



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, August 25, 2015**

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. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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 request to approve minutes of the May 12, 2015 and May 26, 2015 Regular Council meeting.

Item No. 2 - Surplus Request

Consider approval to declare end of life inventory as surplus from Environmental Services Department and Fire Department and dispose of in accordance with the Purchasing Policy. Surplus property is anticipated to be sold for approximately \$45,000.

Item No. 3 - Assignment of Interlocal Agreement

Consider approval of agreement with Lake County Sheriff department to provide Animal Control Services.

Item No. 4 - Event Request

Consider event and open container request to continue the First Friday Food Truck/ Music on Montrose on the First Friday of each month.

UNFINISHED BUSINESS

Item No. 5 - Ordinance No. 2015-73

Consider approval of Ordinance to establish a Fire Rescue Service non-ad valorem assessment.

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Item No. 6 - Resolution No. 2015-26

Consider approval of Resolution to provide for a Fire Rescue Service non-ad valorem assessment levy.

ADJOURN

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.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 12, 2015

The Clermont City Council met in a regular meeting on Tuesday, May 12, 2015 in the Council Chambers at City Hall. Mayor Ash called the meeting to order at 6:30 pm with the following Council Members present: Council Members Goodgame, Mullins, Bates and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris and City Clerk Ackroyd.

INVOCATION

Pastor Kendal Anderson gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Heather Wooding from the Environmental Services Department recognized the Drop Saver Poster contest winners. Mayor Ash presented the students with their poster.

Fourth grade Teacher Star Olson and students presented the Cypress Ridge Quilts for books.

PROCLAMATIONS

City Clerk Ackroyd read the Water Reuse Week proclamation aloud. Mayor Ash presented the proclamation to Interim Environmental Services Director Roy.

City Clerk Ackroyd read the National Public Works Week proclamation aloud. Mayor Ash presented the proclamation to Public Works Director Brunson

PUBLIC COMMENTS

Helmut Michelson commented he was impressed with the beauty of Clermont except for the downtown automotive shop that has fourteen signs on the property. He requested the signs be removed.

City Attorney Mantzaris stated the signs are part of a long standing issue the City has been dealing with the owners. The signs have a certain amount of protection under the Constitutional Amendments related to freedom of speech. The City has been involved in litigation and has been successful with regard to the use of the property; however the sign issue has been problematic. Currently the litigation is under appeal and until the appeal is resolved there is not a lot the City can do except revise the City Code to deal with the signs.

REPORTS

City Manager Gray reported the City team won 2nd place in the Dragon Boat race. Champions Safety Day will be Saturday, May 16 at Waterfront Park from 10am until 2pm. A wellness challenge will be part of the Employee Meeting on Thursday, May 14 at 7:30am.

City Attorney Mantzaris stated Lake County denied the Conditional Use Permit application for the Cemex Sand mine. The Cemex company filed a petition of Writ Certiorar regarding the denial and listed all who spoke at the Lake County Board of County Commissioners meeting as respondents. The Mayor and City Manager addressed the County Commissioners and the City of Clermont is included as party respondents in the case. The court will review the petition and make a determination of whether there is an issue to be determined. If the court does determine there is an issue, the court will issue an Order to Show Cause. There is not anything for Council to do until the court issues an Order to Show Cause.

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The main two points of the challenge to the decision are that the Lake County Board of County Commissioners should not have considered the Sector Plan, as the Sector Plan had not been adopted. The second point of the challenge is related to actions taken by Orange County to set truck weight limits to access roads in Orange County. The allegation is Cemex was not aware of the action taken by Orange County, therefore Cemex claims a violation of due process occurred. Council will need to decide to what extent the City would like to participate as a respondent. The City can wait for Lake County to respond or take a more active role and file a response. The order issued by the Lake County Board of County Commissioners denying the claims had two main parts. One main part of the County's argument was they relied upon arguments and statements the City of Clermont made at the meeting. The court will look at the statements made and information provided by the City of Clermont when making a determination. Council does not need to make a decision or provide direction at this time.

Council Member Mullins stated it was very important to maintain the Sector Plan.

Council Member Travis inquired if the Sector Plan was approved by the Lake County Board of County Commissioners. City Manager Gray commented the Sector Plan was transmitted to the State.

City Attorney Mantzaris commented the respondents will use the applicability of the Sector Plan as part of the argument.

Council Member Goodgame would like the City to take a strong position.

Council Member Bates inquired how much time would the court take to make a determination. City Attorney Mantzaris replied if the court decided tomorrow, staff would have time to return to Council and file a response.

Mayor Ash stated Council sent a letter to Lake County advising the County of our position regarding the Cemex sand mine, and Council's position has not changed.

Mayor Ash inquired if a motion was required. City Attorney Mantzaris stated a motion was not required. Staff will seek direction from the Council if the City receives an Order to Show Cause.

Council Member Bates – No report.

Council Member Goodgame mentioned City Manager Gray receiving the Lake County Community Leadership Award.

Council Member Mullins commented the Lake Emergency Medical Services Board has accelerated their purchasing program to add more vehicles and staff to the fleet during the current budget year.

Council Member Travis reported the 2nd Anniversary International Park Run was held last weekend. The 5K run began at the South Lake Historic Village. Following the run, participants met at Cheeser's Palace for breakfast. Kathy Kyle; Kyle Promotions, designed a plaque labeled "Cheeser's, Breakfast of Champions".

Council Member Travis would like Council to discuss the idea of having a Youth Council. Youth Councils report to their Council once a month with their concerns.

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Mayor Ash commented she attended the Dragon Boat competition and there were large numbers of participants and vendors. City Manager Gray received the Lake County Community Service Leadership award. Mayor Ash reported she opened the Arts and Culture Festival and attended the Garden Club to honor Past President; Arlene Rand. Firefighter Safety Day will be held at Waterfront Park on Saturday, May 16th beginning at 10am.

CONSENT AGENDA

Mayor Ash advised the next item on the Agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

Item No. 1 – Professional Production and Broadcast Services Agreement

Consider request to enter into an agreement with Dr. Anna Maria Productions at a cost of \$800.00 per month.

Item No. 2 – Resolution No. 2015-20

Consider approval of Resolution establishing “People” as a top priority for transportation.

City Manager Gray commented Item 1 was a continuation of the City’s outreach. Dr. Anna Maria Productions will produce educational videos for City sponsored events. The item is currently in the budget.

Council Member Goodgame moved for approval; seconded by Council Member Mullins.
The motion passed with all members present voting aye.

Public Information Officer Bloodsworth presented Resolution 2015-20.

Council Member Travis commented a Ride of Silence will begin at 6:30pm on May 20 at the Waterfront Pavilion. The ride is not only to honor and reflect on those who have been injured or killed on their bicycle, but also to educate people about bike safety.

City Clerk Ackroyd read Resolution 2015-20 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida establishing “people” as the top transportation priority in the City of Clermont, to integrate safe bicycling, walking, running, and public transit with the transportation programs, projects, policy initiatives, goals and objectives; and providing for an effective date.

Council Member Goodgame moved for approval of Resolution 2015-20; seconded by Council Member Travis. The motion passed with all members present voting aye.

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UNFINISHED BUSINESS

Items 3, 4, and 5 were heard consecutively and voted on separately.

Item No. 3 – Ordinance No. 2015-41; *Final, BP*

City Clerk Ackroyd read Ordinance 2015-41 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Item No. 4 – Ordinance No. 2015-42; *Final, BP*

City Clerk Ackroyd read Ordinance 2015-42 aloud by title only.

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.

Item No. 5 – Ordinance No. 2015-43; *Final, BP*

City Clerk Ackroyd read Ordinance 2015-43 aloud by title only.

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, and publication.

Senior Planner Kruse presented the administrative request for annexation, future land use change, and rezoning of the BP/Circle K convenience store and gas station located at 16431 State Road 50. The property receives water and sewer services from the City. The Small Scale Comprehensive Plan Amendment changes the future land use from Lake County's Regional Commercial to the City's Commercial designation. The rezoning request changes the current zoning from Lake County's Planned Commercial District to the City's C-2 General Commercial zoning classification. Staff recommended approval of the annexation, Small Scale Comprehensive Plan Amendment, and rezoning request.

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

Council Member Goodgame moved for adoption of Ordinance 2015-41; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

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Council Member Goodgame moved for adoption of Ordinance 2015-42; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-43; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Items 6, 7, and 8 were heard consecutively and voted on separately.

Item No. 6 – Ordinance No. 2015-44; *Final, Discount Tire*

City Clerk Ackroyd read Ordinance 2015-44 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Item No. 7 – Ordinance No. 2015-45; *Final, Discount Tire*

City Clerk Ackroyd read Ordinance 2015-45 aloud by title only.

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.

Item No. 8 – Ordinance No. 2015-46; *Final, Discount Tire*

City Clerk Ackroyd read Ordinance 2015-46 aloud by title only.

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, and publication.

Senior Planner Kruse presented the administrative request for annexation, future land use change, and rezoning of Discount Tire located at 16407 State Road 50. The property receives water and sewer services from the City. The Small Scale Comprehensive Plan Amendment changes the future land use from Lake County's Regional Commercial to the City's Commercial designation. The rezoning request changes the current zoning from Lake County's Planned Commercial District to the City's C-2 General Commercial zoning classification. Staff recommended approval of the annexation, Small Scale Comprehensive Plan Amendment, and rezoning request.

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

Council Member Goodgame moved for adoption of Ordinance 2015-44; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-45; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-46; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Items 9, 10 and 11 were heard consecutively and voted on separately.

Item No. 9 – Ordinance No. 2015-47; *Final, Harbor Federal*

City Clerk Ackroyd read Ordinance 2015-47 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Item No. 10 – Ordinance No. 2015-48; *Final, Harbor Federal*

City Clerk Ackroyd read Ordinance 2015-48 aloud by title only.

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.

Item No. 11 – Ordinance No. 2015-49; *Final, Harbor Federal*

City Clerk Ackroyd read Ordinance 2015-49 aloud by title only.

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, and publication.

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Senior Planner Kruse presented the administrative request for annexation, future land use change, and rezoning of Harbor Federal Bank located at 16345 State Road 50. The property receives water and sewer services from the City. The Small Scale Comprehensive Plan Amendment changes the future land use from Lake County's Regional Commercial to the City's Commercial designation. The rezoning request changes the current zoning from Lake County's Planned Commercial District to the City's C-2 General Commercial zoning classification. Staff recommended approval of the annexation, Small Scale Comprehensive Plan Amendment, and rezoning request.

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

Council Member Goodgame moved for adoption of Ordinance 2015-47; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-48; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-49; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Items 12, 13 and 14 were heard consecutively and voted on separately.

Item No. 12 – Ordinance No. 2015-50; *Final, Value Place Hotel*

City Clerk Ackroyd read Ordinance 2015-50 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Item No. 13 – Ordinance No. 2015-51; *Final, Value Place Hotel*

City Clerk Ackroyd read Ordinance 2015-51 aloud by title only.

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.

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Item No. 14 – Ordinance No. 2015-52; *Final, Value Place Hotel*

City Clerk Ackroyd read Ordinance 2015-52 aloud by title only.

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, and publication.

Senior Planner Kruse presented the administrative request for annexation, future land use change, and rezoning of the Value Place Hotel located at 16311 State Road 50. The property receives water and sewer services from the City. The Small Scale Comprehensive Plan Amendment changes the future land use from Lake County's Regional Commercial to the City's Commercial designation. The rezoning request changes the current zoning from Lake County's Planned Commercial District to the City's C-2 General Commercial zoning classification. Staff recommended approval of the annexation, Small Scale Comprehensive Plan Amendment, and rezoning request.

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

Council Member Bates asked if the property to the north was a retention area. Senior Planner Kruse stated it was a retention pond for the overall site.

Council Member Goodgame moved for adoption of Ordinance 2015-50; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-51; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-52; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Items 15, 16, and 17 were heard consecutively and voted on separately.

Item No. 15 – Ordinance No. 2015-53; *Final, U-Haul*

City Clerk Ackroyd read Ordinance 2015-53 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

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Item No. 16 – Ordinance No. 2015-54; *Final, U-Haul*

City Clerk Ackroyd read Ordinance 2015-54 aloud by title only.

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.

Item No. 17 – Ordinance No. 2015-55; *Final, U-Haul*

City Clerk Ackroyd read Ordinance 2015-55 aloud by title only.

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, and publication.

Senior Planner Kruse presented the administrative request for annexation, future land use change, and rezoning of U-Haul located at 13650 Granville Avenue. The property receives water and sewer services from the City. The Small Scale Comprehensive Plan Amendment changes the future land use from Lake County's Regional Commercial to the City's Commercial designation. The rezoning request changes the current zoning from Lake County's Planned Commercial District to the City's C-2 General Commercial zoning classification. Staff recommended approval of the annexation, Small Scale Comprehensive Plan Amendment, and rezoning request.

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

Council Member Goodgame moved for adoption of Ordinance 2015-53; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-54; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved for adoption of Ordinance 2015-55; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

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NEW BUSINESS

Item No. 18 – Variance Request; Coston

Planning Manager Henschel presented the variance request to not replace a canopy tree on the residential lot at 3623 Fairfield Drive, Kings Ridge Subdivision. The tree had been removed due to roots intruding into utility boxes and undermining the driveway. The applicant proposes planting an understory tree in place of the required canopy tree. Staff recommended denial.

Sharon Coston; applicant, requested approval.

Mayor Ash opened the public hearing.

Len Terrell; Kings Ridge Architectural Control Committee Chairman, distributed materials to the Council regarding the applicant's request to the Kings Ridge Community Association. The Kings Ridge Community Association approved removal of the tree, with the condition the tree was to be replaced with a live oak tree in accordance with Kings Ridge guidelines.

Jim Purvis urged Council to consider the long range implications of the decision made regarding the request.

Kevin Corcoran expressed concern regarding setting a precedent.

Ms. Coston requested Council consider approval due to the number of utilities on the property.

Mayor Ash closed the public hearing.

Council Member Mullins inquired if a permit was issued to remove the tree. Planning Manager Henschel responded a permit was issued with the condition the tree was to be replaced.

Council Member Goodgame stated the original tree was not planted in the center of the property and there was enough room to plant a canopy tree.

Council Member Travis inquired if the canopy tree was required to be located in the front yard. Planning Manager Henschel stated City Code does not require the canopy tree to be located in the front yard.

Council Member Goodgame commented Kings Ridge code requires a canopy tree in the front yard.

City Attorney Mantzaris stated the applicant is requesting a variance to the City Code. Should Council grant the request, it would not give the applicant the right to deviate from Kings Ridge code.

Council Member Bates moved for denial without prejudice; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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Item No. 19 – Variance Request; Lagares-Gomez

Senior Planner Kruse presented the variance request to allow for an interior side yard setback less than 9 feet and a corner lot, street side setback less than 35 feet at property located at 181 West Minnehaha Avenue. The applicant was repairing and making improvements to an existing garage and a shed without a permit. Code Enforcement became involved and noted the setback requirements were not met. Building activities ceased and a variance was requested. Staff recommended denial.

The applicant was not present.

Mayor Ash opened the public hearing.

Ann Rossini commented if a pitched roof was part of the plan, it would hang over the property line. She supported the garage and opposed the shed.

Virma Garcia spoke in support of the request.

Mayor Ash closed the public hearing.

Council Member Bates expressed concern regarding inspections of the work completed prior to obtaining a permit. City Attorney Mantzaris stated if the variance is approved, a permit would be granted and building inspections would occur.

Council Member Goodgame asked what the setback was for the garage. Senior Planner Kruse stated the setback for the garage is 35 feet.

Council Member Mullins inquired if the shed would be placed on an existing concrete pad. Senior Planner Kruse stated a 1991 survey showed a wood shed and the applicant's letter mentions using the existing foundation.

Council Member Mullins asked if the shed were a wooden structure instead of a cement block structure, would the wooden shed be a conforming structure. City Attorney Mantzaris stated the shed would encroach into the setback. There was an existing shed in place before the code was changed. The shed lost non-conforming status despite the slab remaining in place due to the removal of the shed.

Council Member Goodgame moved to approve a variance for the garage and moved the shed variance be denied; seconded by Council Member Mullins. The motion passed with all members voting aye.

Item No. 20 – Ordinance No. 2015-35; Introduction, Senninger Irrigation

City Clerk Ackroyd read Ordinance 2015-35 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

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Council Member Mullins moved for introduction of Ordinance 2015-35; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 21 – Ordinance No. 2015-36; *Transmittal, Senninger Irrigation*

City Clerk Ackroyd read Ordinance 2015-36 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large 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 Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan amendment; providing a severability clause and providing an effective date.

Council Member Mullins moved for introduction of Ordinance 2015-36; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 22 – Ordinance No. 2015-37; *Introduction, Senninger Irrigation*

City Clerk Ackroyd read Ordinance 2015-37 aloud by title only.

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, and publication.

Council Member Mullins moved for introduction of Ordinance 2015-37; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 23 – Ordinance No. 2015-59; *Introduction; Thomas*

City Clerk Ackroyd read Ordinance 2015-59 aloud by title only.

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, and publication.

Council Member Mullins moved for introduction of Ordinance 2015-59; seconded by Council Member Bates. The motion passed with all members present voting aye.

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Item No. 24 – Ordinance No. 2015-60; *Introduction, Magnolia Center*

City Clerk Ackroyd read Ordinance 2015-60 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Council Member Mullins moved for introduction of Ordinance 2015-60; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 25 – Ordinance No. 2015-61; *Transmittal, Magnolia Center*

City Clerk Ackroyd read Ordinance 2015-61 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large 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 Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan amendment; providing a severability clause and providing an effective date.

Staff requested Council to table the Ordinance to the May 26, 2015 meeting.

Council Member Mullins moved to table Ordinance 2015-61 to May 26; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 26 – Ordinance No. 2015-64; *Withdrawn, Johns Lake Landing*

The item was withdrawn by staff.

Item No. 27 – Ordinance No. 2015-65; *Introduction; Piora*

City Clerk Ackroyd read Ordinance 2015-65 aloud by title only.

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, and publication.

Council Member Mullins moved for introduction of Ordinance 2015-65; seconded by Council Member Bates. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting was adjourned at 8:40pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2015

The Clermont City Council met in a regular meeting on Tuesday, May 26, 2015 in the Council Chambers at City Hall. Mayor Pro-tem Goodgame called the meeting to order at 6:30 pm with the following Council Members present: Council Members Mullins, Bates and Travis. Other City officials present were: Assistant City Manager Kinzler, City Attorney Mantzaris and City Clerk Ackroyd. Absent: Mayor Ash.

INVOCATION

Pastor Brian Braddock gave the invocation followed by the Pledge of Allegiance.

PROCLAMATIONS

City Clerk Ackroyd read the Code Enforcement Officers' Appreciation Week proclamation aloud. Development Services Director Hollerand read a letter aloud from a City resident in appreciation to the City's Code Enforcement Officers. Mayor Pro-tem Goodgame presented the proclamation to Code Enforcement Officers Crain and Leyro. Code Enforcement Officer Carter and Wallace were unable to attend. Mayor Pro-tem Goodgame commended Code Enforcement Officer Wallace.

City Clerk Ackroyd read the Election Proclamation aloud.

PUBLIC COMMENTS

Jim Purvis stated the City of Melbourne is concerned their police officers are being victimized and targeted. Some of their police officers now have body cameras. He requested Council consider funding mandatory body cameras for Clermont police officers this coming budget year.

Council Member Goodgame expressed support for the body cameras.

Alison Strange, PFX Athletics and Community Outreach, provided an information packet on PFX Athletics' outreach programs. Funds have been used to provide free softball clinics, equipment donations, and partnering with Clermont Elementary School and other organizations.

REPORT

City Manager Gray was out of the office.

Assistant City Manager Kinzler reported on May 14 a quarterly employee breakfast was held with food provided by the East Ridge High School culinary students. The next breakfast will be held December 10 at 7:30am. City employee Josephine Gambino-Vasquez' missing father was found today and the family extended gratitude to the City and community in helping locate her father.

City Attorney Mantzaris - No report.

Council Member Bates commented Governor Scott signed a new bill regarding Police and Fire pension plans and asked how the changes affect the City. City Attorney Mantzaris will report back to Council.

Council Member Mullins thanked the community for attending local festivities and announced the monthly Music on Montrose event on June 5 beginning at 6pm.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2015

Council Member Travis thanked everyone who attended the Ride of Silence. There were over 250 people present to honor those injured while riding a bicycle. The National Training Center conducted a survey of the attendees to various events over the past year and the results showed the first things considered by the attendees were the accommodations, prices, and access to a kitchen.

Mayor Pro-tem Goodgame reported a new Hilton Hotel located on Champions Way will be coming soon to help house some of the athletes and visiting event attendees. He attended several Memorial Day events over the weekend. The Metropolitan Planning Organization Executive Board met and the widening of a portion of U.S. Highway 27 near Lake Louisa Road will be rescheduled to 2017/2018 so the Florida Department of Transportation can design and fund a pedestrian path from Lake Louisa Road to the Sector Plan area.

Mayor Pro-tem Goodgame announced staff requested Item 7 be tabled to June 23, 2015.

Item No. 7 – Ordinance No. 2015-14; Plaza Collina

City Clerk Ackroyd read Ordinance 2015-14 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large 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 Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Council Member Mullins moved to table Ordinance 2015-15 to June 23; seconded by Council Member Bates. The motion passed with all members present voting aye.

CONSENT AGENDA

Mayor Pro-tem Goodgame advised the next item on the Agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

Item No. 1 – Piggyback Contract Award and Budget Amendment

Consider request to piggyback the St. Johns County B.C.C. contract with Pierce Manufacturing, Inc. to purchase one pumper fire apparatus in the amount of \$380,347 and a budget amendment.

Item No. 2 – Term Contract Award

Consider approval of single source determination and term contract award from Sunstate Meter Supply, Inc. to purchase water meters on an as-needed basis.

City of Clermont
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May 26, 2015

Item No. 3 – Utility Service Agreement

Consider request for water and wastewater service for Headquarter Mazda.

Item No. 4 – Bid Award

Consider approval of bid award to Central Florida Ready Mix, Inc. to provide all labor, material and equipment necessary for ready-mix concrete services.

Item No. 5 – Piggyback Contract Award

Consider request to piggyback City of Leesburg contract with Mott Concrete, Inc. to provide concrete and masonry services.

Council Member Mullins moved for adoption of the Consent Agenda; seconded by Council Member Bates. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 6 – Ordinance No. 2015-11; *Final, Toyota of Clermont*

City Clerk Ackroyd read Ordinance 2015-11 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large 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 Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Senior Planner Kruse presented the administrative request for a Large Scale Comprehensive Plan Amendment for Toyota of Clermont located north of State Road 50, east of Auto Plex Lane, and west of the Orange County line. The Council approved the transmittal of the administrative request for a Comprehensive Plan Amendment in March. The City annexed the property on March 24, 2015 and rezoned the property to the City's C-2 General Commercial zoning classification. The property receives water and sewer services from the City. Approval of the Ordinance will change the future land use from Lake County Regional Commercial to the City's Commercial future land use category. The Florida Department of Economic Development and reviewing agencies have reviewed the proposed amendment and have not raised any objections. Staff recommended approval.

Mayor Pro-tem Goodgame opened the public hearing. There were no public comments. Mayor Pro-tem Goodgame closed the public hearing.

Council Member Mullins moved for adoption of Ordinance 2015-11; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2015

Items 8 and 9 were heard concurrently and voted on separately.

Item No. 8 – Ordinance No. 2015-35; *Final, Senninger Irrigation*

City Clerk Ackroyd read Ordinance 2015-35 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Item No. 9 – Ordinance No. 2015-37; *Final; Senninger Irrigation*

City Clerk Ackroyd read Ordinance 2015-37 aloud by title only.

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, and publication.

Senior Planner Kruse presented the administrative request for annexation and rezoning of Senninger Irrigation located at 16220 State Road 50. The property receives water and sewer services from the City. The rezoning request would change the zoning from Lake County Planned Industrial District to the City's M-1 Industrial zoning classification. Staff recommended approval of the annexation and rezoning request.

Mayor Pro-tem Goodgame opened the public hearing. There were no public comments. Mayor Pro-tem Goodgame closed the public hearing.

Council Member Mullins moved for adoption of Ordinance 2015-35; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

Council Member Mullins moved for adoption of Ordinance 2015-37; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

Item No. 10 – Ordinance No. 2015-59; *Final; Thomas*

City Clerk Ackroyd read Ordinance 2015-59 aloud by title only.

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, and publication.

Senior Planner Kruse presented the request to rezone a four-lot parcel located in the Clermont Hillcrest subdivision on Prince Edward Avenue. The request would change the zoning from R-1 Single Family Medium Density Residential District to R-2 Medium Density Residential District and allow construction of two duplexes. Staff recommended denial of the request.

City of Clermont
MINUTES
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May 26, 2015

Mayor Pro-tem Goodgame opened the public hearing.

Ralph Vandemark, Richard Shollenbarger, and Linda Brechtel spoke in opposition of the request.

Mayor Pro-tem Goodgame closed the public hearing.

The applicant was not present.

Council Member Mullins opposed the request.

Council Member Mullins moved to deny the request; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

Item No. 11 – Ordinance No. 2015-65; *Final; Piora*

City Clerk Ackroyd read Ordinance 2015-65 aloud by title only.

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, and publication.

Senior Planner Kruse presented the request to rezone a portion of the property on the southwest corner of Chestnut Street and West Avenue. The request would change the zoning from R-1 Single Family Medium Density Residential District to R-2 Medium Density Residential District and allow construction of a duplex on a portion of the property. The owner would like to retain the existing home and was aware the property lines would have to be reconfigured. Staff recommended approval of the request.

Daryl Piora; Applicant, was present and requested approval.

Mayor Pro-tem Goodgame opened the public hearing. There were no comments. Mayor Pro-tem Goodgame closed the public hearing.

Council Member Mullins stated the property was contiguous to R-2 Medium Density and Commercial zoning districts.

Council Member Travis asked Mr. Piora why he would not want to build another instead of a duplex. Mr. Piora responded a duplex would be more beneficial for him.

Council Member Bates expressed concern due to the surrounding residential homes.

Council Member Mullins and Mayor Pro-tem Goodgame supported the request.

City Attorney Mantzaris commented only four Council Members were present and the applicant may want to have the request heard by a full Council.

Council Member Mullins moved to table to June 9; seconded by Council Member Bates. The motion passed with all members present voting aye.

City of Clermont
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Item No. 12 – Ordinance No. 2015-60; *Withdrawn; Magnolia Center*

The item was withdrawn by staff.

Item No. 13 – Ordinance No. 2015-61; *Withdrawn, Magnolia Center*

The item was withdrawn by staff.

Item No. 14 – Resolution No. 2015-17; *Withdrawn, John 's Lake Landing*

The item was withdrawn by staff.

Item No. 15 – Resolution No. 2015-18; *Withdrawn, Magnolia Center*

The item was withdrawn by staff.

Item No. 16 – Variance Request; *Marks*

Senior Planner Kruse presented the request to allow for a driveway access width greater than 20 feet. The applicant owns a home with a three-car garage and would like to extend the paver area of the driveway to 30 feet at the sidewalk. The overall driveway apron would then extend to an overall width of 36 feet at the curb. The applicant indicated the extension would allow an easier and safer entry and exit into the third garage, prevent ruining the grass, and would enhance the driveway use in general. Staff read aloud a letter and email in opposition to the request. Staff recommended denial of the variance request.

Wyatt Marks; Applicant, was present and requested approval.

Mayor Pro-tem Goodgame opened the public hearing.

Jim Purvis spoke in opposition to the request.

Mayor Pro-tem Goodgame closed the public hearing.

Council Member Mullins commented it appeared the house is 15 feet from the property line and the rear yard is large. Senior Planner Kruse stated the lot is 200 feet deep.

Council Member Mullins commented if the lot is only 80 foot wide and over 30 feet would be concrete; there is a lack of curb appeal. He inquired if City Code stated the driveway could only be 20 feet. Senior Planner Kruse responded City Code allows only 20 feet for a driveway access width.

Council Member Travis asked if Council could go against the Home Owners Association requirements.

City Attorney Mantzaris stated Council does not have to agree with the Home Owners Association.

Council Member Bates expressed concern about setting precedence. Council Member Travis was in agreement.

Mayor Pro-tem Goodgame was in support of the request.

City of Clermont
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May 26, 2015

Mayor Pro-tem Goodgame asked Mr. Marks if he would like to be heard by a full Council at the next meeting. Mr. Marks requested Council table the request.

Council Member Mullins moved to table to June 9; seconded by Council Member Bates.
The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 7:31pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 25, 2015		
Agenda Item Name		
Surplus Request		
Requested Action		
Motion to approve and declare end of life inventory as surplus from Environmental Services Department and Fire Department and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Environmental Services Department and the Fire Department, recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Environmental Services Department Side Loader Sanitation Vehicle No. 4253 120 HP Pump from LS E4 120 HP Pump from LS E4 120 HP Pumps from LS 6 15,000 Gallon Steel Tank Fire Department Exercise Equipment, assorted workstations Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property.		
Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$45,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Environmental Services Property Disposal	Environmental Services - Property Disposal.pdf
2.	Fire Department Property Disposal	Fire Department Property Disposal.pdf

PROPERTY DISPOSAL FORM

Department: Environmental Services - Sanitation

Asset Tag#: 10273

Contact Person: Heather Wooding

Phone: 352-241-0178

Year / Make / Model: 2006 Lodal

Vehicle No. 4253

Miles / Hours: 71,396

Serial / VIN: 1L9AH45B76K006898

Description of Property Side Loader Sanitation vehicle

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

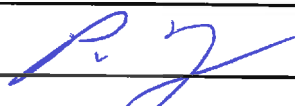
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☒ **OTHER:** Out dated, being replaced with updated, current technology

Director Signature: 

Date: 7/28/2015

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: CP 3300 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 721-9661075
Description of Property 120hp pump from LS E4

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: 

Date: 8/7/2015

*****This form must be sent to the Purchasing Division to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Manager: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: CP 3300 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 721-9671004
Description of Property 120hp pump from LS E4

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: P. J.

Date: 8/7/2015

*****This form must be sent to the Purchasing Division to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Manager: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: Yeoman 9000 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: P36G2701B
Description of Property 100hp pumps from LS 6

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: 

Date: 8/7/2015

*****This form must be sent to the Purchasing Division to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Manager: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 1995 Dixie Tank Vehicle No. _____
Miles / Hours: _____ Serial / VIN: C693
Description of Property 15,000 gallon steel tank

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: _____

Date: 8/7/2015

*****This form must be sent to the Purchasing Division to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Manager: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Fire Asset Tag#: _____

Contact Person: Carle Bishop Phone: 352-394-7662

Year / Make / Model: N/A Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property Gym Equipment, Assorted work stations

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **OTHER:** _____

Director Signature: Carle Bishop Date: 8-11-15

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____ Date: _____

DISPOSITION SUMMARY

1. The Department Director makes the determination that the equipment, item or material requires disposal. If the property being disposed of is capital (value of \$1,000 or greater), remove the asset tag sticker and submit it with completed Property Disposal Form to the Purchasing Department.
2. The Purchasing Department will process an agenda item for City Council approval.
3. When conducting a trade-in, the full cost of the new purchase must budgeted by the Department (do not include the trade in value).
4. When disposal or trade-in is complete, the Purchasing Director will forward the completed form to the Finance Department.

DEFINITIONS

Surplus Property – All City property that is obsolete, excess, or no longer needed by the owning Department. All vehicles, equipment, desk, chairs, tables, office equipment, etc. shall be reported to the Purchasing Department for disposition coordination.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 25, 2015			
Agenda Item Name			
Assignment of Interlocal Agreement			
Requested Action			
Move to approve the Animal Control Services agreement with the Lake County Sheriff.			
Staff Report			
The attached agreement is an assignment of an existing agreement between the City and Lake County regarding Animal Control services. Lake County has turned Animal Control Services over to the Lake County Sheriff and have requested the City execute this agreement assignment.			
Additional Analysis			
Fiscal Impact Summary			
No fiscal impact.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Agreement	Animal Control Services Agreement.pdf	

**ASSIGNMENT OF INTERLOCAL AGREEMENT
PERTAINING TO ANIMAL CONTROL SERVICES**

This is an Assignment of an Interlocal Agreement from Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "COUNTY," to the Lake County Sheriff, a Constitutional Officer of the State of Florida, hereinafter the "SHERIFF," pertaining to Animal Control Services between the City of Clermont, hereinafter the "CITY," and Lake County, Florida.

WITNESSETH:

WHEREAS, the COUNTY and the CITY did enter into an Interlocal Agreement pertaining to Animal Control Services; and

WHEREAS, the Animal Control Services Function has been transferred by the COUNTY to SHERIFF effective October 1, 2014; and

WHEREAS, the parties now agree that the Interlocal Agreement between the COUNTY and the CITY shall be assigned to the SHERIFF, and the COUNTY shall be relieved of all responsibilities thereunder.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, promises, covenants and payment hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1.1 The foregoing recitals are true and correct and incorporated herein.

1.2 The Agreement for services dated June 9, 1987 between the COUNTY and the CITY shall be duly assigned to SHERIFF retroactively effective to October 1, 2014. All references thereunder to the COUNTY shall be replaced by SHERIFF.

1.3 The SHERIFF'S address for purposes of the agreement shall be as follows:

Lake County Sheriff's Office
Attn: Gary S. Borders, Sheriff
360 West Ruby Street
Tavares, Florida 32778

Email: David.Porter@lcso.org

1.4 CITY and SHERIFF hereby agree that the COUNTY shall have no further obligations or responsibilities under the original Agreement dated June 9, 1987, retroactively effective October 1, 2014.

**Assignment of Interlocal Agreement with Lake County, Lake County Sheriff and City of Clermont
Pertaining to Animal Control Services**

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: COUNTY through its County Manager, the SHERIFF, and the CITY through its duly authorized representative.

ATTEST:

CITY OF CLERMONT

City Clerk

Print name: _____

This ____ day of _____, 2015.

Approved as to form and legality
on behalf of the Lake County Sheriff:

SHERIFF

Gary S. Borders, Sheriff

David Porter
Sheriff's General Counsel

This ____ day of _____, 2015.

COUNTY

David C. Heath, County Manager

This ____ day of _____, 2015.

Approved as to form and legality
on behalf of the County:

Sanford A. Minkoff
County Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 25, 2015			
Agenda Item Name			
Event Request			
Requested Action			
Move to approve 1st Friday Food Truck event and allow open container.			
Staff Report			
The Clermont Downtown Partnership is requesting from the City of Clermont that they may continue to hold the Family Food Truck events in downtown Clermont on the first Friday of every month. The Clermont Downtown Partnership is asking to have the following for each event: 1. Allow food trucks in downtown Clermont on the first Friday of each month. 2. Allow Montrose Street to be closed from the entrance of City Hall to the public parking lot in front of the Animal League. Also allow 7th Street to be closed from City Hall parking lot entrance to the entrance of the Elks parking lot. (see map for details of road closures) 3. City staff to provide barricades, trash cans, trash service, and access to the trail head restrooms for each event. 4. Allow the Food Truck Banners to be placed on the corner of 8th Street and Hwy 50 during the week of the event. 5. Allow live family friendly bands to perform on City Hall Park grounds during the event. 6. Allow open container in approved area during event.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Application, Alcohol Request, Map		Agenda attachments.pdf	



CITY OF CLERMONT EVENT APPLICATION

If approved, this application will be subject to the attached use agreement and responsible for any charges associated with this rental.

Date of Application: 8/13/2015 Name of Event: First Friday Family Food Truck/Music on Montrose
Every 1st Fri of each month balance of 2015 and 5:30pm Food Serving
Date(s) of Request: all of 2016: 2015: 9/4, 10/2, 11/6, 12/4; Actual Event Hours Start: Music at 6:00pm End: 9:00pm
2016: 1/1, 2/5, 3/4, 5/6, 6/3, 7/1, 8/5, 9/2, 10/7, 11/4, 12/2/2016 (All events must end no later than 10pm)
Set Up Hours Start: 5:00pm End: 5:45pm (vendors) Breakdown Hours Start: 9:00pm End: 10:00pm

Please list all City of Clermont facilities and/or streets being requested: Street closures: Montrose from 8th to just west of Choice Collections drive; 7th St from Desoto to Elks driveway; City Hall Park; Electricity at City Hall Park; Electricity on the street for Vendors and Food Trucks not using generators; barricades at boundaries, cones, trash cans (20-plus)

Name of Organization/Renter: Clermont Downtown Partnership

Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government

Tax Exempt: ☐ Yes ☒ No If Yes, you must provide your Tax Exempt # _____

Federal ID #/Drivers License #: _____ Website: www.clermontdowntownpartnership.com

Event Contact: Ron Smart Email: info@clermontdowntownpartnership.com

Day Phone: 352-247-4640 Cell Phone: 405-204-0839 Other Phone/Fax: _____

Address: P.O. Box 120734 City: Clermont State: FL Zip: 34712-0734

Secondary Contact: Keith Mullins, CDP Treasurer Phone#: 352-394-9805

Briefly Describe Event: Free music concert in the park; Food vendors w/varying menus/varying food prices; vendors on the street; Pubic invited; no admission; Requesting "entertainment zone" - alcoholic beverages from licensed providers in barricaded area

(Please attached any additional information such as a flyer, brochure or anything else that is pertinent to your event)

Do you have any special requests? (i.e. road closures, electrical, extra trash needs, special cleaning or stocking of bathrooms, etc):
Electrical for vendors on Montrose; electrical for musicians; Extra Trash receptacles; cleanup after; appropriate police presence asking City of waive costs for personnel.

Event Participants: 60 (musicians, all vendors) Expected Attendance: 1,200 - 2,500 # of Vehicles: 12-16 food trucks; on

Are you planning on having food? ☒ Yes ☐ No Type of food: Food Vendors, not CDP, will sell variety ocassion 20 show cars

Are you planning on selling food? ☒ Yes ☐ No Will you have an admission fee: ☐ Yes ☒ No If yes, how much: _____

Do you intend to set up tents? ☒ Yes ☐ No If yes, then how big, how many and where? 10x10 ft; on Montrose; 1-4 in City Hall Park
(a special tent permit may be required)

****Please attach a proposed layout showing your event including parking, set up, tents, event items, etc.**

I understand and agree that I am responsible for any vandalism or damage to the buildings and/or fixtures during my rental dates. As assurance of such responsibility I am posting the required deposit, which will be returned to me after the completion of my scheduled event, providing that the rental facilities, buildings and fixtures are not damaged, that all equipment has been properly stored and additional cleanup is not necessary. I understand all rental fees and deposit is required at time of reservation.

Ron Smart, Exec Director, CDP

August 13, 2015

Rules received and read (initial): _____

Applicant Signature

Date

City of Clermont Recreation Department, 3700 South Highway 27, Clermont, FL 34711
(352) 394-3500 phone, (352) 394-2900 fax, www.cityofclermontfl.com



CITY OF CLERMONT

Alcohol Request Form

Maritra - We are not bringing in alcohol for this... but filled it out for you.

Date of Application: 8/13/2015 Name of Event: First Friday Food Truck/Music on Montrose
2015: 9/4, 10/2, 11/6, 12/4; 2016: 1/1, 2/5, 3/4, 4/1, 5/6, 6/3, 7/1, 8/5, 9/2, 10/7, 11/4, 12/2
Date (s) of Event: _____ Location of Event: Montrose from 8th to Choice Collections; 7th from Desoto to Elks driveway

Event Times: 5:30p-9pm From: 5:30pm am/pm To: 9:00pm am/pm

Name of Organization/Renter: Clermont Downtown Partnership

Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government

Contact Name: Ron Smart Email: info@clermontdowntownpartnership.com

Day Phone: (352) 247-4640 Cell Phone: (405) 204-0839

Address: P.O. Box 120734 City: Clermont State: FL Zip: 34711

Event Description: Free event; no admission; First Friday Family Food Trucks (no alcohol sales); Live Music in City Hall Park; vendors on Montrose; Downtown Shops/Eateries open

What do you plan on serving? ☐ Beer ☐ Wine/Champagne (check all that apply) ☐ Other CDP will not serve

What is your beverage containment area? Outside event attach diagram, Inside event list room/s: See map accompanying request for street closures from 8th and Montrose to just beyond Choice Collections; 7th from Desoto to Elks drive

Who is your licensed beverage caterer? Any downtown licensed/permitted brick-and-mortar such as Bacchus, Vineyards, Erika's, etc.

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Ronald Smart, Executive Director

Clermont Downtown Partnership

Applicant Signature

Ronald Smart, Executive Director, Clermont Downtown Partnership

August 13, 2015

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and **PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:**

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

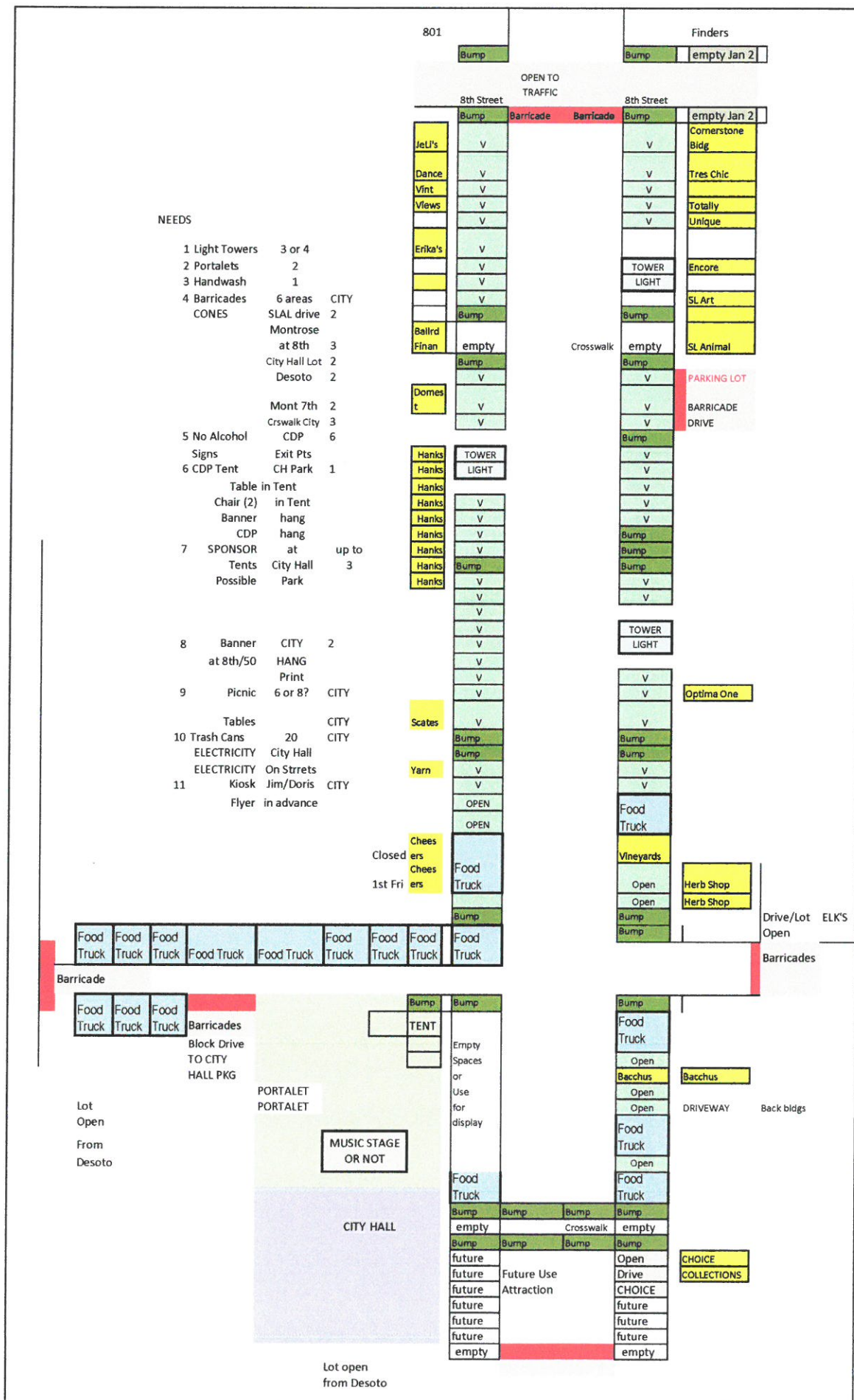
☐ **DENIED** for the following reason (s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 25, 2015		
Agenda Item Name		
Ordinance No. 2015-73		
Requested Action		
Motion to approve Ordinance No. 2015-73.		
Staff Report		
Ordinance No. 2015-73 is recommended by staff in order to provide for the establishment of a Fire Rescue Service non-ad valorem assessment. The assessment is a fair and reasonable method to distribute the costs of fire rescue services among all benefited properties in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance No. 2015-73	Ordinance No. 2015-73 - Fire Assessment - 8-25-15.docx
2.	Ad	2015-73.docx

CITY OF CLERMONT
ORDINANCE No. 2015-73

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A FIRE SERVICE NON-AD VALOREM ASSESSMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont has constitutional home rule authority, as well as authority under Chapters 170 and 197, Florida Statutes, to impose valid non-ad valorem assessments for the benefits against all benefitted real property within its territorial bounds, including but not limited to the benefits provided by fire protection services; and

WHEREAS, the City Council of the City of Clermont also has the authority under Section 197.3632, Florida Statutes to utilize the Uniform Method for collecting special non-ad valorem assessments; and

WHEREAS, the City Council of the City of Clermont has the authority to utilize the collection and assessment methods authorized by Chapter 170, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont finds and determines that real property is specially benefitted by the availability of fire protection services, including such benefits as enhanced property value, decreased fire insurance rates, and the protection of said properties from damage or destruction caused by uncontrolled fires; and

WHEREAS, the City Council of the City of Clermont has determined that it is equitable and appropriate to levy an annual non-ad valorem assessment upon all benefited property within its jurisdiction for the purpose of providing high quality fire rescue service including basic life support capability; and

WHEREAS, the City Council of the City of Clermont has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the City;

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

1. FINDINGS OF FACT.

The WHEREAS clauses set forth above are adopted herein as findings of fact.

CITY OF CLERMONT
ORDINANCE No. 2015-73

2. ESTABLISHMENT OF ASSESSMENT.

An annual Fire Service Non-Ad Valorem Assessment is hereby authorized and shall be fairly and reasonably apportioned among those real properties that will be specially benefitted by the Fire Service.

3. DEFINITIONS.

The following words, terms, and phrases; when used in this Ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The definitions in this section apply to both the singular and plural forms of the defined words.

- (1) *Benefit Area* means the incorporated area of the City of Clermont.
- (2) *Benefitted Property* means real property within the Benefit Area not otherwise exempt from assessments for Fire Service.
- (3) *Fire Service* means Fire Rescue Services and Basic Life Support provided by the Clermont Fire Department. The term does not include Advanced Life Support.
- (4) *Land Use Category* means the land use category of the real property to be assessed as determined by the Department of Revenue codes used by the Lake County Property Appraiser and the National Fire Incident Reporting System.
- (5) *Non-Ad Valorem Assessment* means the Fire Service Non-Ad Valorem Assessment that may be used to pay for all and or a portion of the cost to the City for providing Fire Service within the Benefit Area.

4. PURPOSE.

It is the purpose of this Ordinance to authorize the Non-Ad Valorem Assessment of Benefitted Properties in order to fund the Fire Service and to fund expenditures related to providing Fire Service in order to ensure the proper health, safety and welfare of each citizen, visitor and their properties. It is the further purpose of this Ordinance to declare that the Non-Ad Valorem Assessment will fairly and reasonably apportion costs among the Benefitted Properties according to the special benefit received by each Benefitted Property.

CITY OF CLERMONT
ORDINANCE No. 2015-73

5. FINDINGS AND DETERMINATIONS. It is hereby found, determined, and declared as follows:

- (1) All real property within the Benefit Area that is specially benefitted by the availability the Fire Service, including such benefits as enhanced property value, decreased fire insurance rates, and the protection of said properties from damage or destruction caused by uncontrolled fires, may be assessed non-ad valorem assessments for such services.
- (2) It is equitable and appropriate to levy the Non-Ad Valorem Assessment upon all Benefitted Property for the purpose of providing high quality fire rescue service, including basic life support capabilities, to Benefitted Properties.
- (3) The apportionment and assessment methodologies used by the City of Clermont will fairly and reasonably distribute the costs of Fire Service among all the Benefitted Properties; and specifically, the apportionment and assessment methodologies will fairly and reasonably apportion the Fire Service Non-Ad Valorem Assessment among the property categories subject to the Non-Ad Valorem Assessment in accordance with the benefits conferred by the availability of Fire Service. The apportionment and assessment methodologies will conform to the requirements of Section 197.3632, Florida Statutes or Chapter 170, Florida Statutes; as applicable.
- (4) It is fair and reasonable to use criterion such as but not limited to Land Use Categories to determine the assessment level for each Benefitted Property because historical demand for fire protection services indicates that the demand for fire protection services varies between Land Use Categories, and the non-ad valorem assessments were calculated based on the historical demand for fire protection services by each type of land use, taking into account the number of incidents, incident duration, vehicle time, and staff time. Other fair and reasonable criterion that equitably distribute the assessment level for each Benefitted Property may also be used, including but not limited to fire station runs and size of parcels.

6. ASSESSMENT – IMPOSED.

A non-ad valorem assessment may be imposed upon each Benefitted Property pursuant to the City's constitutional home rule authority, Section 197.3632, Florida Statutes and/or Chapter 170, Florida Statutes.

CITY OF CLERMONT
ORDINANCE No. 2015-73

7. SEVERABILITY.

In the event any section, paragraph, sub-paragraph, sentence, clause, phrase or word of this Ordinance shall be declared invalid, illegal or unenforceable by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions hereof.

8. REPEAL OF ORDINANCES.

Any ordinance in conflict herewith, to the extent of such conflict, is hereby repealed.

9. CODIFICATION.

This Ordinance shall be incorporated in and shall be included in the City's Code of Ordinances.

10. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption.

CITY OF CLERMONT
ORDINANCE No. 2015-73

PASSED AND ADOPTED on the second and final reading in public session by the City Council of the City of Clermont, Florida this 25th day of August, 2015.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, August 25, 2015 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2015-73

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT,
LAKE COUNTY, FLORIDA PROVIDING FOR THE ESTABLISHMENT OF A
FIRE SERVICE NON-AD VALOREM ASSESSMENT; PROVIDING FOR
SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT;
AND PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.**

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
August 11, 2015



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 25, 2015		
Agenda Item Name		
Resolution No. 2015-26		
Requested Action		
Motion to approve Resolution No. 2015-26.		
Staff Report		
Resolution No. 2015-26 is recommended by staff in order to provide for the approval of a Fire Rescue Service non-ad valorem assessment levy. The assessment is a fair and reasonable method to distribute the costs of fire rescue services among all benefited properties in the City. The assessment is based on the findings in a report dated August 3, 2015 as prepared by the consulting firm Tindale-Oliver.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of the assessment will be included in the presentation at the public hearing.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2015-26	Resolution No 2015-26 - Fire Assessment - 8-25-15.docx	
2. Fire Assessment Study	Fire Assessment Final Study Report - 8-3-15.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2015-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE APPROVAL OF THE LEVY OF NON-AD VALOREM ASSESSMENTS ON CERTAIN BENEFITTED PROPERTIES WITHIN THE CITY OF CLERMONT FOR THE PURPOSE OF PROVIDING HIGH QUALITY FIRE RESCUE AND BASIC LIFE SUPPORT SERVICES TO THE BENEFITTED PROPERTIES; PROVIDING FOR CONSIDERATION OF CERTAIN TECHNICAL REPORTS AND DATA RECOMMENDING A METHOD OF LEVYING SAID ASSESSMENTS AND DETERMINING BENEFITS ARE IN PROPORTION TO EACH PROPERTY'S ASSESSMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR ADOPTION OF AN ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO BE HELD ON AUGUST 25, 2015; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont ("City Council") has constitutional home rule authority, as well as authority under Chapters 170 and 197, Florida Statutes, to impose valid non-ad valorem assessments for the benefits against all benefitted real property within its territorial bounds, including but not limited to the benefits provided by Fire Rescue Services, and

WHEREAS, the City Council also has the authority under Section 197.3632, Florida Statutes, to utilize the Uniform Method for collecting special non-ad valorem assessments, and

WHEREAS, the City Council has the authority to utilize the collection and assessment methods authorized by Chapter 170, Florida Statutes, and

WHEREAS, the City Council has determined that it is equitable and appropriate to levy an annual non-ad valorem assessment upon all benefitted property within its jurisdiction for the purpose of providing high quality Fire Rescue Services including Basic Life Support capability, and

WHEREAS, the City Council has determined that real property is specially benefitted by the availability of Fire Rescue Services, including Basic Life Support services, and

WHEREAS, the City Council has determined that the availability of high quality Fire Rescue Services leads to a reduction in insurance premiums, providing a special benefit to real property; and

CITY OF CLERMONT
RESOLUTION NO. 2015-26

WHEREAS, the City Council has determined that the presence of integrated Fire Rescue and First Response services enhance property values; and

WHEREAS, any non-ad valorem assessment must be fairly and reasonably apportioned among the benefitted properties, and

WHEREAS, the City Council has commissioned preparation of a report by Tindale Oliver (the "Report") to analyze the appropriate methodology and rate schedule for apportionment of non-ad valorem assessments among benefitted residential properties receiving Fire Rescue Service, and

WHEREAS, a copy of the Report is attached hereto as Exhibit "A" and expressly incorporated herein, and

WHEREAS, special legal counsel for the City; Lewis, Longman and Walker, P.A., has reviewed the Report and concluded that the Report and recommendations demonstrate are consistent with applicable Florida case law approving legally valid non-ad valorem assessments in that the project will provide a special benefit to all properties to be assessed and that the assessments on specific properties are proportional to the benefits to be received, and

WHEREAS, the Florida Supreme Court has authorized the levy of non-ad valorem assessments for the purpose of financing fire suppression and first responder services; *see City of North Lauderdale v. SMM Properties Inc.*, 825 So.2d 343 (Fla. 2002) (affirming Fourth District Court of Appeal Decision stating that fire suppression and first response medical aid provide special benefit to real property), and

WHEREAS, the City Council conducted a public hearing at 6:30pm on August 25, 2015 in the City Council Chambers, First Floor, Clermont City Hall, 685 W Montrose Street, Clermont, FL 34711 on the issue of considering the adoption of a non-ad valorem assessment roll to fund Fire Rescue Services, including Basic Life Support Services, and

WHEREAS, the City of Clermont; as required by law, has published notice of the City Council's intent to consider utilization of the uniform method once a week for four weeks in a newspaper of general circulation in Lake County, and

WHEREAS, the legal description of the benefitted properties on which special assessments would be levied is attached to this resolution as Exhibit "B" and expressly incorporated herein as required by section 197.3632, Florida Statutes,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont as follows

CITY OF CLERMONT
RESOLUTION NO. 2015-26

1. The Whereas clauses above are true and correct and are hereby incorporated into this Resolution.
2. The City Council of the City of Clermont hereby resolves to collect non-ad valorem assessments annually for the purposes of financing Fire Rescue Services, including Basic Life Support services, within the City.
3. Such assessment shall only be levied against specially benefitted properties and shall be levied in a manner that fairly and reasonably distributes the costs of the Fire Rescue Services among the benefitted properties.
4. Assessments provided for in this Resolution may be increased annually by not more than the annual percent increase in the consumer price index, all the items with increases distributed pro-rata across all assessment categories, upon a finding of necessity by the City Council.
5. The City Council hereby adopts the findings in the Tindale-Oliver Report dated August 3, 2015, attached hereto as **Exhibit A**.
6. The proposed assessments provide special benefit to properties in proportion to the assessments to be levied on the individual properties.
7. In the event any section, paragraph, sub-paragraph, sentence, clause, phrase or word of this Resolution shall be declared invalid, illegal or unenforceable by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions hereof.
8. This Resolution shall become effective immediately upon its adoption and the City Clerk is directed to provide the Property Appraiser and Tax Collector of Lake County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before September 10, 2015.

CITY OF CLERMONT
RESOLUTION NO. 2015-26

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of August, 2015.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

FIRE ASSESSMENT STUDY

FINAL REPORT

August 3, 2015



Prepared for:

City of Clermont

685 West Montrose Street
Clermont, FL 34711
(352) 241-7356

Prepared by:

Tindale Oliver

1000 N. Ashley Drive, Suite 400
Tampa, Florida, 333602
(813) 224-8862
Project #731001-00.15

August 3, 2015

Mr. Joseph E. Van Zile, CPA, CGFO
Finance Director
City of Clermont
685 W. Montrose Street
Clermont, Florida 34711

Re: City of Clermont Fire Assessment Update Study

Dear Mr. Van Zile:

Enclosed is the Final Technical Report of the City of Clermont Fire Assessment Study. If you should have any questions, please do not hesitate to contact me or Nilgün Kamp.

It has been a pleasure to have worked with the City staff on this important project.

Sincerely,



Steven A. Tindale, P.E., AICP
President

CITY OF CLERMONT

FIRE ASSESSMENT UPDATE STUDY

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Appendices:

Appendix A: City of Clermont Fire Department Incident Data

Appendix B: Rate Category Classification Tables

CITY OF CLERMONT

FIRE ASSESSMENT STUDY

I. Introduction

Fire assessments are used to fund the capital and operating costs associated with providing fire protection and medical first responder services to properties within many Florida cities and counties. Fire rescue services in Clermont are provided by the Clermont Fire Department (CFD). The Department provides services within an area of approximately 15 square-miles for a population of approximately 30,000 residents and visitors. The Department's Insurance Services Office (ISO) rating is 3, which reflects the high quality service provided and results in lower insurance premiums for the community.

The City of Clermont funds its Fire Department primarily through General Fund revenues. Given the fluctuations in ad valorem revenues, the City is interested in a more diversified and reliable funding source for the Fire Department and retained Tindale Oliver, in association with Lewis, Longman, & Walker, P.A. (LLW), to prepare the technical study and the necessary legal documents to implement a fire protection assessment program. The purpose of this study is to calculate fire protection assessment rates that are based upon the most current available data for providing fire protection services within the city.

II. Service Delivery and Legal Requirements

Fire Department History

The Clermont Fire Department's background can be traced back to 1917 when the City owned and operated an Ajax chemical fire truck. In 1924, the City organized a volunteer fire department. Currently, CFD provides fire suppression, rescue, basic and advanced life support, hazardous material incident response, water rescue and other services. The City provides these services with a personnel consisting of 63 career workers from 3 fire stations.

CFD provides services from 3 fire stations.

Insurance Services Office (ISO) Rating

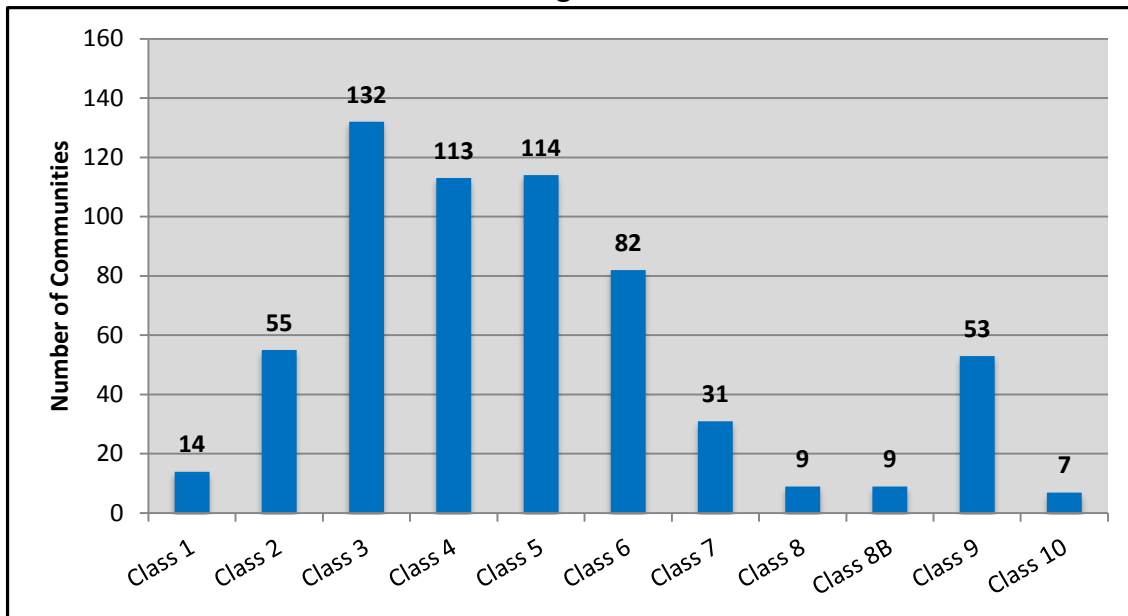
Measurement of a community's fire protection services is provided through the Insurance Services Office (ISO), which collects information on municipal fire protection efforts throughout the United States.

CFD's current ISO rating is 3.

Ratings by the ISO are accepted by the insurance industry and by fire departments nationwide as the industry standard for measuring a fire department's capacity and ability to suppress fire incidents. For each community, ISO analyzes relevant data using its Fire Suppression Rating Schedule (FSRS). The three primary areas of data analyzed include 1) fire department fire alarm and communications system, 2) fire department staff and equipment, and 3) water supply system available to the fire department. In turn, the FSRS is used to assign a Public Protection Classification (PPC) from 1 to 10 (commonly referred to as a fire department's "ISO Rating"). An ISO Rating of Class 1 represents excellent public protection, while an ISO Rating of Class 10 indicates that the community's fire-suppression program does not meet ISO's minimum criteria. Participation in the ISO program aims primarily to provide a community with an objective and standard rating system used nationwide that assists fire departments in planning and budgeting for facilities, equipment, and training. In addition, ISO ratings are used by many insurance companies to establish appropriate fire insurance premiums for residential and commercial properties within that community, thus providing a financial incentive for communities that choose to improve their fire protection services.

As mentioned previously, CFD's current ISO rating is Class 3. **Figure 1** presents the distribution of ISO Ratings for Florida communities.

Figure 1
Distribution of ISO Ratings for Florida Communities



Source: Insurance Services Office; Public Protection Classification

Legal Requirements

There is a substantial body of case law in Florida upholding the authority of local governments to impose non-ad valorem assessments for fire rescue and first responder services. See, for example, Fire Dist. No. 1 of Polk County v. Jenkins, 221 So.2d 740 (Fla. 1969); Lake County v. Water Oak Management Corp., 695 So. 2d 667 (Fla. 1997), City of North Lauderdale v. SMM Properties, Inc., 825 So.2d 343 (Fla. 2002), Desiderio Corp. v. City of Boynton Beach, 39 So.3d 487 (4th DCA 2010). Under Florida case law, the services or improvements funded by the assessment must provide “special benefit” to property, and the assessment methodology must apportion the costs in a fair and reasonable manner among the benefitted properties. A local government’s legislative determination as to the existence of special benefits and as to the fair apportionment should be upheld by a court unless the determination is arbitrary and not supported by competent, substantial evidence. See Sarasota County v. Sarasota Church of Christ, Inc., 667 So.2d 180 (Fla. 1995). So far as the criteria utilized to establish valid non-ad valorem assessments and apportion assessments fairly among benefitted properties, a combination of call data within land use categories, duration of calls and the size of assessable properties was used. Such criteria have been frequently upheld by Florida as reasonable and not arbitrary. See Desiderio, 39 So.3d 487; South Trail Fire Control District, Sarasota County v. State of Florida, 273 So.2d 380 (Fla. 1973).

In City of North Lauderdale v. SMM Properties, the Florida Supreme Court determined that, although traditional fire protection and first responder services were appropriate services to be funded by a non-ad valorem assessment, emergency medical services beyond first response did not provide the required special benefit to the assessed property. The North Lauderdale decision limits a fire assessment to that portion of the fire department budget that relates to traditional fire services, including first responder services.

The fire protection assessment methodology contained in this report is consistent with the above Florida Supreme Court ruling, and excludes the portion of CFD's budget and incidents associated with non-traditional fire services, such as advanced life support (ALS).

III. Development of Fire Protection Assessment Program

There are four components in determining the fire protection assessment rate schedule:

- Determination of fire funding requirement
- Distribution of fire incidents and resources by land use category
- Determination of fire protection assessment allocation
- Distribution of units by land use rate category

These four components are discussed in further detail below, resulting in the calculated fire assessment rate schedule for the City of Clermont.

1. Fire Assessment Funding Requirement

The first component in determining the City's fire assessment rates is to calculate the total assessable fire funding requirement. To accomplish this, CFD's requested fire budget for FY 2016 was reviewed, including personnel, operating, and capital outlay. More specifically, the following adjustments were made to the proposed FY 2016 budget:

*CFD's total funding
requirement for FY
2016 is
\$7.8million.*

- As mentioned previously, because CFD does provide ALS services, the Department's ALS related expenses, which amounted to a total of \$321,413, were excluded in the calculation of fire assessment rates.
- An analysis of the revenue sources indicated CFD receives fire inspection fee, fire review fee, and fire impact fee revenues. A total dedicated revenue of \$312,900 was subtracted from the budget.
- Miscellaneous assessment expenditures, such as the statutory discount, collection costs, and the technical study reimbursement, were added to the assessable costs.

As presented in **Table 1**, the CFD's current funding requirement for FY 2016 is approximately \$7.8 million.

Table 1
Clermont Fire Department Assessable Budget

Description	FY 2016 Budget ⁽¹⁾	ALS Related ⁽²⁾	FY 2016 Assessable Budget ⁽³⁾
Expenditures			
Personnel Services	\$5,759,210	\$169,000	\$5,590,210
Operating	\$810,466	\$7,913	\$802,553
Capital Outlay	\$1,347,096	\$144,500	\$1,202,596
<i>Subtotal - Expenditures</i>	<i>\$7,916,772</i>	<i>\$321,413</i>	<i>\$7,595,359</i>
Revenues			
Fire Inspections	\$14,457	\$0	\$14,457
Charges for Services - Fire Review Fees	\$51,439	\$0	\$51,439
Fire Impact Fee Fund	\$246,965	\$0	\$246,965
<i>Subtotal - Revenues</i>	<i>\$312,861</i>	<i>\$0</i>	<i>\$312,861</i>
Total Net Expenditures⁽⁴⁾	\$7,603,911	-	\$7,282,498
Miscellaneous Assessment Expenditures			
Study Reimbursement ⁽⁵⁾			\$8,326
Statutory Discount ⁽⁶⁾			\$364,541
Assessment Collection Costs ⁽⁷⁾			\$145,816
<i>Subtotal - Misc. Assessment Expenditures</i>			<i>\$518,683</i>
Total Assessment Funding Requirements⁽⁸⁾			\$7,801,181

(1) Source: City of Clermont

(2) Source: City of Clermont

(3) FY 16 requested budget (Item 1) less ALS related expenses (Item 2)

(4) Subtotaled expenditures less subtotaled revenues

(5) Refers to the annual cost of the technical study which is assumed to be updated every three years

(6) Reflects 5% reimbursement of the total net expenditures and study reimbursement based on the historical collection levels (up to 4% statutory discounts received for early payment pursuant to the Uniform Assessment Collection Act and 1% reserve for delinquencies and under collection)

(7) Reflects a 2% reimbursement of the total net expenditures and study reimbursement costs for the collection costs related to the fire assessment

(8) Sum of total net expenditures (Item 4) and miscellaneous assessment expenditures

2. Fire Rescue Incident Data by Land Use Categories

The second component in determining the fire protection assessment rate schedule is to calculate the demand for services by land use category. Case law requires that assessment rates should reflect the benefit to the property. This is typically determined based on the use of the Fire Department's services, which can be measured through the historical demand for fire protection services by land use categories.

To determine the historical demand for fire protection services by each type of land use, a review was completed to quantify the number incidents and effort/resources related to each incident by land use. To complete this analysis, the data on all incidents for the past four years (2011 through 2014), obtained from CFD, were analyzed. Use of multiple years increases the sample size, resulting in a more stable distribution.

Distributing the cost based only on the number of incidents does not reflect the full level of resources used by each land use. Due to this, total effort, which takes into consideration incident duration; vehicle and staff time; and the frequency of incidents are used in the calculations. This information is presented in **Table 2**. As shown in Table 2, compared to frequency distribution, the distribution of total resources reduces the burden away from residential land uses and increases it in the case of non-residential land uses.

Table 2
Distribution of Fire Incidents

Property Rate Category	FY 2011 through FY 2014 ⁽¹⁾		
	Average Annual Incidents ⁽²⁾	Frequency Distribution ⁽³⁾	Distribution of Resources ⁽⁴⁾
<i>Residential</i>			
Single Family/Duplex/Mobile Home	1,177	49.4%	40.7%
Multi-Family	119	5.0%	4.3%
<i>Non-Residential</i>			
Commercial	783	32.9%	35.3%
Industrial/Warehouse	11	0.4%	1.3%
Institutional	98	4.1%	8.3%
Government	62	2.6%	2.7%
Vacant/Agricultural Land	134	5.6%	7.4%
Total	2,384	100.0%	100.0%

(1) Source: City of Clermont Fire Department

(2) Source: Appendix A, Table A-5

(3) Source: Appendix A, Table A-5

(4) Source: Appendix A, Table A-8

Note: Excludes ALS Incidents

3. Fire Assessment Cost Allocation

The third component in determining the fire protection assessment rates is to allocate the assessed costs to each land use category, based on the total fire assessment funding requirement and distribution of fire incidents. **Table 3** presents the Fire Rescue Assessed Cost allocation by land use/rate category. The table also provides the distribution of tax base in Clermont. As presented, under a fire assessment program, compared to a millage based funding, residential properties are likely to fund a smaller portion of the fire rescue budget while all non-residential categories are likely to fund a larger portion. This is due fire assessment calculations being tied to the utilization of Fire Department's resources by each land use.

Table 3
Fire Protection Assessed Cost Allocation

Description/Property Rate Category	Distribution of Resources ⁽²⁾	FY 2016 Assessable Budget ⁽³⁾	Distribution of Tax Base ⁽⁴⁾	FY 2016 Assessable Budget ⁽⁵⁾
Funding Requirement⁽¹⁾		\$7,801,181		\$7,801,181
Residential				
Single Family/Duplex/Mobile Home	40.7%	\$3,175,081	67.2%	\$5,242,393
Multi-Family	4.3%	\$335,451	6.4%	\$499,276
Non-Residential				
Commercial	35.3%	\$2,753,817	19.4%	\$1,513,429
Industrial/Warehouse	1.3%	\$101,415	0.6%	\$46,807
Institutional	8.3%	\$647,498	1.0%	\$78,012
Government	2.7%	\$210,632	0.0%	\$0
Vacant/Agricultural Land	7.4%	\$577,287	5.4%	\$421,264
Total	100.0%	\$7,801,181	100.00%	\$7,801,181

(1) Source: Table 1

(2) Source: Table 2

(3) Funding requirement (Item 1) is distributed by land use based on portion of the effort used by each land use (Item 2)

(4) Source: Lake County Property Appraiser's Database

(5) Funding requirement (Item 1) multiplied by the distribution of tax base (Item 4)

4. Land Use Data and Calculated Rates

The fourth component in determining the fire assessment rates is to calculate the distribution of assessed costs to property units (e.g., dwelling units, square footage, or parcels) within each land use category. To accomplish this, the property data obtained from the Lake County Property Appraiser was used.

Each property within the city is assigned to a Department of Revenue (DOR) code, based on assignment by the Lake County Property Appraiser. Similar to the fire protection incidents, each DOR code has been assigned to a specific property rate category. A list of the rate category assigned to each DOR code is provided in Appendix B, Table B-2. It should be noted that not every DOR code included in this table is representative of properties within the City of Clermont; however, each primary DOR code has been classified under a property rate category, thereby accommodating any types of future development not currently in the city that maybe approved in the future. **Table 4** presents these results.

Table 4
Units by Land Use

Property Rate Category	Unit	Total Number of Units ⁽¹⁾
Residential		
Single Family/Duplex/Mobile Home	dwelling unit/site	11,764
Multi-Family	dwelling unit	2,479
Non-Residential		
Commercial	square feet	4,862,933
Industrial/Warehouse	square feet	498,726
Institutional	square feet	916,756
Government	square feet	150,808
Vacant/Agricultural Land	parcel	1,539

(1) Source: Lake County Property Appraiser's Database

Once the number of units was determined, allocated cost for each land use was divided by the associated units to determine the average base rate. **Table 5** provides a summary of units by land use and calculated base rates for each land use.

Table 5
Calculated Fire Assessment Rates

Property Rate Category	Unit	Fire Assessment Funding Allocation ⁽¹⁾	Number of Units ⁽²⁾	Rate per Unit ⁽³⁾
Residential				
Single Family/Duplex/Mobile Home	du/site	\$3,175,081	11,764	\$269.90
Multi-Family	du	\$335,451	2,479	\$135.32
Non-Residential				
Commercial	square feet	\$2,753,817	4,862,933	\$0.5663
Industrial/Warehouse	square feet	\$101,415	498,726	\$0.2033
Institutional	square feet	\$647,498	916,756	\$0.7063
Government	square feet	\$210,632	150,808	\$1.3967
Vacant/Agricultural Land	parcel	\$577,287	1,539	\$375.11

(1) Source: Table 3

(2) Source: Table 4

(3) Fire assessment allocation (Item 1) divided by number of units (Item 2)

Upon determination of these initial rates, an adjustment was made to the vacant/agricultural land use category. Compared to other land uses, vacant/agricultural land receives a more limited benefit from fire rescue services. In addition, properties surrounding vacant properties receive a benefit from CFD's response to vacant land. To recognize this, of the vacant land's portion of the fire assessment funding, 25 percent was allocated to

vacant/agricultural land and 75 percent was reallocated among the remaining land uses. The reallocation amounts to approximately \$433,000. Table 6 provides resulting rate schedule.

Table 6
Calculated Fire Assessment Rates with Vacant Land Adjustment Factor

Property Rate Category	Unit	Adjusted Fire Assessment Funding Allocation ⁽¹⁾	Number of Units ⁽²⁾	Rate per Unit ⁽³⁾
Residential				
Single Family/Duplex/Mobile Home	du/site	\$3,365,585	11,764	\$286.09
Multi-Family	du	\$355,367	2,479	\$143.35
Non-Residential				
Commercial	square feet	\$2,918,777	4,862,933	\$0.6002
Industrial/Warehouse	square feet	\$107,477	498,726	\$0.2155
Institutional	square feet	\$686,465	916,756	\$0.7488
Government	square feet	\$223,188	150,808	\$1.4799
Vacant/Agricultural Land	parcel	\$144,322	1,539	\$93.78

(4) Adjusted fire assessment allocation reflects the redistribution of \$432,965 from vacant/agricultural land to other land uses. The redistributed portion represents 75% of the funding allocation for vacant/agricultural properties shown in Table 5.

(5) Source: Table 4

(6) Fire assessment allocation (Item 1) divided by number of units (Item 2)

5. Alternative Residential Scenario

As discussed previously, case law requires that assessment rates should reflect benefit to the property. As such, it is important to include two measures of benefit:

- The use of the Fire Department's services, which can be measured through the historical demand for fire protection services by land use categories; and
- Size of the property that is being protected, since larger buildings tend to benefit more from fire suppression.

Non-residential land uses are typically charged on a per-square foot basis. A similar analysis is introduced in the case of single family/duplex/mobile home land use. As presented in Table 6, in determining the impact of resources used, the portion of the assessable budget allocated to residential land use was divided by the total number of units to determine the rate per dwelling unit. Under the resource-based or availability-based approach, this value would be same for all homes.

In determining the impact of the size, all residential parcels were evaluated and three building size ranges, or “groups,” were used. The average square footage of all residential land uses was calculated to be 2,061 square feet. This was used as the midpoint of the 1 equivalent residential unit (ERU). The average size of each group/tier was compared to the average square footage for all units to determine appropriate ERU factor. The rate calculated under the resource-based approach by dividing the allocated budget by the number of units was used to determine the rate per 1 ERU. This figure was adjusted for each group by using the ERU factor.

Finally, both approaches were combined by weighing size-based calculation by 30 percent and availability-based calculation by 70 percent. These weight factors reflect the industry standard of no more than 30 percent utilization (providing active resources) being recommended for fire departments to allow for availability of staff for multiple incidents, training, fatigue, etc. **Table 7** provides the resulting assessment schedule for all residential properties.

Table 7
Alternative Scenario for Residential Land Uses

Group (Square Footage)	ERU Factor ⁽¹⁾	Calculated Fee		
		Size-Based ⁽²⁾	Availability- Based ⁽³⁾	Combined ⁽⁴⁾
Single Family/Duplex/Mobile Home				
0 to 1,499 sf	0.56	\$160.21	\$286.09	\$248.33
1,500 to 2,499 sf	0.95	\$271.79	\$286.09	\$281.80
Greater than 2,499 sf	1.51	\$432.00	\$286.09	\$329.86
Weight Factor ⁽⁵⁾		30%	70%	
Allocated Budget Amount ⁽⁶⁾	\$3,365,585			
Average Square Footage ⁽⁷⁾	2,061			

(1) Calculated as the ratio of the average size of each land use/tier to the average square footage of all homes (Item 7)

(2) Availability based fee (Item 3) multiplied by ERU Factor (Item 1)

(3) Source: Table 6

(4) Size-based and resource-based fees are averaged based on weight factor (Item 5)

(5) Weight factor used to combine the two methods

(6) Source: Table 3

(7) Source: Lake County Property Appraiser’s Database

Table 8 provides a comparison of calculated assessment rates for the City of Clermont to assessment rates for several cities that implemented a fire assessment program.

Table 8
Comparison of Fire Assessment Rates

Property Rate Category	Unit	City of Clermont Calculated Rate ⁽¹⁾	Lake County ⁽²⁾	City of Lake City ⁽³⁾	City of Haines City ⁽⁴⁾	City of North Lauderdale ⁽⁵⁾	City of Hallandale Beach ⁽⁶⁾	City of Bartow ⁽⁷⁾
ISO Rating	-	3	6/9	3	4	3	2	4/9
Adoption %	-	N/A	100%	100%	77%	100%	N/A	28%
Residential								
Single Family/Duplex/Mobile Home	du/site	\$286.09	\$181.00	\$221.76	\$0.85 per \$1,000 of Improvement Value plus \$144.93 per tax parcel	\$156.00	\$145.00	\$53.02
Multi-Family	du	\$143.35	\$181.00	\$131.55		\$335.00	\$145.00	\$40.35
Non-Residential								
Commercial	sq ft	\$0.6002	\$0.2206	\$0.1386	\$0.85 per \$1,000 of Improvement Value plus \$144.93 per tax parcel	\$0.4849	\$0.3683	\$0.6628
Industrial/Warehouse	sq ft	\$0.2155	\$0.0289	\$0.0480		\$0.0763	\$0.0923	\$0.2066
Institutional	sq ft	\$0.7488	\$0.2846	N/A		\$0.9693	\$0.3683	\$154.29
Government	sq ft	\$1.48	N/A	N/A		N/A	N/A	N/A
Vacant/Agricultural Land	parcel	\$93.78	N/A	\$44.35		N/A	N/A	\$9.53

(1) Source: Table 6

(2) Source: Lake County. Non-residential unit costs are based on a 50,000-square foot building

(3) Source: City of Lake City. "Vacant/Agricultural" land is charged per acre

(4) Source: City of Haines City Finance Department, the rate assessment for each parcel is the sum of \$0.85 per \$1,000 of the value of improvements attributed to the tax parcel plus \$144.93 per tax parcel

(5) Source: City of North Lauderdale. Non-residential unit costs are based on a 50,000-square foot building

(6) Source: City of Hallandale Beach

(7) Source: City of Bartow. "Vacant/Agricultural" land is charged per acre

Exemptions and Discounts

The City has the legal authority to assess all non-governmental properties that receive special benefit from the fire rescue services. Federal and State property is immune or exempt from taxes and non-ad valorem assessments. Further, all school district properties are exempt from non-ad valorem assessments unless they agree by an interlocal agreement to pay the assessment up front. In addition, some local governments have determined that the special benefit to religious facilities is “de minimis” based on criteria such as call data and the fact that these facilities operate on a limited basis and have either reduced or eliminated the assessments of property used exclusively for religious purposes. Any reduced revenues from exemptions must be funded by other lawfully available revenues of the City and not be shifted to the assessments imposed on other properties.

Several communities reduced or eliminated the assessment for vacant property based on the fact that the service to a vacant property benefits primarily the surrounding properties, and as such, should be shared by all properties. This report calculated adjusted rates to reflect this approach.

In terms of non-residential structures, some jurisdictions cap the square footage charged based on the Department’s fire flow capability. Discussions with CFD indicated that the Department has the necessary capability to address fires at all of the properties in the city. As such, a square footage cap is not found to be necessary.

Alternative Funding Scenarios

Based on the direction from the City of Clermont, a set of alternative scenarios that would fund a portion of the Fire Department’s budget is prepared to fund:

- \$1,848,705, which is the amount of proposed FY 2016 budget deficit based on the current millage rate of 3.729;
- \$2,212,700, which reflects the amount of proposed FY 2016 budget deficit based on the current millage rate of 3.729; and
- One-half of the maximum assessment rates.

Tables 9 and 10 provide resulting rate schedules under alternative exemption policies. Table 9 provides the rates if the City exempts only the government properties. Table 10 includes the calculated rates if the City exempts both the government and institutional properties.

Table 9
Alternative Rate Schedule – Option 1⁽¹⁾

Property Rate Category	Unit	Rate per Unit		
Residential				
Single Family/Duplex/Mobile Home	du/site	\$76.17	\$91.17	\$150.20
0 to 1,499 sf	du/site	\$66.11	\$79.14	\$130.38
1,500 to 2,499 sf	du/site	\$75.02	\$89.81	\$147.96
Greater than 2,499 sf	du/site	\$87.82	\$105.12	\$173.19
Multi-Family	du	\$38.17	\$45.69	\$75.26
Non-Residential				
Commercial	square feet	\$0.1598	\$0.1913	\$0.3151
Industrial/Warehouse	square feet	\$0.0573	\$0.0687	\$0.1132
Institutional	square feet	\$0.1994	\$0.2387	\$0.3931
Government	square feet	\$0.3941	\$0.4717	\$0.7770
Vacant/Agricultural Land	parcel	\$24.97	\$29.88	\$49.23
Funding Generated		\$1,848,705	\$2,212,700	\$3,900,591

(1) Reflects the rates needed to generate indicated funding amounts and assumes all government properties to be exempt.

Table 10
Alternative Rate Schedule – Option 2⁽¹⁾

Property Rate Category	Unit	Rate per Unit		
Residential				
Single Family/Duplex/Mobile Home	du/site	\$81.75	\$97.86	\$161.22
0 to 1,499 sf	du/site	\$70.96	\$84.94	\$139.94
1,500 to 2,499 sf	du/site	\$80.52	\$96.39	\$158.81
Greater than 2,499 sf	du/site	\$94.26	\$112.82	\$185.89
Multi-Family	du	\$40.97	\$49.04	\$80.78
Non-Residential				
Commercial	square feet	\$0.1715	\$0.2053	\$0.3382
Industrial/Warehouse	square feet	\$0.0615	\$0.0737	\$0.1215
Institutional	square feet	\$0.2140	\$0.2562	\$0.4219
Government	square feet	\$0.4230	\$0.5062	\$0.8340
Vacant/Agricultural Land	parcel	\$26.80	\$32.07	\$52.85
Funding Generated		\$1,848,705	\$2,212,700	\$3,900,591

(1) Reflects the rates needed to generate indicated funding amounts and assumes all government and institutional properties to be exempt.

Appendix A
City of Clermont Fire Department Incident Data

This appendix documents the incident data analysis conducted as part of the technical study. Incidents during 2011 through 2014 were analyzed in terms of demand from different land uses. **Tables A-1 through A-8** present this analysis and provide an overall average for the four-year period.

Table A-1
CFR Distribution of Incidents by Type of Service

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution		
Fire:	110	3.0%	98	2.5%	66	1.8%	100	2.3%	2.4%	94
Medical:	3,616	-	3,905	-	3,674	-	4,186	-	-	3,846
- BLS	1,559	41.8%	1,839	45.9%	1,571	42.0%	833	19.4%	36.8%	1,451
- Other	1,189	31.9%	1,307	32.7%	1,094	29.3%	1,381	32.2%	31.6%	1,243
- ALS	868	23.3%	759	19.0%	1,009	27.0%	1,972	46.0%	29.2%	1,152
Total:	3,726	100.0%	4,003	100.0%	3,740	100.0%	4,286	100.0%	-	3,940
ALS	868	23.3%	759	19.0%	1,009	27.0%	1,972	46.0%	29.2%	1,152
Non-ALS	2,858	76.7%	3,244	81.0%	2,731	73.0%	2,314	54.0%	70.8%	2,788

Source: City of Clermont Fire Department

Table A-2
CFR Distribution of Staff Time by Type of Service

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution		
Fire:	627	11.1%	385	6.8%	334	6.2%	527	7.6%	8.0%	468
Medical:	5,021	-	5,322	-	5,052	-	6,414	-	-	5,453
- BLS	1,872	33.1%	2,205	38.6%	1,946	36.1%	1,136	16.4%	30.2%	1,790
- Other	1,850	32.8%	2,049	35.9%	1,672	31.0%	2,440	35.2%	33.8%	2,003
- ALS	1,299	23.0%	1,068	18.7%	1,434	26.6%	2,838	40.9%	28.0%	1,660
Total:	5,648	100.0%	5,707	100.0%	5,386	100.0%	6,941	100.0%	-	5,921
ALS	1,299	23.0%	1,068	18.7%	1,434	26.6%	2,838	40.9%	28.0%	1,660
Non-ALS	4,349	77.0%	4,639	81.3%	3,952	73.4%	4,103	59.1%	72.0%	4,261

Source: City of Clermont Fire Department

Note: Staff time is measured by multiplying the number of incidents by average response time (from dispatch to clear) with the average number of personnel on scene.

Table A-3
CFR Distribution of Vehicle Time by Type of Service

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution		
Fire:	283	13.9%	184	8.9%	163	8.2%	236	10.0%	10.3%	217
Medical:	1,751	-	1,883	-	1,836	-	2,118	-	-	1,897
- BLS	627	30.8%	715	34.6%	687	34.4%	374	15.9%	28.4%	601
- Other	700	34.4%	805	39.0%	652	32.6%	855	36.3%	35.6%	753
- ALS	424	20.9%	363	17.6%	497	24.9%	889	37.8%	25.7%	543
Total:	2,034	100.0%	2,067	100.0%	1,999	100.0%	2,354	100.0%	-	2,114
ALS	424	20.9%	363	17.6%	497	24.9%	889	37.8%	25.7%	543
Non-ALS	1,610	79.2%	1,704	82.4%	1,502	75.1%	1,465	62.2%	74.3%	1,571

Source: City of Clermont Fire Department

Note: Vehicle time is measured by multiplying the number of incidents by average response time (from dispatch to clear) with the average number of units on scene.

Table A-4
CFR Distribution of Total Resources by Type of Service

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution		
Fire:	910	11.9%	569	7.3%	497	6.7%	763	8.2%	8.5%	685
Medical:	6,772	-	7,205	-	6,888	-	8,532	-	-	7,350
- BLS	2,499	32.5%	2,920	37.6%	2,633	35.7%	1,510	16.3%	29.8%	2,391
- Other	2,550	33.2%	2,854	36.7%	2,324	31.5%	3,295	35.5%	34.3%	2,756
- ALS	1,723	22.4%	1,431	18.4%	1,931	26.2%	3,727	40.1%	27.4%	2,203
Total:	7,682	100.0%	7,774	100.0%	7,385	100.0%	9,295	100.0%	-	8,035
ALS	1,723	22.4%	1,431	18.4%	1,931	26.2%	3,727	40.1%	27.4%	2,203
Non-ALS	5,959	77.6%	6,343	81.6%	5,454	73.9%	5,568	59.9%	72.6%	5,832

Source: City of Clermont Fire Department

Note: Total resources are calculated as the sum of total staff time and total vehicle time.

Table A-5
CFR Distribution Incidents by Land Use (Non-ALS ONLY)

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution		
Single Family/Duplex/Mobile Home	1,176	48.0%	1,395	49.7%	1,196	51.2%	940	48.6%	49.4%	1,177
Multi-Family	124	5.1%	172	6.1%	82	3.5%	98	5.1%	5.0%	119
Industrial/Warehouse	12	0.5%	11	0.4%	8	0.3%	11	0.6%	0.4%	11
Commercial	846	34.5%	940	33.5%	773	33.1%	574	29.6%	32.9%	783
Institutional	92	3.8%	116	4.1%	92	3.9%	91	4.7%	4.1%	98
Government	64	2.6%	46	1.6%	50	2.1%	87	4.5%	2.6%	62
Vacant/Agr	137	5.6%	128	4.6%	135	5.8%	135	7.0%	5.6%	134
Total	2,451	100.0%	2,808	100.0%	2,336	100.0%	1,936	100.0%	100.0%	2,384
Total NFIRS Incidents:⁽¹⁾	2,858		3,244		2,731		2,314		2,371	2,787
% w/Land Use Tag⁽²⁾	85.8%		86.6%		85.5%		83.7%		85.3%	

Source: City of Clermont Fire Department

Table A-6
CFR Distribution of Staff Time by Land Use (Non-ALS ONLY)

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution		
Single Family/Duplex/Mobile Home	1,528	41.7%	1,707	42.3%	1,448	44.7%	1,224	35.4%	41.0%	1,477
Multi-Family	158	4.3%	210	5.2%	104	3.2%	154	4.4%	4.3%	157
Industrial/Warehouse	70	1.9%	40	1.0%	25	0.8%	45	1.3%	1.3%	45
Commercial	1,257	34.3%	1,433	35.5%	1,088	33.6%	1,302	37.6%	35.3%	1,270
Institutional	288	7.9%	343	8.5%	238	7.4%	307	8.9%	8.2%	294
Government	107	2.9%	62	1.5%	82	2.5%	140	4.0%	2.7%	98
Vacant/Agr	252	6.9%	244	6.0%	253	7.8%	289	8.4%	7.2%	260
Total	3,660	100.0%	4,039	100.0%	3,238	100.0%	3,461	100.0%	100.0%	3,601

Source: City of Clermont Fire Department

Note: Staff time is measured by multiplying the number of incidents by average response time (from dispatch to clear) with the average number of personnel on scene.

Table A-7
CFR Distribution of Vehicle Time by Land Use (Non-ALS ONLY)

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution		
Single Family/Duplex/Mobile Home	533	40.6%	608	40.5%	523	43.7%	419	34.7%	39.9%	521
Multi-Family	54	4.1%	80	5.3%	36	3.0%	54	4.5%	4.3%	56
Industrial/Warehouse	28	2.1%	18	1.2%	11	0.9%	18	1.5%	1.4%	19
Commercial	447	34.0%	535	35.6%	409	34.1%	461	38.2%	35.5%	463
Institutional	112	8.5%	139	9.2%	90	7.5%	103	8.5%	8.5%	111
Government	39	3.0%	24	1.6%	30	2.5%	44	3.6%	2.6%	34
Vacant/Agr	101	7.7%	99	6.6%	99	8.3%	107	8.9%	7.8%	102
Total	1,314	100.0%	1,503	100.0%	1,198	100.0%	1,206	100.0%	100.0%	1,306

Source: City of Clermont Fire Department

Note: Vehicle time is measured by multiplying the number of incidents by average response time (from dispatch to clear) with the average number of units on scene.

Table A-8
CFR Distribution of Total Resources by Land Use (Non-ALS ONLY)

Incident Type	2011		2012		2013		2014		Average % Distribution (2011-2014)	Avg. Annual (2011-2014)
	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution		
Single Family/Duplex/Mobile Home	2,061	41.4%	2,315	41.8%	1,971	44.4%	1,643	35.2%	40.7%	1,998
Multi-Family	212	4.3%	290	5.2%	140	3.2%	208	4.5%	4.3%	213
Industrial/Warehouse	98	2.0%	58	1.0%	36	0.8%	63	1.3%	1.3%	64
Commercial	1,704	34.3%	1,968	35.5%	1,497	33.7%	1,763	37.8%	35.3%	1,733
Institutional	400	8.0%	482	8.7%	328	7.4%	410	8.8%	8.3%	405
Government	146	2.9%	86	1.6%	112	2.5%	184	3.9%	2.7%	132
Vacant/Agr	353	7.1%	343	6.2%	352	7.9%	396	8.5%	7.4%	361
Total	4,974	100.0%	5,542	100.0%	4,436	100.0%	4,667	100.0%	100.0%	4,906

Source: City of Clermont Fire Department

Note: Total resources are calculated as the sum of total staff time and total vehicle time.

Appendix B
Rate Category Classification Tables

This appendix documents the grouping of NFIRS land uses into seven categories, as shown in Table B-1. In addition, **Table B-2** presents the Department of Revenue (DOR) codes for primary land use categories based on the classifications used for the Clermont Fire Assessment Schedule.

Table B-1
Rate Category Classification for Fire Incident Property Codes

NFIRS Code	Description	Fire Assessment Rate Category
0	OTHER	n/a
00	OTHER	n/a
000	PROPERTY USE, OTHER	n/a
2	OCCUPANCY CLOSED	Vacant/Agr
3	MULTIPLE TENANT PROPERTY	Commercial
4	PROPERTY VACANT	Vacant/Agr
100	ASSEMBLY, OTHER	Commercial
110	FIXED USE RECREATION PLACES, OTHER	Commercial
111	BOWLING ALLEY	Commercial
112	BILLIARD CENTER, POOL HALL	Commercial
113	VARIABLE USE AMUSEMENT, RECREATION PLACES	Commercial
114	ICE RINK: INDOOR, OUTDOOR	Commercial
115	ROLLER RINK: INDOOR OR OUTDOOR	Commercial
116	SWIMMING FACILITY: INDOOR OR OUTDOOR	Commercial
120	AMUSEMENT CENTER: INDOOR/OUTDOOR	Commercial
121	BALLROOM, GYMNASIUM	Commercial
122	CONVENTION CENTER, EXHIBITION HALL	Commercial
123	STADIUM, ARENA	Commercial
124	PLAYGROUND	Government
129	AMUSEMENT CENTER, INDOOR/OUTDOOR	Commercial
130	PLACES OF WORSHIP, FUNERAL PARLORS	Institutional
131	CHURCH, MOSQUE, SYNAGOGUE, TEMPLE, CHAPEL	Institutional
134	FUNERAL PARLOR	Commercial
140	CLUBS, OTHER	Commercial
141	ATHLETIC/HEALTH CLUB	Commercial
142	CLUBHOUSE	Commercial
143	YACHT CLUB	Commercial
144	CASINO, GAMBLING CLUBS	Commercial
150	PUBLIC OR GOVERNMENT, OTHER	Government
151	LIBRARY	Government
152	MUSEUM	Commercial
154	MEMORIAL STRUCTURE, INCLUDING MONUMENTS & STATUES	Vacant/Agr
155	COURTHOUSE	Government
160	EATING, DRINKING PLACES	Commercial
161	RESTAURANT OR CAFETERIA	Commercial
162	BAR OR NIGHTCLUB	Commercial
170	PASSENGER TERMINAL, OTHER	Commercial
171	AIRPORT PASSENGER TERMINAL	Commercial
173	BUS STATION	Commercial
174	RAPID TRANSIT STATION	Commercial
180	STUDIO/THEATER, OTHER	Commercial
181	LIVE PERFORMANCE THEATER	Commercial
182	AUDITORIUM OR CONCERT HALL	Commercial
183	MOVIE THEATER	Commercial
185	RADIO TV STUDIO	Commercial
186	FILM/MOVIE PRODUCTION STUDIO	Commercial
200	EDUCATIONAL, OTHER	Institutional
210	SCHOOLS, NON-ADULT	Institutional
211	PRESCHOOL	Commercial
213	ELEMENTARY SCHOOL, INCLUDING KINDERGARTEN	Institutional

Table B-1 (continued)
Rate Category Classification for Fire Incident Property Codes

NFIRS Code	Description	Fire Assessment Rate Category
215	HIGH SCHOOL/JUNIOR HIGH SCHOOL/MIDDLE SCHOOL	Institutional
240	NONE	n/a
241	ADULT EDUCATION CENTER, COLLEGE CLASSROOM	Institutional
250	DAY CARE, OTHER (CONVERSION ONLY)	Institutional
254	DAY CARE, IN COMMERCIAL PROPERTY	Commercial
255	DAY CARE, IN RESIDENCE, LICENSED	Single Family/Duplex/Mobile Home
256	DAY CARE, IN RESIDENCE, UNLICENSED	Single Family/Duplex/Mobile Home
300	HEALTH CARE, DETENTION, & CORRECTION, OTHER	Government
311	24-HOUR CARE NURSING HOMES, 4 OR MORE PERSONS	Commercial
321	MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY	Commercial
322	ALCOHOL OR SUBSTANCE ABUSE RECOVERY CENTER	Commercial
323	ASYLUM, MENTAL INSTITUTION	Commercial
331	HOSPITAL - MEDICAL OR PSYCHIATRIC	Commercial
332	HOSPICES	Commercial
340	CLINICS, DOCTORS OFFICES, HEMODIALYSIS CENTERS	Commercial
341	CLINIC, CLINIC-TYPE INFIRMARY	Commercial
342	DOCTOR, DENTIST OR ORAL SURGEONS OFFICE	Commercial
343	HEMODIALYSIS UNIT	Commercial
361	JAIL, PRISON (NOT JUVENILE)	Government
363	REFORMATORY, JUVENILE DETENTION CENTER	Government
365	POLICE STATION	Government
400	RESIDENTIAL, OTHER	Single Family/Duplex/Mobile Home
419	1 OR 2 FAMILY DWELLING	Single Family/Duplex/Mobile Home
429	MULTIFAMILY DWELLINGS	Multi-Family
439	BOARDING/ROOMING HOUSE, RESIDENTIAL HOTELS	Commercial
449	HOTEL/MOTEL, COMMERCIAL	Commercial
459	RESIDENTIAL BOARD AND CARE	Commercial
460	DORMITORY TYPE RESIDENCE, OTHER	Multi-Family
462	SORORITY HOUSE, FRATERNITY HOUSE	Multi-Family
464	BARRACKS, DORMITORY	Multi-Family
500	MERCANTILE, BUSINESS, OTHER	Commercial
509	NONE	Commercial
511	CONVENIENCE STORE	Commercial
519	FOOD AND BEVERAGE SALES, GROCERY STORE	Commercial
529	TEXTILE, WEARING APPAREL SALES	Commercial
539	HOUSEHOLD GOODS, SALES, REPAIRS	Commercial
549	SPECIALTY SHOP	Commercial
557	PERSONAL SERVICE, INCLUDING BARBER & BEAUTY SHOPS	Commercial
559	RECREATIONAL, HOBBY, HOME REPAIR SALES, PET STORE	Commercial
564	LAUNDRY, DRY CLEANING	Commercial
569	PROFESSIONAL SUPPLIES, SERVICES	Commercial
571	SERVICE STATION, GAS STATION	Commercial
579	MOTOR VEHICLE OR BOAT SALES, SERVICES, REPAIR	Commercial
580	GENERAL RETAIL, OTHER	Commercial
581	DEPARTMENT OR DISCOUNT STORE	Commercial
592	BANK	Commercial
593	OFFICE: VETERINARY OR RESEARCH	Commercial
596	POST OFFICE OR MAILING FIRMS	Commercial
599	BUSINESS OFFICE	Commercial
600	UTILITY, DEFENSE, AGRICULTURE, MINING, OTHER	Industrial/Warehouse

Table B-1 (continued)
Rate Category Classification for Fire Incident Property Codes

NFIRS Code	Description	Fire Assessment Rate Category
610	ELECTRIC GENERATING PLANT	Industrial/Warehouse
614	ENERGY PRODUCTION PLANT, OTHER	Industrial/Warehouse
615	ELECTRIC-GENERATING PLANT	Industrial/Warehouse
629	LABORATORY OR SCIENCE LABORATORY	Commercial
631	DEFENSE, MILITARY INSTALLATION	Government
632	NONE	Industrial/Warehouse
635	COMPUTER CENTER	Commercial
639	COMMUNICATIONS CENTER	Commercial
640	UTILITY OR DISTRIBUTION SYSTEM, OTHER	Industrial/Warehouse
642	ELECTRICAL DISTRIBUTION	Industrial/Warehouse
644	GAS DISTRIBUTION, PIPELINE, GAS DISTRIBUTION	Industrial/Warehouse
645	FLAMMABLE LIQUID DISTRIBUTION, PIPELINE, FLAMMABLE	Industrial/Warehouse
647	WATER UTILITY	Industrial/Warehouse
648	SANITATION UTILITY	Industrial/Warehouse
655	CROPS OR ORCHARD	Vacant/Agr
659	LIVESTOCK PRODUCTION	Vacant/Agr
669	FOREST, TIMBERLAND, WOODLAND	Vacant/Agr
679	MINE, QUARRY	Industrial/Warehouse
700	MANUFACTURING, PROCESSING	Industrial/Warehouse
800	STORAGE, OTHER	Industrial/Warehouse
807	OUTSIDE MATERIAL STORAGE AREA	Industrial/Warehouse
808	OUTBUILDING OR SHED	Industrial/Warehouse
816	GRAIN ELEVATOR, SILO	Industrial/Warehouse
819	LIVESTOCK, POULTRY STORAGE	Industrial/Warehouse
839	REFRIGERATED STORAGE	Industrial/Warehouse
849	OUTSIDE STORAGE TANK	Industrial/Warehouse
880	VEHICLE STORAGE, OTHER	Industrial/Warehouse
881	PARKING GARAGE (DETACHED RESIDENTIAL GARAGE)	n/a
882	PARKING GARAGE, GENERAL VEHICLE	Commercial
888	FIRE STATION	Government
891	WAREHOUSE	Industrial/Warehouse
898	DOCK, MARINA, PIER, WHARF	Industrial/Warehouse
899	RESIDENTIAL OR SELF STORAGE UNITS	Commercial
900	OUTSIDE OR SPECIAL PROPERTY, OTHER	Vacant/Agr
919	DUMP, SANITARY LANDFILL	Industrial/Warehouse
921	BRIDGE, TRESTLE	n/a
922	TUNNEL	n/a
926	OUTBUILDING, PROTECTIVE SHELTER	Industrial/Warehouse
931	OPEN LAND OR FIELD	Vacant/Agr
935	CAMPSITE WITH UTILITIES	Vacant/Agr
936	VACANT LOT	Vacant/Agr
937	BEACH	n/a
938	GRADED AND CARED-FOR PLOTS OF LAND	Vacant/Agr
940	WATER AREA, OTHER	n/a
941	OPEN OCEAN, SEA OR TIDAL WATERS	n/a
946	LAKE, RIVER, STREAM	n/a
951	RAILROAD RIGHT OF WAY	n/a
952	RAILROAD YARD	n/a
960	STREET, OTHER	n/a
961	HIGHWAY OR DIVIDED HIGHWAY	n/a

Table B-1 (continued)
Rate Category Classification for Fire Incident Property Codes

NFIRS Code	Description	Fire Assessment Rate Category
962	RESIDENTIAL STREET, ROAD OR RESIDENTIAL DRIVEWAY	n/a
963	STREET OR ROAD IN COMMERCIAL AREA	n/a
965	VEHICLE PARKING AREA	Vacant/Agr
972	AIRCRAFT RUNWAY	n/a
973	AIRCRAFT TAXI-WAY	n/a
974	AIRCRAFT LOADING AREA	n/a
981	CONSTRUCTION SITE	Vacant/Agr
982	OIL OR GAS FIELD	Vacant/Agr
983	PIPELINE, POWER LINE OR OTHER UTILITY RIGHT OF WAY	Vacant/Agr
984	INDUSTRIAL PLANT YARD - AREA	Industrial/Warehouse
1500	PUBLIC OR GOVERNMENT, OTHER	Institutional
1501	PUBLIC OR GOVERNMENT, OTHER	Institutional
3230	ASYLUM, MENTAL INSTITUTION	Institutional
3231	ASYLUM, MENTAL INSTITUTION	Institutional
9600	STREET, OTHER	n/a
9601	STREET, OTHER	n/a
400M	RESIDENTIAL, OTHER	Single Family/Duplex/Mobile Home
400R	RESIDENTIAL, OTHER	Single Family/Duplex/Mobile Home
400V	RESIDENTIAL, OTHER	Single Family/Duplex/Mobile Home
419M	1 OR 2 FAMILY DWELLING	Single Family/Duplex/Mobile Home
NNN	NONE	n/a
UUU	UNDETERMINED	n/a

Source: City of Clermont Fire Department

Table B-2
Rate Category Classification for Department of Revenue Codes

DOR Use Code	DOR Use Description	Fire Assessment Classification
0	VACANT RESIDENTIAL	Vacant/Agr
2	VACANT RESIDENTIAL CANAL	Vacant/Agr
3	VACANT RESIDENTIAL LAKEFRONT	Vacant/Agr
5	VACANT RESIDENTIAL UNBUILDABLE	Vacant/Agr
38	VACANT RESIDENTIAL GOLF	Vacant/Agr
100	SINGLE FAMILY	Single Family/Duplex/Mobile Home
102	SINGLE FAMILY CANAL	Single Family/Duplex/Mobile Home
103	SINGLE FAMILY LAKEFRONT	Single Family/Duplex/Mobile Home
138	SINGLE FAMILY GOLF	Single Family/Duplex/Mobile Home
200	MOBILE HOME SUB	Single Family/Duplex/Mobile Home
202	MOBILE HOME SUB CANAL	Single Family/Duplex/Mobile Home
203	MOBILE HOME SUB LAKEFRONT	Single Family/Duplex/Mobile Home
230	MOBILE HOME	Single Family/Duplex/Mobile Home
232	MOBILE HOME CANAL	Single Family/Duplex/Mobile Home
233	MOBILE HOME LAKEFRONT	Single Family/Duplex/Mobile Home
238	MOBILE HOME GOLF	Single Family/Duplex/Mobile Home
300	MULTI FAMILY >9 UNITS MARKET RENT	Multi-Family
310	MULTI FAMILY >9 UNITS GOVT PROGRAMS	Multi-Family
400	CONDOMINIUM	Multi-Family
403	CONDOMINIUM WATERFRONT	Multi-Family
421	CONDOMINIUM TIMESHARE	Multi-Family
500	CO-OP PARCEL	Single Family/Duplex/Mobile Home
600	RETIREMENT HOME INDEPENDENT LIVING	Multi-Family
610	RETIREMENT HOME ASSISTED LIVING	Multi-Family
620	RETIREMENT HOME FULL CARE	Multi-Family
700	MISC RESIDENTIAL (MIGRANT)	Multi-Family
800	MULTI FAMILY <10 UNITS DRY LOT	Multi-Family
802	MULTI FAMILY <10 UNITS CANAL LOT	Multi-Family
803	MULTI FAMILY <10 UNITS WATERFRONT LOT	Multi-Family
900	RESIDENTIAL COMMON ELEMENTS/AREA	Other
1000	VACANT COMMERCIAL	Vacant/Agr
1004	COMMERCIAL COMMON ELEMENTS/AREA	Other
1005	VACANT COMMERCIAL UNBUILDABLE	Vacant/Agr
1010	CELL TOWER SITE	Other
1020	BILLBOARD SITE	Other
1100	STORE 1 STORY FREE STANDING	Commercial
1110	CONVENIENCE STORE WITHOUT FUEL	Commercial
1120	CONVENIENCE STORE WITH FUEL	Commercial
1200	STORE/RESIDENCE COMBO	Commercial

Table B-2 (continued)
Rate Category Classification for Department of Revenue Codes

DOR Use Code	DOR Use Description	Fire Assessment Classification
1300	DEPARTMENT STORE	Commercial
1310	WAREHOUSE STORE	Commercial
1320	DISCOUNT STORE	Commercial
1400	SUPERMARKET	Commercial
1500	SHOPPING CENTER REGIONAL	Commercial
1600	SHOPPING CENTER COMMUNITY ANCHORED	Commercial
1610	STRIP CENTER	Commercial
1700	OFFICE 1 STORY	Commercial
1740	OFFICE CONDO	Commercial
1800	OFFICE MULTI STORY	Commercial
1840	OFFICE MULTI STORY CONDO	Commercial
1900	MEDICAL BLDG	Commercial
1901	MEDICAL BLDG MULTI-STORY	Commercial
1940	MEDICAL OFFICE CONDO	Commercial
1941	MEDICAL OFFICE CONDO MULTI-STORY	Commercial
2000	AIRPORT/TERMINAL	Commercial
2002	MARINA	Commercial
2100	RESTAURANT	Commercial
2200	DRIVE-IN RESTAURANT	Commercial
2300	BANK	Commercial
2310	BANK MULTI STORY	Commercial
2400	INSURANCE COMPANY	Commercial
2500	SERVICE SHOP	Commercial
2600	SERVICE STATION	Commercial
2610	CAR WASH	Commercial
2700	AUTO SALES/STORAGE	Commercial
2710	AUTO REPAIR SHOP	Commercial
2800	PARKING GARAGE/LOT	Single Family/Duplex/Mobile Home
2810	RENTAL MOBILE HOME PARK	Single Family/Duplex/Mobile Home
2820	RENTAL RV PARK	Single Family/Duplex/Mobile Home
2900	WHOLESALE	Commercial
3000	RETAIL LANDSCAPE NURSERY/GREENHOUSE	Commercial
3100	THEATER DRIVE-IN	Commercial
3200	THEATER ENCLOSED	Commercial
3300	NIGHTCLUB/BAR	Commercial
3400	BOWLING ALLEY/RINK	Commercial
3500	EXHIBIT/ATTRACTION	Commercial
3600	CAMP	Commercial

Table B-2 (continued)
Rate Category Classification for Department of Revenue Codes

DOR Use Code	DOR Use Description	Fire Assessment Classification
3700	RACE TRACK	Commercial
3800	GOLF COURSE	Commercial
3900	HOTEL/MOTEL	Commercial
4000	VACANT INDUSTRIAL	Vacant/Agr
4005	VACANT INDUSTRIAL UNBUILDABLE	Vacant/Agr
4100	LIGHT MANUFACTURING	Industrial/Warehouse
4200	HEAVY MANUFACTURING	Industrial/Warehouse
4300	LUMBER YARD	Industrial/Warehouse
4400	PACKING HOUSE	Industrial/Warehouse
4500	BOTTLER	Industrial/Warehouse
4600	FOOD PROCESSING	Industrial/Warehouse
4700	MINERAL PROCESSING	Industrial/Warehouse
4800	WAREHOUSING	Industrial/Warehouse
4810	MINI-WAREHOUSE	Industrial/Warehouse
4900	OPEN STORAGE	Industrial/Warehouse
4910	SALVAGE YARD	Industrial/Warehouse
5000	AGRICULTURAL HOMESITE	Vacant/Agr
5003	AG HOMESITE WATERFRONT	Vacant/Agr
5100	CROPLAND, NURSERY, FERNERY	Vacant/Agr
5200	MUCK LAND SAND	Vacant/Agr
5201	MUCK LAND SAND	Vacant/Agr
5202	MUCK LAND SAND	Vacant/Agr
5300	CROPLAND ROW CROP	Vacant/Agr
5400	TIMBER S I 70	Vacant/Agr
5500	TIMBER S I 50-6	Vacant/Agr
5600	TIMBER S I 49	Vacant/Agr
5700	TIMBER LOW-CYPRESS	Vacant/Agr
6200	PASTURE IMPROVED GOOD	Vacant/Agr
6300	PASTURE IMPROVED HAY AVERAGE	Vacant/Agr
6301	PASTURE IMPROVED AVERAGE	Vacant/Agr
6400	PASTURE SEMI-IMPROVED	Vacant/Agr
6401	PASTURE SEMI-IMPROVED	Vacant/Agr
6500	NATIVE PASTURE 1	Vacant/Agr
6501	NATIVE PASTURE 2	Vacant/Agr
6600	ORANGE GROVE	Vacant/Agr
6601	ORANGE GROVE	Vacant/Agr
6602	ORANGE GROVE	Vacant/Agr
6603	ORANGE GROVE	Vacant/Agr

Table B-2 (continued)
Rate Category Classification for Department of Revenue Codes

DOR Use Code	DOR Use Description	Fire Assessment Classification
6604	ORANGE GROVE	Vacant/Agr
6605	ORANGE GROVE	Vacant/Agr
6606	ORANGE GROVE	Vacant/Agr
6607	ORANGE GROVE	Vacant/Agr
6608	ORANGE GROVE	Vacant/Agr
6609	ORANGE GROVE	Vacant/Agr
6610	ORANGE GROVE	Vacant/Agr
6611	ORANGE GROVE	Vacant/Agr
6612	ORANGE GROVE	Vacant/Agr
6613	ORANGE GROVE	Vacant/Agr
6614	ORANGE GROVE	Vacant/Agr
6615	ORANGE GROVE	Vacant/Agr
6616	ORANGE GROVE	Vacant/Agr
6617	ORANGE GROVE	Vacant/Agr
6618	ORANGE GROVE	Vacant/Agr
6619	ABANDONED GROVE	Vacant/Agr
6620	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6621	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6622	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6623	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6624	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6625	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6626	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6627	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6628	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6629	PINK & MIXED GRAPEFRUIT	Vacant/Agr
6630	SPECIAL FRUITS	Vacant/Agr
6631	SPECIAL FRUITS	Vacant/Agr
6632	SPECIAL FRUITS	Vacant/Agr
6633	SPECIAL FRUITS	Vacant/Agr
6634	SPECIAL FRUITS	Vacant/Agr
6635	SPECIAL FRUITS	Vacant/Agr
6636	SPECIAL FRUITS	Vacant/Agr
6637	PECANS	Vacant/Agr
6638	SPECIAL TREE CROP	Vacant/Agr
6700	POULTRY/BEEES	Vacant/Agr
6701	AQUACULTURE	Vacant/Agr
6800	DAIRY	Vacant/Agr

Table B-2 (continued)
Rate Category Classification for Department of Revenue Codes

DOR Use Code	DOR Use Description	Fire Assessment Classification
6900	ORNAMENTAL NURSERY	Vacant/Agr
7000	VACANT INSTITUTIONAL	Vacant/Agr
7005	VACANT INSTITUTIONAL UNBUILDABLE	Vacant/Agr
7100	CHURCH	Institutional
7101	PARSONAGE	Institutional
7200	PRIVATE SCHOOL	Institutional
7300	PRIVATE HOSPITAL	Institutional
7400	HOME FOR THE AGED	Institutional
7500	ORPHANAGE, NON PROFIT SERVICE	Institutional
7600	MORTUARY, CEMETERY, CREMATORY	Institutional
7700	CLUB/LODGE/UNION HALL	Institutional
7701	BOY SCOUTS	Institutional
7710	YACHT CLUB	Institutional
7720	COUNTRY CLUB	Institutional
7800	CONVALESCENT HOME	Institutional
7900	CULTURAL ORGANIZATION	Institutional
8086	VACANT GOVT COUNTY	Vacant/Agr
8087	VACANT GOVT STATE	Vacant/Agr
8088	VACANT GOVT FEDERAL	Vacant/Agr
8089	VACANT GOVT MUNICIPAL	Vacant/Agr
8094	GOVT RIGHT OF WAY	Vacant/Agr
8095	GOVT SUBMERGED LAND	Vacant/Agr
8096	GOVT WETLAND	Vacant/Agr
8200	FOREST/PARK	Government
8300	PUBLIC SCHOOL	Institutional
8400	COLLEGE	Institutional
8500	HOSPITAL	Institutional
8600	IMPROVED GOVT COUNTY	Government
8700	IMPROVED GOVT STATE	Government
8800	IMPROVED GOVT FEDERAL	Government
8900	IMPROVED GOVT MUNICIPAL	Government
9000	LEASEHOLD INTEREST	Other
9100	UTILITY	Vacant/Agr
9200	MINING	Other
9300	SUB SURFACE RIGHTS	Other
9400	RIGHT OF WAY	Other
9500	SUBMERGED LAND	Other
9600	WETLAND	Other

Table B-2 (continued)
Rate Category Classification for Department of Revenue Codes

DOR Use Code	DOR Use Description	Fire Assessment Classification
9700	CLASSIFIED RECREATION	Other
9800	CENTRAL ASSESSED	Other
9900	NON AGRICULTURAL ACREAGE	Other
9930	CONSERVATION CLASSIFICATION	Other
9945	CONSERVATION CLASSIFICATION MINING	Other