Bates and Travis. Other City officials present were City Manager Gray, City Clerk Ackroyd Howe and Finance Director Van Zile.

City Manager Gray stated the meeting was the first of two public hearings to adopt a millage rate and budget for Fiscal Year 2018-2019. He reviewed the purpose of this meeting. General Fund is based on 4.2061 millage. The General Fund is funded from operating revenues with no reserves. The tentative budget includes 14 positions in the Fire and Police Departments. Ten positions are dependent on the passage of Amendment No. 1. Staff will return to Council at a workshop in December to discuss the additional positions. The Enterprise Funds are all financially sound. The reserves are at \$8.9 million or 29 percent of the operating expenditures, which is on target with the city's reserve policy. Mr. Gray thanked staff for continuing to search for efficiencies and support.

Pledge of Allegiance

Resolution No. 2018-34R Tentative Ad Valorem Millage Rate

City Clerk Howe read Resolution 2018-34R aloud in its entirety.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, Adopting the tentative Ad Valorem Millage Rate for the Fiscal Year beginning October 1, 2018 and ending September 30, 2019; providing for collection of taxes; providing an effective date.

Resolution No. 2018-35R Tentative Budget

City Clerk Howe read Resolution 2018-35R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, adopting the Tentative Budget for the 2018-2019 Fiscal Year.

Finance Director Van Zile presented the budget summaries. Citywide budget totals \$148.7 million, which is \$7.4 million or 4.74 percent less than the current year budget. General Fund budget totals \$41 million, which is \$2.3 million or 5.96 percent higher than the current year budget. General Fund budget is higher primarily due to increased personnel costs. General Fund budget is funded entirely from revenues, which reserves at the end of Fiscal Year 2019 projected to be \$8.9 million or 29.23 percent of operating expenditures. Mr. Van Zile reviewed the revenues. Property tax projections are \$11.7 million or \$1.1 million higher than the current year.

The increase in property taxes is based on 11.57 percent increase in property taxable values and maintaining the current millage rate of 4.2061 for the fourth consecutive year. He anticipates having \$80 million in reserves by the end of the year.

Amendment No. 1, which provides for a third \$25,000 homestead exemption for properties with a taxable value of at least \$100,000 is on the ballot in November for voters to decide. If approved, the Lake County Property Appraiser has estimated the property tax revenue loss to the city in Fiscal Year 2020 to be \$800,000.

As an alternative to the current millage rate, the rolled-back millage rate of 3.9542 may be approved. The rolled back millage rate is the rate that will generate the same amount of property tax revenue received in the current year plus new construction. If the rolled back millage rate is approved for Fiscal Year 2019, property tax revenues will be reduced and reserves in the amount of \$684,564 will have to be used to balance the General Fund budget. In addition, the General Fund reserves at the end of Fiscal Year 2019 will be 26.52 percent of operating expenditures.

Mr. Van Zile reviewed the General Fund projections, millage rate, taxes and fees comparison. He presented the citywide expenditures to include ten (10) new positions, four (4) School Resource Officers, and contract/merit pay increases as well as Capital Outlay projects to include vehicles and equipment, parks and facilities improvements, utility system improvements, master plan projects and debt service.

There are two pending budget requests, which are Cooper Memorial Library request from Lake County and Highlander Pavilion Fan.

City Manager Gray commented the cost of the fan is \$8,300. It is a request from events at Highlander.

George Taylor, Lake County Director of Library Services, reviewed the summary of expenditures of the libraries in south Lake County. Lake County pays \$727,000 in expenses at Cooper Library in comparison to the other libraries around the county.

Dr. Sidor, President of Lake Sumter State College, reviewed the operational expenses for Fiscal Year 2018 for Cooper Library. The request is for \$76,900 annually for three part time staff, security and utility costs as well as additional coverage hours. Cooper Library is planning 60 additional programs and 16 additional operating hours of service.

Lake County Commissioner Breeden stated there is a 20-year agreement between Cooper Memorial Library and Lake Sumter State College. This request is to improve the level of service to bring more amenities to the city and make it more attractive for economic development and opportunities for our residents. Ms. Breeden reviewed the amounts contributed from other municipalities.

Council Member Travis expressed support to have the Cooper Library open all day on Saturdays.

Mayor Ash agreed the residents need this service.

Staff requested approval of Resolution 2018-34R, establishing the tentative ad valorem millage rate of 4.2061 for Fiscal Year 2019 and approval of Resolution 2018-35R.

Mayor Ash opened the public hearing. There were no public comments.

Mayor Ash closed the public hearing.

Council Member Bates expressed concern with this being an annual contribution.

City Manager Gray stated this would be reviewed annually with the budget. If Amendment No.1 passes, it will financially hurt Lake County and all municipalities.

Council Member Travis expressed support for the request.

Council Member Bates moved to approve Resolution 2018-34R; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Finance Director Van Zile read the amended budget amount of \$148,813,528 to include the requests for the Cooper Memorial Library and Highlander fan.

Council Member Bates moved to approve Resolution 2018-35R with the addition of the library-funding request and the fan; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City Manager Gray noted the Final Budget Public Hearing is Thursday, September 20 at 6:30pm.

ADJOURN: With no further comments, the meeting adjourned at 7:30pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, September 25, 2018	
Agenda Item Name	
DEO Job Growth Fund Grant	
Requested Action	
Recommend approval of submission of grant application to the State of Florida Department of Economic Opportunity in the amount of \$4,000,000 for funding of utility services extension related to Project Olympus.	
Staff Report	
City staff is requesting consideration and approval for staff to submit a grant application to State of Florida Department of Economic Opportunity. Department of Economic Opportunity provides for grant funding to local government for infrastructure programming tied to the creation of new qualified and targeted sector employment opportunities. Staff is recommending approval to apply for DEO Job Growth Grant Funds in the amount of \$4,000,000.00/ \$4Million dollars. The local funding match is \$4,000,000.00/ \$4 Million dollars. Staff recommends application of grant funding to provide for utility service extension within the City utility service area. At present, the City does not have extension of utility service to the subject area (Wellness Way Area). In order to facilitate economic objectives in a timely fashion and current economic development opportunity, the City must extend utility service connectivity to this area. Utility extension is a critical path for the City Economic Objectives. At present, a private-sector development known as Project Olympus is seeking to develop within the City of Clermont utility service area. Further, the project is seeking to develop in the aforementioned, Wellness Way Area, which is presently without utility service connectivity. Utility service is a critical path to activating the economic opportunity Olympus provides. Without utility connectivity, Project Olympus cannot advance. Project Olympus is able to activate significant employment and economic opportunity for the City, region and state. Over 5,600 employment opportunities in targeted sectors will be created. To this end, as you will read further in the Economic and Fiscal Impact studies, Project Olympus will be a world-class destination for Olympic and professional sports training and events placing the City of Clermont, Central Florida and the State of Florida on a world showcase and platform. The City of Clermont provides potable water, wastewater, and reclaimed water utility services to its customers. Utility extension and service is critical to the advancement and attainment of the city economic objective. The extension of city utility service includes: The potable water system has a Florida Department of Environmental Protection (FDEP) permitted capacity of 20.3 million gallons per day (MGD) maximum day demand (MDD). The water system consists of three high service wells which pump directly into the distribution system, two water treatment plants (WTPs), and approximately 1,240,000	

linear feet (235 miles) of transmission/distribution pipelines ranging in diameter from 1-inch to 24-inch. The source of supply is groundwater from the Floridan Aquifer. Treatment includes aeration for hydrogen sulfide removal and chlorination for disinfection.

Wastewater treatment is provided by the East-Side Water Reclamation Facility (EWRF). The facility has a FDEP permitted capacity of 4.0 MGD annual average daily flow (AADF) with effluent disposal to non-restricted public access reuse sites and a series of onsite rapid infiltration basins. The EWRF is an activated sludge plant consisting of influent screening, grit removal, splitter box, pre-anoxic basin, aeration, secondary clarification, chemical feed, filtration, and chlorination with an aerated sludge holding tank and dewatering of biosolids.

The wastewater collection and transmission system include 66 lift stations, approximately 827,000 linear feet (157 miles) of gravity sewer with pipe diameters ranging in size from 6-inch to 21-inch and approximately 273,000 linear feet (51.8 miles) of force main with pipe diameters ranging in size from 2-inch to 30-inch. Reclaimed water from the EWRF is provided for residential irrigation.

Staff recommends plans to expand the water and wastewater systems to serve the Olympus development. It is proposed that a 16-inch water main and 12-inch forcemain be constructed along Hancock Road to serve the development. The 16-inch water main will connect to an existing 16-inch water main to ensure adequate flow and pressure to the development. A master lift station will be constructed within Olympus and a 12-inch forcemain will be routed along Hancock Rd and tied into an existing 12-inch forcemain.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. DEO Job Growth Grant Application	DEO Job Growth Grant Application.pdf	
2. Olympus Connection Map	Olympus Connection Map.pdf	



2018-2019 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: City of Clermont

Government Federal Employer Identification Number 59-6000290

Primary Contact Name: Shannon Schmidt

Title: Economic Development Director

Mailing Address: 685 West Montrose Street
Clermont FL 34711

Phone Number: 352-241-7355

Email: sschmidt@clermontfl.org

Secondary Contact Name: James Kinzler

Title: Director Capital Projects

Phone Number: 352-241-7356

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry ([View Florida's Targeted Industries here](#)).
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

- A. Provide a detailed description of the public infrastructure improvements.**
See attached narrative.

-
- B. Provide location of public infrastructure, including physical address and county of project.**
See attached narrative.

-
- C. Is this infrastructure currently owned by the public?** ☒ Yes ☐ No

If no, is there a current option to purchase or right of way provided to the County?
See attached narrative.

-
- D. Provide current property owner.**
See attached narrative.

-
- E. Is this infrastructure for public use or does it predominately benefit the public?**

☒ Yes ☐ No

See attached narrative.

-
- F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?**

☒ Yes ☐ No

See attached narrative.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
 - Economic diversification; or
 - Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here](#)).
- Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See attached narrative.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

See attached narrative.

B. What permits are necessary for the public infrastructure project?

See attached narrative.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?**

See attached narrative.

-
- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?**

See attached narrative.

-
- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.**

☒ Yes ☐ No

See attached narrative.

-
- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.**

☒ Yes ☐ No

See attached narrative.

-
- G. Does this project have a local match amount?**

☒ Yes ☐ No

If yes, please describe the entity providing the match and the amount.

See attached narrative.

-
- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.**

See attached narrative.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$4,000,000.00
Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$3,500,000.00

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$3,500,000.00

B. Public Infrastructure Project Costs:

Construction \$

Reconstruction \$

Design & Engineering \$

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ See attached

Note: The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

See attached narrative.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

See attached narrative.

If board authorization is not required, who is authorized to sign?

See attached narrative.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

See attached narrative.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See attached narrative.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Clermont

Name and Title of Authorized Representative: Darren S. Gray, City Manager

Representative Signature: _____

Signature Date: _____



City of Clermont

Florida Job Growth Grant Application

1. Program Requirements

A. Provide a detailed description of the public infrastructure improvements.

B.

About City of Clermont Utility Infrastructure Grant Request

The City of Clermont requests grant funding to provide for utility service extension within the City utility service area. At present, the City does not have extension of utility service to the subject area (Wellness Way Area). In order to facilitate economic objectives in a timely fashion and current economic development opportunity, the City must extend utility service connectivity to this area. Utility extension is a critical path for the City Economic Objectives.

At present, a private-sector development known as Project Olympus is seeking to develop within the City of Clermont utility service area. Further, the project is seeking to develop in the aforementioned, Wellness Way Area, which is presently without utility service connectivity. Utility service is a critical path to activating the economic opportunity Olympus provides. Without utility connectivity, Project Olympus cannot advance.

Project Olympus is able to activate significant employment and economic opportunity for the City, region and state. Over 5,600 employment opportunities in targeted sectors will be created. To this end, as you will read further in the Economic and Fiscal Impact studies, Project Olympus will be a world-class destination for Olympic and professional sports training and events placing the City of Clermont, Central Florida and the State of Florida on a world showcase and platform.

The City of Clermont provides potable water, wastewater, and reclaimed water utility services to its customers. Utility extension and service is critical to the advancement and attainment of the city economic objective. Without utility service and extension

The potable water system has a Florida Department of Environmental Protection (FDEP) permitted capacity of 20.3 million gallons per day (MGD) maximum day demand (MDD). The water system consists of three high service wells which pump directly into the distribution system, two water treatment plants (WTPs), and approximately 1,240,000 linear feet (235 miles) of transmission/distribution pipelines ranging in diameter from 1-inch to 24-inch. The source of supply is groundwater from the Floridan

Aquifer. Treatment includes aeration for hydrogen sulfide removal and chlorination for disinfection.

Wastewater treatment is provided by the East-Side Water Reclamation Facility (EWRF). The facility has a FDEP permitted capacity of 4.0 MGD annual average daily flow (AADF) with effluent disposal to non-restricted public access reuse sites and a series of onsite rapid infiltration basins. The EWRF is an activated sludge plant consisting of influent screening, grit removal, splitter box, pre-anoxic basin, aeration, secondary clarification, chemical feed, filtration, and chlorination with an aerated sludge holding tank and dewatering of biosolids.

The wastewater collection and transmission system include 66 lift stations, approximately 827,000 linear feet (157 miles) of gravity sewer with pipe diameters ranging in size from 6-inch to 21-inch and approximately 273,000 linear feet (51.8 miles) of force main with pipe diameters ranging in size from 2-inch to 30-inch. Reclaimed water from the EWRF is provided for residential irrigation.

The City plans to expand the water and wastewater systems to serve the Olympus development. It is proposed that a 16-inch water main and 12-inch forcemain be constructed along Hancock Road to serve the development. The 16-inch water main will connect to an existing 16-inch water main to ensure adequate flow and pressure to the development. A master lift station will be constructed within Olympus and a 12-inch forcemain will be routed along Hancock Rd and tied into an existing 12-inch forcemain.

About Project Olympus:

Olympus Sports and Entertainment Group is a Florida, Limited Liability Company and manager of Olympus Clermont, a landmark sports, wellness, fitness and entertainment development. Designed as a platform for sustainable growth, Olympus features a scalable and synergistic array of development zones, each with its own unique purpose and programming. Together, they produce a combined effect greater than the sum of their separate parts.

Multi-sport competition and training venues for professional, amateur, collegiate and Olympic athletes. Owner operators include celebrities, legendary coaches and global sports brands.

Leading edge wellness, fitness and sports medicine for athletes, individuals, businesses and communities. Owner operators include fitness icons, sports medicine and sports science physicians and groups, sports performance coaches and trainers, healthy living and wellness spas and renowned orthopedic physicians and groups.

World class hospitality, dining, entertainment and shopping and office/conference venues for visitors, businesses and communities. Owner operators to include premier restaurateurs, retail brands, leading hotels/resorts and specialized mixed-use

developers. Residential neighborhoods, tennis and wellness villas, multi-family residences for guests and residents who choose to call Olympus home.

Fishkind and Associates performed an economic and fiscal impact analysis for the proposed Olympic Sports Project to be located within the City of Clermont.

The residents, employees and visitors associated with Olympus will generate an on-going, permanent economic impacts each year for the community generating 5,681 jobs with earnings of \$118.3 million, and a total local output of \$342.8 million.

Olympus is projected to have a taxable value of \$1.4 billion at buildout and generate over \$5.9 million in operating ad valorem revenue for the City of Clermont. Olympus is projected to generate positive net fiscal benefit of \$4.6 million per year for the City at buildout.

Permanent Impacts	Ave Annual Employment	Labor Income	Output
Direct Effect	4,633	\$85,870,592	\$235,851,069
Indirect Effect	547	\$15,698,907	\$51,346,262
Induced Effect	501	\$16,752,269	\$55,661,583
Total Effect	5,681	\$118,321,768	\$342,858,914

Net Fiscal Impacts

Year	Total Taxable Value	Ad Valorem	Operating Revenue	Operating Expenditure	Net Fiscal Impact
2025	\$1,410,773,051	\$5,933,853	\$8,283,890	\$3,668,649	\$4,615,241

Phasing of Olympus

	Phase I 2019	Phase II 2020	Phase III 2021	Phase IV 2022	Phase V 2023-2025
Infrastructure	X				
Welcome Center	X	X			
Hotels			X	X	X
Sports Training Facilities		X	X		
Sports Stadiums			X	X	X

Fitness and Wellness Center	X		X		
Entertainment Venues		X		X	
Mixed Use Zones			X	X	X
Residential			X	X	X

C. Provide location of public infrastructure, including physical address and county of project.

The public wastewater, water and associated water utility infrastructure, will be located along South Hancock Road in publically dedicated right-of-way, donated as part of private development along the Hancock Road corridor. The proposed lift station will be located within the Olympus development on a utility easement,

D. Is this infrastructure owned by the public?

At present, the properties along the future expansion of Hancock Road and the expansion of public water and water utilities are privately held. These properties are required as a requisite of development to provide right-of-way dedication for utility service, to include water, waste water and IT infrastructure. These property owners are positioned for development and as part of development approvals the City of Clermont will come into acquisition of the right-of-way for the construction of utility lines and services to serve the Olympus development site. Without extension of the utility services, Olympus will be unable to develop. The properties, which would provide right-of-way for utility service construction and extension are within the City of Clermont utility service area and Lake County.

E. Provide current property owner

See Map.

The attached maps highlight both the utility corridor in which City of Clermont utilities will be extended along the future extension of the Hancock Road corridor. This is the direct route, in which the City of Clermont will extend water and waste water from the current plant operations on (insert address) Hancock Rd.

An additional map is also attached which highlights the Olympus site and development program.

F. Is this infrastructure for public use or does it predominately benefit the public?

While the extension of City of Clermont waste water, water and reuse utilities are critical for Project Olympus in activating economic impact and opportunity, the extension of the aforementioned utilities benefit the public in multiple avenues. First and foremost, the extension of utilities for waste water, water and reuse are Enterprise Fund generating. At the same time, the public benefits from the private sector employment activation that without the extension of public utilities, would not be possible. Similar, the public benefits from the opportunity to participate in the good, services and activities which result from the project, known as Project Olympus. Lastly, public benefit and value is derived from the access to water, waste water and reuse services.

G. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation of business entity?

No. The extension of City of Clermont utilities is critical for the development known as Project Olympus because of their timing and development schedule. At the same time, while the extension at this juncture benefits the activation of economic opportunity through employment creation, impact fees, direct and indirect dollars into the economy, it certainly isn't exclusive to Project Olympus. The extension of the City of Clermont utilities will benefit the public and the rise of future commercial and residential development within the City of Clermont Utility Service area within the Wellness Way area where public utilities are not currently extended.

H. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry

At present, the City of Clermont has not extended water, waste water and reuse utilities to the Wellness Way Area within the areas where the City of Clermont is the utility service provider as this area to date has been undeveloped. The proposed project, Project Olympus seeking utility service from the city has significant substantive evidence detailing the employment creation and economic activation, which will impact not only the City of Clermont, but also the Central Florida region and state.

Olympus Sports and Entertainment Group is a Florida, Limited Liability Company and manager of Olympus Clermont, a landmark sports, wellness, fitness and entertainment development. Designed as a platform for sustainable growth, Olympus features a scalable and synergistic array of development zones, each with its own unique purpose and programming. Together, they produce a combined effect greater than the sum of their separate parts.

Multi-sport competition and training venues for professional, amateur, collegiate and Olympic athletes. Owner operators include celebrities, legendary coaches and global sports brands.

Leading edge wellness, fitness and sports medicine for athletes, individuals, businesses and communities. Owner operators include fitness icons, sports medicine and sports science physicians and groups, sports performance coaches and trainers, healthy living and wellness spas and renowned orthopedic physicians and groups.

World class hospitality, dining, entertainment and shopping and office/conference venues for visitors, businesses and communities. Owner operators to include premier restaurateurs, retail brands, leading hotels/resorts and specialized mixed-use developers.

Residential neighborhoods, tennis and wellness villas, multi-family residences for guests and residents who choose to call Olympus home.

Site Program

Size (SF)	Size (AC)	USE
1,020,431	23.43	Conservation
1,289,924	29.61	Stormwater
1,169,546	26.85	Internal Roads
351,726	8.07	Championship Tennis Center
265,712	6.10	Track and Field
203,310	4.67	Sports Medicine
211,825	4.86	Smaller Mixed Use Padsites
9,627	0.22	Sports Performance Center
99,991	2.27	Ice Sports Center
89,596	2.06	Multi-sport training Center
70,809	1.63	Olympus Fitness and Health Club
363,174	8.34	Soccer Stadium
323,900	7.44	Soccer Practice Fields
393,731	9.04	Sports Medicine Professional Office
755,001	17.33	Surf Park
89,772	2.06	O Zone
266,676	6.12	Boutique Inn/Athletic Lodging
235,573	5.41	Champions Plaza
230,860	5.30	Condo Hotel, Retail, Office

174,359	4.00	Epic Center
156,936	3.60	Aquatics Center
452,543	10.39	Tennis Villas
194,893	4.47	Surf Hotel/Restaurants/Retail
9,456	0.22	Restaurant Pad 3
83,693	1.92	Epic Commercial
433,708	9.96	Multi-Family Village
2,280,860	52.36	Northwest Outparcel
41,069	0.94	Main Gates
1,020,413	23.43	Conservation
1,289,924	29.61	Reserve and Storm Water Management
1,169,546	26.85	Internal Roads
147,505	3.39	Theater District
30,572	0.70	Welcome Center
220,924	5.07	Brand hotel
174,655	4.01	Wellness Spa
145,605	3.34	Conference Center
87,255	2.00	Wellness Spa
112,418	2.58	Village Retail/Office
452,543	10.39	Tennis Villas
533,169	12.24	Multi-Family
14,431	0.33	Restaurant Pad 1
58,811	1.35	Restaurant Pad 2
18,023	0.41	Restaurant Pad 4
25,499	0.59	Restaurant Pad 5
162,700	3.74	Lakeside District

Fishkind and Associates performed an economic and fiscal impact analysis for the proposed Olympic Sports Project to be located within the City of Clermont.

The residents, employees and visitors associated with Olympus will generate an on-going, permanent economic impacts each year for the community generating 5,681 jobs with earnings of \$118.3 million, and a total local output of \$342.8 million.

Olympus is projected to have a taxable value of \$1.4 billion at buildout and generate over \$5.9 million in operating ad valorem revenue for the City of Clermont. Olympus is projected to generate positive net fiscal benefit of \$4.6 million per year for the City at buildout.

Permanent Impacts	Ave Annual Employment	Labor Income	Output
Direct Effect	4,633	\$85,870,592	\$235,851,069
Indirect Effect	547	\$15,698,907	\$51,346,262
Induced Effect	501	\$16,752,269	\$55,661,583
Total Effect	5,681	\$118,321,768	\$342,858,914

Net Fiscal Impacts

Year	Total Taxable Value	Ad Valorem	Operating Revenue	Operating Expenditure	Net Fiscal Impact
2025	\$1,410,773,051	\$5,933,853	\$8,283,890	\$3,668,649	\$4,615,241

Phasing of Olympus

	Phase I 2019	Phase II 2020	Phase III 2021	Phase IV 2022	Phase V 2023-2025
Infrastructure	X				
Welcome Center	X	X			
Hotels			X	X	X
Sports Training Facilities		X	X		
Sports Stadiums			X	X	X
Fitness and Wellness Center	X		X		
Entertainment Venues		X		X	
Mixed Use Zones			X	X	X
Residential			X	X	X

G2.

Provide the commencement date and number of days required to complete construction of the public infrastructure project.

Construction is planned to commence on June 1, 2019 and be completed on May 31, 2020.

B. What permits are necessary for the public infrastructure project?

- Florida Department of Environmental Protection – Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs
- Florida Department of Environmental Protection – Notification/Application For Constructing a Domestic Wastewater Collection/Transmission System
- Lake County – Right of Way Permit

C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

All permits will be secured after completion of the design documents, prior to start of construction.

D. What future land use and zoning designation on the proposed site of the infrastructure improvements and will the improvements conform to the land uses?

All of the public rights of way, whereby public utility infrastructure will be placed is compatible with the City Comprehensive Plan and Land Development Code. The utility infrastructure, which consists of sewer, water and reuse will serve private sector lands. These lands, have varying land uses. Project Olympus, for which the utility infrastructure is critical has a land use of Master Plan and PUD Zoning.

E. Will an amendment to the local comprehensive plan or development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and the potential current or future job creation opportunities?

Project Olympus has applied for a large scale comprehensive plan amendment on September 4, 2018 with a rezoning application. The application, is to provide a Master Plan Land Use and PUD Zoning. Public hearings to consist of Planning and Zoning, October

F. Is the project ready to commence upon grant fund approval and contract execution? Yes.

G. Does the project have a local match amount? Yes, the City of Clermont local match amount is \$3.5 million

H. Maps attached.

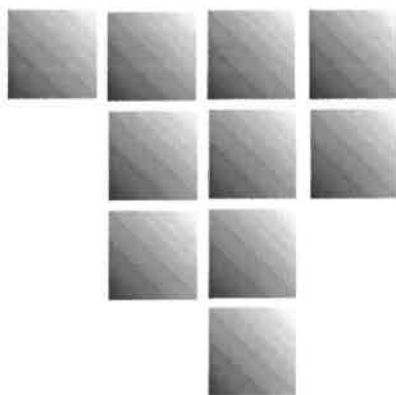
OLYMPIC SPORTS PROJECT ECONOMIC & FISCAL IMPACTS

June 25, 2018

Prepared By:

**Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817
407-382-3256
<http://www.fishkind.com>**

**FISHKIND
& ASSOCIATES**



Executive Summary

Fishkind & Associates performed an economic and fiscal impact analysis for the proposed Olympic Sports Project to be located within the City of Clermont.

- The Olympic Sports project will generate significant economic impact for the community during the construction phase generating 1,315 annual jobs with total construction period earnings of \$261.9 million, and a total local output of \$824.2 million over 5 years.
- The residents, employees and visitors associated with the Project will generate on-going, permanent economic impacts each year for the community generating 5,681 permanent jobs with earnings of \$118.3 million, and a total local output of \$342.8 million annually.

Permanent Impacts	Avg. Annual Employment	Labor Income	Output
Direct Effect	4,633	\$85,870,592	\$235,851,069
Indirect Effect	547	\$15,698,907	\$51,346,262
Induced Effect	501	\$16,752,269	\$55,661,583
Total Effect	5,681	\$118,321,768	\$342,858,914

- The Project is projected to have a taxable value of \$1.4 billion at buildout and generate over \$5.9 million in operating ad valorem revenue for the City of Clermont.
- The Project is projected to generate a positive net fiscal benefit of \$4.6million per year for the City at buildout.

Net Fiscal Impact of Project on the City of Clermont at Buildout 2025

Year	Total Taxable Value	Ad Valorem	Operating Revenue	Operating Expenditure	Net Fiscal Impact
2025	\$1,410,773,051	\$5,933,853	\$8,283,890	\$3,668,649	\$4,615,241

- The Olympic Sports project will generate \$1.98 million in law enforcement impact fees; \$2.6 million in fire impact fees and \$1.8 million in parks impact fees.
- The Project is projected to have a taxable value of \$1.4 billion at buildout and generate \$9.3 million in ad valorem revenue for the Lake County School District.

1.0 Introduction

Olympic Sports & Entertainment Group, LLC ("Client") is planning a multiuse project in Clermont. The Project is initially proposing 1,088 multifamily residential units along with 231,304 square feet of retail/commercial; 129,055 square feet of restaurant; 713,713 square feet of office development and 1,312 hotel rooms.

Fishkind & Associates, Inc ("Fishkind") has contracted with the Client to conduct an economic and fiscal impact analysis to determine the impact of the Project on the City of Clermont and the Lake School District.

2.0 Development Summary and Assumptions

For purposes of this report, Fishkind has assumed that construction will begin in 2019 with initial occupancy in 2020. A 5-year buildout schedule was assumed for this study.

3.0 Economic Impacts

3.1 Economic Impact of the Olympic Sports Project

Economic activity refers to the goods and services produced by a business entity. The economic impact analysis focuses on the economic output, payroll earnings and employment impacts of the proposed facilities on the County's economy. The analysis is divided into two time periods; the construction period and the permanent operations. The construction impacts are based upon the anticipated local expenditures for material and wages. The permanent impact analysis begins with an inventory of the various direct economic impacts of the facilities, which includes spending on wages, services, materials, and taxes.

The direct economic factors analyzed include local expenditures for goods and services, the taxes paid to local governmental authorities and the projected employment and total employee payroll. These impacts can be both directly and indirectly generated by a business.

- A direct economic impact is generated as a result of workers directly employed by the business, the wages earned by those workers, and the money spent in the community by the business.
- Indirect and induced impacts refer to the economic opportunities generated by the spending of the business and employees within the community. Indirect impacts are those associated with local industries buying goods and services from others in the community. Induced impacts are the result of employee household spending.

The local governments do not directly receive economic impacts into their budget. These economic impacts generate sales and jobs within the county.

Fishkind used IMPLAN (IMPact Analysis for PLANning) modeling system to estimate the economic impacts of the Project in Lake County, Florida. The multiplier effect of the businesses in Lake County is unique unto itself.

Table 1 displays the average annual economic impacts from the construction of the Project. Employment from both direct and indirect economic impacts is expected to average 1,315 jobs during an estimated 5-year construction period. Total labor earnings during the construction period are expected to be \$261.9 million and economic output into the local economy is forecast to be \$824.2 million.

Table 1. Total Economic Impacts from Construction (5 Years)

Construction Impact	Avg. Annual		
	Employment	Labor Income	Output
Direct Effect	979	\$204,793,261	\$626,157,931
Indirect Effect	115	\$20,197,221	\$75,155,675
Induced Effect	<u>221</u>	<u>\$36,997,581</u>	<u>\$122,904,572</u>
Total Effect	1,315	\$261,988,063	\$824,218,177

The day-to-day spending by residents and the operations of the businesses that will be located within the Olympic Sport project will provide a significant economic stimulus for the local economy. Anticipated businesses include restaurants, retail stores and offices. These businesses will generate spending on food, supplies and other services. Their employees will generate economic output by spending their wages at retail stores, restaurants, entertainment establishments, recreation facilities, etc. There will be significant indirect and induced economic impacts related to the churning of these dollars through the local economy.

Table 2 displays the permanent economic impacts from operations and from the residents, employees, patrons and hotel visitors. The residents, employees, patrons, visitors and on-going operations of Olympic Sports Project are projected to generate a total of 5,681 new jobs with annual earnings of \$118.3 million. The annual economic output from the development is expected to be \$342.8 million.

Table 2. Annual Direct and Indirect Economic Impacts-Permanent

Permanent Impacts	Avg. Annual Employment	Labor Income	Output
Direct Effect	4,633	\$85,870,592	\$235,851,069
Indirect Effect	547	\$15,698,907	\$51,346,262
Induced Effect	501	\$16,752,269	\$55,661,583
Total Effect	5,681	\$118,321,768	\$342,858,914

Conclusion: Both the construction phase and the permanent operations will provide a very significant economic stimulus for the local economy.

4.0 Fiscal Impacts of Olympic Sports Project Place

4.1 Introduction

The focus of this section of the report is to quantify the revenues and expenditures generated by the residents and employees of Olympic Sports project for the City of Clermont. The fiscal impacts of the project on City operations is determined by netting out the projected operating revenues generated by the residents, employees, patrons and visitors of the project from the anticipated City expenditures for these same people. The primary revenue source from new development is typically ad valorem, sales and gas taxes along with governmental fees and charges for service. The primary expenditures include general government operations, police, fire, transportation and recreation.

4.2 Fiscal Impacts – City of Clermont

The fiscal impacts of the Olympic Sports project on the city are summarized in 5-year increments below in Table 3. The taxable value of the proposed development program is \$1.1 billion by 2024 and is forecast to generate annual operating ad valorem revenue for the City totaling \$4.6 million. Total operating revenues associated with the Project are \$7.0 million per year.

The City will also be required to make expenditures on behalf of the residents, employees, patrons and visitors of Olympic Sports Project. The expenditure summary is also provided below in Table 3. Additional detail of the expenditures by function and year is provided in Appendix Table 4. The 2024 expenditures for the residents, employees, patrons and visitors are projected to reach \$3.6 million.

Subtracting the total expenditures from the total revenues yields the annual net fiscal benefit or (cost) to the City (see details in Appendix Table 4). The Olympic Sports Project, as projected in this report, will have a significantly positive net fiscal benefit to the City. The annual net benefit to the City will reach \$3.3 million in

2024. The net present value of this total benefit is \$28.7 million (20 years using 6% discount rate).

Table 3: Operating Fiscal Impacts Summary – The City of Clermont

Year	Total Taxable Value	Ad Valorem	Total Operating Revenue	Total Operating Expenditure	Net Fiscal Impact
2024	\$1,113,556,746	\$4,683,731	\$7,003,776	\$3,614,432	\$3,389,344
2029	\$1,488,737,884	\$6,261,780	\$8,736,353	\$3,893,770	\$4,842,583
2034	\$1,592,460,252	\$6,698,047	\$9,339,090	\$4,194,696	\$5,144,394
2039	\$1,703,620,590	\$7,165,599	\$9,985,977	\$4,518,879	\$5,467,098

4.3 Capital Fiscal Impacts

The City has impact fees for law enforcement, fire and parks and recreation. These fees are not part of the City's operating budget, but provide funds for new capital facilities. The development at the Olympic Sports project are projected to generate \$1.9 million in law enforcement impact fees, \$2.6 million in fire impact fees, and \$1.8 million in parks and recreation impact fees for the City (Table 4).

Table 4: Impact Fees – The City of Clermont

Impact Fees	2020	2021	2022	2023	2024	Total
Law Enforcement	\$384,194	\$384,194	\$384,194	\$384,194	\$384,194	\$1,920,970
Fire	\$532,634	\$532,634	\$532,634	\$532,634	\$532,634	\$2,663,168
Parks	\$365,133	\$365,133	\$365,133	\$365,133	\$365,133	\$1,825,664
Total	\$1,281,961	\$1,281,961	\$1,281,961	\$1,281,961	\$1,281,961	\$6,409,803

4.4 Fiscal Impacts –Lake School District

A summary of the initial ad valorem revenue from the Olympic Sports project for the Lake County School District is provided in Table 5. The overall student generation rate of the residential component of the Olympic Sports Project is relatively low with just 325 students projected. This table shows that the operating ad valorem taxes generated by the project in 2024 will be \$5.7 million for the School District, based upon the current millage rate. In addition, the project will generate about \$1.6 million capital ad valorem revenue.

Table 5: Lake School District Ad Valorem Revenue

	2020	2021	2022	2023	2024
Students	65	130	195	260	325
Operating Ad Valorem	\$158,003	\$1,371,761	\$2,780,589	\$4,227,255	\$5,712,546
Capital Ad Valorem	<u>\$46,200</u>	<u>\$401,100</u>	<u>\$813,038</u>	<u>\$1,236,039</u>	<u>\$1,670,335</u>
Total Ad Valorem	\$204,203	\$1,772,861	\$3,593,626	\$5,463,294	\$7,382,881

5.0 Methodology

5.1 Economic Impact Methodology

The permanent retail, commercial, hotel and the residential components generate economic impacts in the form of jobs, wages and economic output for the local economy resulting from the spending for goods and services. The construction activities also generate economic impacts in the form of material purchases, employment and wages. Economic multipliers are used to quantify the economic impact of a project on a community. The IMPLAN economic software incorporates the calculated multipliers specific for Lake County's residential and industrial development.

5.2 Fiscal Impact Methodology

Fishkind & Associates, Inc. developed the Fiscal Impact Analysis Model (FIAM) methodology under contract with the Florida Department of Community Affairs ("DCA"). FIAM is designed to serve as the prototype fiscal and economic assessment tool for local governments in Florida. FIAM provides estimates of the costs and revenues to local governments associated with their land use decisions. FIAM examines both the long range and near-term impacts and it provides estimates for the effects of land use decisions on both the operating budget and the capital budget of the local government.

5.3 Fiscal Impact Analysis Model Calibration

The FIAM model used in the development scenario has been calibrated based on the latest adopted budget and demographics for the City. In this way, FIAM is properly calibrated to reflect the specific environment of the City with its unique budget and characteristics.

5.4 Modified Per Capita Method

Local governments receive revenues from the land, development and the activities of their populations of residents, workers and visitors. The major portion of these revenues is in the form of taxes (Property Tax, Sales Tax, Gas Taxes, Utility Taxes,

Resort Tax, etc.) and fees, assessments and charges for service (permits, impact fees, waste collection and lighting assessments, etc.).

Local governments also render services to all residents, to all who are working in the city, and to all visitors to the city. Therefore, on the cost side of the equation, cities incur costs to provide services to residents, those employed in the City, and to visitors. At some point during a 24-hour period, a resident may become a person employed in the city, and then later in the day may be a resident again. To such an individual, the city has rendered services for a full 24 hours. Other residents may leave the city to work in another city. In this case, the city only provides services to that person when they are physically in the town. For those workers that do not live in the city, services are only provided to those workers when they are in the city. Finally, visitors receive service during the whole time period of their visit, but obviously not when they leave.

To properly measure the services provided to each of these groups, a weighting procedure is needed that reflects the duration of time each group is resident in the city. This calculation provides us with the full-time equivalent (FTE) population, employees and visitors. For both residents and workers, a working period assumption of 2,000 hours per year is applied. In this way, the fiscal impact of the FTE residents, employees and visitors can be properly identified.

A variety of methods exist for quantifying the revenue and cost impacts flowing from a development opportunity such as the one presented here. The approach used in this FIAM is the modified per capita approach. When possible, the revenues and expenditures that can be identified from the subject population(s) are directly estimated or calculated. For this project, ad valorem and impact fee revenues were calculated using current millage, fees and costs. The remaining cost and revenue categories were estimated based on modified per capita estimates.

The modified per capita approach involves the calculation of revenues using the latest published budgets for the appropriate population basis (i.e. per person, per employee, per tourist, per student). From an economic perspective, this is equivalent to assuming that average revenue generation applies to the particular situation being evaluated. This is a reasonable assumption in most cases for two reasons. First, local governments must run balanced budgets, so that current costs and current revenues balance and are appropriate for current circumstances. Second, using long run averages also means that any excess capital is maintained in the various systems and not allocated to the project. Furthermore, there is nothing peculiar about the location or the type of this particular project that indicates that per capita parameters estimated from the latest budgets would not be reflective of actual costs and revenues.

The numerator for each cost or revenue item is the cost or revenue shown in the City's budget. The denominator depends upon the type of cost or revenue. Each

category of cost and revenue was examined to determine the impact of population and/or employment (businesses). Then each category was divided by the appropriate divisor (FTE population; FTE population + FTE employment) to yield the average per capita revenues and expenditures for all budget categories. The arithmetic is shown below.

$$\frac{\text{Revenue}}{\text{FTE Population} + \text{FTE Employees}} = \text{Per Capita}$$

5.5 Fiscal Impact Calculations

Property taxes are calculated by multiplying the taxable property value (Appendix Table 3) by the current millage rates (Appendix Table 5) and adjusting for any homestead exemptions and the taxable assessment ratio when appropriate.

Most of the other budget revenues and expenditures were calculated using the per capita methodology. The per capita numbers used are the full-time equivalents (FTE) residents and employees calculated using The University of Florida data and the estimates of employment. The revenues and expenditures are calculated by multiplying the FTE residents and employees by the per capita revenue and expenditure amounts from the budget. The city averages were used to maintain a conservative methodology.

The per capita calculations for the City's budget were calculated using revenues and expenditures from the budget's General Fund. The revenues and expenditures from this fund were divided by the appropriate population. These budgetary per capita amounts are then multiplied by the number of new FTE residents and employees and when applicable FTE visitors in order to generate the projected revenues and expenditures found in Appendix Table 4.

5.6 Assumptions

Appendix Table 5 contains the assumptions and sources used in the fiscal impact model. These are provided for completeness and allow for the replication of our results.

5.7 School Methodology

The student generation rates were calculated using the School Districts student census data and BEBR's household totals for Lake County. Ad valorem revenue was calculated using the project's taxable value and the current millage rates.

APPENDIX TABLES

Appendix Table 1
Olympus Sports
Development Impact Summary

<u>(End of Year Totals)</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Households	218	435	653	870	1,088	1,088	1,088	1,088	1,088
Peak Population	395	790	1,185	1,580	1,975	1,975	1,975	1,975	1,975
Resident Population	395	790	1,185	1,580	1,975	1,975	1,975	1,975	1,975
Seasonal Population	0	0	0	0	0	0	0	0	0
Full-Time Equivalent Population	193	773	1,159	1,545	1,932	1,932	1,932	1,932	1,932
<u>Employment</u>									
Office	522	1,044	1,566	2,087	2,609	2,609	2,609	2,609	2,609
Retail / Commercial	77	154	231	308	386	386	386	386	386
Restaurant	127	255	382	510	637	637	637	637	637
Hotel	131	262	394	525	656	656	656	656	656
Golf Course	0	0	0	0	0	0	0	0	0
Clubhouse / Recreation	0	0	0	0	0	0	0	0	0
Total Employees	858	1,715	2,573	3,430	4,288	4,288	4,288	4,288	4,288
Full-Time Equivalent Employees	102	408	613	817	1,021	1,021	1,021	1,021	1,021
Full-Time Equivalent Visitors	216	866	1,299	1,732	2,165	2,165	2,165	2,165	2,165
<u>City of Clermont</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Total Operating Revenues Generated	\$349,992	\$2,017,791	\$3,636,642	\$5,298,334	\$7,003,776	\$8,283,890	\$8,394,622	\$8,506,928	\$8,620,831
Total Operating Expenditures Generated	\$340,548	\$1,382,617	\$2,105,035	\$2,848,813	\$3,614,432	\$3,668,649	\$3,723,678	\$3,779,533	\$3,836,226
Net Fiscal Impact of Operations	\$9,445	\$635,174	\$1,531,608	\$2,449,520	\$3,389,344	\$4,615,241	\$4,670,944	\$4,727,395	\$4,784,604
Net Present Value of Operating Impact	<u>5 Years</u> \$5,461,815	<u>10 Years</u> \$16,565,460	<u>20 Years</u> \$28,718,808	<u>30 Years</u> \$34,013,967	<u>Total</u> \$6,409,803				
Total Capital Revenue	\$1,281,961	\$1,281,961	\$1,281,961	\$1,281,961	\$1,281,961				
<u>County School District</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Students	65	130	195	260	325	325	325	325	325
Operating Ad Valorem	\$158,003	\$1,371,761	\$2,780,589	\$4,227,255	\$5,712,546	\$7,237,266	\$7,335,192	\$7,434,482	\$7,535,153
Capital Ad Valorem	\$46,200	\$401,100	\$813,038	\$1,236,039	\$1,670,335	\$2,116,160	\$2,144,793	\$2,173,825	\$2,203,261
Total Ad Valorem	\$204,203	\$1,772,861	\$3,593,626	\$5,463,294	\$7,382,881	\$9,353,425	\$9,479,985	\$9,608,307	\$9,738,414

Appendix Table 1
Olympus Sports
Development Impact Summary

<u>(End of Year Totals)</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>
Households	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088
Peak Population	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975
Resident Population	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975	1,975
Seasonal Population	0	0	0	0	0	0	0	0	0
Full-Time Equivalent Population	1,932	1,932	1,932	1,932	1,932	1,932	1,932	1,932	1,932
Employment									
Office	2,609	2,609	2,609	2,609	2,609	2,609	2,609	2,609	2,609
Retail / Commercial	386	386	386	386	386	386	386	386	386
Restaurant	637	637	637	637	637	637	637	637	637
Hotel	656	656	656	656	656	656	656	656	656
Golf Course	0	0	0	0	0	0	0	0	0
Clubhouse / Recreation	0	0	0	0	0	0	0	0	0
Total Employees	4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288
Full-Time Equivalent Employees	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021
Full-Time Equivalent Visitors	2,165	2,165	2,165	2,165	2,165	2,165	2,165	2,165	2,165
City of Clermont	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total Operating Revenues Generated	\$8,736,353	\$8,853,518	\$8,972,350	\$9,092,873	\$9,215,111	\$9,339,090	\$9,464,833	\$9,592,368	\$9,721,719
Total Operating Expenditures Generated	\$3,893,770	\$3,952,176	\$4,011,459	\$4,071,631	\$4,132,705	\$4,194,696	\$4,257,616	\$4,321,481	\$4,386,303
Net Fiscal Impact of Operations	\$4,842,583	\$4,901,342	\$4,960,891	\$5,021,242	\$5,082,406	\$5,144,394	\$5,207,217	\$5,270,887	\$5,335,416
Net Present Value of Operating Impact									
Total Capital Revenue									
County School District	2029	2030	2031	2032	2033	2034	2035	2036	2037
Students	325	325	325	325	325	325	325	325	325
Operating Ad Valorem	\$7,637,225	\$7,740,720	\$7,845,656	\$7,952,054	\$8,059,935	\$8,169,321	\$8,280,232	\$8,392,691	\$8,506,719
Capital Ad Valorem	\$2,233,107	\$2,263,368	\$2,294,051	\$2,325,162	\$2,356,706	\$2,388,690	\$2,421,121	\$2,454,003	\$2,487,345
Total Ad Valorem	\$9,870,332	\$10,004,088	\$10,139,707	\$10,277,216	\$10,416,642	\$10,558,011	\$10,701,353	\$10,846,694	\$10,994,064

Appendix Table 1
Olympus Sports
Development Impact Summary

<u>(End of Year Totals)</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Households	1,088	1,088	1,088
Peak Population	1,975	1,975	1,975
Resident Population	1,975	1,975	1,975
Seasonal Population	0	0	0
Full-Time Equivalent Population	1,932	1,932	1,932
<u>Employment</u>			
Office	2,609	2,609	2,609
Retail / Commercial	386	386	386
Restaurant	637	637	637
Hotel	656	656	656
Golf Course	0	0	0
Clubhouse / Recreation	0	0	0
Total Employees	4,288	4,288	4,288
<i>Full-Time Equivalent Employees</i>	<i>1,021</i>	<i>1,021</i>	<i>1,021</i>
Full-Time Equivalent Visitors	2,165	2,165	2,165
<u>City of Clermont</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Total Operating Revenues Generated	\$9,852,913	\$9,985,977	\$10,120,937
Total Operating Expenditures Generated	<u>\$4,452,097</u>	<u>\$4,518,879</u>	<u>\$4,586,662</u>
Net Fiscal Impact of Operations	\$5,400,815	\$5,467,098	\$5,534,275

Net Present Value of Operating Impact

Total Capital Revenue

<u>County School District</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Students	325	325	325
Operating Ad Valorem	\$8,622,339	\$8,739,574	\$8,858,446
Capital Ad Valorem	<u>\$2,521,152</u>	<u>\$2,555,431</u>	<u>\$2,580,189</u>
Total Ad Valorem	\$11,143,491	\$11,295,005	\$11,448,634

Appendix Table 2
Olympus Sports
Development Scenario

	<u>2038</u>	<u>2039</u>	<u>2040</u>
<u>Residential (cumulative units)</u>			
Multifamily	1,088	1,088	1,088
Multifamily-Rental Other	0	0	0
Total Residential Units	1,088	1,088	1,088
(Does not include Nursing Home Beds)			
<u>Non-Residential (cumulative units)</u>			
Vacant Commercial Acres	0	0	0
Office - General (sq.ft.)	368,430	368,430	368,430
Office - Class A (sq.ft.)	0	0	0
Office - Medical/Professional (sq.ft.)	<u>345,283</u>	<u>345,283</u>	<u>345,283</u>
Total Office (sq.ft.)	713,713	713,713	713,713
Commercial (sq.ft.)	231,304	231,304	231,304
Retail - Community (sq.ft.)	0	0	0
Retail - Regional (sq.ft.)	0	0	0
Total Retail (sq.ft.)	231,304	231,304	231,304
Restaurant - Sit Down (sq.ft.)	84,000	84,000	84,000
Restaurant - Fast Food/Drive thru	<u>45,055</u>	<u>45,055</u>	<u>45,055</u>
Total Restaurant (sq.ft.)	129,055	129,055	129,055
Hotel (rooms)	1,312	1,312	1,312
Golf Courses (holes)	0	0	0
Athletic Club (sq.ft.)	0	0	0
Multipurpose Recreation Facility (acres)	0	0	0

Appendix Table 3
Olympus Sports
Taxable Property Values

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
<u>Residential Development</u>								
Multifamily	\$7,966,880	\$79,668,800	\$160,930,976	\$243,810,429	\$328,331,377	\$414,518,364	\$418,663,547	\$422,850,183
Single Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Taxable Value	\$7,966,880	\$79,668,800	\$160,930,976	\$243,810,429	\$328,331,377	\$414,518,364	\$418,663,547	\$422,850,183
<u>Commercial Development</u>								
Office - General (sq.ft.)	\$3,365,608	\$22,437,387	\$45,547,886	\$89,348,671	\$83,849,162	\$119,071,124	\$120,857,191	\$122,670,048
Office - Medical/Professional (sq.ft.)	\$5,256,934	\$35,046,225	\$71,143,836	\$108,316,490	\$146,588,316	\$185,983,926	\$188,773,685	\$191,605,291
Commercial (sq.ft.)	\$2,112,962	\$14,086,414	\$28,585,420	\$43,536,526	\$58,919,432	\$74,754,030	\$75,875,340	\$77,013,470
Restaurant - Sit Down (sq.ft.)	\$895,230	\$5,968,200	\$12,115,446	\$18,445,767	\$24,963,271	\$31,672,150	\$32,147,232	\$32,629,440
Restaurant - Fast Food/Drive thru	\$548,770	\$3,658,468	\$7,426,686	\$11,307,129	\$15,302,315	\$19,414,812	\$19,706,035	\$20,001,625
Hotel (rooms)	\$10,653,440	\$106,534,400	\$216,264,832	\$329,263,207	\$445,602,873	\$565,358,645	\$573,839,025	\$582,446,610
Golf Course (holes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletic Club (sq.ft.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multipurpose Recreation Facility (acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Taxable Value	\$22,832,944	\$187,731,091	\$381,094,115	\$580,215,790	\$785,225,369	\$996,254,687	\$1,011,198,507	\$1,026,366,485
Total Taxable Value	\$30,799,824	\$267,399,891	\$542,025,091	\$824,026,219	\$1,113,556,746	\$1,410,773,051	\$1,429,862,055	\$1,449,216,668

Taxable values are shown in the year following construction

Appendix Table 3
Olympus Sports
Taxable Property Values

	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
<u>Residential Development</u>								
Multifamily	\$427,078,685	\$431,349,472	\$435,662,966	\$440,019,596	\$444,419,792	\$448,863,990	\$453,352,630	\$457,886,156
Single Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Taxable Value	\$427,078,685	\$431,349,472	\$435,662,966	\$440,019,596	\$444,419,792	\$448,863,990	\$453,352,630	\$457,886,156
<u>Commercial Development</u>								
Office - General (sq.ft.)	\$124,510,099	\$126,377,751	\$128,273,417	\$130,197,518	\$132,150,481	\$134,132,738	\$136,144,729	\$138,186,900
Office - Medical/Professional (sq.ft.)	\$194,479,370	\$197,396,580	\$200,357,509	\$203,362,871	\$206,413,315	\$209,509,514	\$212,652,157	\$215,841,939
Commercial (sq.ft.)	\$76,168,672	\$79,341,202	\$80,531,320	\$81,739,290	\$82,965,380	\$84,209,860	\$85,473,008	\$86,765,103
Restaurant - Sit Down (sq.ft.)	\$33,118,882	\$33,615,665	\$34,119,900	\$34,631,699	\$35,151,174	\$35,678,442	\$36,213,618	\$36,756,823
Restaurant - Fast Food/Drive thru	\$20,301,649	\$20,606,174	\$20,915,267	\$21,228,896	\$21,547,431	\$21,870,642	\$22,198,702	\$22,531,682
Hotel (rooms)	\$581,183,309	\$600,051,059	\$609,051,825	\$618,187,602	\$627,460,416	\$636,872,323	\$646,425,407	\$656,121,789
Golf Course (holes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletic Club (sq.ft.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multipurpose Recreation Facility (acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Taxable Value	\$1,041,761,982	\$1,057,388,412	\$1,073,249,238	\$1,089,347,977	\$1,105,688,196	\$1,122,273,519	\$1,139,107,622	\$1,156,194,236
Total Taxable Value	\$1,468,840,667	\$1,488,737,884	\$1,508,912,204	\$1,529,367,573	\$1,550,107,988	\$1,571,137,509	\$1,592,460,252	\$1,614,080,392

Appendix Table 3
Olympus Sports
Taxable Property Values

	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
<u>Residential Development</u>					
Multifamily	\$462,465,018	\$467,089,668	\$471,760,564	\$476,478,170	\$481,242,952
Single Family	\$0	\$0	\$0	\$0	\$0
Residential Taxable Value	\$462,465,018	\$467,089,668	\$471,760,564	\$476,478,170	\$481,242,952
<u>Commercial Development</u>					
Office - General (sq.ft.)	\$140,259,704	\$142,363,599	\$144,499,053	\$146,666,539	\$148,866,537
Office - Medical/Professional (sq.ft.)	\$219,079,568	\$222,365,762	\$225,701,248	\$229,086,767	\$232,523,069
Commercial (sq.ft.)	\$88,056,430	\$89,377,276	\$90,717,936	\$92,078,705	\$93,459,885
Restaurant - Sit Down (sq.ft.)	\$37,308,175	\$37,867,798	\$38,435,815	\$39,012,352	\$39,597,537
Restaurant - Fast Food/Drive thru	\$22,869,658	\$23,212,702	\$23,560,893	\$23,914,306	\$24,273,021
Hotel (rooms)	\$685,963,615	\$675,953,070	\$686,092,366	\$696,383,751	\$706,829,507
Golf Course (holes)	\$0	\$0	\$0	\$0	\$0
Athletic Club (sq.ft.)	\$0	\$0	\$0	\$0	\$0
Multipurpose Recreation Facility (acres)	\$0	\$0	\$0	\$0	\$0
Commercial Taxable Value	\$1,173,537,150	\$1,191,140,207	\$1,209,007,310	\$1,227,142,420	\$1,245,549,556
Total Taxable Value	\$1,636,002,168	\$1,658,229,875	\$1,680,767,875	\$1,703,620,590	\$1,726,792,508

Appendix Table 4
Olympus Sports
Fiscal Impact Detail

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Revenues											
Ad Valorem Taxes	\$129,547	\$1,124,711	\$2,279,812	\$3,465,837	\$4,683,731	\$5,933,853	\$6,014,143	\$6,085,550	\$6,178,081	\$6,261,780	\$6,346,636
Local Option Fuel Taxes	\$7,066	\$28,689	\$43,679	\$59,113	\$74,899	\$76,124	\$77,266	\$78,425	\$79,601	\$80,786	\$82,007
Franchise Fees	\$35,896	\$146,145	\$222,506	\$301,124	\$382,051	\$387,782	\$393,599	\$399,503	\$405,486	\$411,578	\$417,752
Utility Taxes	\$67,014	\$272,076	\$414,236	\$560,600	\$711,261	\$721,930	\$732,759	\$743,750	\$754,906	\$766,230	\$777,724
Business Tax	\$403	\$1,636	\$2,491	\$3,371	\$4,277	\$4,341	\$4,406	\$4,472	\$4,539	\$4,608	\$4,677
Licenses & Permits	\$4,550	\$18,472	\$28,123	\$38,060	\$48,289	\$49,013	\$49,748	\$50,494	\$51,252	\$52,021	\$52,801
Intergovernmental-Federal	\$5,364	\$21,779	\$33,158	\$44,874	\$56,934	\$57,788	\$58,655	\$59,535	\$60,428	\$61,334	\$62,254
Intergovernmental-State & Local	\$6,175	\$25,069	\$38,167	\$51,853	\$65,535	\$66,518	\$67,515	\$68,528	\$69,556	\$70,599	\$71,658
State Revenue Sharing	\$6,881	\$27,935	\$42,531	\$57,559	\$73,028	\$74,123	\$75,235	\$76,364	\$77,509	\$78,672	\$79,852
Sales Tax - Half Cent	\$30,910	\$125,483	\$191,083	\$258,572	\$328,063	\$332,984	\$337,979	\$343,049	\$348,194	\$353,417	\$358,719
Motor Fuel	\$390	\$1,583	\$2,411	\$3,262	\$4,139	\$4,201	\$4,264	\$4,328	\$4,393	\$4,459	\$4,526
Gas Tax - One Cent Voted	\$1,118	\$4,539	\$8,910	\$9,352	\$11,885	\$12,043	\$12,224	\$12,407	\$12,593	\$12,782	\$12,974
Charges for Services	\$21,612	\$87,744	\$133,591	\$180,793	\$228,381	\$232,822	\$236,314	\$239,859	\$243,457	\$247,109	\$250,815
Judgments, Fines and Forfeitures	\$909	\$3,882	\$5,622	\$7,608	\$9,653	\$9,787	\$9,944	\$10,094	\$10,245	\$10,399	\$10,555
Interest and Other Earnings	\$1,034	\$4,134	\$8,201	\$8,268	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336
Miscellaneous Revenues	\$31,023	\$124,084	\$186,140	\$248,187	\$310,234	\$310,234	\$310,234	\$310,234	\$310,234	\$310,234	\$310,234
Total Revenues	\$349,992	\$2,017,791	\$3,636,642	\$5,298,334	\$7,003,776	\$8,283,890	\$8,394,622	\$8,506,828	\$8,620,831	\$8,738,353	\$8,863,518
Expenditures											
General Government	\$53,337	\$216,547	\$329,693	\$446,185	\$566,097	\$574,589	\$583,208	\$591,956	\$600,835	\$609,848	\$618,985
Law Enforcement	\$117,682	\$477,789	\$727,434	\$984,461	\$1,249,034	\$1,267,770	\$1,286,766	\$1,306,088	\$1,325,679	\$1,345,565	\$1,365,748
Fire Control	\$88,482	\$399,838	\$608,754	\$823,847	\$1,045,255	\$1,060,934	\$1,076,848	\$1,093,001	\$1,109,396	\$1,126,037	\$1,142,927
Public Works	\$39,442	\$160,136	\$243,807	\$329,952	\$418,627	\$424,906	\$431,280	\$437,749	\$444,315	\$450,980	\$457,745
Road/Street Facilities	\$12,672	\$51,446	\$78,327	\$106,003	\$134,491	\$136,508	\$138,556	\$140,634	\$142,744	\$144,885	\$147,058
Economic Development	\$2,472	\$10,037	\$15,281	\$20,680	\$26,236	\$26,632	\$27,031	\$27,437	\$27,848	\$28,266	\$28,690
Parks/Recreation	\$16,459	\$66,823	\$101,738	\$137,686	\$174,689	\$177,310	\$179,969	\$182,669	\$185,409	\$188,190	\$191,013
Total Expenditures	\$340,646	\$1,382,617	\$2,108,036	\$2,848,813	\$3,614,432	\$3,668,649	\$3,723,678	\$3,779,533	\$3,836,226	\$3,893,770	\$3,952,176
Net Fiscal Impact	\$9,445	\$635,174	\$1,531,606	\$2,449,520	\$3,389,344	\$4,615,241	\$4,670,944	\$4,727,295	\$4,784,604	\$4,842,583	\$4,901,342

**Appendix Table 4
Olympus Sports
Fiscal Impact Detail**

	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Revenues										
Ad Valorem Taxes	\$6,432,673	\$6,519,909	\$6,606,361	\$6,698,047	\$6,788,984	\$6,881,169	\$6,974,681	\$7,069,478	\$7,165,589	\$7,263,062
Local Option Fuel Taxes	\$83,238	\$84,486	\$85,753	\$87,040	\$88,345	\$89,670	\$91,016	\$92,381	\$93,766	\$95,173
Franchise Fees	\$424,018	\$430,378	\$436,834	\$443,386	\$450,037	\$456,788	\$463,639	\$470,584	\$477,653	\$484,818
Utility Taxes	\$789,389	\$801,230	\$813,249	\$825,447	\$837,829	\$850,397	\$863,153	\$876,100	\$889,241	\$902,580
Business Tax	\$4,747	\$4,818	\$4,890	\$4,964	\$5,038	\$5,114	\$5,190	\$5,268	\$5,347	\$5,427
Licenses & Permits	\$53,583	\$54,397	\$55,213	\$56,041	\$56,882	\$57,735	\$58,601	\$59,480	\$60,372	\$61,278
Intergovernmental-Federal	\$63,188	\$64,136	\$65,098	\$66,074	\$67,066	\$68,072	\$69,093	\$70,129	\$71,181	\$72,249
Intergovernmental-State & Local	\$72,733	\$73,824	\$74,932	\$76,056	\$77,197	\$78,354	\$79,530	\$80,723	\$81,934	\$83,163
State Revenue Sharing	\$81,050	\$82,265	\$83,499	\$84,752	\$86,023	\$87,314	\$88,623	\$89,953	\$91,302	\$92,671
Sales Tax - Half Cent	\$364,089	\$369,561	\$375,104	\$380,731	\$386,442	\$392,238	\$398,122	\$404,094	\$410,155	\$416,308
Motor Fuel	\$4,584	\$4,663	\$4,733	\$4,804	\$4,876	\$4,949	\$5,023	\$5,098	\$5,175	\$5,252
Gas Tax - One Cent Voted	\$13,169	\$13,366	\$13,567	\$13,770	\$13,977	\$14,186	\$14,399	\$14,615	\$14,834	\$15,057
Charges for Services	\$254,578	\$258,396	\$262,272	\$266,206	\$270,199	\$274,252	\$278,366	\$282,542	\$286,780	\$291,082
Judgments, Fines and Forfeitures	\$10,713	\$10,874	\$11,037	\$11,202	\$11,370	\$11,541	\$11,714	\$11,890	\$12,068	\$12,249
Interest and Other Earnings	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336
Miscellaneous Revenues	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>
Total Revenues	\$8,972,350	\$9,092,873	\$9,216,111	\$9,339,090	\$9,464,833	\$9,592,368	\$9,721,719	\$9,852,913	\$9,985,977	\$10,120,937
Expenditures										
General Government	\$628,280	\$637,704	\$647,270	\$656,879	\$666,834	\$676,836	\$686,989	\$697,294	\$707,753	\$718,369
Law Enforcement	\$1,386,234	\$1,407,028	\$1,428,133	\$1,449,555	\$1,471,299	\$1,493,368	\$1,515,769	\$1,538,505	\$1,561,583	\$1,585,006
Fire Control	\$1,160,071	\$1,177,472	\$1,195,195	\$1,213,062	\$1,231,257	\$1,249,726	\$1,268,472	\$1,287,499	\$1,306,812	\$1,326,414
Public Works	\$464,611	\$471,580	\$478,654	\$485,834	\$493,121	\$500,518	\$508,026	\$515,646	\$523,381	\$531,231
Road/Street Facilities	\$149,284	\$151,503	\$153,778	\$156,082	\$158,424	\$160,800	\$163,212	\$165,660	\$168,145	\$170,667
Economic Development	\$28,120	\$29,557	\$30,000	\$30,450	\$30,807	\$31,371	\$31,841	\$32,319	\$32,804	\$33,286
Parks/Recreation	<u>\$189,878</u>	<u>\$196,788</u>	<u>\$199,738</u>	<u>\$202,734</u>	<u>\$205,775</u>	<u>\$208,862</u>	<u>\$211,895</u>	<u>\$215,174</u>	<u>\$218,402</u>	<u>\$221,678</u>
Total Expenditures	\$4,011,459	\$4,071,631	\$4,132,705	\$4,194,836	\$4,257,616	\$4,321,481	\$4,386,383	\$4,452,097	\$4,518,879	\$4,586,682
Net Fiscal Impact	\$4,960,891	\$5,021,242	\$5,082,406	\$5,144,394	\$5,207,217	\$5,270,887	\$5,335,416	\$5,400,815	\$5,467,098	\$5,534,275

Appendix Table 5
Olympus Sports
Fiscal Impact Assumptions

Taxable Assessment Ratio	80% (from input data)
Homestead Exemption	\$50,000 (from input data)
% Single-Family with Homestead	90% (from input data)
% Multifamily with Homestead	75% (from input data)

Millage

General Fund	4.2061 Mills
Transportation Trust	0.0000 Mills
Fire & EMS	0.0000 Mills
Library	0.0000 Mills

		Equivalent Factor	Full-Time Equivalent
Population-Working Residents	3,267	0.7619	2,489
Population-Non-Working Residents	32,540	1.0000	32,540
Population- Seasonal	454	0.34615	157
Population (peak season)	36,261		35,186
Population (total)	35,807		
(FI Population Studies, 2017)			
Employment (total)	14,849	0.2381	3,536
(State of Florida ES-202, 2017)			
County Population (unincorporated)	220,000		
(FI Population Studies, 2016)			
Persons per Household - Single Family *	2.42		
Persons per Household - Multifamily	1.82		
* (FI Population Studies, 2017)			
Total Households	135,546	(FI Population Studies, 2017)	

Hotel Assumptions

Total Number of Rooms	750 (FI DBPR)
Average Occupancy	75.0% (FLA USA Visit Florida)
Average Persons per Room	2.2 (FLA USA Visit Florida)

Employment Assumptions

	Project
Office - General (sq.ft.)	300 sq. ft. per employee
Office - Class A (sq.ft.)	350 sq. ft. per employee
Office - Medical/Professional (sq.ft.)	250 sq. ft. per employee
Commercial (sq.ft.)	600 sq. ft. per employee
Retail - Community (sq.ft.)	600 sq. ft. per employee
Retail - Regional (sq.ft.)	600 sq. ft. per employee
Restaurant - Sit Down (sq.ft.)	450 sq. ft. per employee

Restaurant - Fast Food/Drive thru (sq.ft	100 sq. ft. per employee
Hotel (rooms)	0.50 employees per room
Golf Course	40 per 18-hole course
Athletic Club (sq.ft.)	800 sq. ft. per employee
Multipurpose Recreation Facility (acres)	0 per unit

Annual growth rate of Residential Propert	1.0%
Annual growth rate of Non-Residential Pn	1.5%

	<u>Average Value</u>
Multifamily	\$500,000
Multifamily-Rental Other	\$100,000
Office - General (sq.ft.)	\$300
Office - Class A (sq.ft.)	\$145
Office - Medical/Professional (sq.ft.)	\$500
Commercial (sq.ft.)	\$300
Retail - Community (sq.ft.)	\$130
Retail - Regional (sq.ft.)	\$130
Restaurant - Sit Down (sq.ft.)	\$350
Restaurant - Fast Food/Drive thru (sq.ft	\$400
Hotel (rooms)	\$400,000
Golf Course (holes)	\$333,333
Athletic Club (sq.ft.)	\$125
Multipurpose Recreation Facility (acres)	\$0

OUR VISION:

Epic. Every Day.

OLYMPUS



A new community...for a new era in sport, wellness and fitness.

OLYMPUS



INNOVATIVE DEVELOPMENT PROGRAM

➤ **Multi-Sport Competition and Training Venues...**

OLYMPUS

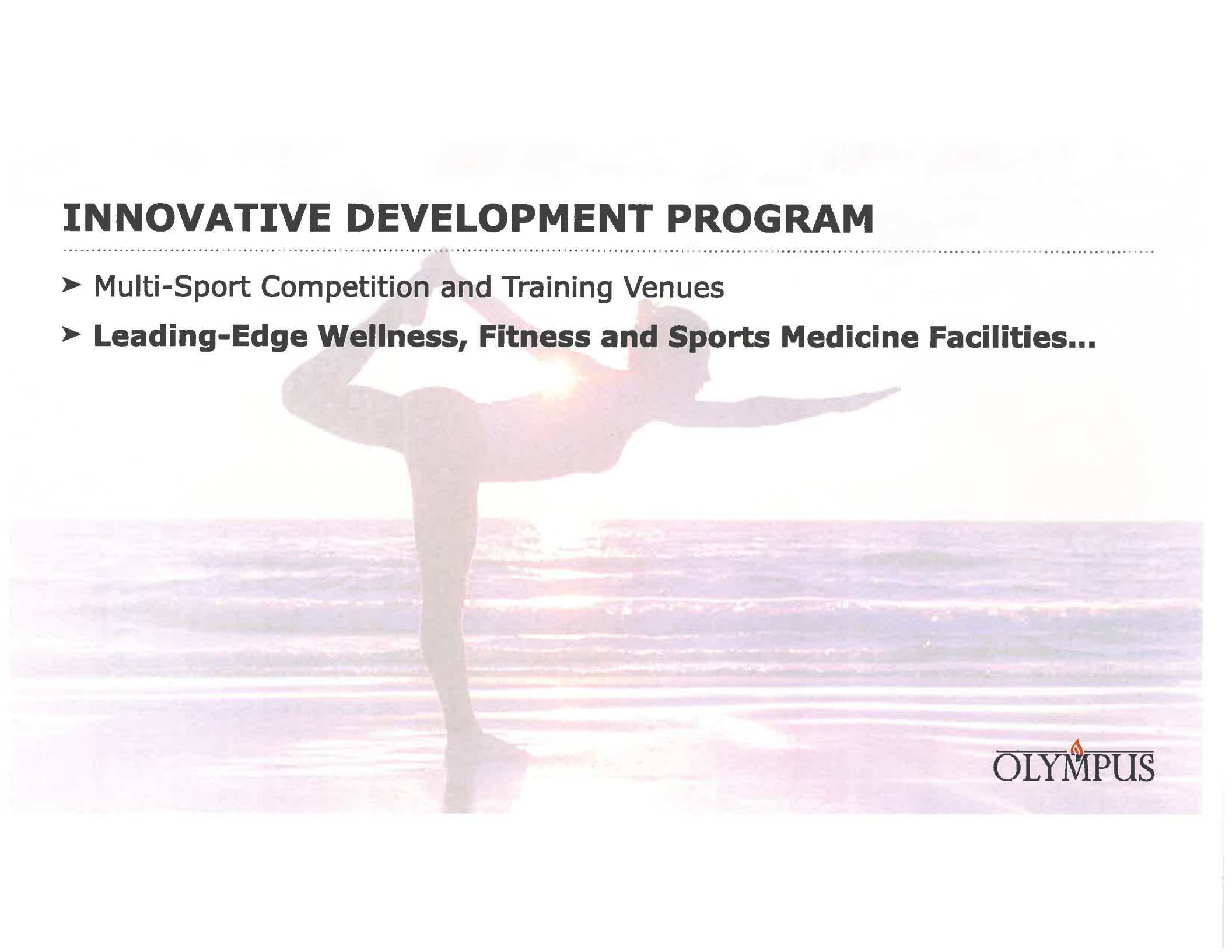


***For professional, amateur, collegiate and Olympic athletes.
717 Jobs.***

OLYMPUS

INNOVATIVE DEVELOPMENT PROGRAM

- Multi-Sport Competition and Training Venues
- **Leading-Edge Wellness, Fitness and Sports Medicine Facilities...**



OLYMPUS



***For athletes, individuals, families, and businesses.
1,525 Jobs.***

OLYMPUS



INNOVATIVE DEVELOPMENT PROGRAM

- Multi-Sport Competition and Training Venues
- Leading-Edge Wellness, Fitness and Sports Medicine Facilities
- **World-Class Hospitality and Entertainment Venues...**

OLYMPUS



***For visitors, businesses, and the Clermont community.
2,715 Jobs.***

OLYMPUS

INNOVATIVE DEVELOPMENT PROGRAM

- Multi-Sport Competition and Training Venues
- Leading-Edge Wellness, Fitness and Sports Medicine Facilities
- World-Class Hospitality and Entertainment Venues
- **Residential Neighborhoods, Villas and Multi-Family Residences**



***For guests and residents who choose to call Olympus home...
for a weekend, or a lifetime. Supporting more than 4,900 jobs.***

OLYMPUS

GLOBAL SEARCH

Finding the Perfect Location



LOCATION CRITERIA

- Climate
- Transportation
- Technology
- Talent
- **COMMUNITY**

WHY CLERMONT?

OLYMPUS



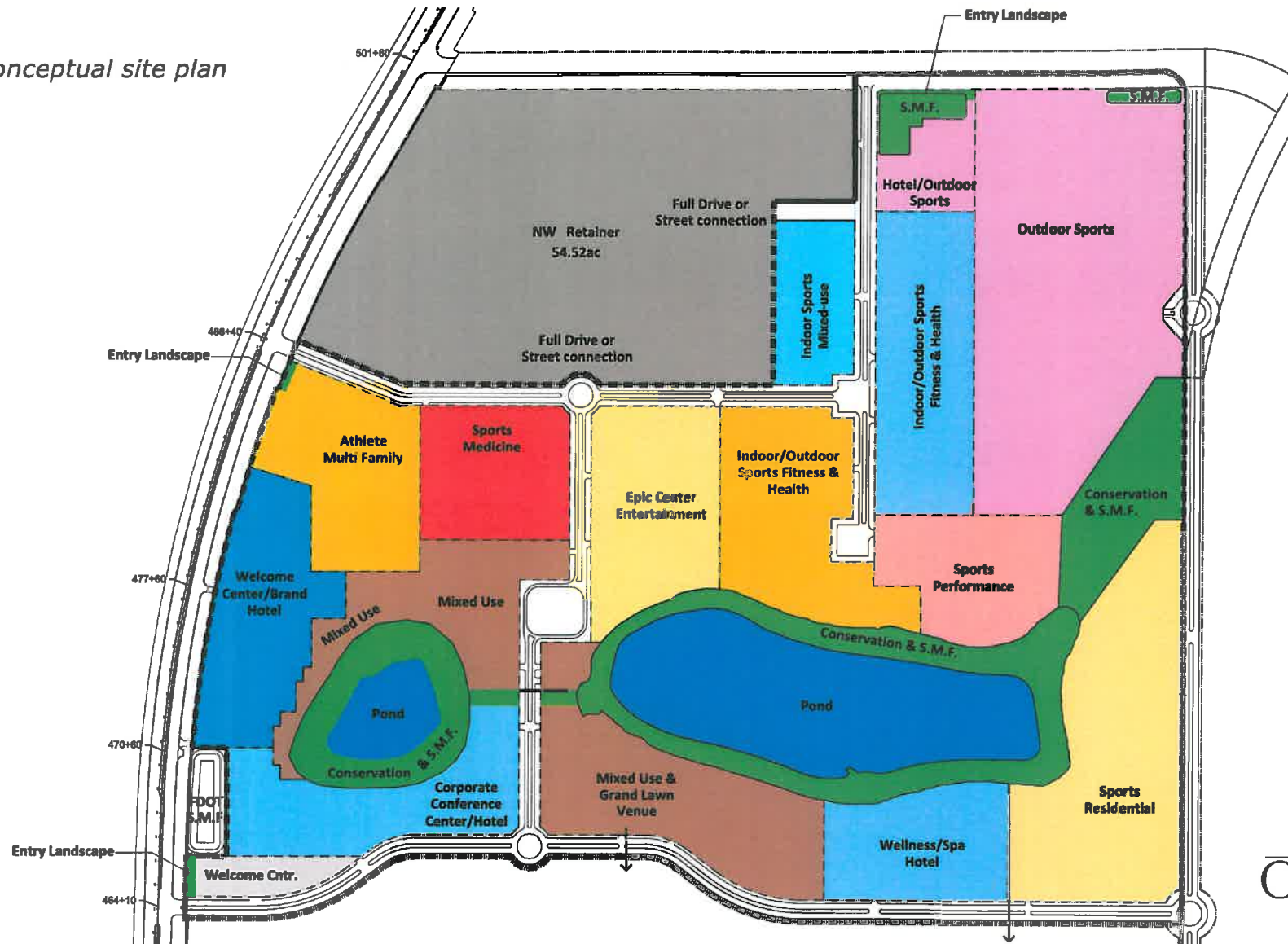


OLYMPUS: 250-ACRE MASTER PLANNED COMMUNITY



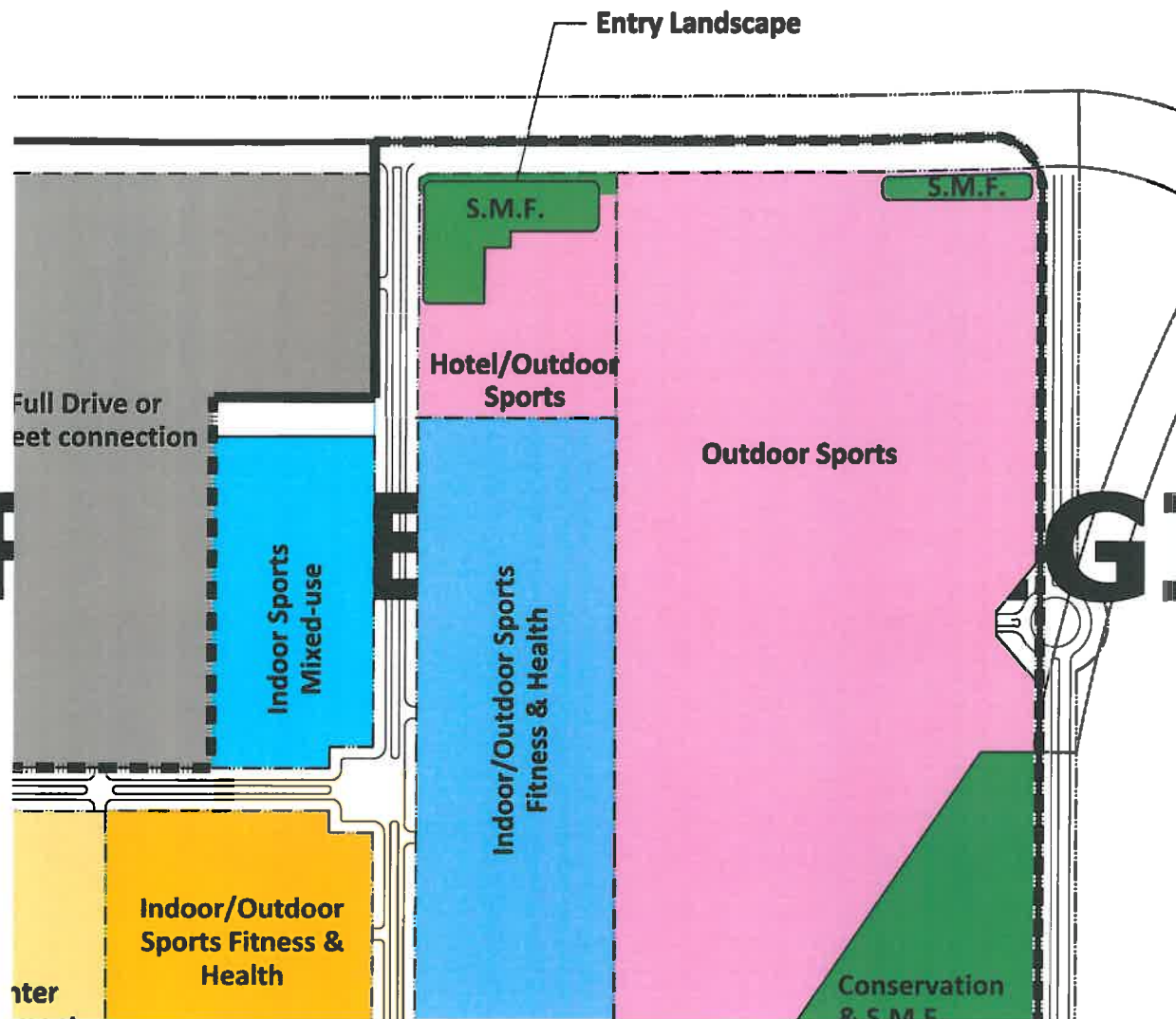
OLYMPUS

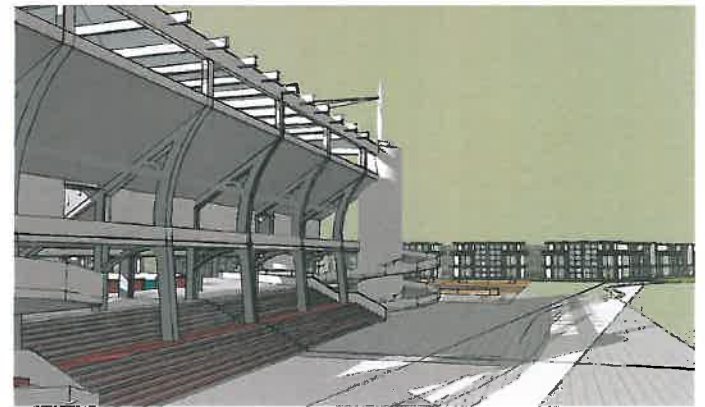
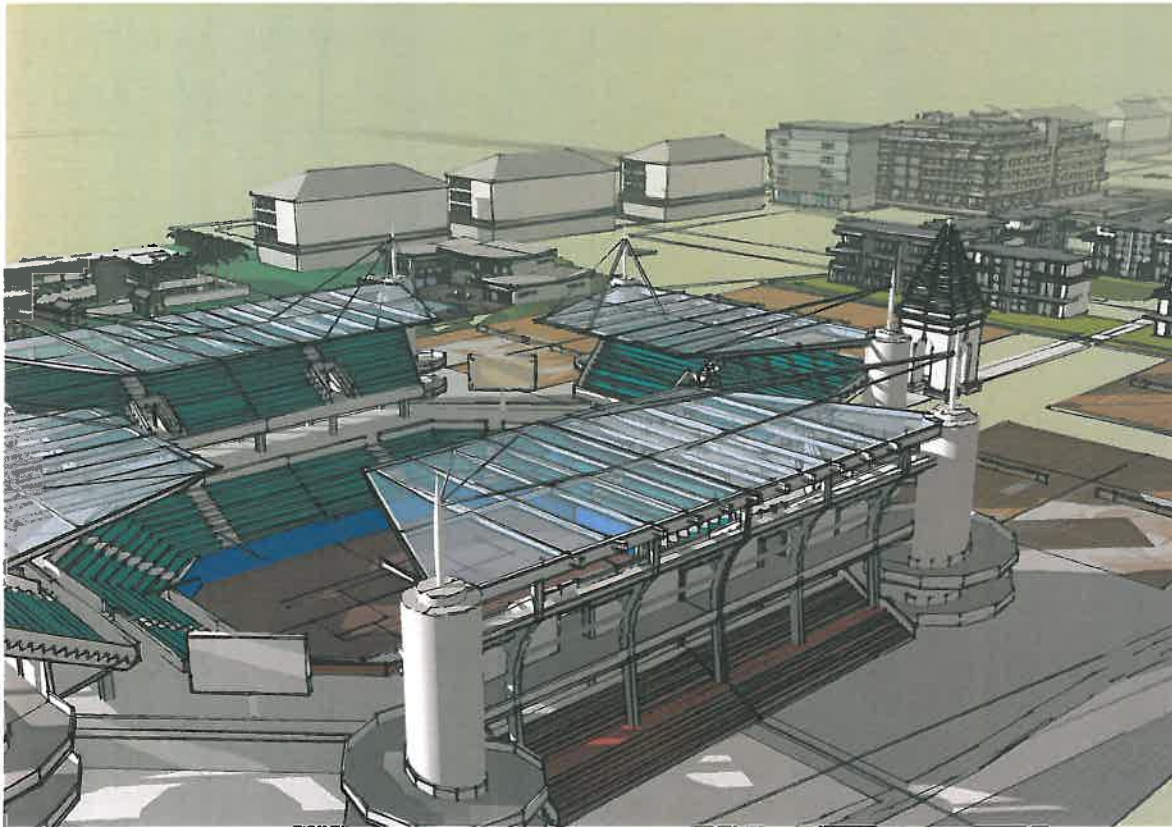
Conceptual site plan



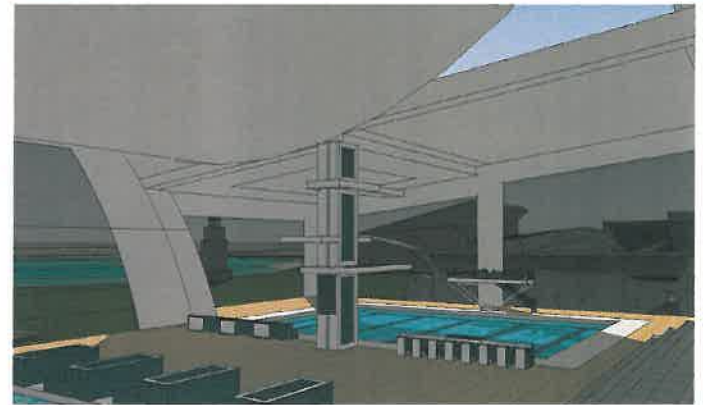
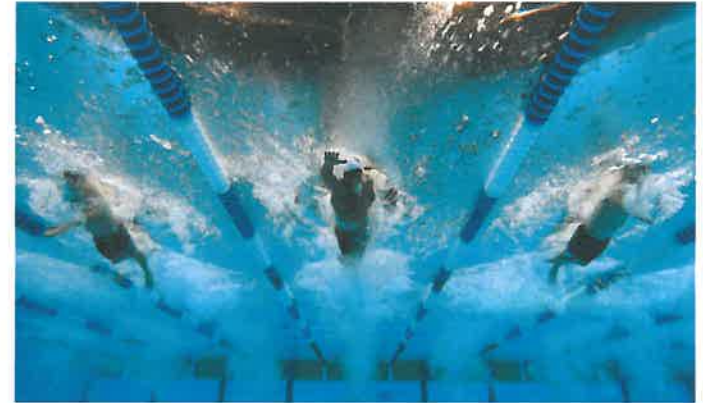
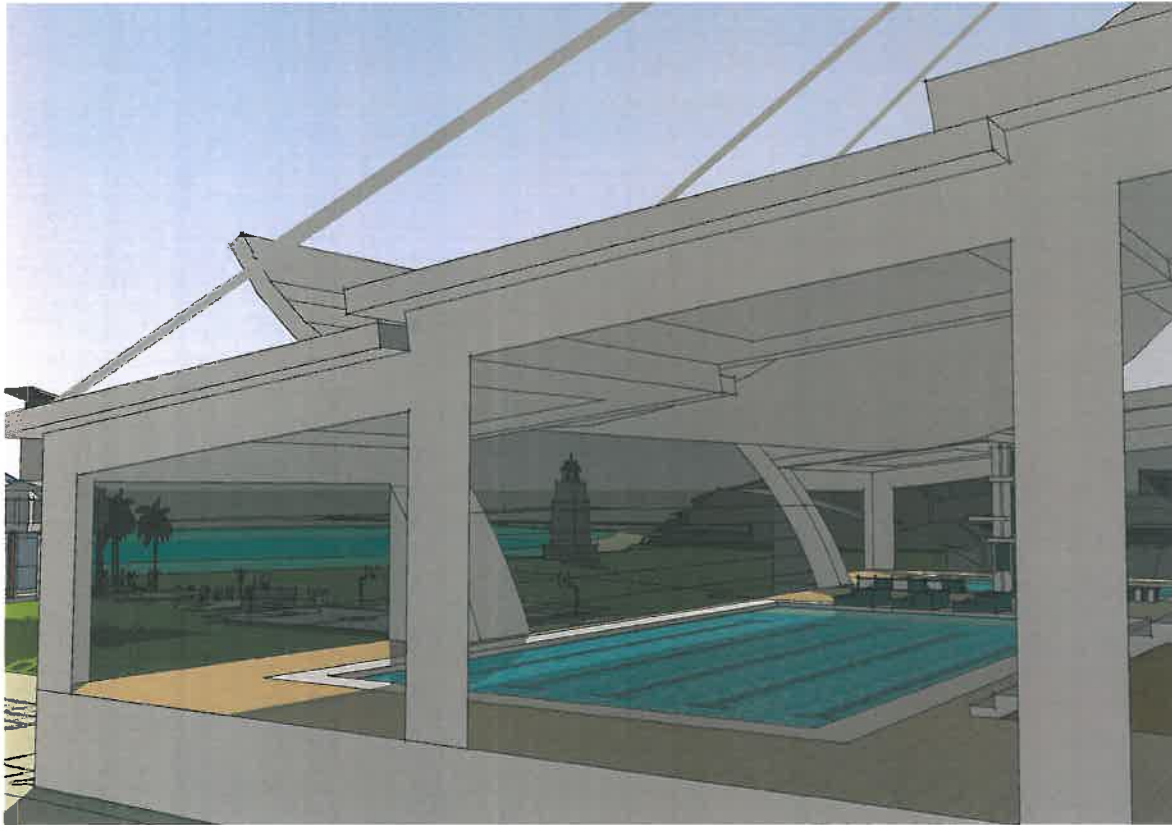
OLYMPUS

NO REGION





International Tennis Center at Olympus

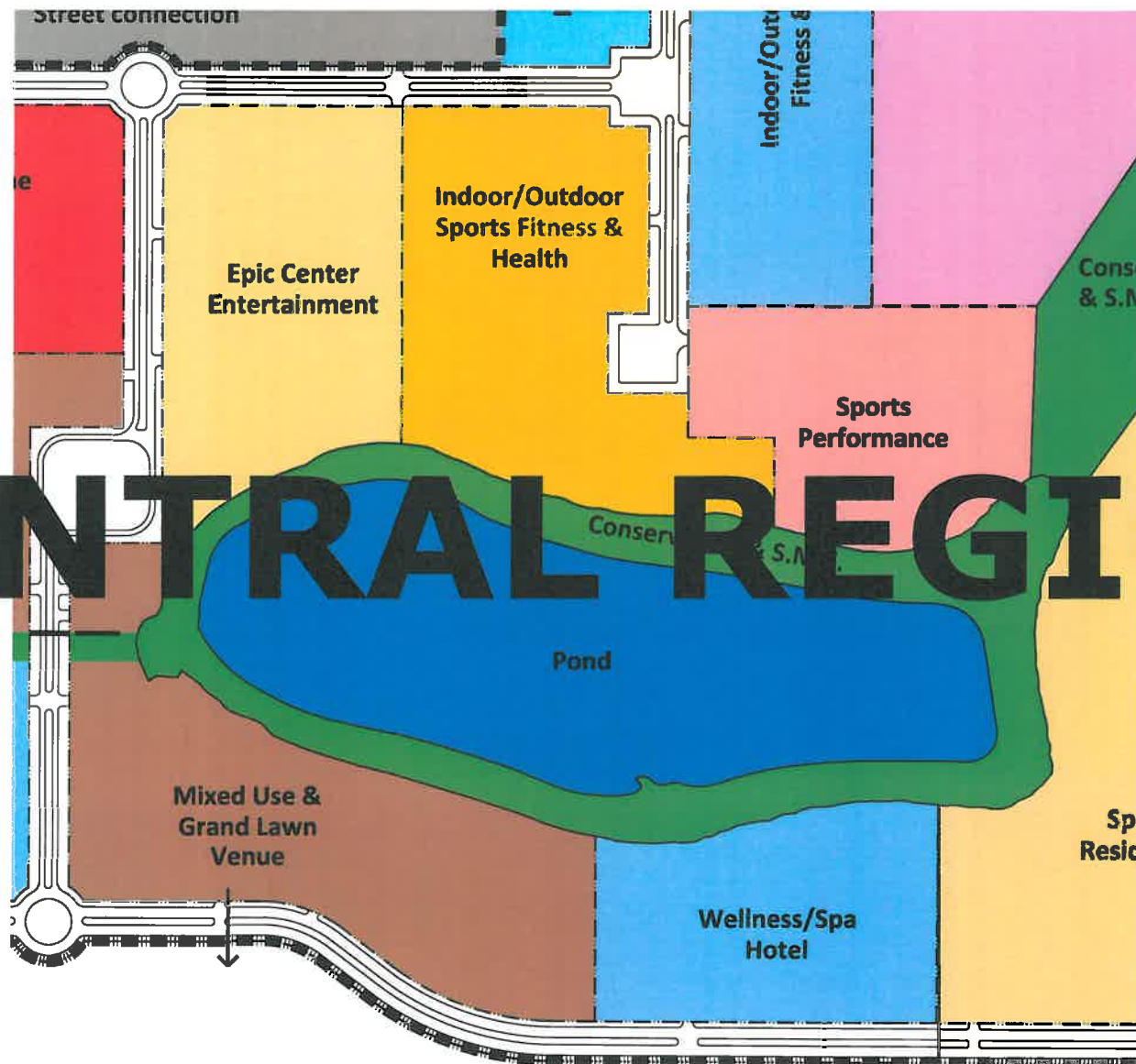


Aquatics Center at Olympus



Sports Performance at Olympus

CENTRAL REGION



OLYMPUS



Epic Center (Multi-Purpose Arena) at Olympus



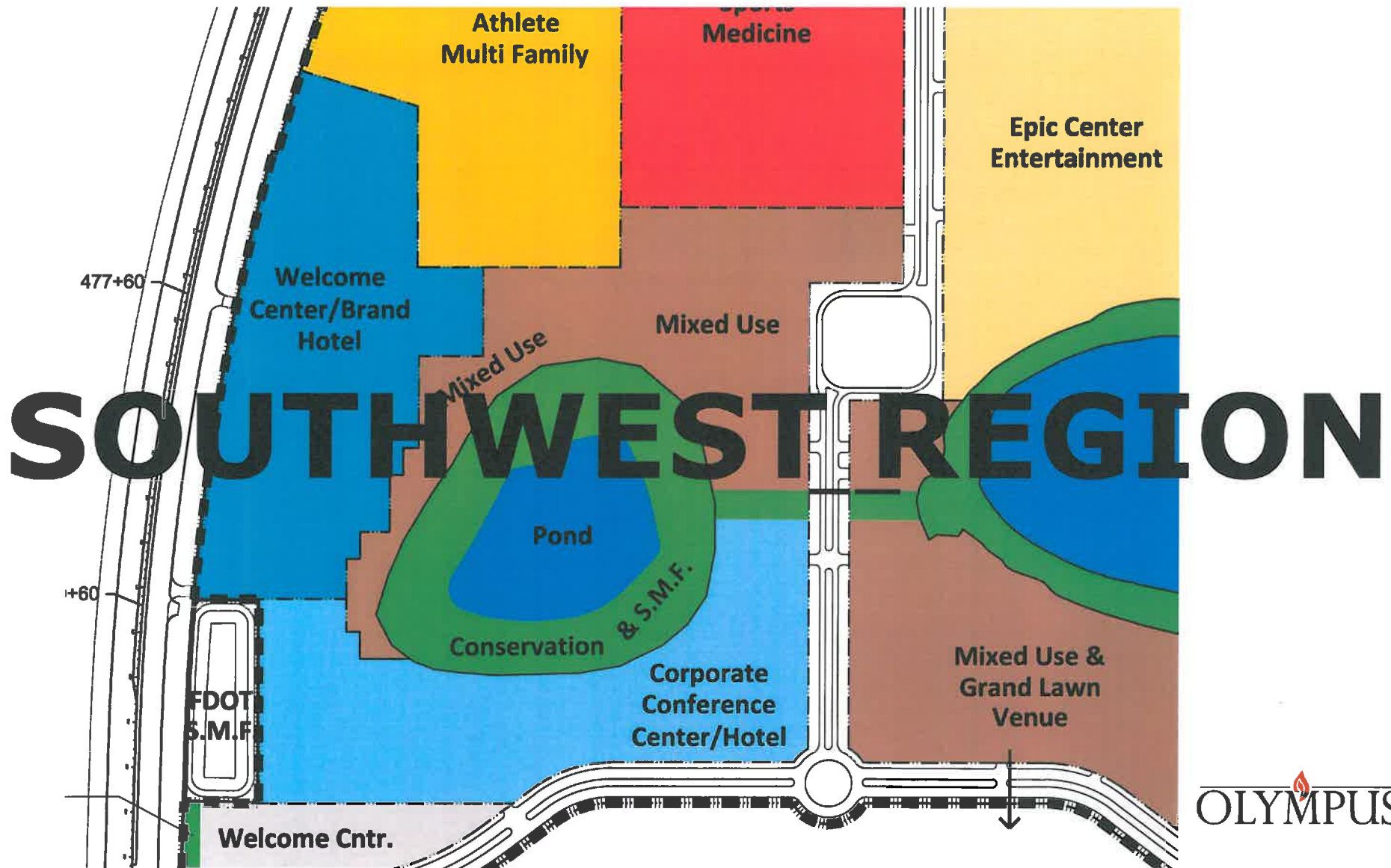
Broadcast-Ready Venues



Fitness & Health Club at Olympus



The Wellness Spa at Olympus





Village Center: At The Heart of Olympus



Village Center: Sports-themed hotel, restaurants, shops and entertainment.

OLYMPUS FOUNDERS

- Michael Carroll, Sr., *Chief Executive Officer*
- Mike Carroll, Jr., *Chief Marketing Officer*
- Van Hoffman, *Chief Financial Officer*
- Brian Wheeler, *Senior Planner & Development Director*

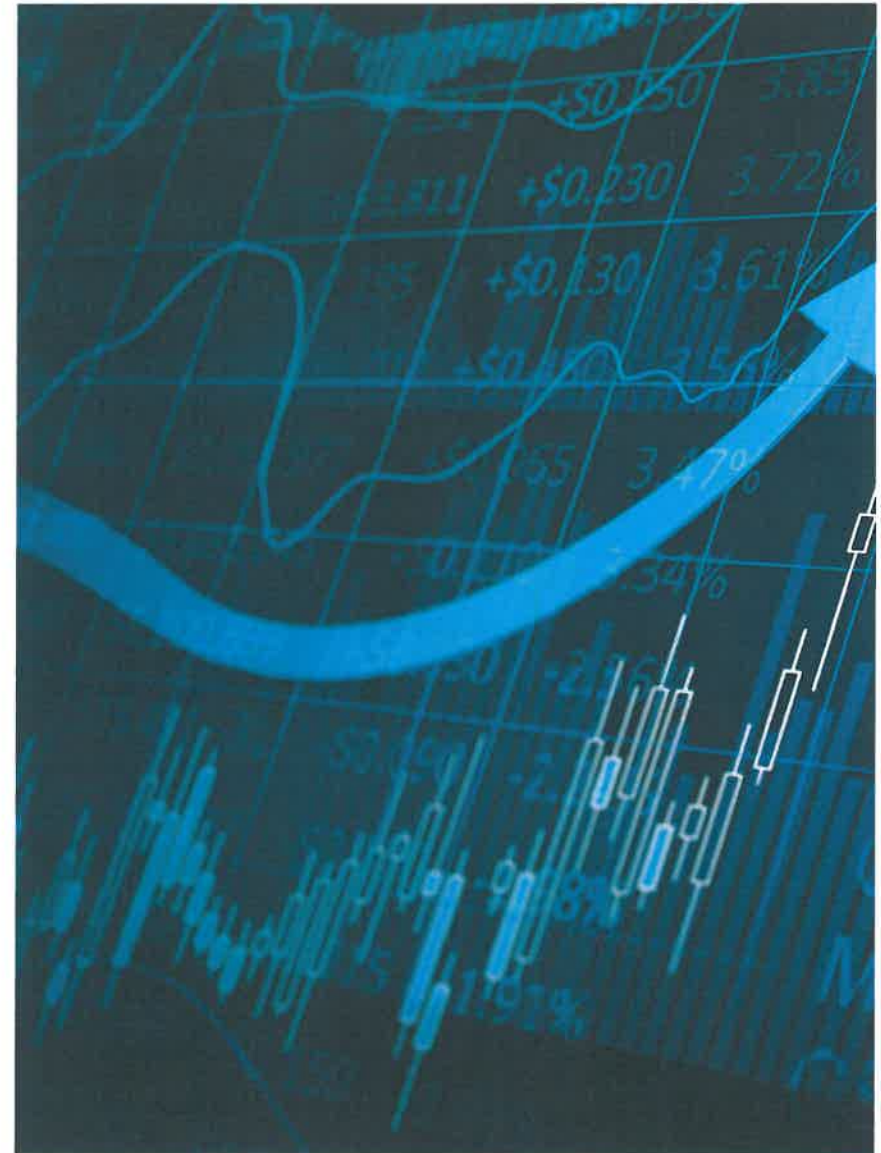
OLYMPUS DEVELOPMENT TEAM

- Debbie Dantin, *Traffic Engineer*
- Keith Dantin, *Master Development Engineer*
- Rob Matthews, *Founder of Matthews Design Group*
- Carter Environmental, *Environmental Consultant*
- Universal Engineering, *Geotechnical Engineering*
- Dewberry, *Land Surveying*
- Pete Davison, *Hospitality and Operations*
- Pam Basher, *Accounting and Tax Compliance*
- Richard Lewin, *Finance*
- Dan O'Keefe, *Legal*
- Juli James, *Legal*

HANK FISHKIND, PH.D

- Ph.D. in Philosophy and Economics from Indiana University
- Former Associate Director for programs at the University of Florida's Bureau of Economic and Business Research
- Over 30 years experience in economic analysis and forecasting
- One of Florida's premier economists and financial advisors
- *Special Advisor to Olympus, Community Development District & Finance*

Job Creation for Clermont



OLYMPUS DEVELOPMENT PROGRAM

- Hotels
- Mixed use (retail/office + res.)
- Sports Medicine
- Fitness & Health Club
- Tennis Center
- Sports Centers
- Competition/Entertainment
- Wellness/Spa
- Residential (Multi Family/Villas)
- Conservation/Water Management
- Welcome/CDD/Roadways

OLYMPUS

DEVELOPMENT PROGRAM: VOLUMES

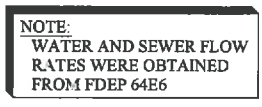
Development Program	Volume
Office SqFt	713,713
Retail Commercial SqFt	231,304
Restaurant SqFt	129,055
Hotel Rooms	1,312
Sports Facilities SqFt	248,468

Olympus Development - Water/Sewer US Handcock Rd Route
City of Clermont

South Segment - Usage
Percent
North Segment - Usage
Percent

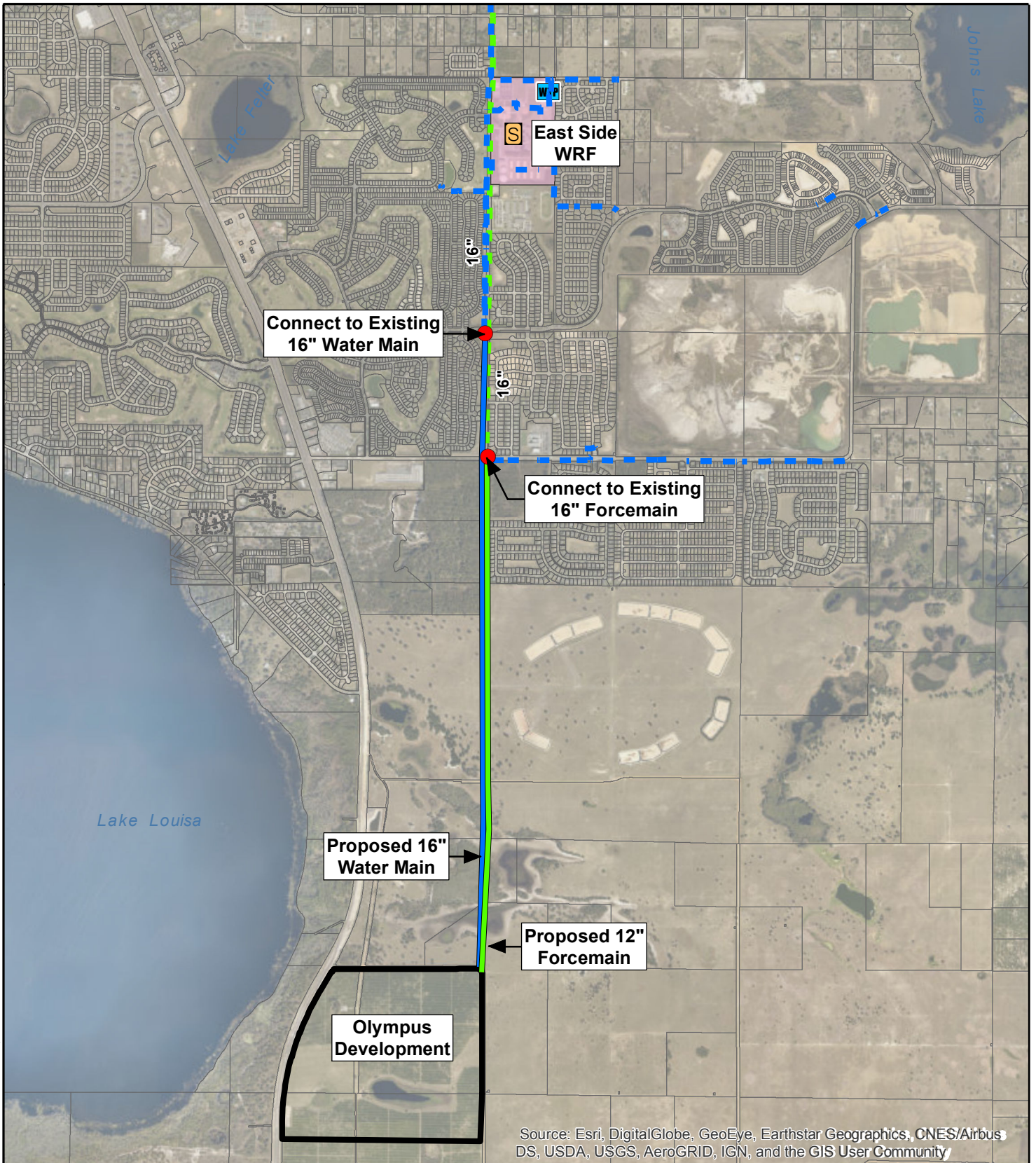
Item	Description	Quantity	Unit	Unit Cost	Total Cost	North Segment	South Segment	Sub-Total
1	Mobilization/Demobilization (2%)	1	LS	\$ 109,000.00	\$ 109,000.00	\$ 42,652.17	\$ 66,347.83	\$ 109,000.00
2	General Requirements, Bonds and Insurance (2%)	1	LS	\$ 109,000.00	\$ 109,000.00	\$ 42,652.17	\$ 66,347.83	\$ 109,000.00
3	Maintenance of Traffic (1%)	1	LS	\$ 54,000.00	\$ 54,000.00	\$ 21,130.43	\$ 32,869.57	\$ 54,000.00
4	Audio-Video Record	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,956.52	\$ 3,043.48	\$ 5,000.00
5	Locate Utilities in Advance of Construction ⁴	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 3,913.04	\$ 6,086.96	\$ 10,000.00
6	Furnish and Install 16" DR-18 PVC Watermain	13,000	LF	\$ 250.00	\$ 3,250,000.00	\$ 1,271,739.13	\$ 1,978,260.87	\$ 3,250,000.00
7	Furnish and Install 12" DR-18 PVC Forcemain	10,000	LF	\$ 200.00	\$ 2,000,000.00	\$ 782,608.70	\$ 1,217,391.30	\$ 2,000,000.00
8	Lift Station	1	LS	\$ 500,000.00	\$ 500,000.00	\$ -	\$ 500,000.00	\$ 500,000.00
9	16" Gate Valve ¹	13	EA	\$ 6,000.00	\$ 78,000.00	\$ 30,521.74	\$ 47,478.26	\$ 78,000.00
10	12" Plug Valves ²	10	EA	\$ 5,000.00	\$ 50,000.00	\$ 19,565.22	\$ 30,434.78	\$ 50,000.00
11	Construct 2" ARV ³	8	EA	\$ 4,000.00	\$ 32,000.00	\$ 12,521.74	\$ 19,478.26	\$ 32,000.00
12	Connect Watermain to existing system	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00
13	Connect Forcemain to existing system	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00
				Subtotal	\$ 6,207,000.00			\$ 6,207,000.00
				Contingency (30%)	\$ 1,863,000.00			\$ 1,863,000.00
				Total	\$ 8,070,000.00			\$ 8,070,000.00

- NOTES:
- 1. Assume gate valves every 1,000 feet
 - 2. Assume plug valves every 1,000 feet
 - 3. Assume 4 ARVs for both watermain and forcemain
 - 4. Locate utilities only for existing roadway on Handcock Rd

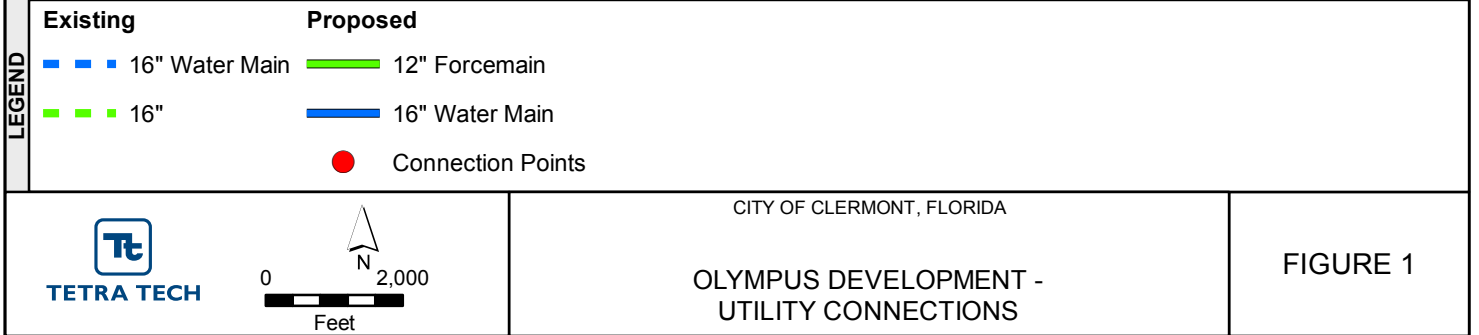


SHEET NO.	OVERALL UTILITY FLOW EXHIBIT	 MATTHEWS DESIGN GROUP, INC. P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FLORIDA 32084 PHONE: 904.826.1334 FAX: 904.826.4547 INFO@MATTHEWSDESIGN.NET	DESIGN BY CLB DRAWN BY DTS CHECKED BY CLB DATE 05-07-18 JOB NO. 17122		NO. DATE		REVISIONS DESCRIPTION	

P:\IER08310\200-08310-18005\GIS\mxd\APOlympusConnection.mxd[betty.morris 9/10/2018]



Source: City of Clermont Utilities; Lake County GIS





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 25, 2018		
Agenda Item Name		
Hurricane Irma Debris Removal and Monitoring Services Payment and Budget Amendment		
Requested Action		
Recommend approval of payment to Lake County for Hurricane Irma Debris Removal and Monitoring Services in the amount of \$76,223.56 and budget amendment in the same amount.		
Staff Report		
Environmental Services staff is recommending payment of the invoice for Hurricane Irma debris removal. Brian Camp, Sanitation Manager, went through every page of the details accompanying the invoice checking for errors and confirming accuracy. The invoice total amount is \$76,223.56. Lake County is requesting 50% (\$38,111.78) payment at this time and the balance to be paid upon FEMA reimbursement.		
Additional Analysis		
Fiscal Impact Summary		
Budget amendment to the Sanitation Fund in the amount of \$76,223.56 is recommended.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. LCBCC Irma Debris Removal	LCBCC Irma Debris Removal.pdf	



INVOICE

Lake County Board of County Commissioners
Public Works Department
PO Box 7800
Tavares, FL 32778

REVISED DATE: 8/22/2018
INVOICE #: 1003

BILL TO

City of Clermont
3335 Hancock Road
Clermont, FL 34711

JOB

Hurricane Irma Debris Removal & Monitoring Services

PAYMENT TERMS

50% of Total Estimated City Cost
Due on receipt

DESCRIPTION	AMOUNT
Right of Way (ROW) Estimated Vegetative Debris Removal Cost for Period of September 12, 2017 through December 7, 2017	\$116,000.92
Right of Way (ROW) Estimated Construction Debris Removal Cost for Period of September 12, 2017 through December 7, 2017	\$0.00
Right of Way (ROW) Estimated Hazardous Limb and Tree Debris Removal Cost for Period of September 12, 2017 through December 7, 2017	\$0.00
Site Management and Reduction Cost for Period of September 12, 2017 through December 7, 2017	\$47,027.40
Haul-Out and Disposal Cost for Period of September 12, 2017 through December 7, 2017	\$55,806.09
Monitoring service provided by Tetra Tech, Inc. Period of September 12, 2017 through October 17, 2017	\$85,651.50
Monitoring service provided by Tetra Tech, Inc. Period of October 18, 2017 through December 7, 2017	\$576.00
Corrected difference in cost of mileage between Lake County Landfill and Scrub Jay for 279.45 cubic yards of vegetative debris at \$0.60 per cubic yard.	-\$167.67
TOTAL ESTIMATED COST	\$304,894.24
ESTIMATED 75% FEMA REIMBURSEMENT	\$228,670.68
ESTIMATED CITY COST	\$76,223.56
AMOUNT REQUESTED	\$38,111.78

Balance to be reconciled upon FEMA reimbursement



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 25, 2018		
Agenda Item Name		
Resolution No. 2018-40R <i>City of Leesburg TEFRA</i>		
Requested Action		
Request approval of Resolution No. 2018-40R authorizing the issuance of revenue bonds by the City of Leesburg in an amount not to exceed \$10,000,000 to fund a loan to LifeStream Behavioral Center, Inc. for the financing and/or refinancing, acquisition, construction, and equipping of healthcare facilities and site improvements.		
Staff Report		
LifeStream Behavioral Center, Inc. is a Florida not for profit corporation, which provides behavioral health and social services to the Central Florida community. LifeStream has requested the City of Leesburg issue Healthcare Facilities Refunding and Revenue Bonds in an amount not to exceed \$10,000,000 and loan the proceeds from the sale of the Bonds to LifeStream for the purposes of: (a) refinancing the outstanding principal balance (approximately \$5,000,000) of Industrial Development Revenue Bonds Series issued by the City of Tavares in 2007, used to finance and refinance the acquisition, construction and improvement of Lifestream's healthcare and social service center facilities located in Leesburg, Florida (b) financing approximately \$5 million of the costs of the construction of a new 24,000 square foot outpatient facility located adjacent to Lifestream's existing facility on the South Lake Hospital campus in Clermont, Florida, and (c) paying certain fees and expenses relating to the issuance and sale of the Bonds. In connection with the issuance of the Bonds, the City of Leesburg seeks to (1) enter into an Interlocal Agreement with the City of Clermont in order to authorize the City of Leesburg to use a portion of the Bonds to finance or refinance the portion of the Lifestream facility that will be constructed within the jurisdictional boundaries of the City of Clermont, and (2) LifeStream seeks the Council's approval of the Bonds and the Project for the limited purposes of Section 147(f) of the Internal Revenue Code, which is necessary in order for the City of Leesburg to issue the Bonds on a tax exempt basis. The Interlocal Agreement and the Resolution approving this item have been reviewed by Foley Lardner, the City's bond counsel at the expense of the applicant. Bond counsel has confirmed that issuance of the Bonds will not constitute a debt, liability or obligation of, or a pledge of the faith and credit of the City of Clermont, nor will it obligate the City of Clermont to levy or to pledge any form of taxation or to make any appropriation for the payment of the Bonds. The action of the City Council is to simply approve the bonds for use on the Clermont facilities and recognizing that the facility is a benefit to the City as a health care provider.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact to the city.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Resolution 2018-40R	2018-40R - TEFRA City of Leesburg.pdf
2.	Interlocal Agreement	Interlocal Agreement.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-40R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF LEESBURG, FLORIDA IN ORDER TO PERMIT THE CITY OF LEESBURG TO ISSUE AND APPLY A PORTION OF THE PROCEEDS OF ITS HEALTHCARE FACILITIES REFUNDING AND REVENUE BONDS, SERIES 2018 TO FINANCE CERTAIN HEALTHCARE FACILITIES LOCATED WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF CLERMONT; PROVIDING APPROVAL OF THE ISSUANCE OF SUCH BONDS SOLELY FOR THE PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida:

SECTION 1. Findings and Recitals

It is hereby found, ascertained, determined and declared:

A. LifeStream Behavioral Center, Inc., a Florida not-for-profit corporation (the “Borrower”) Borrower has requested that the City of Leesburg issue its Healthcare Facilities Refunding and Revenue Bonds (LifeStream Behavioral Center, Inc. Project), Series 2018, in one or more series, in an aggregate principal amount not to exceed \$10,000,000 for the purposes of: (A) refinancing those certain outstanding Industrial Development Revenue Bonds (LifeStream Behavioral Center, Inc. Project), Series 2017 (the “Prior Bonds”), the proceeds of which were loaned to the Borrower for the acquisition, construction, and equipping of the Borrower’s existing healthcare facility located at 2018 and 2020 Tally Road, Leesburg, Lake County, Florida 34748; (B) financing or refinancing the cost of (or reimburse itself for prior expenditures for) the acquisition, construction, and equipping of an approximate 24,000 square foot healthcare facility and site improvements thereon located on real property immediately adjacent to and north of the Borrower’s existing facility located at 2140 Don Wickham Drive, Clermont, Lake County, Florida 34711, including without limitation ancillary facilities, which will be owned and operated by the Borrower (the “Clermont Facilities”) and (C) to pay costs of issuance related to the Bonds (collectively, the “Project”). The Project will be owned and operated by the Borrower or an affiliate, subsidiary or related entity thereof.

B. As a condition to the issuance of the Bonds, the City of Leesburg seeks to enter into an Interlocal Agreement with the City of Clermont in order to allow for a portion of the proceeds of the Bonds to be utilized to finance the Clermont Facilities. The funds shall be repaid solely from the revenues of the Borrower, and the funds shall be duly expended for their stated purpose and shall not be payable from or by the City of Clermont in any manner whatsoever.

C. The City of Leesburg has informed the City of Clermont that the City of Leesburg conducted a public hearing on September 24, 2018 following the publication of notices in *The Daily Commercial* and *The Orlando Sentinel*, newspapers of general circulation in Lake County,



CITY OF CLERMONT
RESOLUTION NO. 2018-40R

on September 11, 2018 and September 16, 2018, respectively, which notices were further published in the online sites of both newspapers and in the Florida Legal Notices online site, at which hearing members of the public were offered reasonable opportunity to be heard on all matters pertaining to the location and nature of the proposed Project and to the issuance of the Bonds. Based on the representations of the City of Leesburg, the public hearing provided a reasonable opportunity for interested individuals to express their views, both orally and in writing, on the proposed issuance of the Bonds and the location and nature of the Project, and was held in a location which, under the facts and circumstances, was convenient for residents of both the City of Leesburg and the City of Clermont.

D. The City of Leesburg has determined that the Project will constitute a healthcare facility and a “project” within the meaning of and as contemplated by the provisions of Chapter 166 and Chapter 159, Part II, Florida Statutes, as amended, and other applicable provisions of law (the “Act”), and further that the Project is appropriate to the needs and circumstances of, and shall make a significant contribution to the economic growth of Lake County, shall provide or preserve gainful employment and shall serve a public purpose by advancing the economic prosperity and the general welfare of the State of Florida and its people and by improving living conditions within the State of Florida.

E. NEITHER THE FAITH AND CREDIT OR TAXING POWER OF THE CITY OF LEESBURG, THE CITY OF CLERMONT OR OF THE STATE OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR THE INTEREST ON THE BONDS. NO OWNER OR HOLDER OF ANY OF THE BONDS SHALL EVER HAVE THE POWER, DIRECTLY OR INDIRECTLY, TO COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY OF LEESBURG, THE CITY OF CLERMONT, OR OF THE STATE OR ANY POLITICAL SUBDIVISION THEREOF FOR THE PAYMENT OF THE PRINCIPAL OF OR INTEREST OR PREMIUM, IF ANY, ON ANY OF THE BONDS.

SECTION 2. Approval of Interlocal Agreement

The Interlocal Agreement between the City of Leesburg and the City of Clermont, is hereby approved, the substantial form of which is attached hereto as Exhibit “A”, subject to such changes, insertions and omissions and such filling in of such blanks as shall be approved by the Mayor or Mayor pro tem (each an “Authorized Officer”) and the City Attorney, with such execution by an Authorized Officer to be conclusive evidence of such approval.

SECTION 3. Approval of Bonds for the Project

Solely for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended from time to time (the “Code”), the City of Clermont hereby approves the issuance of the proposed Bonds by the City of Leesburg for the Project and approves the use of the proceeds to finance the proposed Project, including the Clermont Facilities. The approval given herein shall not be construed as: (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of



CITY OF CLERMONT
RESOLUTION NO. 2018-40R

any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Project, and the Issuer shall not be construed by reason of its adoption of this Resolution to make any such endorsement, finding, or recommendation or to have waived any right of the City of Clermont or to have estopped the City of Clermont from asserting any rights or responsibilities it may have in such regard.

SECTION 4. Limitation

The issuance of Bonds approved hereunder and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the City of Clermont, the State of Florida or any political subdivision or agency thereof but shall be payable solely from the revenue pledged therefor pursuant to a loan agreement and/or other financing agreement entered into by the City of Leesburg prior to or contemporaneously with the issuance of the Bonds.

SECTION 5. Repealing Clause

All restrictions or resolutions or portions thereof in conflict herewith are, to the extent of such conflict, hereby superseded and repealed.

SECTION 6. Effective Date

This Resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]



CITY OF CLERMONT
RESOLUTION NO. 2018-40R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A: Interlocal Agreement

EXHIBIT A
INTERLOCAL AGREEMENT

[Follows.]

INTERLOCAL AGREEMENT

BY AND BETWEEN

THE CITY OF LEESBURG

AND

THE CITY OF CLERMONT

AND

CONSENT BY LIFESTREAM BEHAVIORAL CENTER, INC.

INTERLOCAL AGREEMENT

This Interlocal Agreement (this “Interlocal Agreement”) dated as of the ____ day of _____ 2018, is made between the City of Leesburg, Florida (“Leesburg”), a municipality of the State of Florida (the “State”), and the City of Clermont (“Clermont”), a municipality of the State, and consented to by LifeStream Behavioral Center, Inc.

RECITALS

WHEREAS, both Leesburg and Clermont are municipalities duly organized and validly existing under and pursuant to Chapter 166, Florida Statutes, which have powers under and by virtue of Chapter 159, Florida Statutes, and each are properly constituted entities and each a “public agency” under the Florida Interlocal Cooperation Act of 1969 (Part I of Chapter 163, Florida Statutes, as amended)(collectively, the “Act”); and

WHEREAS, Leesburg has determined that there is a need to provide funds for the financing and/or refinancing, acquisition, construction, and equipping of healthcare facilities and site improvements for LifeStream Behavioral Center, Inc. (the “Borrower”), a Florida not-for-profit corporation, which provides behavioral health and social services to the community and currently operates in a variety of locations in the State, including Leesburg and Clermont; and

WHEREAS, Leesburg has agreed to issue bonds as herein described and desires to enter into this Interlocal Agreement with Clermont, to refinance the cost of the Borrower’s qualifying healthcare facility project located at 2018 and 2020 Tally Road, Leesburg Florida (the “Leesburg Project”), and to finance or refinance the cost of the acquisition, construction, and equipping of an approximate 24,000 square foot healthcare facility and site improvements located on real property immediately adjacent to and north of the Borrower’s existing facility located at 2140 Don Wickham Drive, Clermont, Lake County, Florida 34711, including without limitation ancillary facilities (the “Clermont Project” and together with the Leesburg Project, collectively, the “Project”); and

WHEREAS, it is deemed desirable by both Leesburg and Clermont to enter into this Interlocal Agreement, as provided for and under the authority of Chapter 163, Florida Statutes, in order to assist the Borrower in financing the portion of the Project in Clermont using a portion of the proceeds of bonds issued by Leesburg; and

WHEREAS, Leesburg intends to authorize the issuance of its City of Leesburg not to exceed \$10,000,000 Healthcare Facilities Revenue and Refunding Bonds (LifeStream Behavioral Center, Inc. Project), Series 2018 (the "Bonds"), pursuant to the authority of the Act; and

WHEREAS, the Borrower has determined that the loan of the proceeds of the Bonds by Leesburg to the Borrower will assist in providing healthcare to the residents of the State, Leesburg and Clermont; and

WHEREAS, the Borrower represents that it will be financially responsible and capable and willing to fulfill its obligations including the obligation to make the debt service payments in the amounts and at the times required, and the obligation to repair and maintain the Project at its own expense; and

WHEREAS, title to the Project shall be in the Borrower and neither Leesburg nor Clermont shall have any title or interest therein, and neither Leesburg nor Clermont shall in any way be obligated to pay the principal, premium, if any, or interest on the Bonds as the same shall become due (except to the extent that Leesburg is obligated to repay the Bonds with loan payments from the Borrower funded from the revenues of the Project), and the issuance of the Bonds shall not directly, indirectly, or contingently obligate Leesburg or Clermont, the State, or any political subdivision of each to levy or pledge any form of taxation or to make any appropriation from ad valorem taxation revenues for their payment.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1: Leesburg intends to issue the Bonds and to loan the proceeds thereof to the Borrower to pay for the Project, including the portion located within Clermont, and the funds shall be repaid solely from the revenues of the Borrower, and the funds shall be duly expended for their stated purpose and shall not be payable from or by Clermont or Leesburg in any manner whatsoever as further set forth in Section 5.

SECTION 2: At all times during the term of this of this Interlocal Agreement, Leesburg and Clermont constitute "public agencies" as that term is defined in Section 163.01(3)(b), Florida

Statutes, as amended, and Leesburg has the power and authority to issue the Bonds in order to provide financing for the Project, which power and authority each may exercise separately.

SECTION 3: Leesburg and Clermont are entering into this Interlocal Agreement in order to more effectively perform their governmental functions related to the provision of protecting commerce and providing employment opportunities through improving human resources, pursuant to the powers granted under Section 163.01, Florida Statutes, as amended, and to permit Leesburg to operate within the jurisdiction of Clermont as contemplated by the issuance of the Bonds by Leesburg and the use of a portion of the proceeds of such Bonds to be loaned to the Borrower in order to finance or refinance the Clermont Project.

SECTION 4: This Interlocal Agreement shall in no way be interpreted to authorize the delegation of the constitutional or statutory duties of Leesburg, Clermont, the State, or any officers of any political subdivision of each.

SECTION 5: This Interlocal Agreement and the Bonds shall not be deemed to constitute a debt, liability, or obligation of or a pledge of the faith and credit of Leesburg, Clermont, the State, or any political subdivision of each. The issuance of the Bonds pursuant to this Interlocal Agreement shall not directly, indirectly, or contingently obligate Leesburg, Clermont, the State, or any political subdivision of each to levy or to pledge any form of taxation or to make any appropriation for their payment.

SECTION 6: Title to the Project financed or refinanced pursuant to this Interlocal Agreement shall be in the Borrower, and Clermont and Leesburg shall not have any title or interest in the Project.

SECTION 7: Clermont shall not be responsible for any undertaking in connection with the Bonds except as set forth in this Interlocal Agreement. The Borrower, by its acknowledgement hereof, agrees to indemnify and hold harmless Clermont and Leesburg against any claim or cause of action arising out of or resulting from any defect in, any property constituting a part of the Project or proceeding regarding this Interlocal Agreement or the Bonds, provided that the indemnity provided in this sentence shall be effective only to the extent of any loss that may be sustained. The Borrower shall also indemnify and save Clermont and Leesburg harmless from and against all costs and expenses including, without limitation, any fees and expenses of legal counsel, incurred in or in connection with any action or proceeding brought on any of the matters against which the Borrower has indemnified them under this Section. Clermont and Leesburg shall not

be liable for the costs of the Bonds or the cost incurred in connection with the preparation, review, execution or approval of this Interlocal Agreement or any documentation or opinions required to be delivered in connection with the loan to the Borrower from the proceeds of the Bonds. Further, the Borrower shall be responsible for any and all administrative and advertising costs incurred by Clermont with regard to the review and approval of this Interlocal Agreement, including but not limited to, Clermont's reasonable attorney's fees associated therewith.

SECTION 8: This Interlocal Agreement will remain in full force and effect from the date of its execution until such time as it is terminated by any party upon ten (10) days' written notice to the other party. Notwithstanding the foregoing, it is agreed that this Interlocal Agreement may not be terminated by any party during any period that the Bonds remain outstanding, or during any period in which the proceeds of such Bonds are still pending distribution, unless the parties to this Interlocal Agreement mutually agree in writing to the terms of such termination. Should either Leesburg or Clermont be dissolved, abolished, or otherwise cease to exist, the successor governmental entity to Leesburg or Clermont shall be deemed to be the responsible party hereunder. It is further agreed that in the event of termination the parties to this Interlocal Agreement will provide continuing cooperation to each other in fulfilling the obligations associated with the issuance of Bonds pursuant to this Interlocal Agreement.

SECTION 9: It is agreed that, prior to issuance of the Bonds, the City of Leesburg shall cause this Interlocal Agreement shall be filed with the Clerk of the Circuit Court of Lake County, as required by Section 163.01(11) of the Interlocal Act.

SECTION 10: This Interlocal Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County,
Florida on this ____ day of _____, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida,
Lake County, Florida on this __ day of _____, 2018.

CITY OF LEESBURG

H.D. Robuck, III, Mayor

ATTEST:

Andi Purvis, City Clerk

Approved as to form and legality:

City Attorney

CONSENT OF LIFESTREAM BEHAVIORAL CENTER, INC.

The undersigned, a duly constituted and authorized officer of LifeStream Behavioral Center, Inc., does hereby acknowledge, agree and consent to the terms and provisions of this Interlocal Agreement, including without limitation, the indemnity provisions of Section 7 above.

LifeStream Behavioral Center, Inc.

By:_____

Name:_____

Its:_____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 25, 2018		
Agenda Item Name		
Resolution No. 2018-42R		
Requested Action		
Recommend approval of Resolution No. 2018-42R		
Staff Report		
Ms. Alberta Bell requested the City Council to approve a resolution requesting the School Board of Lake County change the name of Clermont Middle School to Aurelia McKinney Cole Academy in honor of Aurelia Cole's legacy.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-42R - Request Name Change for Aurelia Cole 2018-42R - Request Name Change for Aurelia Cole.pdf		



CITY OF CLERMONT
RESOLUTION NO. 2018-42R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA REQUESTING THE SCHOOL BOARD OF LAKE COUNTY CHANGE THE NAME OF CLERMONT MIDDLE SCHOOL TO AURELIA MCKINNEY COLE ACADEMY.

WHEREAS, Mrs. Aurelia Cole was the daughter of longtime educators Marie and William McKinney; and

WHEREAS, as a student, Aurelia McKinney graduated from the all black Lincoln Park School which is now Clermont Elementary School. After she earned a Bachelor's Degree at Tuskegee she returned to the area and became an English teacher at the newly integrated Clermont High School in 1973. After 18 years of teachings she became the Dean of Clermont High School; and

WHEREAS, Clermont High School became Clermont Middle School when South Lake High opened in 1993. Mrs. Aurelia Cole became the Dean of South Lake High School and later became the Assistant Principal. From there she became the Principal at Mt. Dora Middle School followed by a stint as Principal of Cecil Gray Middle School in Groveland. Then she returned to Clermont Middle School as its Principal, followed by becoming the Principal of East Ridge High School.

WHEREAS, Mrs. Aurelia Cole was recognized as an outstanding educator and was called to the Lake County Schools Administrative Office in Tavares to become the Assistant Superintendent.

WHEREAS, Mrs. Aurelia Cole not only lived in an historic time but she made history. She has the distinction of being the first black Principal of an integrated school and an Assistant Superintendent in Lake County. Her contributions to the schools and community have been wonderful. Her dedication to all students in her care has been outstanding. She leaves a legacy that will never be forgotten.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida:

SECTION 1.

That the City Council of the City of Clermont requests the School Board of Lake County honor this great champion by changing the name of Clermont Middle School to Aurelia McKinney Cole Academy.

SECTION 2.

This Resolution shall be effective upon adoption.



CITY OF CLERMONT
RESOLUTION NO. 2018-42R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, September 25, 2018	
Agenda Item Name	
Ordinance No. 2018-12 <i>Final</i> 607 & 619 Lake Ave Comprehensive Plan Amendment	
Requested Action	
Recommend approval of Ordinance No. 2018-12	
Staff Report	

This was tabled from the September 11, 2018; July 24, 2018 and the April 24, 2018 City Council Meeting. The applicants, OMBS LLC and Hunters Trace LLC, are seeking a small-scale comprehensive plan amendment for property that is approximately 0.52 +/- acres in size. This is a joint application that consists of two parcels. The property is located east of the Clermont City Center parking lot, southeast of the Minneola Ave. and Lake Ave. intersection. The OMBS property had a residential structure that was removed in the past few years. The owner has applied for PUD zoning to allow three 50 by 100 foot single-family residential lots on the OMBS property. The Hunters Trace property currently has a structure that is being used and may be redeveloped in the future.

The future land use is currently Medium Density Residential. The applicants desire a change to Downtown Mixed Use. The Downtown Mixed Use is adjacent to the property on two sides, the west and the south. The conversion would make a logical expansion of the Downtown Mixed Use to the north and east. This change would be a natural progression outward of the uses allowed in the Downtown Mixed Use.



Comprehensive Plan Objectives & Policies supporting the change include:

Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate areas.

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Since the requested change promotes an orderly expansion and supported by the Comprehensive Plan, staff recommends approval of Ordinance 2018-12 for a small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use. *The Planning and Zoning Commission recommended unanimous approval, 6-0.*

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. 2018-12 607 619 Lake Ave CPA	2018-12 607 619 Lake Ave CPA.pdf
2. 607 Lake Ave Maps	607 Lake Ave Maps.pdf
3. Site Photos	Site Photos.pdf
4. CPA Application	CPA Application.pdf
5. CPA Legal Ad Proof	CPA Legal Ad Proof.pdf
6. Continuance to July 24 2018	Continuance to July 24 2018.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

NOW THEREFORE BE IT RESOLVED AND ENACTED, by the City Council of the City of Clermont, Lake County, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 56, the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida.

LOCATION

Southeast corner of the intersection of Lake Avenue & West Minneola Avenue
Alternate Key 1613191 & 1613205



CITY OF CLERMONT
ORDINANCE NO. 2018-12

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: MEDIUM DENSITY RESIDENTIAL
TO: DOWNTOWN MIXED USE

SECTION 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

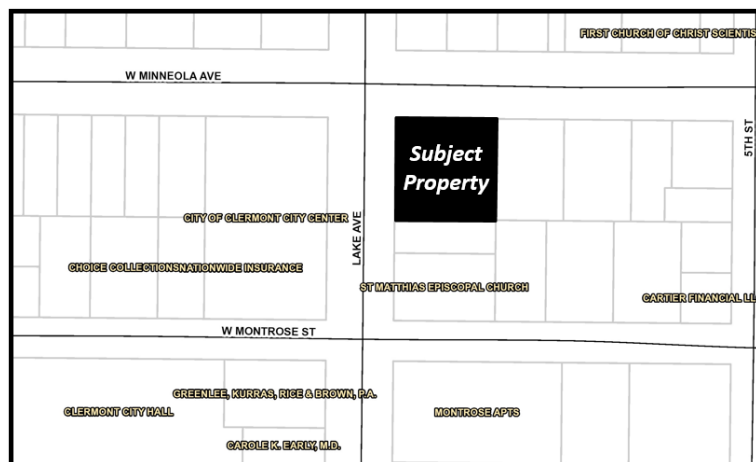
SECTION 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
607 Lake Ave. & 619 Lake Ave.

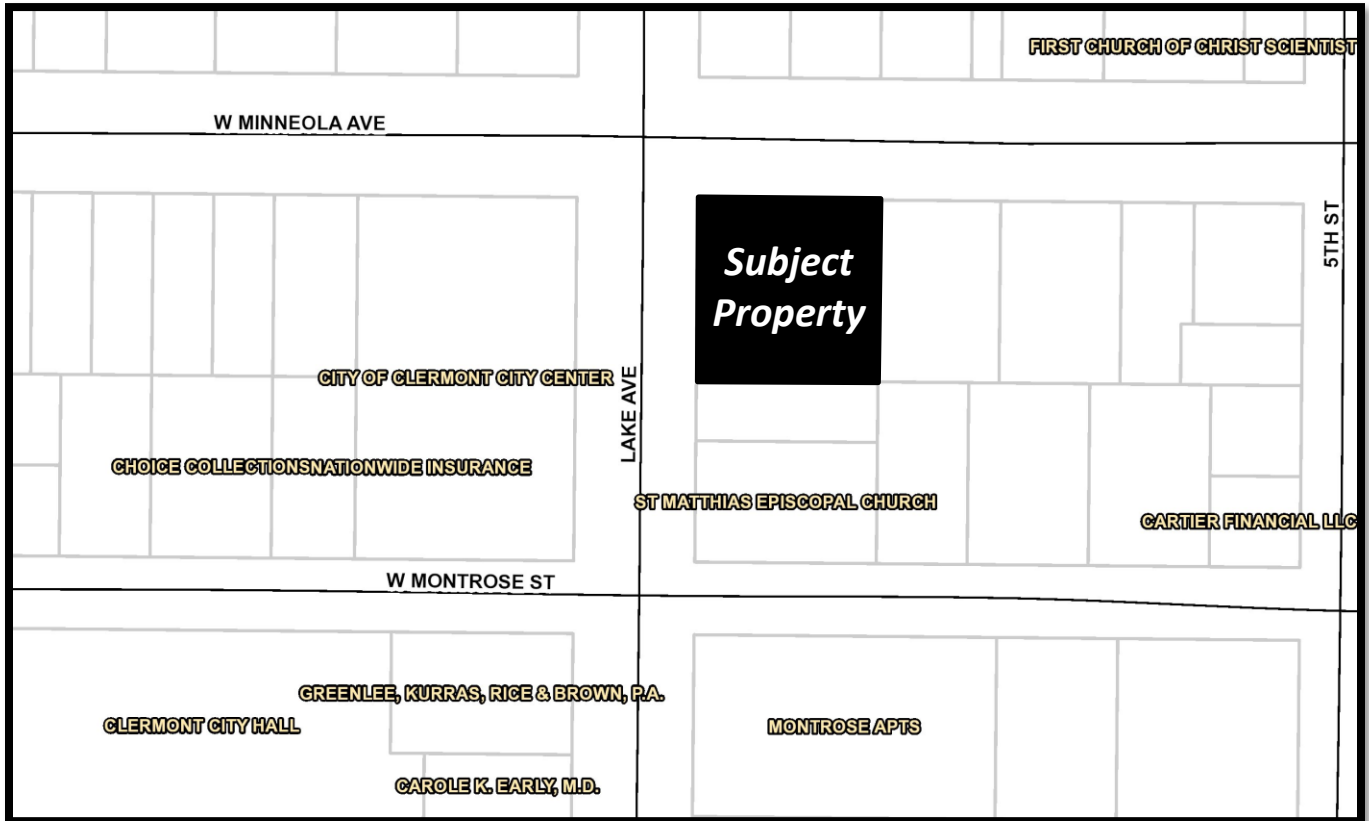


Exhibit – Future Land Use Map
607 Lake Ave. & 619 Lake Ave.

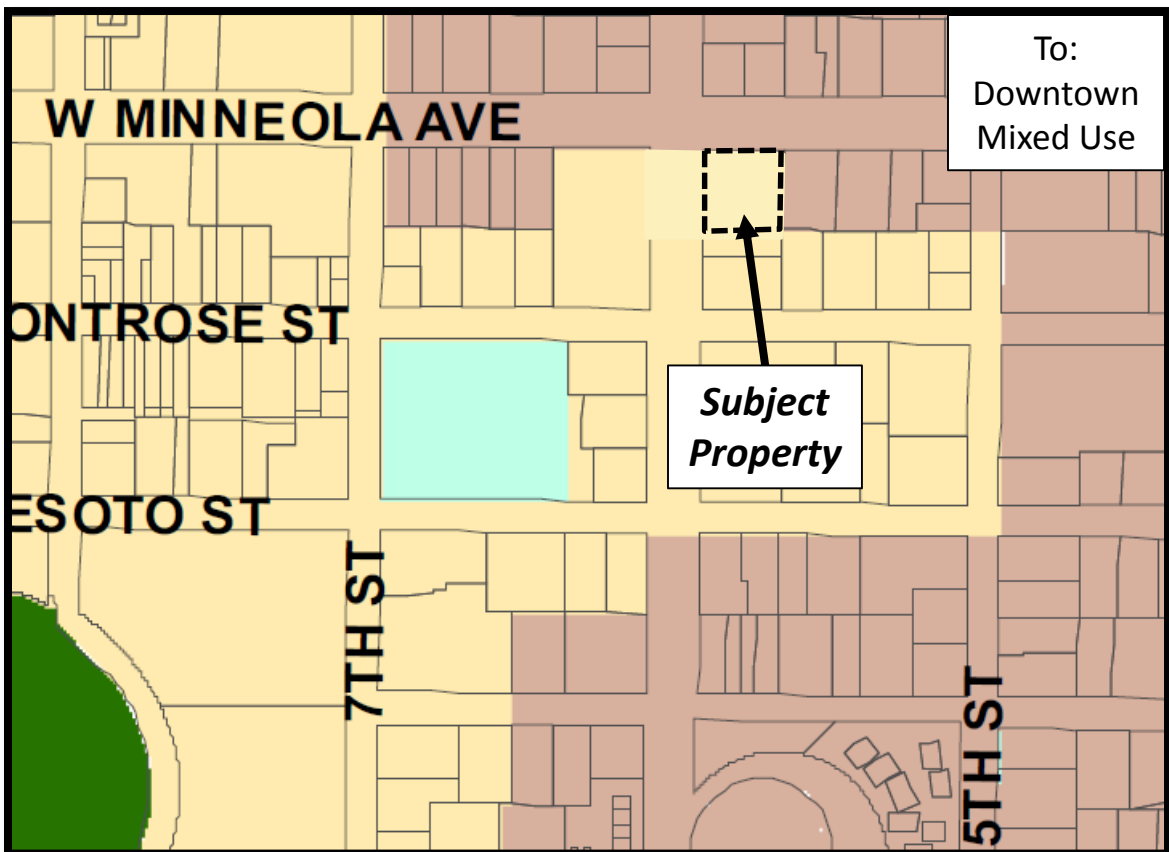
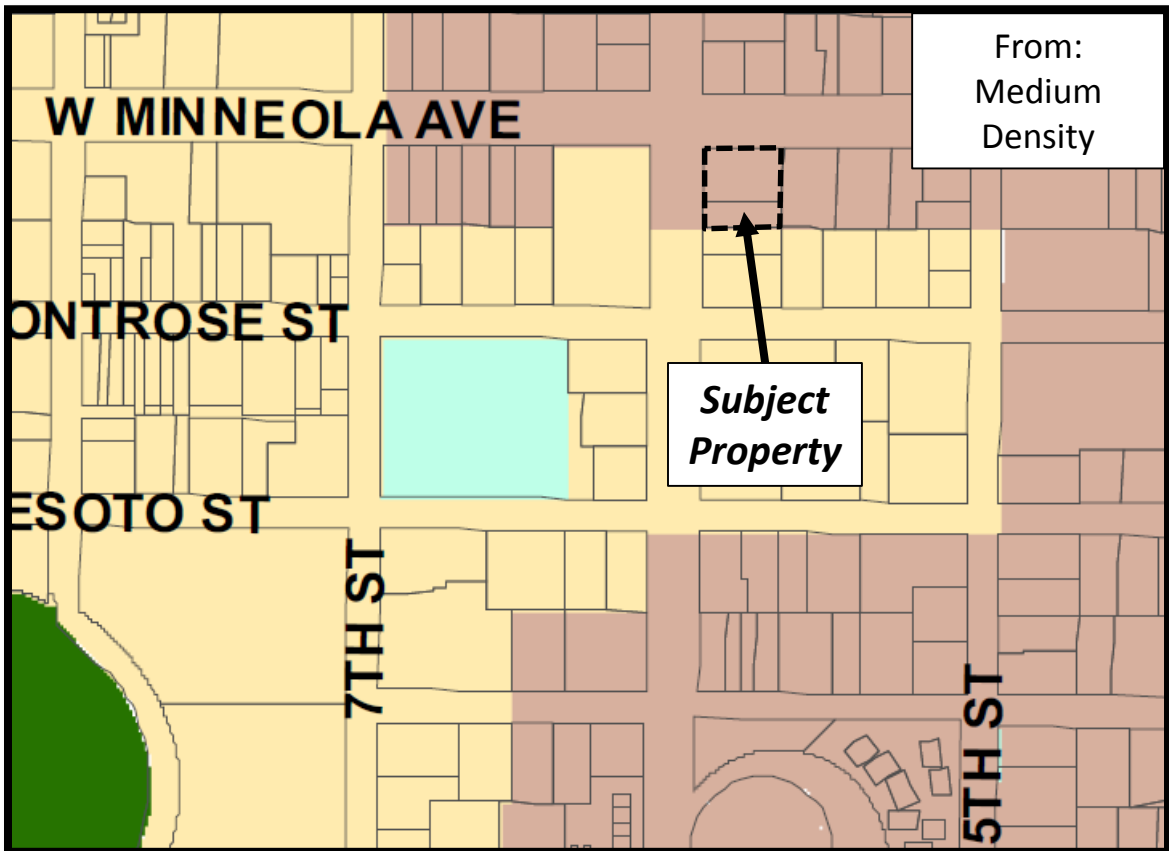
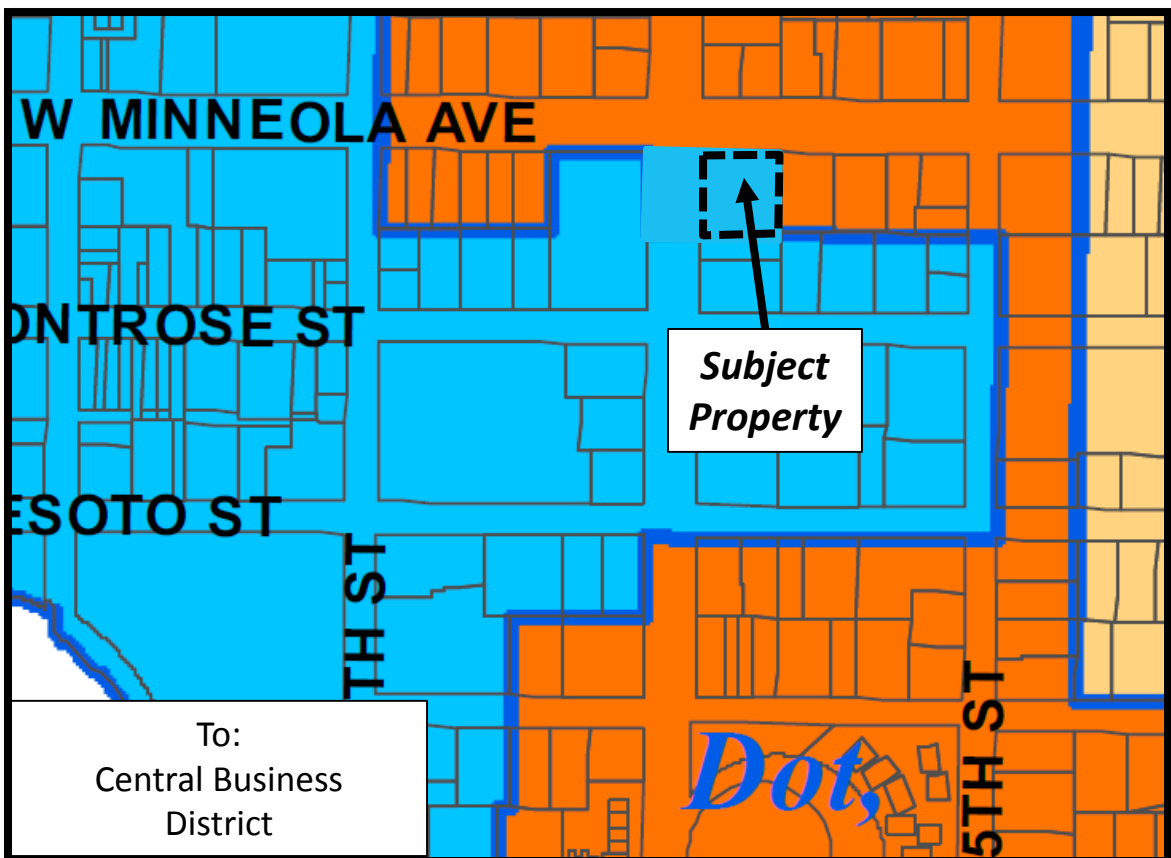
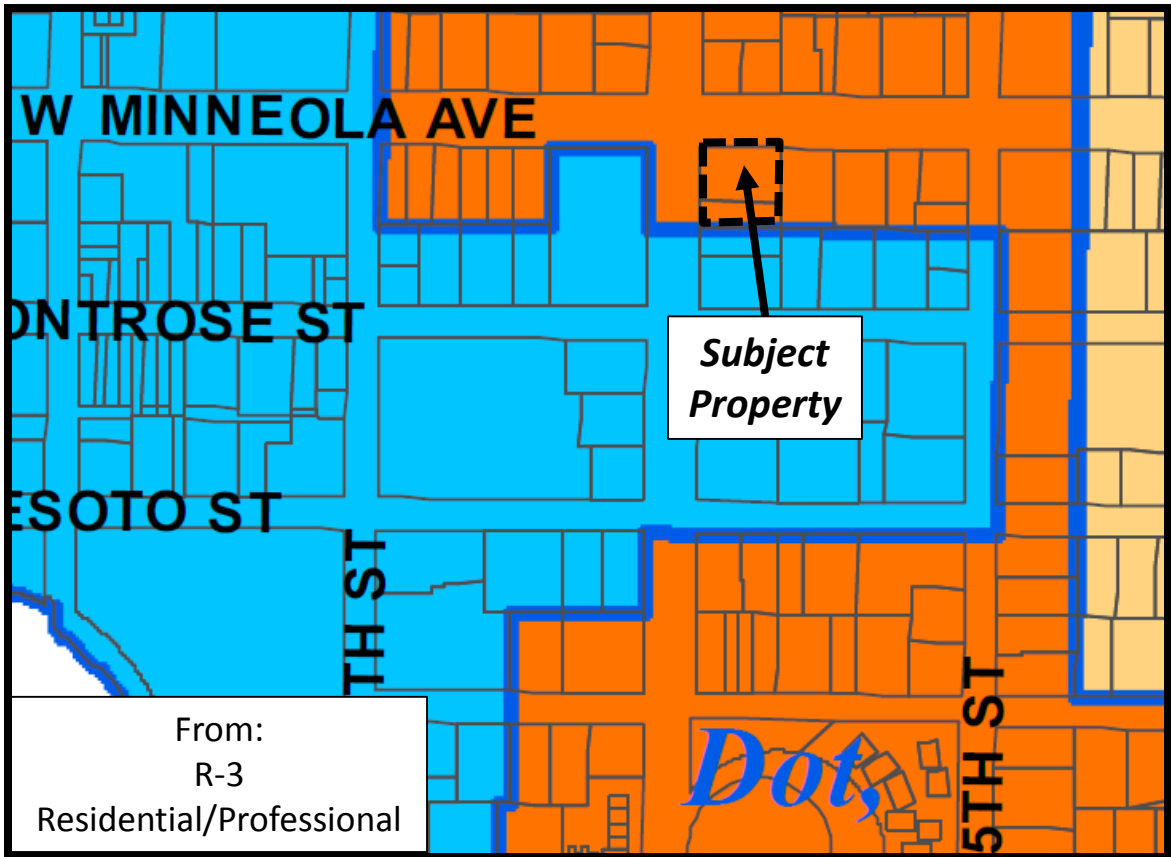


Exhibit - Zoning Map
607 Lake Ave. & 619 Lake Ave.



Site Photos – 607 & 619 Lake Ave



East of subject site



Northwest of subject site



North view



West view



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3.1.18

FEE: 755 + AD

Project Name (if applicable): _____

Applicant: Omb's LLC & Hunter's trace LLC

Contact Person: Jayson A Stringfellow

Address: 1455 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyx1@gmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 607 Lake Ave

2
619 Lake Ave

Legal Description (include copy of survey): _____

Clermont lots 1, 2 BLK 56 PD 8 pg 17 ORB 5018
pg 703 / Clermont Lot 3 BLK 56 PD 8 pg 17
ORB 2171 pg 1870

Property size (in acres or square feet): 15,000 / 7500

Flood hazard area (yes) _____ and approx. acreage 0.52 (no) X

Existing (Actual) Land Use: Medium Density

Existing Zoning: R-3

Existing Future Land Use: Downtown Medium Density

Proposed Future Land Use: CBD Downtown

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CBD

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-0219
(352) 394-4083 Fax: (352) 394-3542



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from MEDIUM DENSITY to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Jayson Stringfellow
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018



X L. Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, who being

by me first duly sworn on oath, deposes and says:

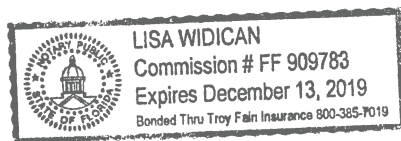
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Medium Density to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Jay Stringfellow
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tracy Wade, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Medium Density to Downtown Mix-Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

TRACY WADE
Affiant - Applicant Name (print)

X Tracy Wade
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of March, 2018.



X Dawn Stalaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

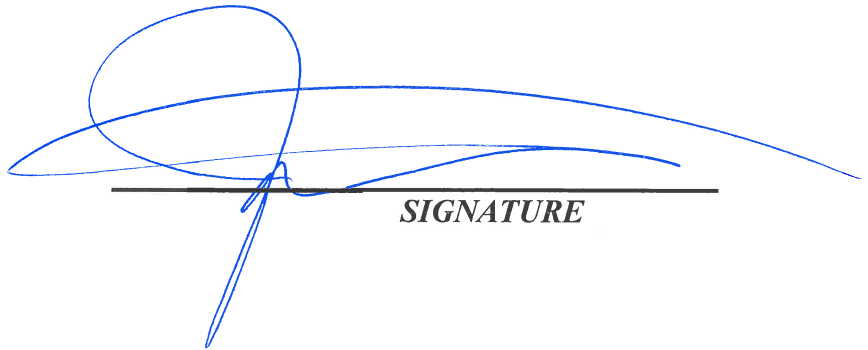
Description of CUP Application for OMBS, LLC .
Supplement to page 2

Applicant is requesting to decrease the minimum lot size and width for the referenced vacant lot located adjacent to the CBD in the downtown historic district. Applicant is requesting 50' wide lots with a reduction from 7500 square feet for each detached home to 5000 Square feet

Applicant is further using this application to encourage the City to explore the benefits of increased densities while maintaining the single family detached character of the downtown area. Currently the literal interpretation of the land development code provision incentivizes attached residential over smaller lot size detached single family. Allowing smaller lot sizes for detached dwellings would help maintain the character and promote economic stability in the downtown neighborhoods.

The intent of the code is to promote infill. This CUP will provide an example of how to transition from mixed-use areas to a comfortable urban residential neighborhoods.

Jayson A .Stringfellow
Applicant /Owner Name



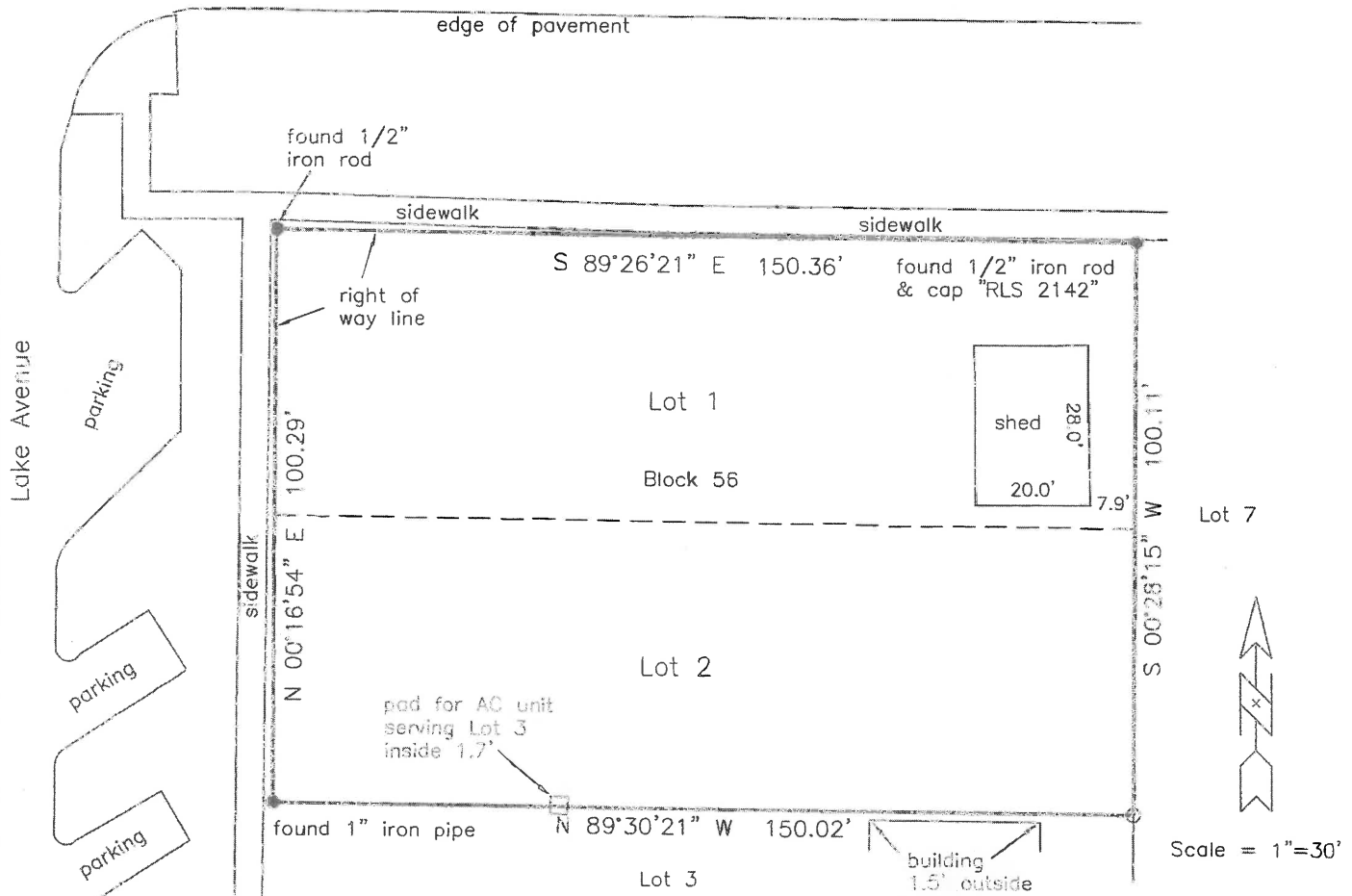
SIGNATURE

Map of Boundary Survey

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

West Minneola Avenue



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Surveyor's Certification

I hereby certify to OMBS, L.L.C.,

Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

10/18/17

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=30'		



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3.1.18

FEE: 755 + AD

Project Name (if applicable): _____

Applicant: Omb's LLC & Hunter's trace LLC

Contact Person: Jayson A Stringfellow

Address: 1435 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyxl@gmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 607 Lake Ave

&

619 Lake Ave

Legal Description (include copy of survey): _____

Clermont lots 1, 2 BLK 56 PD 8 pg 17 ORB 5018
pg 703 / Clermont lot 3 BLK 56 PD 8 pg 17
ORB 2171 pg 1870

Property size (in acres or square feet): 15,000 / 7500

Flood hazard area (yes) _____ and approx. acreage 0.52 (no) X

Existing (Actual) Land Use: Medium Density

Existing Zoning: R-3

Existing Future Land Use: Downtown Medium Density

Proposed Future Land Use: CBD Downtown

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CBD

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont Development Services Department 685 W. Montrose St. P.O. Box 120219 Clermont, FL. 34712-0219 (352) 394-4083 Fax: (352) 394-3542
--



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from MEDIUM DENSITY to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Jayson Stringfellow
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018



X L. Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, who being

by me first duly sworn on oath, deposes and says:

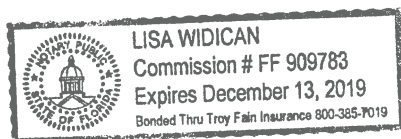
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Medium Density to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Jay Stringfellow
Affiant - Applicant Name (print)

[Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018.



[Signature]
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tracy Wade, who being
by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Medium Density to Downtown Mix-Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

TRACY WADE
Affiant - Applicant Name (print)

X Tracy Wade
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of March, 2018.



X Dawn Stalaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

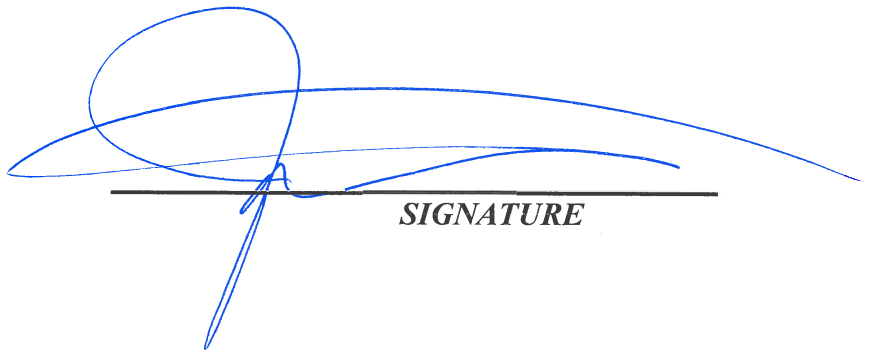
Description of CUP Application for OMBS, LLC .
Supplement to page 2

Applicant is requesting to decrease the minimum lot size and width for the referenced vacant lot located adjacent to the CBD in the downtown historic district. Applicant is requesting 50' wide lots with a reduction from 7500 square feet for each detached home to 5000 Square feet

Applicant is further using this application to encourage the City to explore the benefits of increased densities while maintaining the single family detached character of the downtown area. Currently the literal interpretation of the land development code provision incentivizes attached residential over smaller lot size detached single family. Allowing smaller lot sizes for detached dwellings would help maintain the character and promote economic stability in the downtown neighborhoods.

The intent of the code is to promote infill. This CUP will provide an example of how to transition from mixed-use areas to a comfortable urban residential neighborhoods.

Jayson A .Stringfellow
Applicant /Owner Name

A handwritten signature in blue ink is written over a horizontal black line. The signature is stylized, starting with a large loop and ending with a long, sweeping horizontal stroke that extends to the right.

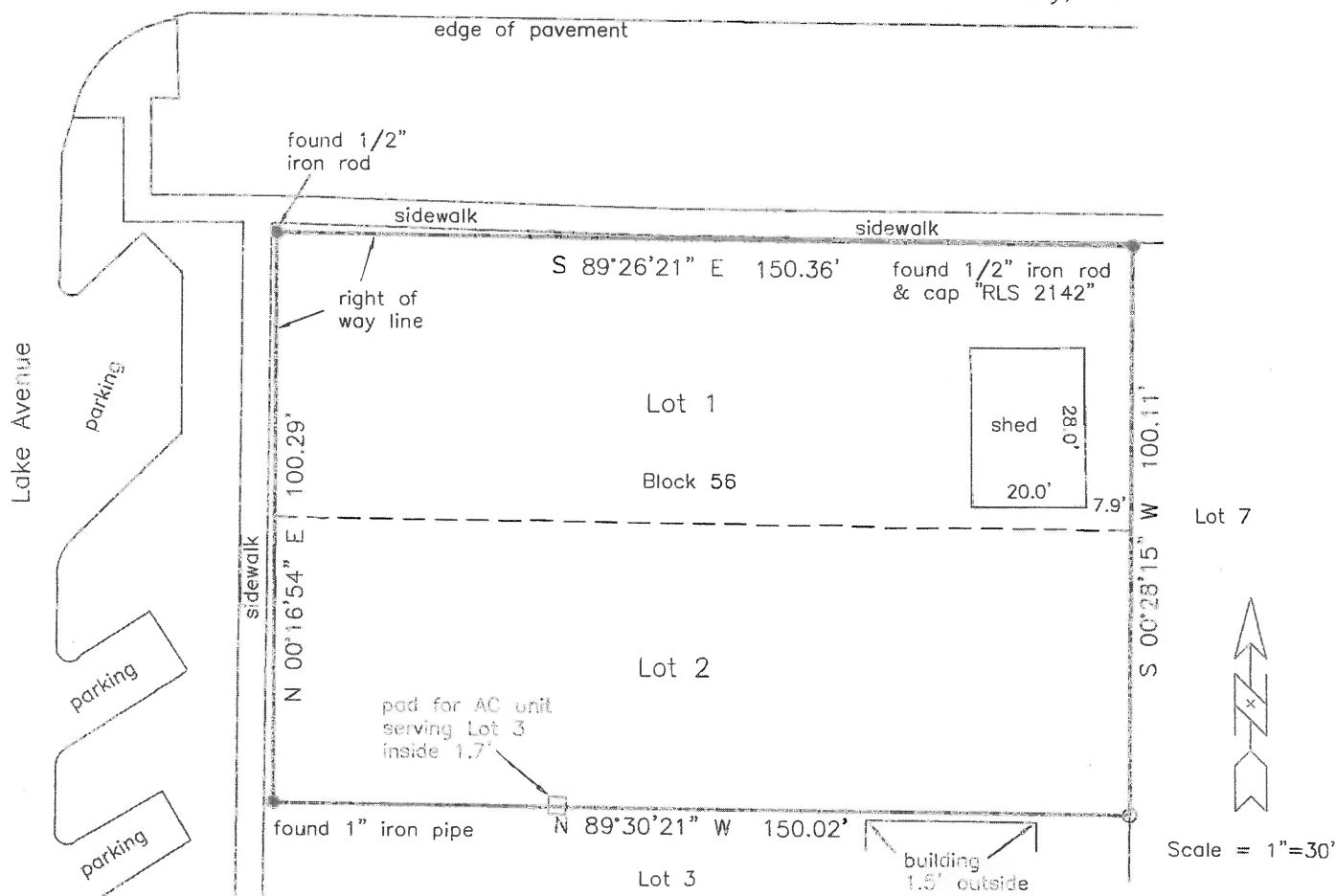
SIGNATURE

Map of Boundary Survey

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

West Minneola Avenue



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

Surveyor's Certification

I hereby certify to OMBS, L.L.C., Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
10/18/17

STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc.	
Scale: 1"=30'	LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	

COPY

Prepared by and return to:

Anita Geraci-Carver

Attorney at Law

Law Office of Anita Geraci-Carver, P.A.

1560 Bloxam Avenue

Clermont, FL 34711

352-243-2801

File Number: 00285-059

Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **25th** day of **October, 2017** between **Stephen Briddon and Nicola Briddon, husband and wife** whose post office address is **8707 Eton Court, Celebration, FL 34747**, grantor, and **OMBS, LLC, a Florida limited liability company** whose post office address is **1455 W. Lakeshore Drive, Clermont, FL 34711**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

Parcel Identification Number: 2422250100-056-00100

DOCUMENTARY STAMPS IN THE AMOUNT OF \$595.00 HAVE BEEN PAID. THE PURCHASE PRICE IS \$85,000.00

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donna L. Divine
Witness Name: Donna L. Divine

Anita Geraci-Carver
Witness Name: Anita Geraci-Carver

Stephen Briddon (Seal)
Stephen Briddon

Nicola Briddon (Seal)
Nicola Briddon

State of Florida
County of Lake

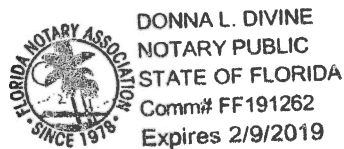
The foregoing instrument was acknowledged before me this 25th day of October, 2017 by Stephen Briddon and Nicola Briddon, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Donna L. Divine
Notary Public

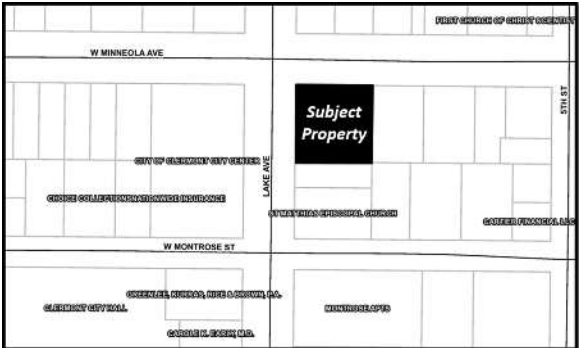
Printed Name: Donna L. Divine

My Commission Expires: February 9, 2019



CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2018-12

The City of Clermont will hold public hearings on Tuesday, April 3, 2018 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, April 10, 2018 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, April 24, 2018 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 0.52 +/-acre parcel below from Medium Density Residential to Downtown Mixed Use. Alternate Key 1613191 & 1613205.



Location:
Southeast corner of the intersection of Lake Ave. & West Minneola Ave.

Ordinance #2018-12:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, Ext. 4 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D038344 - March 24 & April 10, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038344 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 3/7/2018 3:01:41 PM
NEXT RUN DATE: 03/24/18
PROOF DUE: 03/23/18 12:59:55

John E. Kruse

From: Jayson A Stringfellow <ennyx1@gmail.com>
Sent: Tuesday, April 24, 2018 11:49 AM
To: John E. Kruse
Subject: Re-schedule

John,

Please reschedule Ordinance No. 2018-12-13 for 607 & 619 Lake Ave rezoning and Comp plan amendment to the City Council meeting scheduled on July 24 2018.

Thanks,

Jayson A Stringfellow
352-267-1104
ennyx1@gmail.com

**AGENDA ITEM****Meeting Date**

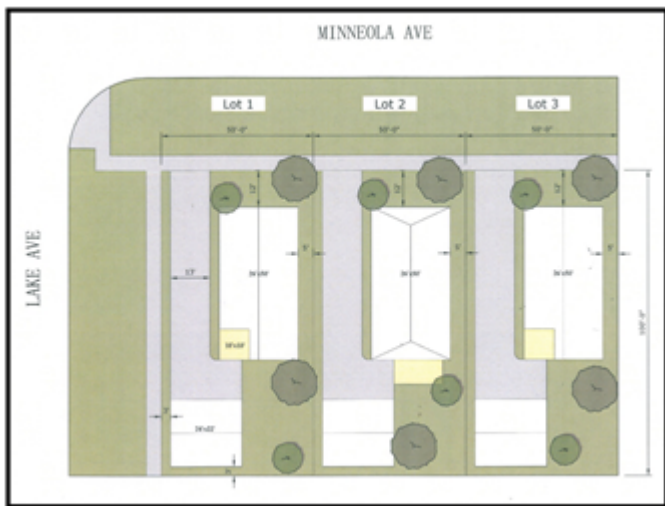
Tuesday, September 25, 2018

Agenda Item NameOrdinance 2018-31 *Final*
607 Lake Ave PUD Rezoning**Requested Action**

Recommend approval of Ordinance 2018-31.

Staff Report

The applicant, OMBS LLC, is seeking a rezoning from R-3 Residential/Professional District to Planned Unit Development (PUD) on property that is approximately 0.345 +/- acres in size. This zoning would coincide with the Downtown Mixed Use future land change that is also being requested by the applicant. The property had a residential structure that was removed in the past few years and the site will be redeveloped. The applicant originally sought a rezoning to the Central Business District (CBD). However, with some concerns over the allowable permitted uses in the CBD, the applicant requested a PUD to provide assurance of only single-family residential use would occur on the property. The applicant desires to have three 50 by 100 foot lots for single-family use. The applicant has provided a conceptual site plan showing the lots and the footprint of the proposed structures on each lot.



The applicant desires to place the garages on the rear portion of the property behind the residential structure and push the homes up along the street. This type of development is gaining support in urban core areas that allow redevelopment to encourage a wide mix of homes of various sizes and prices mixed into neighborhoods. The setbacks have been reduced to maximize the building area of the lot.

The PUD ordinance contains the condition that the site can only be used for single-family residential with no commercial use of the property. The proposed PUD is not in conflict with the Comprehensive Plan. The proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2018-31 for a Planned Unit Development to be developed in substantial accordance with the conceptual site plan listed as exhibit A in the ordinance. *The Planning and Zoning Commission recommended*

approval, 6-0.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2018-31 PUD Ordinance 607 Lake Ave Formatted	2018-31 PUD Ordinance 607 Lake Ave Formatted.docx
2.	607 Lake Ave Maps	607 Lake Ave Maps.pdf
3.	Conceptual Site Plan	Conceptual Site Plan.pdf
4.	Site Photos	Site Photos.pdf
5.	Application	Application.pdf
6.	607 Lake Ave Legal Ad PUD	607 Lake Ave Legal Ad PUD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-31

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, RECORDING, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

Lots 1, and 2, Block 56, THE CITY OF CLERMONT, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida.

Containing a total of 0.345 acres, more or less.

LOCATION

Southeast corner of the intersection of Lake Avenue & West Minneola Avenue
Alternate Key 1613191

**From: R-3 Residential/Professional
To: Planned Unit Development (PUD)**

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for a three lot single family subdivision; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Planned Unit Development Conceptual Development Plan, Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.



CITY OF CLERMONT
ORDINANCE NO. 2018-31

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

1. The project will consist of three (3) single family lots fronting on an existing public streets.
2. Development Standards for the development are listed in the table below.

<u>Design Item</u>	<u>50' Lot</u>
Minimum Lot Area	5,000 square feet
Minimum Living Area	1,000 square feet
Minimum Lot Width	50'
Minimum Lot Depth	100'
Minimum Front Primary Building setback	12'
Minimum Detached Garage Building setback	Must be located in rear yard behind primary structure
Minimum Side Yard Setback	3'
Minimum Driveway Setback	3'
Minimum Rear Yard Setback	3'
Maximum Impervious Surface Ratio (ISR)	0.75

3. The project shall be developed according to the R-3 Residential/Professional zoning designation in the Land Development Code, unless expressly stated above. No commercial uses of the property shall be allowed.

SECTION 4.

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5.

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

CITY OF CLERMONT
ORDINANCE NO. 2018-31

SECTION 6.

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 7.

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

Location map:

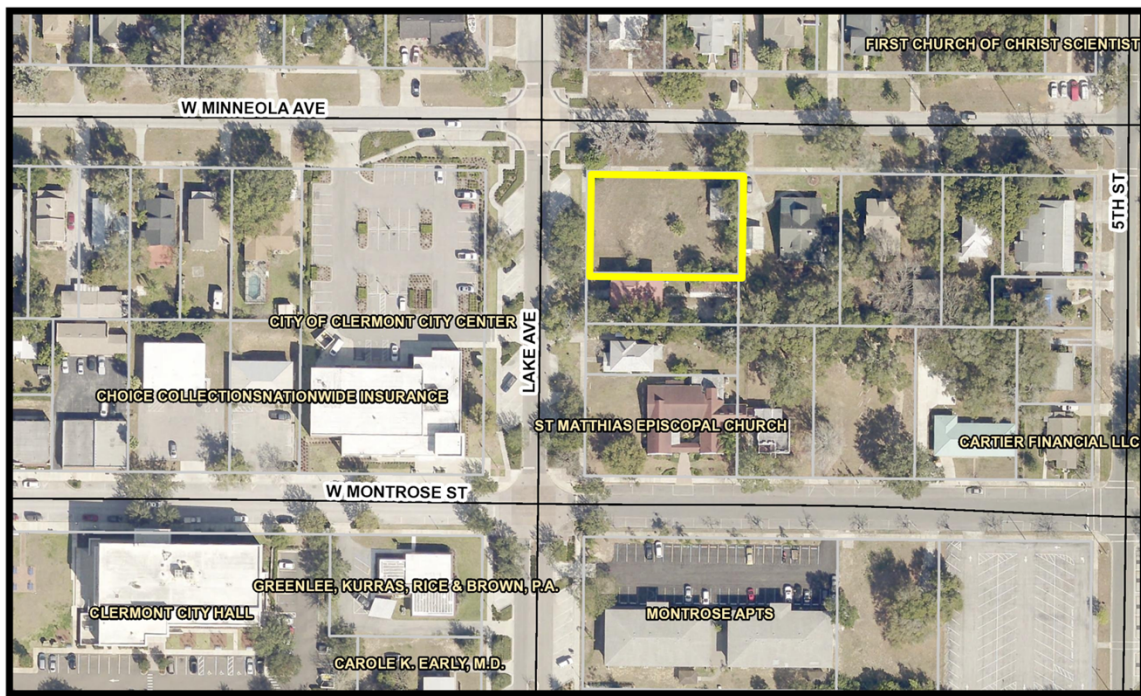
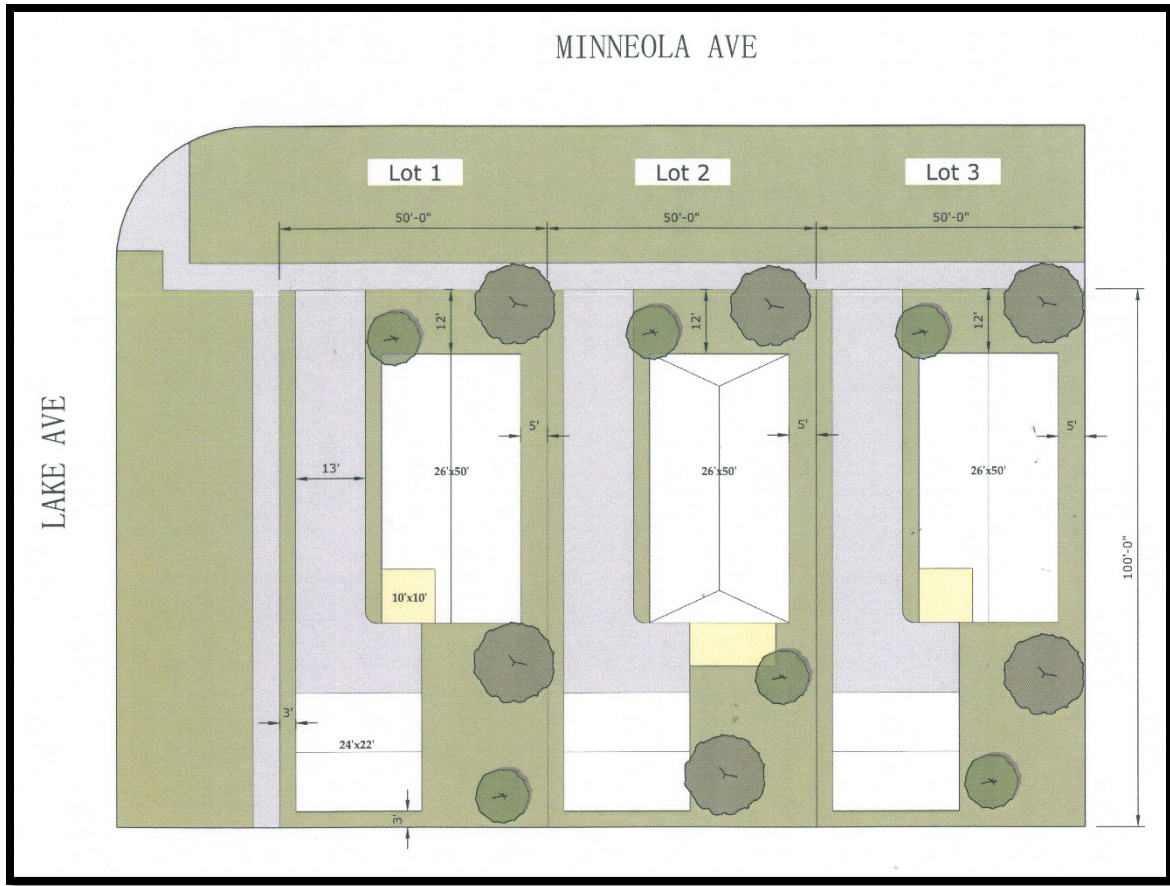


EXHIBIT A





CITY OF CLERMONT
ORDINANCE NO. 2018-31

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map 607 Lake Ave.

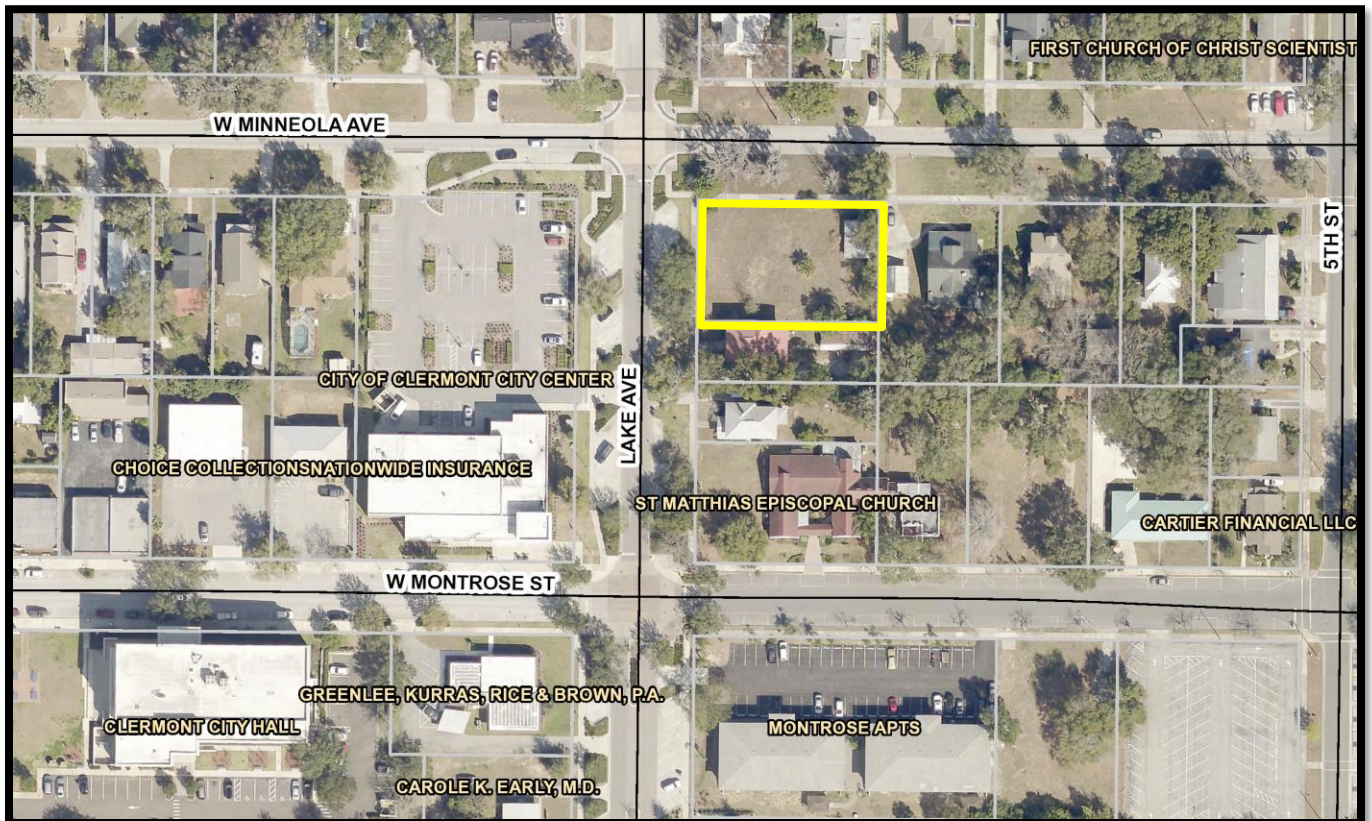


Exhibit - Zoning Map
607 Lake Ave.

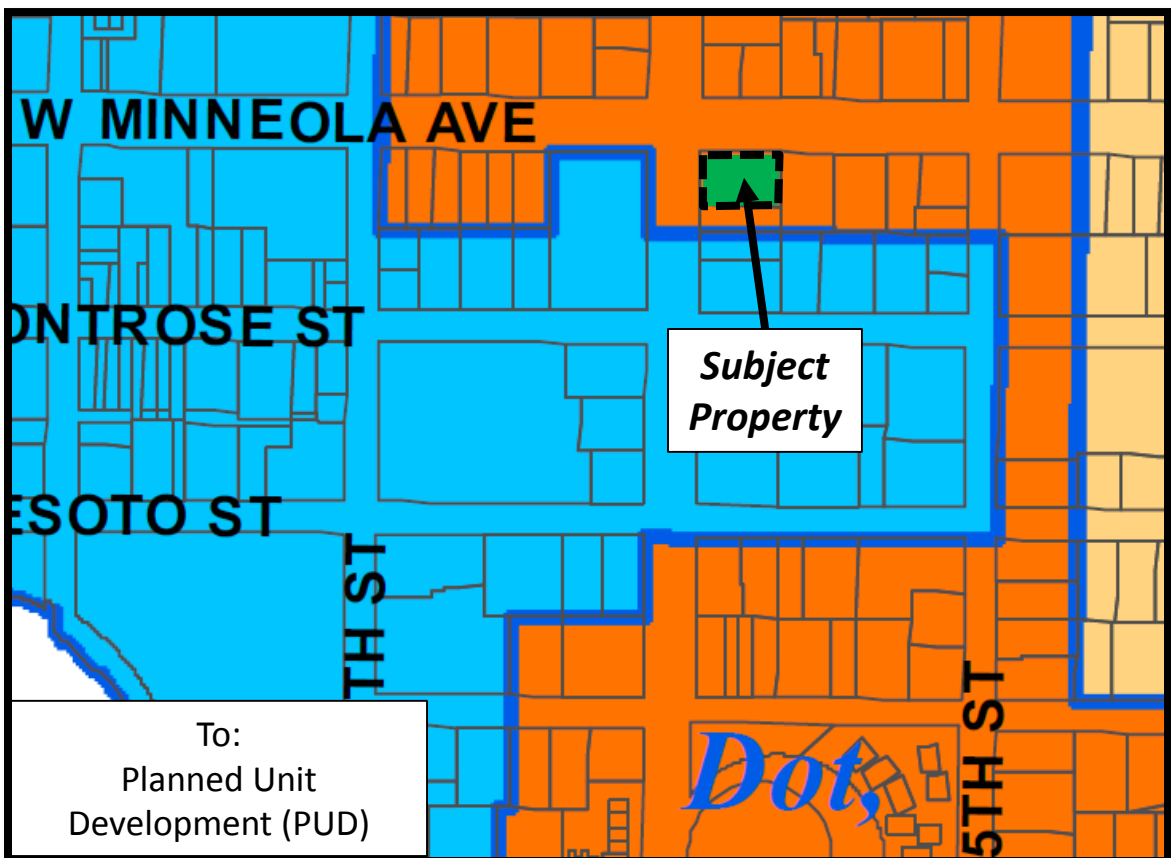
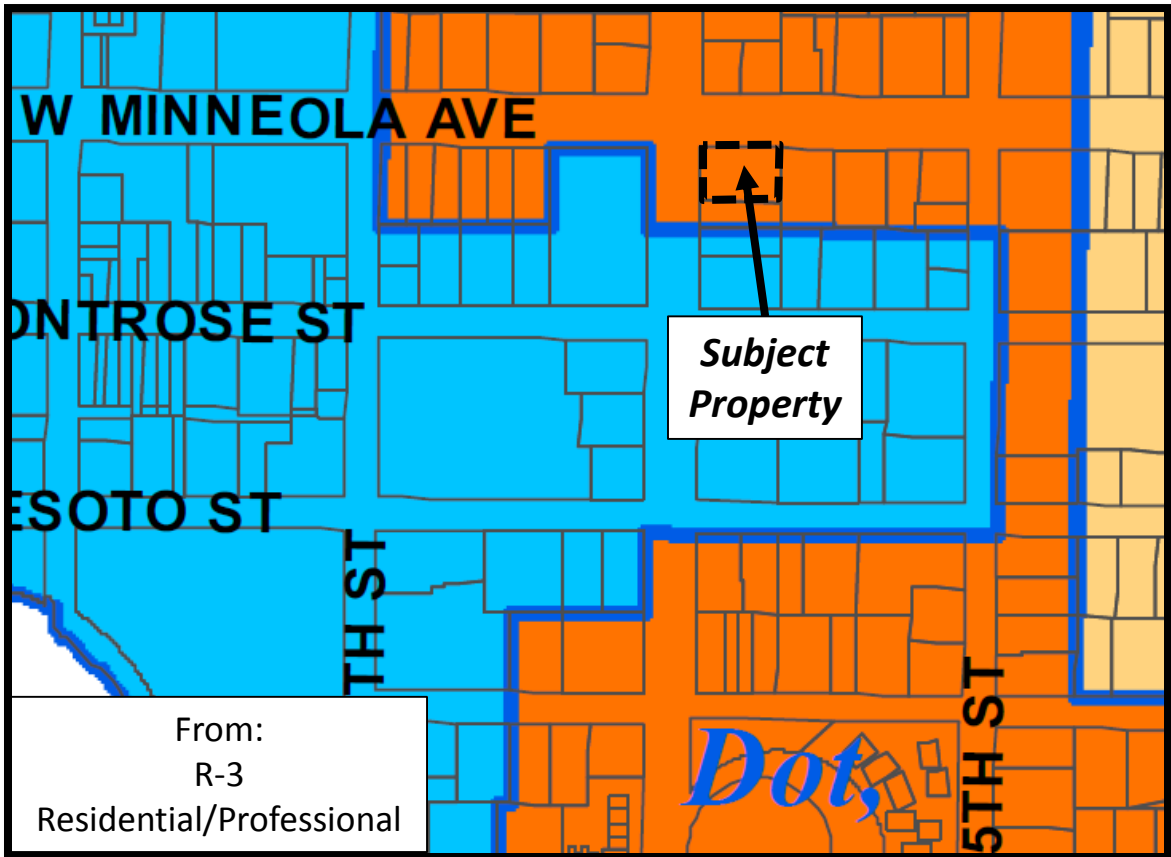
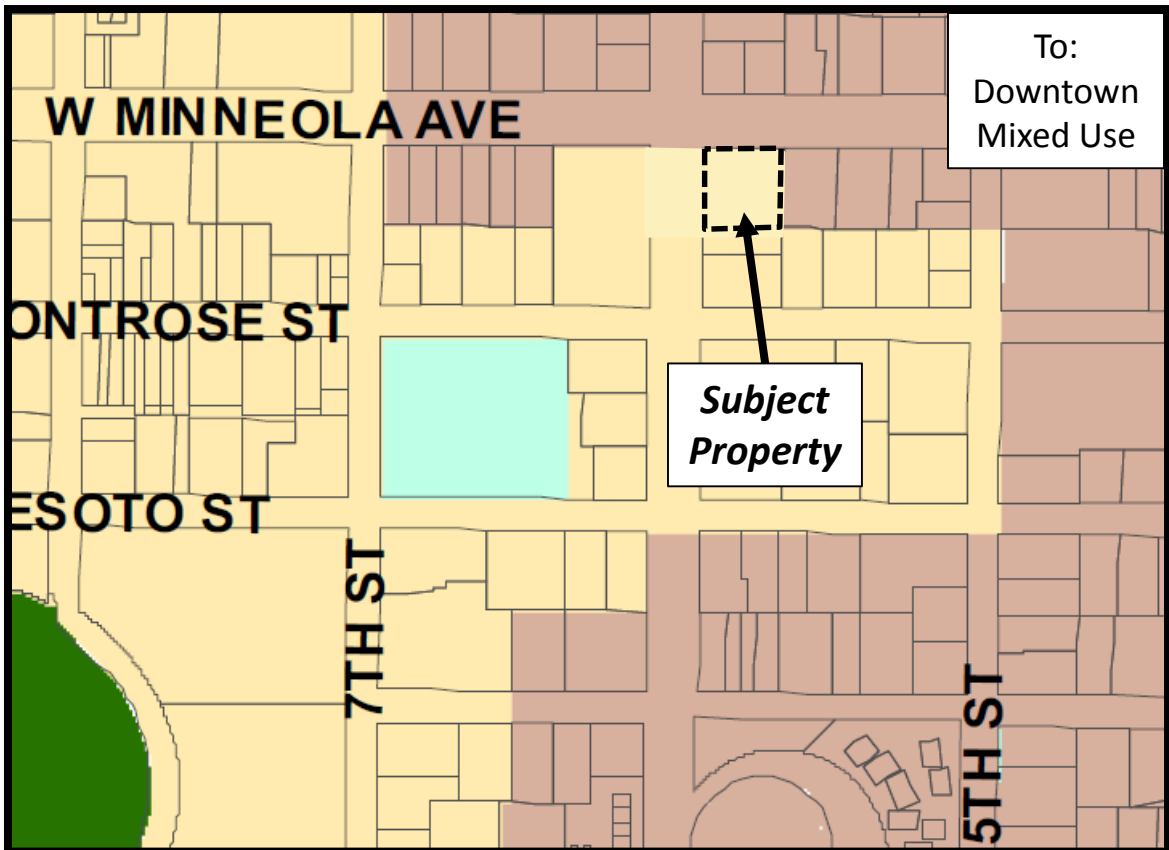
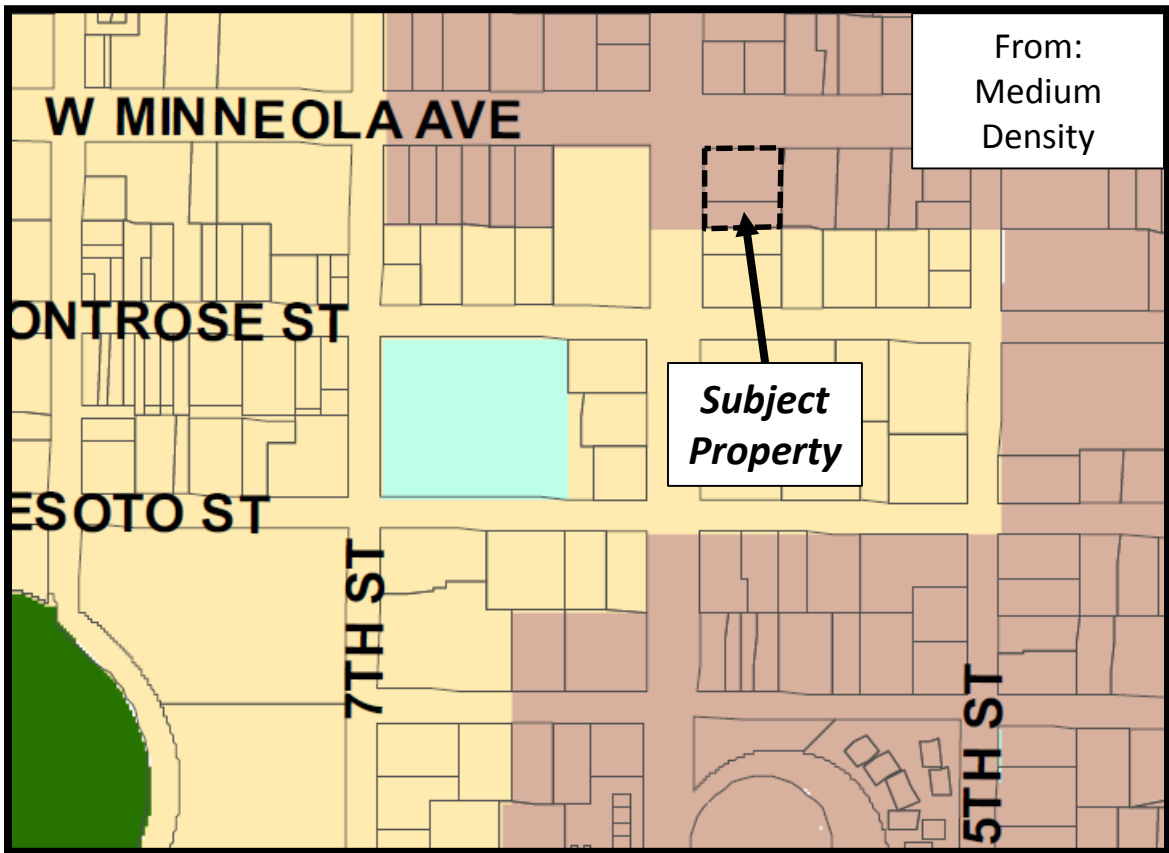
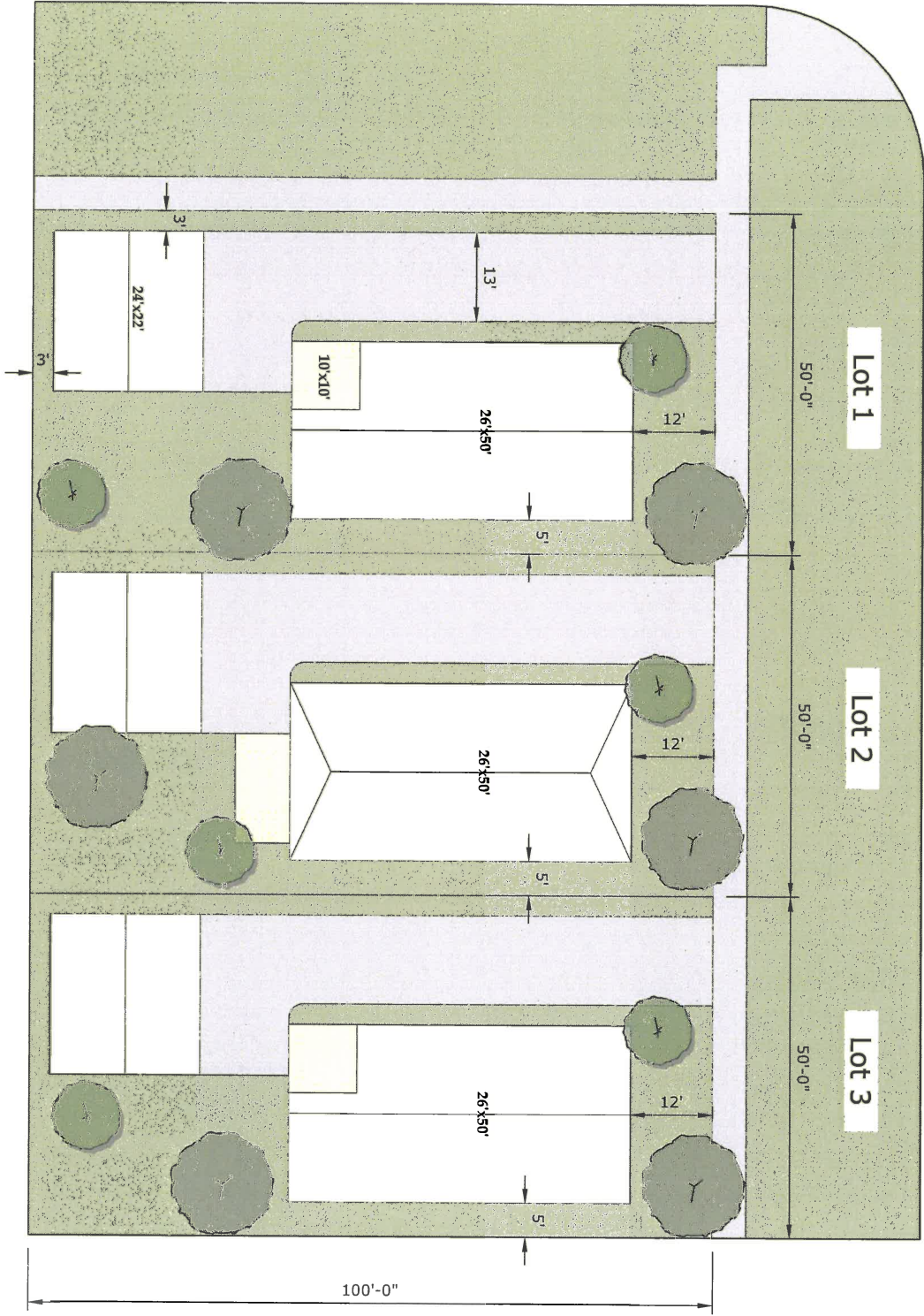


Exhibit – Future Land Use Map
607 Lake Ave. & 619 Lake Ave.



LAKE AVE

MINNEOLA AVE



Site Photos – 607 Lake Ave



East of subject site



Northwest of subject site



North view



West view



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 7-27-18

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): _____

APPLICANT: Ombs LLC

CONTACT PERSON: Jayson Stringfellow

Address: 1455 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyx1@gmail.com

OWNER: Same as applicant

Address: "

City: " State: " Zip: "

Phone: " Fax: _____

Address of Subject Property: 607 Lake Ave

Legal Description (include copy of survey): Lot 1 & 2 Block 56
The City of Clermont, according to the map or
plat thereof, as recorded in plat book 8, page
17, Public Records of Lake County Florida.

Acreage: .345 Land Use: residential
(City verification required)

Present Zoning: R-3 Proposed Zoning: P.U.D.
(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

Obtain appropriate entitlement in the form of lot
line setbacks and divisions to permit three (3)
single family detached homes as represented in
the attached preliminary site plan

Jaysau Strausfeld
for Ombs, LLC &
Applicant Name (print)

X
Applicant Name (signature)

Ombs, by:
Jaysau Strausfeld
Owner Name (print)

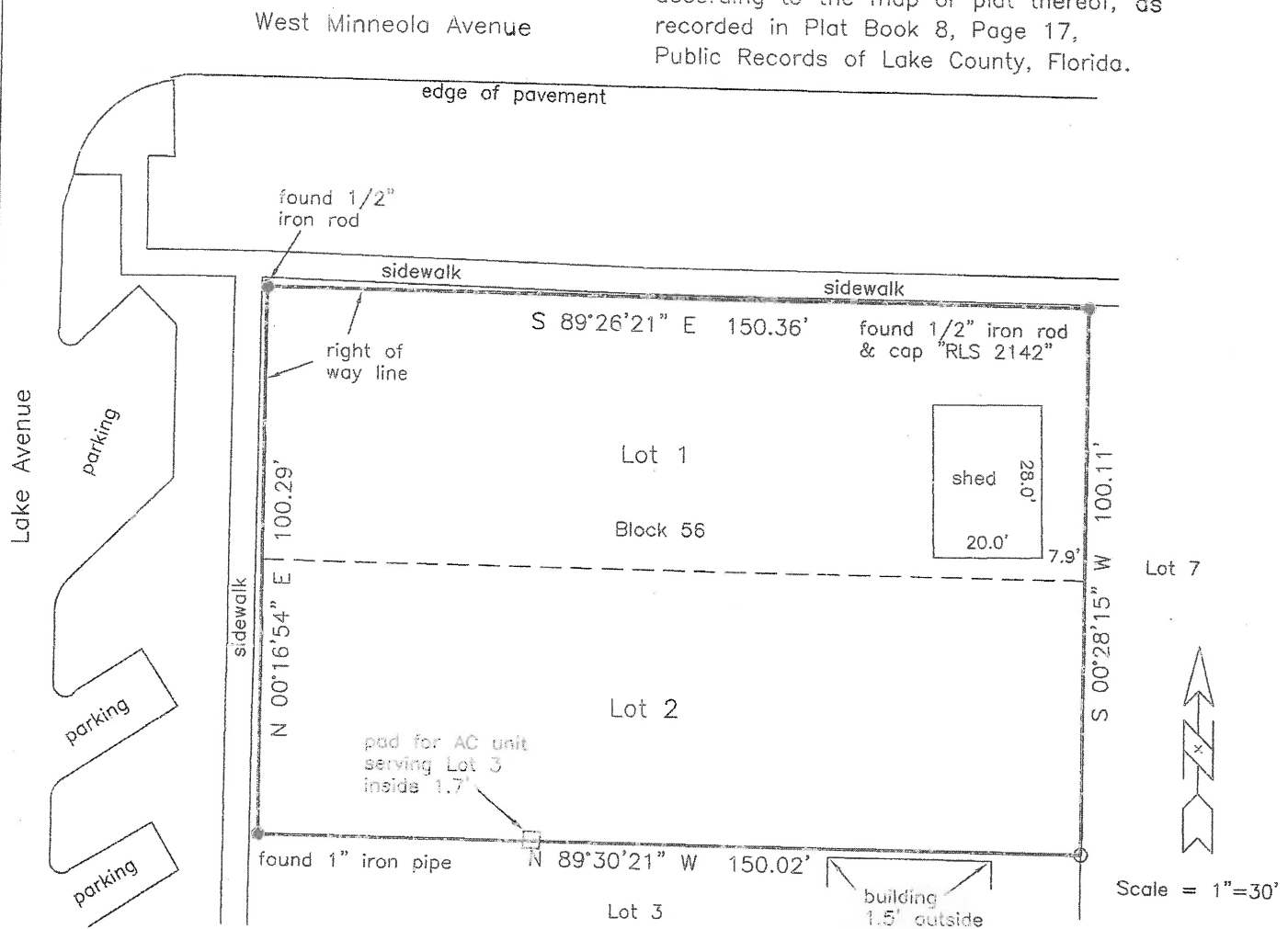
X
Owner Name (signature)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Map of Boundary Survey

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Surveyor's Certification

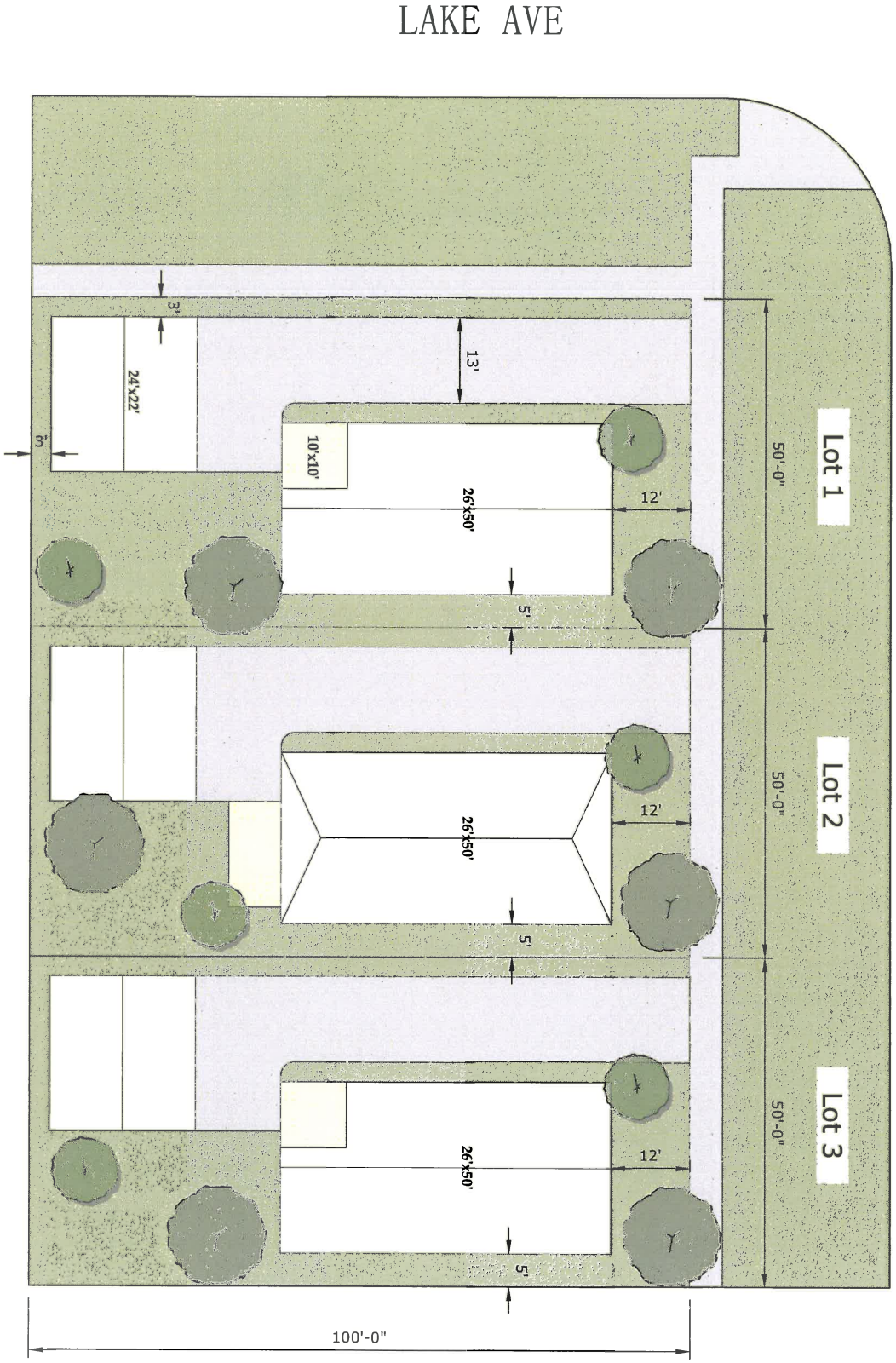
I hereby certify to OMBS, L.L.C., Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322 10/18/17

STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=30'		

MINNEOLA AVE



Advertising Receipt

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10079824
Phone: (352) 241-7331
Date: 08/20/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	08/28/2018	09/11/2018	\$211.48

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-31

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079824
August 28, 2018 &
September 11, 2018

LOCATION

Southeast corner of the intersection of Lake Ave. & West Minneola Ave.
Alternate Key 1613191

LEGAL DESCRIPTION

Lots 1, and 2, Block 56, THE CITY OF CLERMONT, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida. Alternate Key 1613191

The above described tract of land contains 0.345 acres more or less.

From: R-3 Residential/ Professional
To: Planned Unit Development (PUD)

This request will be considered by the Planning & Zoning Commission on Tuesday, September 4, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, September 25, 2018 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall,

Payment Info	
Ad Price	\$211.48
Tax	\$0.00
Sub Total	\$211.48
Prepaid Amount	\$0.00
Balance Due	\$211.48



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, September 25, 2018	
Agenda Item Name	
Ordinance No. 2018-27 <i>Final</i> <i>Table to October 9, 2018</i>	
Requested Action	
Recommend approval of Ordinance 2018-27.	
Staff Report	
This is a staff initiated Future Land Use text amendment to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private market place. The proposed text amendment is to allow a higher density through a density bonus program for a specific number of affordable housing units to be included in the overall project. The Commercial and Master Planned Development Future Land Use Category were the primary land use categories that would benefit directly with affordable housing locations in the City. The goal is to have housing stock close to employment areas, public transportation opportunities, walkable communities and from working, shopping, and entertainment venues. The most recent workforce housing project, the Woodwinds Apartment Community, offers housing for workforce employees at a rate that is affordable, based upon a slotted index of their income. The housing project has received great interest and high demand since affordable units in the Clermont area are lacking in number. Some of the recent apartment communities and residential developers have asked about higher density in exchange for affordable housing units added to the overall project. This practice is known as inclusionary housing. Inclusionary housing means that each residential development will include a set-aside, or portion of housing units that are designated as affordable. The number of bonus units will be pro-rated to the number of units offered for a specific income level. The income levels will be extremely low income households, low income households, or moderate income households of the Clermont's Area Median Income (AMI). The 2016 US Census Data for Clermont's AMI is \$56,037. Extremely low income would be up to 50% of the AMI (\$28,018), low income up to 80% of the AMI (\$44,830), and moderate income would be up to 100% of the AMI (\$56,037). Land Development Regulations would address the affordable housing bonus density in greater detail and the requirements of the program. This proposed text amendment provides the framework for the consideration to allow an increase in density, if certain criteria is met, in the Commercial and Master Planned Development Future Land Use Category. The proposed text amendment would provide an increase from 12 units per acre up to 25 units per acre in the Commercial and Master Planned Development Future Land Use Category. The following existing Comprehensive Plan Objective and Policies from Chapter III in the Housing Element support the proposed text amendment. Objective 1.2: <u>Affordable Housing</u>. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.	

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income CITY OF CLERMONT COMPREHENSIVE PLAN HOUSING Ordinance #621-M Adopted June 23, 2009 III-2 households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.8: The City's Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space.

The evidence provided in the existing Housing Element of the Comprehensive Plan and the growing need for affordable housing in our community supports the requested text amendment. The text amendment sets the stage for future affordable housing opportunities that are currently non-existent due to high development costs and housing density limited to 12 units per acre. Therefore, staff recommends transmittal of the text amendment to change the density of Commercial and Master Planned Development Future Land Use Categories to encourage affordable housing opportunities in the City of Clermont. Once the state expedited review concludes, the text amendment will be brought back to the City Council for final adoption on September 25, 2018. *The Planning and Zoning Commission recommended unanimous approval, 7-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | Ord 2018-27 FLU Text Change Density | Ord 2018-27 FLU Text Change Density.doc |
| 2. | Exhibit A - Future Land Use Element 2018 Affordable Housing Addition | Exhibit A - Future Land Use Element 2018 Affordable Housing Addition.docx |
| 3. | Legal Ad Proof 2018-27 | Legal Ad Proof 2018-27.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO AMEND THE MAXIMUM DENSITY FOR THE COMMERCIAL AND MASTER PLANNED DEVELOPMENT FUTURE LAND USE CATEGORIES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statutes 163.3187; and

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

WHEREAS, the City Council of the City of Clermont held public hearings on the proposed amendments to the plan in light of written comments, proposals and objections from the general public;

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Element is hereby amended as shown in Exhibit A.



CITY OF CLERMONT
ORDINANCE NO. 2018-27

SECTION 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2018-27

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of September, 2018.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended February 28, 2017
Amended September 25, 2018

THIS PAGE INTENTIONALLY LEFT BLANK

CHAPTER I
FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Objective 1.2: Future Land Use Map Series. The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 – 25 units per acre/0.25 FAR
Downtown Mixed-Use	12-40 units per acre/3.0 FAR
Commercial	12 – 25 units per acre/0.25 FAR
Industrial	1.0 FAR

Objective 1.3: Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public

utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow a bonus density of up to 40 units per acre through a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The maximum density for residential uses shall be 12 units per acre in the Master Planned Development Use Category except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.
- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City’s transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient

capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;

- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

Policy 1.16.2: Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

Policy 1.16.3: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.

- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10078801
Phone: (352) 241-7331
Date: 07/17/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
CITY OF CLERMONT NOTICE OF PROPOSED AMENDMENT TO COMPREHEI	07/28/2018	09/11/2018	\$220.24

**CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2018-27**

The City of Clermont will hold public hearings on Tuesday, August 7, 2018 at 6:30 pm before the Planning and Zoning Commission and on Tuesday, August 14, 2018 at 6:30 pm before the City Council (transmittal hearings), and on Tuesday, September 25, 2018 at 6:30 pm before the City Council (final adoption hearing) to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance #2018-27:
An ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan for the City of Clermont, Florida, pursuant to the local government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting a text amendment to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the Commercial and Master Planned Development future land use categories; setting forth the authority for adoption of the Comprehensive Plan Amendment; setting forth the purpose and intent of the Comprehensive Plan Amendment; establishing the legal status of the Comprehensive Plan Amendment; providing for severability, conflict and an effective date.

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (first floor, City

Hall) between 8 am and 5 pm. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearing.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10078801
July 28, 2018 &
September 11, 2018

Payment Info	
Ad Price	\$220.24
Tax	\$0.00
Sub Total	\$220.24
Prepaid Amount	\$0.00
Balance Due	\$220.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date							
Tuesday, September 25, 2018							
Agenda Item Name							
Ordinance No. 2018-30 <i>Table to October 9, 2018</i>							
Requested Action							
Recommend approval of Ordinance No. 2018-30.							
Staff Report							
Description of the Request: Amend the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace. Background and Discussion: According to the National Low Income Housing Coalitions annual report, the Orlando MSA, of which Clermont is in part, currently ties for second worst in the country for available affordable housing, offering only 17 available and affordable units per 100 renters. This year, Florida's minimum wage increased 15 cents to \$8.25 an hour, which based on a 40-hour week, the annual income would be \$17,160 before taxes, which is well below the federal poverty level of \$24,250 for a multi-family household. The predominant employment characteristic of Clermont, is hospitality and retail, whose average wage is minimum wage. To this end, many of the large employers in Clermont are sizable in nature, though offering part-time employment as the bevy of positions offered. A 2016 study from the Harvard Joint Center for Housing found that 45 percent of renters in the Orlando MSA are renters with a median income of \$35,000. The average rent in Clermont is: <table border="1"><tr><td>1-bedroom</td><td>\$1,100</td></tr><tr><td>2 bedroom</td><td>\$1,600</td></tr><tr><td>3 bedroom</td><td>\$1,800</td></tr></table> The rent affordable to a minimum wage earner is only \$421.00 per month. According to the National Low Income Housing Coalitions report, a worker earning minimum wage of \$8.25 per hour must work 86 hours per week to afford a one-bedroom in the Orlando MSA area. Further reported is 44% of area residents are "cost-burdened" which means they pay more than 30% of income toward housing costs. Federal and state housing subsidies alone do not provide the flexibility to increase the inventory of affordable housing in Clermont. Across the United States, many local jurisdictions have passed ordinances requiring inclusionary housing. Inclusionary housing means that each residential development must include a set-aside, or portion of housing units that are designated as affordable. In the case of the City of Winter Park, the jurisdiction also charges a linkage fee to non-residential developments to address the demand for affordable housing created by jobs expected to be located		1-bedroom	\$1,100	2 bedroom	\$1,600	3 bedroom	\$1,800
1-bedroom	\$1,100						
2 bedroom	\$1,600						
3 bedroom	\$1,800						

in the city. In Florida, the cities of Tallahassee, Key West, Jupiter, Orlando, and St. Petersburg have inclusionary housing ordinances. The City of Winter Park has a linkage fee.

Florida statutes provide justification for inclusionary zoning in Section 166.04151, which states:

Affordable Housing. - Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Intent

The proposed amendment will provide an opportunity for greater availability of affordable housing inventory through a density bonus and set-aside of floating units.

Specifically, this amendment proposes to:

- Allow for an increase in density along the Hooks Street Corridor, most proximate to major employment hubs and transit access. The increase in density would amend the current 12 du-acre and allow for a density bonus up to 20 du-acre with set aside of floating units for affordable housing.
- Allows for an increase in density along future annexed parcels within the Wellness Way area, excluding those properties fronting Hartwood Marsh. These properties are most proximate to future employment hubs and area of transit with access into the Orange County and Four Corners area. The increase in density would amend the current 12 du-acre and allow for a density bonus up to 25 du-acre with set asides of floating units for affordable housing.

Consistency with State Statutes

- Florida statutes provide justification for inclusionary zoning in Section 166.04151, which states:
 - o ***Affordable Housing.*** - Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances

Consistency with Comprehensive Plan

Objective 1.2: Affordable Housing. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income CITY OF CLERMONT COMPREHENSIVE PLAN HOUSING Ordinance #621-M Adopted June 23, 2009 III-2 households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.8: The City’s Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space

Implementation

The table below identifies the typical elements of an inclusionary housing ordinance and the proposed amendments to the City of Clermont Land Development Code. The complete proposed code amendment is attached.

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 du/units per acre.
Density Bonus	Current city code allows for up to 12 du/acre the density bonus for affordable housing would be any density greater than 12 du/acre: Hooks Street Corridor Up to 20 du/Acre provided the developer shall set aside one (1) of the following: 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10%) of the bonus units for low income. 3) 15 (15%) of the bonus units for moderate income households 4) Another set-aside mixed deemed acceptable by the City Council Wellness Way Area (excluding properties on Hartwood Marsh Rd) Up to 25 du/acre provided the developers shall set aside one (1) of the following: 1) Option to set aside, Five (5 %) of the bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units for low income. 3) Option to set aside, 15 (15%) of the bonus units for moderate income households 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
Definition of Affordable Units	Affordable is defined that the monthly housing

	costs must not exceed 30% of the household income. Unit affordability must be certified by the Economic Development and Development Services Department.
Target Household Income Levels	Moderate income (up to 100% of area median income AMI) AMI- Area Median Income Low income up to 80% AMI Extremely Low income up to 50% AMI Area Median Income: \$56,037 source 2016 U.S. Census Data
Length of Affordability	Perpetuity
Quality of Units	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market rate residents.
Management of Units	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City.
Quality of Construction Materials for the Density Bonus	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required.

An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Department. Annual verification of leased units as part of the density bonus is required from the date originally certified.

The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the Economic Development and Development Services Department.

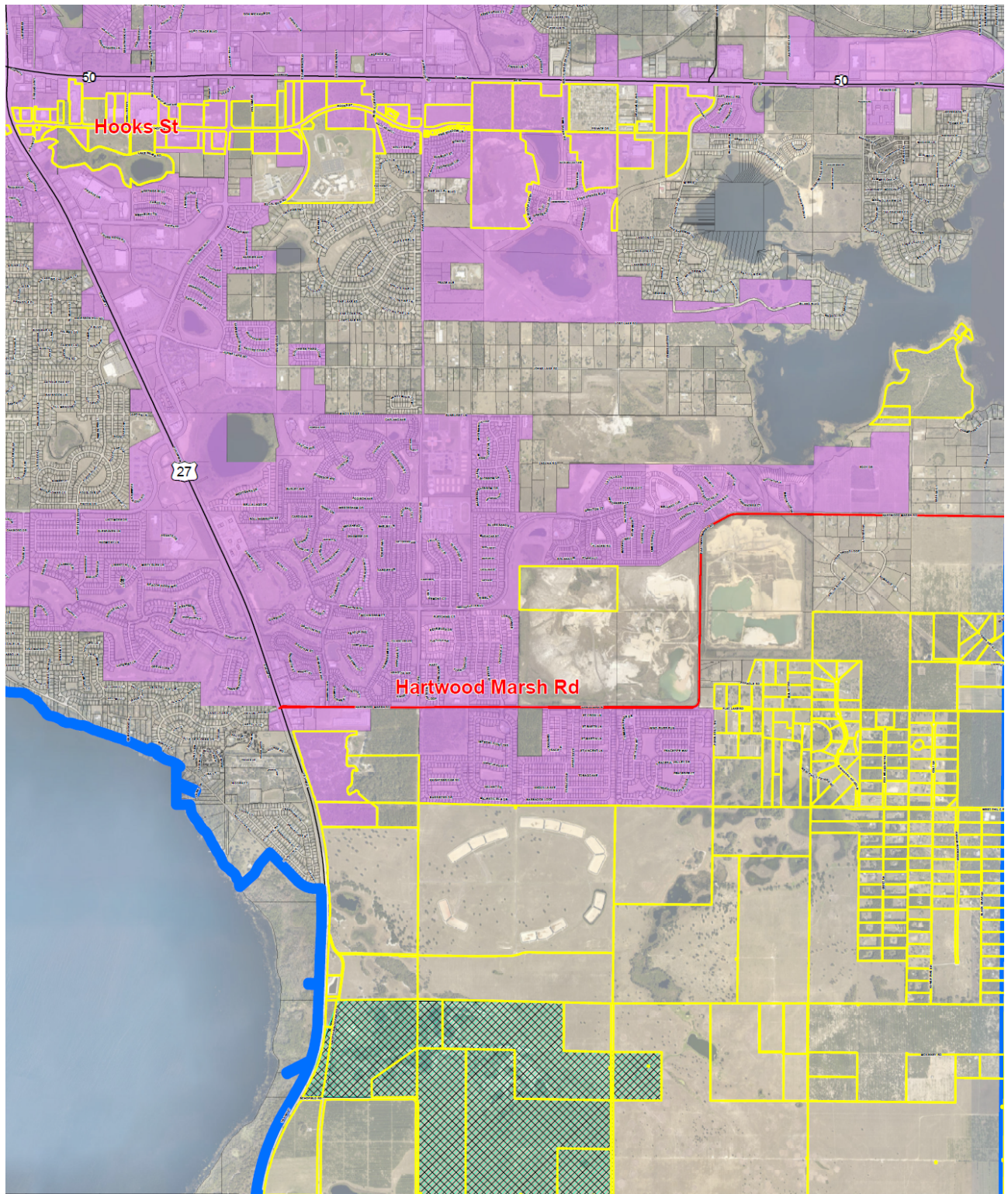
Projects may not pay a contribution in lieu of to attain a density bonus.

The Planning and Zoning Commission recommended unanimous approval, 7-0.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Density Bonus Map	Density Bonus Map.docx
2.	2018-30 Affordable Housing Bonus Density Ord	2018-30 Affordable Housing Bonus Density Ord.doc
3.	ORDINANCE NO. 2018-30 July Legal Ad	ORDINANCE NO. 2018-30 July Legal Ad.pdf
4.	ORDINANCE NO. 2018-30 Sept Legal Ad	ORDINANCE NO. 2018-30 Sept Legal Ad.pdf

Exhibit: In yellow areas considered for density bonus





CITY OF CLERMONT
ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS, UNDER CHAPTER 122 ZONING; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR THE DENSITY BONUS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on August 7, 2018 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to add Section 122-358, Affordable Housing Density Bonus, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida as follows:

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Section 122-358 Affordable Housing Density Bonus

(a) It is the intent of the City to provide an opportunity for greater availability of affordable housing inventory through a density bonus and set-aside of floating units.

(b) Sites for affordable housing shall be located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space.

(c) Criteria for affordable housing density bonus in consideration of projects.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 dwelling units per acre.
Density Bonus	Current city code allows for up to 12 dwelling units per acre the density bonus for affordable housing would be any density greater than 12 dwelling units per acre: Hooks Street Corridor Up to 20 dwelling units per acre provided the developer shall set aside one (1) of the following: 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10%) of the bonus units for low income. 3) 15 (15%) of the bonus units for moderate income households 4) Another set-aside mixed deemed acceptable by the City Council Wellness Way Area (excluding properties on Hartwood Marsh Road) Up to 25 dwelling units per acre provided the developers shall set aside one (1) of the following: 1) Option to set aside, Five (5 %) of the bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units for low income. 3) Option to set aside, 15 (15%) of the bonus units for moderate income households 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
Definition of Affordable Units	Affordable is defined that the monthly housing costs must not exceed 30% of the household income. Unit affordability must be certified by the Economic Development and Development Services Department.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

Target Household Income Levels	Moderate income (up to 100% of area median income Area Median Income) Low income up to 80% Area Median Income Extremely Low income up to 50% Area Median Income Area Median Income: \$56,037 source 2016 U.S. Census Data
Length of Affordability	Perpetuity
Quality of Units	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market rate residents.
Management of Units	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City.
Quality of Construction Materials for the Density Bonus	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required.

(d) An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Department.

(e) Annual verification of leased units as part of the density bonus is required from the date originally certified.

(f) The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the Economic Development and Development Services Department.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

- (g) Projects may not pay a contribution in lieu of to attain a density bonus.

SECTION 4.

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

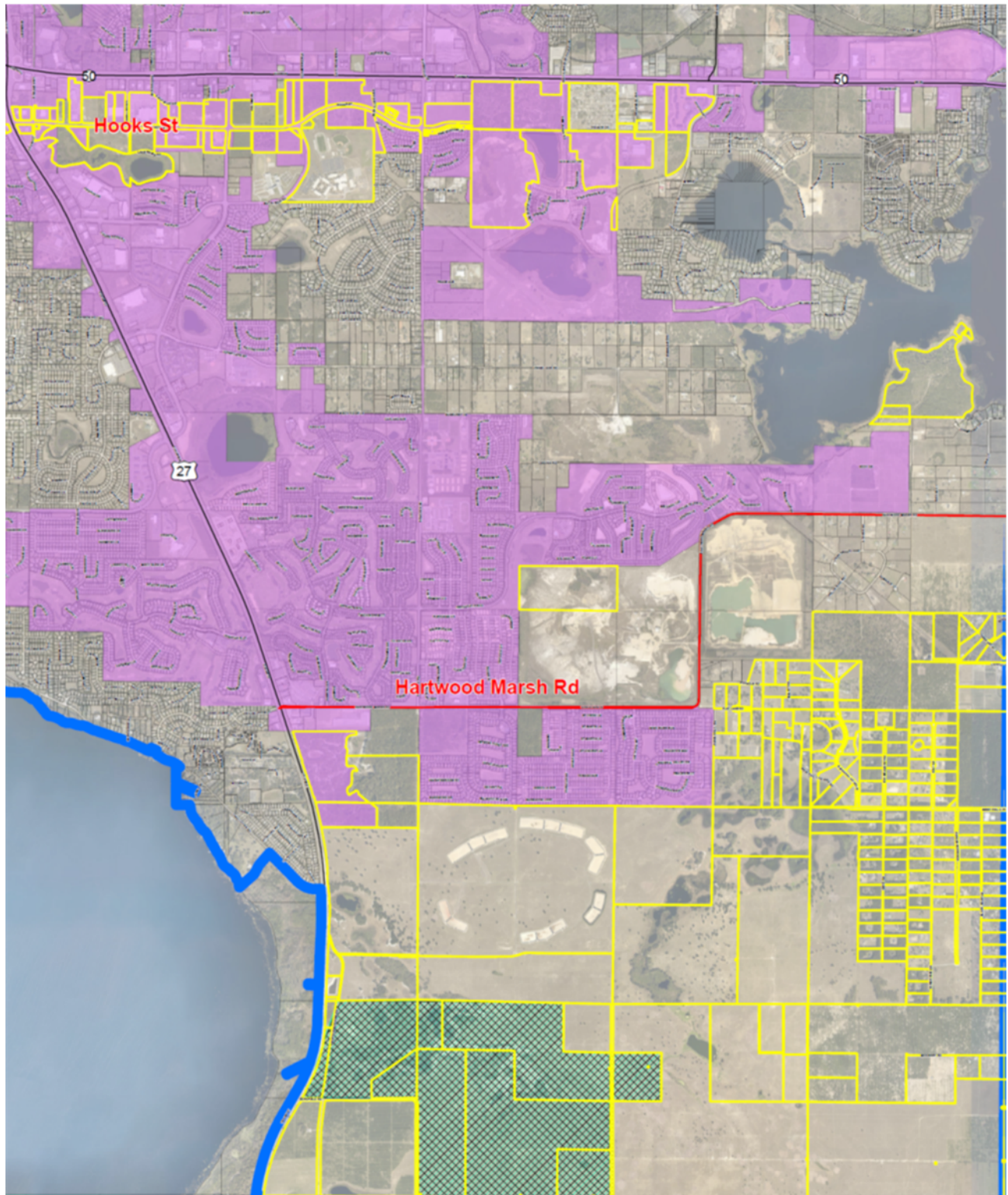
SECTION 5.

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

Exhibit: Possible Affordable Housing Density Bonus Areas highlighted in yellow





CITY OF CLERMONT
ORDINANCE NO. 2018-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Daily Commercial

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10079096
Phone: (352) 241-7331
Date: 07/25/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	07/31/2018	07/31/2018	\$120.33

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

Notice is hereby given that the City
Council of the City of Clermont will
consider the enactment of the follow-
ing proposed ordinance. All interested
parties will be given an opportunity to
express their views on this matter.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079096
July 31, 2018

ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CODE OF
ORDINANCES OF THE CITY COUNCIL
OF THE CITY OF CLERMONT, LAKE
COUNTY, FLORIDA, AMENDING THE
CODE OF ORDINANCES, CHAPTER
122 ZONING; ADDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS; PROVIDING FOR
CODIFICATION; SEVERABILITY; EF-
FECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by
the Planning & Zoning Commission
on Tuesday, August 7, 2018 at 6:30
P.M.

A public meeting to consider the ordi-
nance will be held before the City
Council on Tuesday, September 25,
2018 at 6:30 p.m. for final enact-
ment.

All meetings will be held in City Hall,
located at 685 West Montrose Street.

This ordinance is available for public
inspection in the office of the City
Clerk, 685 W. Montrose Street, Mon-
day through Friday between the hours
of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State
law, if you should decide to appeal a
decision made with respect to this
matter, you will need a record of the
proceedings, and may need to ensure
that a verbatim record is made. Per-
sons with disabilities who need assis-
tance should contact the City Clerk's

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33

Daily Commercial

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10079097
Phone: (352) 241-7331
Date: 07/25/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	09/11/2018	09/11/2018	\$120.33

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

Notice is hereby given that the City
Council of the City of Clermont will
consider the enactment of the follow-
ing proposed ordinance. All interested
parties will be given an opportunity to
express their views on this matter.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079097
September 11, 2018

ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CODE OF
ORDINANCES OF THE CITY COUNCIL
OF THE CITY OF CLERMONT, LAKE
COUNTY, FLORIDA, AMENDING THE
CODE OF ORDINANCES, CHAPTER
122 ZONING; ADDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS; PROVIDING FOR
CODIFICATION; SEVERABILITY; EF-
FECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by
the Planning & Zoning Commission
on Tuesday, August 7, 2018 at 6:30
P.M.

A public meeting to consider the ordi-
nance will be held before the City
Council on Tuesday, September 25,
2018 at 6:30 p.m. for final enact-
ment.

All meetings will be held in City Hall,
located at 685 West Montrose Street.

This ordinance is available for public
inspection in the office of the City
Clerk, 685 W. Montrose Street, Mon-
day through Friday between the hours
of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State
law, if you should decide to appeal a
decision made with respect to this
matter, you will need a record of the
proceedings, and may need to ensure
that a verbatim record is made. Per-
sons with disabilities who need assis-
tance should contact the City Clerk's

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, September 25, 2018			
Agenda Item Name			
Ordinance No. 2018-29 <i>Overlay District</i>			
Requested Action			
Staff Report			
This item has been withdrawn.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 25, 2018		
Agenda Item Name		
Ordinance No. 2018-32 <i>Final Police Pension</i>		
Requested Action		
Request introduction of Ordinance No. 2018-32.		
Staff Report		
On April 26, 2016, the City Council amended the Police Officers Retirement Plan to provide for a Share Plan. The purpose of the Share Plan was to provide a mechanism to pay extra retirement benefits to police officers pursuant to Chapter 185, Florida Statutes. Since the adoption, it has been determined that there is conflicting and unclear language in the Share Plan section of the retirement plan. The changes are as follows: The language in sections N.3. and N.5. provides two different methods to allocate the annual Chapter 185 excess funds to the participant's accounts. Ordinance No. 2018-32 clarifies that the annual Chapter 185 excess amounts shall be credited to the participants share accounts, with each participant receiving an equal share of the total amount allocated. The language in section N.6., while not clear, suggests the expenses, gains and losses of the Share Plan should be credited to the participant's accounts, based on the number of shares held by each participant. Ordinance No. 2018-32 clarifies that expenses, gains and losses of the Share Plan shall be credited to each participant's account based on the same percentage which is earned or lost by the total retirement plan investments. The language in section N.8., while not clear, suggests forfeitures (shares belonging to terminated unvested participants) should be credited based on the number of shares held by each participant. Ordinance No. 2018-32 clarifies that forfeitures shall be credited to the participants share accounts, with each participant receiving an equal share of the total amount allocated. The Police Officers Pension Board at their August 31st meeting recommended the above changes be approved by the City Council.		
Additional Analysis		
Fiscal Impact Summary		
No fiscal impact to the city.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1.	Ordinance No 2018-32 - Police Officer Pension Plan (Underlined) - 8-31-18
2.	Ad
	Ordinance No 2018-32 - Police Officer Pension Plan (Underlined) - 8-31-18.doc
	ORD 2018-32 Police Pension Plan Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clermont Police Officers are presently provided pension and certain other benefits under Ordinance No. 304-C and;

WHEREAS, the City Council desires to amend the provisions of the Police Officers' Retirement Plan;

SECTION 1.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Clermont, Lake County, Florida that the following sections of the Police Officers' Retirement Plan Adoption Agreement shall be amended to read as follows (note: strikethrough indicates removed words and underlined indicates added):

N. SHARE PLAN

1. The purpose of this Section is to implement the provisions of Chapter 185, Florida Statutes, and to provide a mechanism to pay required "extra benefits" to Police Officers based on the growth of premium tax revenue pursuant to Chapter 185. The monies shall be derived exclusively from monies received from the State and not from any additional taxes levied by the City.
2. **Initial Allocation -**
Effective January 26, 2016, the City agrees to convert 100% of the Chapter 185 reserve fund to a share plan. The total amount shall be credited to each participant based on their completed months of credited service in proportion to the combined completed months of credited service of all participants.
3. **Annual Allocation -**
Effective January 26, 2016, the Union agrees to allow the City to use 100% of all future Chapter 185 annual distributions up to the amount received in the 2012 calendar year (\$211,000) and 50% of any future annual amounts in excess of the 2012 calendar year distribution to fund the normal cost of the pension plan. The remaining 50% of any future annual amounts in excess of the 2012 calendar year distribution shall be credited to participant share accounts, with each participant's account receiving an equal share of the total amount allocated.



CITY OF CLERMONT
ORDINANCE NO. 2018-32

4. All monies received **and allocated to the share accounts** will be placed in the fund, as outlined in Article 4 of the Basic Plan Document, and shall be commingled for investment purposes with the other assets of the City's retirement pension funds. Separate accounting shall be maintained for all commingled assets.

~~In accordance with provisions of Chapter 185, Florida Statutes and such other required authority, a Police Officer, who is a participant, shall be entitled to one share for each year of credited service, as defined below, as a Police Officer of the City. Each participant shall thereupon have as many shares as years of credited service. The number of years of credited service rendered by each participant shall be determined and a record thereof shall be made on the participant's service record.~~

5. For purposes of this Section, the word, credited service shall mean all time served as a regularly appointed or employed Police Officer of the City for which regular compensation is paid by the City and all times during which a participant is absent on military leave. It shall include all leave of absences with pay, but shall not include leave of absences during which no regular compensation is paid by the City, except military leave. Credited service for the purposes of the Share Plan only, shall include participants in the DROP.

~~Available funds shall be credited to active participant share accounts, or participants in the DROP, as of September 30th of the applicable Plan Year. Available funds shall be prorated to each qualifying Police Officer in proportion to the number of individual shares for the Plan Year by credit to the Fund.~~

6. **Allocation of Expenses, Gains, and Losses -**

The Board of Trustees shall pay all costs and expenses for the management and operation for the current fiscal year and shall set aside as much of the income as it considers advisable as a reserve for expenses for the next fiscal year. After deducting these monies, the remaining monies shall be **credited to each participant's account, including DROP participants as of September 30, based on the same percentage which is earned or lost by the total plan investments, including realized and unrealized gains or losses, net of brokerage commissions, transaction costs and management fees.** ~~allocated and credited to the Fund on behalf of the respective participants.~~ The City shall bear no expense in the operation of this share plan.

7. **Distributions -**

Upon termination of employment, a vested participant shall be paid the entire share balance as soon as administratively feasible following his termination of employment. In addition, a vested participant, or his designated beneficiary, shall be entitled to payment of the entire share balance when the participant or beneficiary becomes eligible for a disability or death benefit from the defined benefit plan.



CITY OF CLERMONT
ORDINANCE NO. 2018-32

~~Upon the separation from service of a non-vested participant (as defined in Section J. of the Adoption Agreement), shares shall revert back into this Share Plan and shall be reallocated to the membership unless the former participant returns to service prior to the September 30th allocation date.~~

8. Forfeitures -

Upon termination of employment, a non-vested participant (as defined in Section J. of the Adoption Agreement) shall not be paid his share plan balance. If the non-vested participant does not return to service prior to September 30, his share plan balance as of the date of employment termination shall be credited to the remaining participant's accounts, including DROP participants at September 30, with each participant's account receiving an equal share of amount allocated.

9. If any provisions of this Section or the Plan hereby created shall conflict with the provisions of Chapter 185, Florida Statutes, such conflict shall be resolved in favor of the statutory provisions which are intended to control.

SECTION 2.

Any portion of the City of Clermont Code or any Ordinance or part thereof in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION 3.

Should any Section or part of a Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

SECTION 4.

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final passage.



CITY OF CLERMONT
ORDINANCE NO. 2018-32

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of the following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, September 25, 2018 at 6:30 p.m. for final enactment.

All meetings will be held in City Hall, located at 685 West Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 11, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 25, 2018		
Agenda Item Name		
Ordinance No. 2018-33 <i>Final Fire Pension</i>		
Requested Action		
Request introduction of Ordinance No. 2018-33		
Staff Report		
On April 11, 2017, the City Council amended the Firefighters Retirement Plan to provide for a Share Plan. The purpose of the Share Plan was to provide a mechanism to pay extra retirement benefits to firefighters pursuant to Chapter 175, Florida Statutes. Since the adoption, it has been determined that there is conflicting and unclear language in the Share Plan section of the retirement plan. The changes are as follows: The language in sections N.3. and N.5. provides two different methods to allocate the annual Chapter 175 excess funds to the participant's accounts. Ordinance No. 2018-33 clarifies that the annual Chapter 175 excess amounts shall be credited to the participants share accounts, with each participant receiving an equal share of the total amount allocated. The language in section N.6., while not clear, suggests the expenses, gains and losses of the Share Plan should be credited to the participant's accounts, based on the number of shares held by each participant. Ordinance No. 2018-33 clarifies that expenses, gains and losses of the Share Plan shall be credited to each participant's account based on the same percentage which is earned or lost by the total retirement plan investments. The language in section N.8., while not clear, suggests forfeitures (shares belonging to terminated unvested participants) should be credited based on the number of shares held by each participant. Ordinance No. 2018-33 clarifies that forfeitures shall be credited to the participants share accounts, with each participant receiving an equal share of the total amount allocated. The Firefighters Pension Board at their August 31st meeting recommended the above changes be approved by the City Council.		
Additional Analysis		
Fiscal Impact Summary		
No fiscal impact to the city.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Ordinance No 2018-33 - Firefighters Pension Plan (Underlined) - 8-31-18 -	Ordinance No 2018-33 - Firefighters Pension Plan (Underlined) - 8-31-18 -.doc
2. Ad	ORD 2018-33 Fire Pension Plan Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT FIREFIGHTERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clermont Firefighters are presently provided pension and certain other benefits under Ordinance No. 304-C and;

WHEREAS, the City Council desires to amend the provisions of the Firefighters' Retirement Plan;

SECTION 1.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Clermont, Lake County, Florida that the following sections of the Firefighters' Retirement Plan Adoption Agreement shall be amended to read as follows (note: strikethrough indicates removed words and underlined indicates added):

N. SHARE PLAN

1. The purpose of this Section is to implement the provisions of Chapter 175, Florida Statutes, and to provide a mechanism to pay required "extra benefits" to Firefighters based on the growth of premium tax revenue pursuant to Chapter 175. The monies shall be derived exclusively from monies received from the State and not from any additional taxes levied by the City.
2. **Initial Allocation -**
Effective January 24, 2017, the City agrees to convert 100% of the Chapter 175 reserve fund to a share plan. The total amount shall be credited to each participant based on their completed months of credited service in proportion to the combined completed months of credited service of all participants.
3. **Annual Allocation -**
Effective January 24, 2017, the Union agrees to allow the City to use 100% of all future Chapter 175 annual distributions up to the amount received in the 2012 calendar year (\$188,967) and 50% of any future annual amounts in excess of the 2012 calendar year distribution to fund the normal cost of the pension plan. The remaining 50% of any future annual amounts in excess of the 2012 calendar year distribution shall be credited to participant share accounts, with each participant's account receiving an equal share of the total amount allocated.
4. All monies received **and allocated to the share accounts** will be placed in the fund, as



CITY OF CLERMONT
ORDINANCE NO. 2018-33

outlined in Article 4 of the Basic Plan Document, and shall be commingled for investment purposes with the other assets of the City's retirement pension funds. Separate accounting shall be maintained for all commingled assets.

~~In accordance with provisions of Chapter 175, Florida Statutes and such other required authority, a firefighter, who is a participant, shall be entitled to one share for each year of credited service, as defined below, as a firefighter of the City. Each participant shall thereupon have as many shares as years of credited service. The number of years of credited service rendered by each participant shall be determined and a record thereof shall be made on the participant's service record.~~

5. For purposes of this Section, the word, credited service shall mean all time served as a regularly appointed or employed firefighter of the City for which regular compensation is paid by the City and all times during which a participant is absent on military leave. It shall include all leave of absences with pay, but shall not include leave of absences during which no regular compensation is paid by the City, except military leave. Credited service for the purposes of the Share Plan only, shall include participants in the DROP.

~~Available funds shall be credited to active participant share accounts, or participants in the DROP, as of September 30th of the applicable Plan Year. Available funds shall be prorated to each qualifying firefighter in proportion to the number of individual shares for the Plan Year by credit to the Fund.~~

6. **Allocation of Expenses, Gains, and Losses -**
The Board of Trustees shall pay all costs and expenses for the management and operation for the current fiscal year and shall set aside as much of the income as it considers advisable as a reserve for expenses for the next fiscal year. After deducting these monies, the remaining monies shall be credited to each participant's account, including DROP participants as of September 30, based on the same percentage which is earned or lost by the total plan investments, including realized and unrealized gains or losses, net of brokerage commissions, transaction costs and management fees. ~~allocated and credited to the Fund on behalf of the respective participants.~~ The City shall bear no expense in the operation of this share plan.
7. **Distributions -**
Upon termination of employment, a vested participant shall be paid the entire share balance as soon as administratively feasible following his termination of employment. In addition, a vested participant, or his designated beneficiary, shall be entitled to payment of the entire share balance when the participant or beneficiary becomes eligible for a disability or death benefit from the defined benefit plan.



CITY OF CLERMONT
ORDINANCE NO. 2018-33

Upon the separation from service of a non-vested participant (as defined in Section J. of the Adoption Agreement), shares shall revert back into this Share Plan and shall be reallocated to the membership unless the former participant returns to service prior to the September 30th allocation date.

8. Forfeitures -

Upon termination of employment, a non-vested participant (as defined in Section J. of the Adoption Agreement) shall not be paid his share plan balance. If the non-vested participant does not return to service prior to September 30, his share plan balance as of the date of employment termination shall be credited to the remaining participant's accounts, including DROP participants at September 30, with each participant's account receiving an equal share of amount allocated.

9. If any provisions of this Section or the Plan hereby created shall conflict with the provisions of Chapter 185, Florida Statutes, such conflict shall be resolved in favor of the statutory provisions which are intended to control.

SECTION 2.

Any portion of the City of Clermont Code or any Ordinance or part thereof in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION 3.

Should any Section or part of a Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the section to which such holding shall apply.

SECTION 4.

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final passage.



CITY OF CLERMONT
ORDINANCE NO. 2018-33

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of September, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of the following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT FIREFIGHTERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, September 25, 2018 at 6:30 p.m. for final enactment.

All meetings will be held in City Hall, located at 685 West Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 11, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, September 25, 2018			
Agenda Item Name			
Variance Request <i>South Lake Hospital</i>			
Requested Action			
Staff Report			
The applicant, South Lake Hospital, is requesting a variance to allow a zero lot line setback. The building, located at 1950 Hospital View Way, is already constructed and is a portion of the South Lake Hospital Campus. The site was developed according to City Code with the required number of parking spaces, external landscaping and other code requirements. The applicant is not requesting any building alterations or building additions to the existing structure or footprint. This request is to allow the building to be sold and then owned/operated by another party other than the hospital but have the surrounding area around the building to be controlled and operated by the hospital. The existing visual impact would stay the same but the building would be owned differently. The property was originally developed under Resolution 1265, approved in 2002, for a Conditional Use Permit for a Planned Unit Development for a medical and professional office park. The underlying zoning of the property is Urban Estate. Section 122-85 of the Land Development Code requires the following yard setbacks: front yard – 35 feet, side yard – 15 feet, rear yard – 25 feet. The applicant is requesting zero lot line setbacks. South Lake Hospital shall ensure cross access between the building owner and the hospital remains in effect in and that the existing parking and landscaping shall remain as approved with the original site plan approval. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as submitted and finds that five meet these findings in a positive way and recommends approval of the variance request.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Review Criteria-SLHospital	New 86-174 Review Criteria-SLHospital.docx	
2.	Pad G Lot 1 Picture	Pad G Lot 1 Picture.pdf	
3.	Application Pad G Lot 1	Application Pad G Lot 1.pdf	

4. Ad

VAR legal ad Pad G Lot 1.pdf

South Lake Hospital Pad G Lot 1 - Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: Agreed – We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.

Staff comments: No evidence has been presented that would indicate granting the variance would cause or allow interference with enjoyment of adjacent or nearby property owners. The hospital is the applicant and will be the adjacent property owner.

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: The requested variance will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

Staff comments: The variance will allow reasonable use of the property. The building pad can be sold to a third party while South Lake Hospital owns and operates the campus, including parking and landscaping, to provide continuity and uniformity.

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: It will not prohibit any City objectives.

Staff comments: The variance request as presented and approved would outweigh the benefits under this criteria if the variance were denied. This allows the hospital to develop the campus and sell off the building pads while maintaining ownership of the areas outside of the building.

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: Yes – The variance request is consistent with the City’s comprehensive plan and City’s vision.

Staff comments: The variance request is consistent with the City’s comprehensive plan.

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criterion if the variance was denied;

Applicant response: *We believe the variance requested is the minimum variance needed to improve the property.*

Staff comments: *The variance as requested is the minimum variance that will allow the sale of the building pad, making reasonable use of the land surrounding the building pad by keeping it under one ownership, South Lake Hospital.*

Positive finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, and staff has reviewed the application as presented and finds that five can meet a positive finding. Therefore, staff recommends **approval** of the variance request to the Land Development Code.



PAD G LOT 1

SCALE: N.T.S.

SLH PARCEL DIVIDE

GERMAN ENGINEERING AND ARCHITECTURE, LLC
WWW.GERMANENGINEERING.COM
CA # 28279





CITY OF CLERMONT
VARIANCE
Application

DATE: 09/10/2018

FEE: \$600

PROJECT NAME (if applicable): _____

APPLICANT: South Lake Hospital, Inc.

CONTACT PERSON: John Moore

Address: 1900 Don Wickham Drive

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-4081 Fax: _____

E-Mail: John.Moore@orlandohealth.com

OWNER: South Lake Hospital, Inc.

Address: 1900 Don Wickham Drive

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-4071 Fax: _____

Address of Subject Property: 1950 Hospital View Way

General Location: South Lake Hospital Campus, ALT Key # 3894807

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Residential/Office



Zoning (City verification required): Planned Unit Development

CITY OF CLERMONT
VARIANCE
Application
Page 2

Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Section 122-85 (Yards)

What are you proposing to do that would require a variance and why? _____
Creating a Property Line around Three (3) Seperate Buildings

How does the Code create a hardship? The city of Clermont Land Development Code does not
address this situation, where a boundary is created around a building.

*** * * * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: Sec 122-85 (Yards)

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Agreed- We believe that granting the variance will not cause or allow interference
with reasonable enjoyment of adjacent or nearby property owners or negatively
impact the standard of living of the citizens of the City



(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variances will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

CITY OF CLERMONT

VARIANCE

Application

Page 3

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

It will not prohibit any City objectives.

(4) The granting of the variance is consistent with the city's comprehensive plan; and
Yes- the variance request is consistent with the City's comprehensive plan and City's vision

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

We believe the variances requested are the minimum variances needed to improve the property.



CITY OF CLERMONT
VARIANCE
Application
Page 4

John Moore
Applicant Name (print)

X

[Signature]
Applicant Name (signature)

John Moore
Owner Name (print)

X

[Signature]
Owner Name (signature)

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

City of Clermont

Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the request for the following Variance: 1) To allow a zero lot line setback other than required by Section 122-85 of the LDC, at the following location:

LOCATION

1950 Hospital View Way
Pad G, Lot 1
Alternate Key 3894807

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, September 25, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe
City Clerk, MMC

Daily Commercial
September 18, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 25, 2018		
Agenda Item Name		
Variance Request <i>South Lake Hospital</i>		
Requested Action		
Staff Report		
The applicant, South Lake Hospital, is requesting a variance to allow a zero lot line setback. The building, located at 1970 Hospital View Way, is already constructed and is a portion of the South Lake Hospital Campus. The site was developed according to City Code with the required number of parking spaces, external landscaping and other code requirements. The applicant is not requesting any building alterations or building additions to the existing structure or footprint. This request is to allow the building to be sold and then owned/operated by another party other than the hospital but have the surrounding area around the building to be controlled and operated by the hospital. The existing visual impact would stay the same but the building would be owned differently. The property was originally developed under Resolution 1265, approved in 2002, for a Conditional Use Permit for a Planned Unit Development for a medical and professional office park. The underlying zoning of the property is Urban Estate. Section 122-85 of the Land Development Code requires the following yard setbacks: front yard – 35 feet, side yard – 15 feet, rear yard – 25 feet. The applicant is requesting zero lot line setbacks. South Lake Hospital shall ensure cross access between the building owner and the hospital remains in effect in and that the existing parking and landscaping shall remain as approved with the original site plan approval. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as submitted and finds that five meet these findings in a positive way and recommends approval of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Lot 4 Review Criteria-SLHospital	Lot 4 Review Criteria-SLHospital.docx
2. Pad G Lot 4 Picture	Pad G Lot 4 Picture.pdf
3. Application Pad G Lot 4	Application Pad G Lot 4.pdf
4. Ad	VAR legal ad Pad G Lot 4.pdf

South Lake Hospital Pad G Lot 4 - Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: Agreed – We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.

Staff comments: No evidence has been presented that would indicate granting the variance would cause or allow interference with enjoyment of adjacent or nearby property owners. The hospital is the applicant and will be the adjacent property owner.

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: The requested variance will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

Staff comments: The variance will allow reasonable use of the property. The building pad can be sold to a third party while South Lake Hospital owns and operates the campus, including parking and landscaping, to provide continuity and uniformity.

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: It will not prohibit any City objectives.

Staff comments: The variance request as presented and approved would outweigh the benefits under this criteria if the variance were denied. This allows the hospital to develop the campus and sell off the building pads while maintaining ownership of the areas outside of the building.

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: Yes – The variance request is consistent with the City’s comprehensive plan and City’s vision.

Staff comments: The variance request is consistent with the City’s comprehensive plan.

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criterion if the variance was denied;

Applicant response: *We believe the variance requested is the minimum variance needed to improve the property.*

Staff comments: *The variance as requested is the minimum variance that will allow the sale of the building pad, making reasonable use of the land surrounding the building pad by keeping it under one ownership, South Lake Hospital.*

Positive finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, and staff has reviewed the application as presented and finds that five can meet a positive finding. Therefore, staff recommends **approval** of the variance request to the Land Development Code.



PAD G LOT 4

SCALE: N.T.S.

SLH PARCEL DIVIDE





CITY OF CLERMONT
VARIANCE
Application

DATE: 09/10/2018

FEE: \$600

PROJECT NAME (if applicable): _____

APPLICANT: South Lake Hospital, Inc.

CONTACT PERSON: John Moore

Address: 1900 Don Wickham Drive

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-4081 Fax: _____

E-Mail: John.Moore@orlandohealth.com

OWNER: South Lake Hospital, Inc.

Address: 1900 Don Wickham Drive

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-4071 Fax: _____

Address of Subject Property: 1970 Hospital View Way

General Location: South Lake Hospital Campus, ALT Key # 3894808

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Residential/Office



Zoning (City verification required): Planned Unit Development

CITY OF CLERMONT

VARIANCE

Application

Page 2

Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Section 122-85 (Yards)

What are you proposing to do that would require a variance and why? Creating a Property Line around Three (3) Seperate Buildings

How does the Code create a hardship? The city of Clermont Land Development Code does not address this situation, where a boundary is created around a building.

*** * * * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: Sec 122-85 (Yards)

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Agreed- We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negaitevely impact the standard of living of the citizens of the City



(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variances will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

CITY OF CLERMONT

VARIANCE

Application

Page 3

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

It will not prohibit any City objectives.

(4) The granting of the variance is consistent with the city's comprehensive plan; and
Yes- the variance request is consistent with the City's comprehensive plan and City's vision

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

We believe the variances requested are the minimum variances needed to improve the property.

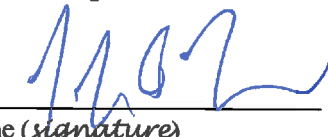


CITY OF CLERMONT
VARIANCE
Application
Page 4

John Moore
Applicant Name (print)

X 
Applicant Name (*signature*)

John Moore
Owner Name (print)

X 
Owner Name (*signature*)

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

City of Clermont
Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the request for the following Variance: 1) To allow a zero lot line setback other than required by Section 122-85 of the LDC, at the following location:

LOCATION

1970 Hospital View Way
Pad G, Lot 4
Alternate Key 3894808

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, September 25, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe
City Clerk, MMC

Daily Commercial
September 18, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, September 25, 2018			
Agenda Item Name			
Variance Request <i>South Lake Hospital</i>			
Requested Action			
Staff Report			
The applicant, South Lake Hospital, is requesting a variance to allow a zero lot line setback. The building, located at 1925 Hospital View Way, is already constructed and is a portion of the South Lake Hospital Campus. The site was developed according to City Code with the required number of parking spaces, external landscaping and other code requirements. The applicant is not requesting any building alterations or building additions to the existing structure or footprint. This request is to allow the building to be sold and then owned/operated by another party other than the hospital but have the surrounding area around the building to be controlled and operated by the hospital. The existing visual impact would stay the same but the building would be owned differently. The property was originally developed under Resolution 1265, approved in 2002, for a Conditional Use Permit for a Planned Unit Development for a medical and professional office park. The underlying zoning of the property is Urban Estate. Section 122-85 of the Land Development Code requires the following yard setbacks: front yard – 35 feet, side yard – 15 feet, rear yard – 25 feet. The applicant is requesting zero lot line setbacks. South Lake Hospital shall ensure cross access between the building owner and the hospital remains in effect in and that the existing parking and landscaping shall remain as approved with the original site plan approval. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as submitted and finds that five meet these findings in a positive way and recommends approval of the variance request.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Sports Injury Picture	Sports Injury Picture.pdf	
2.	Application Sprots Injury Inst.	Application Sprots Injury Inst..pdf	
3.	Review Criteria-Sports Injury Inst.	Review Criteria-Sports Injury Inst..docx	

4. Ad

VAR legal ad Sports Injury Institute Pad.pdf



SPORTS INJURY AND ORTHOPEDIC INSTITUTE

SCALE: N.T.S.

SLH PARCEL DIVIDE





CITY OF CLERMONT
VARIANCE
Application

DATE: 09/10/2018

FEE: \$600

PROJECT NAME (if applicable): _____

APPLICANT: South Lake Hospital, Inc.

CONTACT PERSON: John Moore

Address: 1900 Don Wickham Drive

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-4081 Fax: _____

E-Mail: John.Moore@orlandohealth.com

OWNER: South Lake Hospital, Inc.

Address: 1900 Don Wickham Drive

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-4071 Fax: _____

Address of Subject Property: 1925 Hospital View Way

General Location: South Lake Hospital Campus, ALT Key #s 3540646, 3703324,

3777504

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Public Facility/Institutional

Zoning (City verification required): Planned Unit Development

CITY OF CLERMONT
VARIANCE
Application
Page 2



(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variances will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

CITY OF CLERMONT

VARIANCE

Application

Page 3

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

It will not prohibit any City objectives.

(4) The granting of the variance is consistent with the city's comprehensive plan; and
Yes- the variance request is consistent with the City's comprehensive plan and City's vision

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

We believe the variances requested are the minimum variances needed to improve the property.



CITY OF CLERMONT
VARIANCE
Application
Page 4

John Moore
Applicant Name (print)

X LMC 9/11/18
Applicant Name (signature)

John Moore
Owner Name (print)

X LMC 9/11/18
Owner Name (signature)

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

City of Clermont
Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,

South Lake Hospital Sports Injury Institute - Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: Agreed – We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.

Staff comments: No evidence has been presented that would indicate granting the variance would cause or allow interference with enjoyment of adjacent or nearby property owners. The hospital is the applicant and will be the adjacent property owner.

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: The requested variance will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

Staff comments: The variance will allow reasonable use of the property. The building pad can be sold to a third party while South Lake Hospital owns and operates the campus, including parking and landscaping, to provide continuity and uniformity.

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: It will not prohibit any City objectives.

Staff comments: The variance request as presented and approved would outweigh the benefits under this criteria if the variance were denied. This allows the hospital to develop the campus and sell off the building pads while maintaining ownership of the areas outside of the building.

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: Yes – The variance request is consistent with the City’s comprehensive plan and City’s vision.

Staff comments: The variance request is consistent with the City’s comprehensive plan.

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criterion if the variance was denied;

Applicant response: *We believe the variance requested is the minimum variance needed to improve the property.*

Staff comments: *The variance as requested is the minimum variance that will allow the sale of the building pad, making reasonable use of the land surrounding the building pad by keeping it under one ownership, South Lake Hospital.*

Positive finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, and staff has reviewed the application as presented and finds that five can meet a positive finding. Therefore, staff recommends **approval** of the variance request to the Land Development Code.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the request for the following Variance: 1) To allow a zero lot line setback other than required by Section 122-85 of the LDC, at the following location:

LOCATION

1925 Don Wickham Drive
Sports Injury and Orthopedic Institute Building
Portion of Alternate Key 3703324, 3777504, 3540646

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, September 25, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe
City Clerk, MMC

Daily Commercial
September 18, 2018