



**CITY OF CLERMONT  
CITY COUNCIL MEETING  
LOCATION: CLERMONT CITY HALL  
AGENDA  
6:30 PM, Tuesday, March 22, 2022**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. 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 approval of March 8, 2022  
Council Meeting Minutes.

Item No. 2 - Surplus Request

Consider declaring surplus from Public  
Services, Development Services, and  
Parks and Recreation and dispose of in  
accordance with the Purchasing Policy.

Item No. 3 - Self Insurance Fund ARPA Transfer,  
Increased Employer Contributions and Budget  
Amendment

Consider the transfer of funds to the  
healthcare self-insurance fund from  
eligible ARPA funds and increase  
employer contributions for CY 2022,  
with corresponding budget  
amendments.

Item No. 4 - General Employee Pay Scale  
Adjustment and Budget Amendment

Consider a revised Pay and  
Classification Schedule with an  
adjustment of \$1.00 per hour to the  
minimum and maximum pay of all pay  
grades and a corresponding pay  
adjustment of \$1.00 per hour for current  
general employees (excluding police  
and fire union employees) through pay  
grade 122 with a corresponding Budget  
Amendment.

Item No. 5 - Purchase Approval and Budget  
Amendment

Consider approving funding for a used  
fire engine, related equipment and  
repairs and graphics with a  
corresponding Budget Amendment in  
the amount of \$72,825.

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- |                                                                               |                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 6 - Audit and Annual Financial Report                                | Consider acceptance of Fiscal Year 2020 Audit and Annual Financial Report.                                                                                                                                         |
| Item No. 7 - Resolution No. 2022-012R                                         | Consider an agreement with Lake Apopka Natural Gas granting a non-exclusive franchise.                                                                                                                             |
| Item No. 8 - Victim of Crime Act (VOCA) Grant Acceptance and Budget Amendment | Consider grant approval for a victim advocate part-time position for 2021-2022 covering salary and associated expenses with a City match along with the corresponding Budget Amendment.                            |
| Item No. 9 - Interlocal Agreement and Budget Amendment                        | Consider an agreement with the Lake County Water Authority to fund two Police Officers up to \$220,000 annually for a three-year period from April 1, 2022 to April 30, 2025 and a corresponding Budget Amendment. |

**UNFINISHED BUSINESS**

- |                                                                |                                                                                                                                                       |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 10 - Ordinance No. 2022-002 <i>Final Wellness Way</i> | Consider adoption of the Goals, Objectives and Policies within the Future Land Use element to coincide with Lake County's ordinance for Wellness Way. |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

**NEW BUSINESS**

- |                                                               |                                                                                                                                                                                                           |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 11 - Board Appointments                              | Consider appointing members to the Code Enforcement Board.                                                                                                                                                |
| Item No. 12 - Resolution No. 2022-006R <i>Hyundai-Genesis</i> | Consider a Conditional Use Permit to allow for the expansion of the existing Hyundai of Central Florida dealership to allow the sales of luxury vehicles.                                                 |
| Item No. 13 - Variance Request <i>Hyundai-Genesis</i>         | Consider request to allow for a building facade wall greater than 100 feet without any architectural breaks for a vacant parcel located on S.R. 50 adjacent to the Hyundai of Central Florida dealership. |
| Item No. 14 - Resolution No. 2022-007R <i>CubeSmart</i>       | Consider a Conditional Use Permit to allow for the expansion of the existing self-storage facility located at 12665 Hancock Road.                                                                         |



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Item No. 15 - Resolution No. 2022-013R  
Litigation Settlement, Land Purchase and Budget  
Amendment

Consider approving a settlement agreement with VP Development & Art District and authorizing the Mayor to enter in to said agreement; Authorizing the purchase of .856 +/- acres in the amount of \$1,566,000.00 from Nexbiz LLC, and authorizing a budget amendment in the total amount of \$1,816,000.

**ADJOURN**

**Public Notice**

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

Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at [cityclerk@clermontfl.org](mailto:cityclerk@clermontfl.org). TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

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  
March 8, 2022

**CALL TO ORDER**

The City Council met in a regular meeting on Tuesday, March 8, 2022 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30 pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis.

Other City officials present were City Manager Bulthuis, City Attorney Mantzaris, and Deputy City Clerk Wisniewski.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was provided by Father Mark Wajada of Blessed Sacrament Catholic Church followed by the Pledge of Allegiance.

**PRESENTATIONS**

Gary Schindele gave an overview of the Naval Sea Cadets battalion in Clermont. As of March, they will have 50 cadets in the program. Gary Schindele introduced his son Command Chief Kurt Schindele who commanded the pinning ceremony of two Petty Officers to Chief Petty Officers in the United States Naval Sea Cadets Corps. Petty Officer Breanna LaPena came forward and was pinned by Chief Broadway as well as Petty Officer Matthew Festa who was pinned by his father, Fruitland Park Officer James Festa.

**PROCLAMATION**

Mayor Murry invited Airman Lt. Daniel Keel to the front and read the Proclamation for the Tuskegee Airmen recognition day on March 17, 2022.

Mayor Murry presented the Proclamation to Airman Lt. Daniel Keel who served as a Tuskegee Airman from 1943 until 1946 and will be 100 years old this September.

**OPENING COMMENTS**

Mayor Murry informed the Council that there was a change to the agenda.

Item No. 9 – Ordinance No. 2022-010 *Chicone Property Transmittal*

City Manager Bulthuis informed the Council that he is asking for this item to be tabled.

**Ordinance No. 2022-010 *Chicone Property Transmittal***

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.

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Deputy City Clerk Wisniewski read the ordinance into the record by legal title only.

*Council Member Bates moved to table Ordinance No. 2022-010, Chicone Property Transmittal to April 12, 2022; Seconded by Council Member Pines. The motion passed 5 to 0 with all members present voting aye.*

**PUBLIC COMMENTS**

Rene Lowe, 2265 Lakeview Avenue – Thanked Council and the community on behalf of the Fallen Hero 5k this past weekend. The event started last year on behalf of Conrad Buckley who was a fallen Clermont Police Officer. Last year there were 75 runners and this year we had 200. The 5k raised \$9,000 which will go to the Fallen Hero fund, to assist local officers here in the area, and the Conrad Buckley scholarship. There will be a fundraiser on March 19 between our local Police Department and Fire/EMS. They will be playing kickball to raise money for our local cancer foundation.

Sharon Keys, 644 W. Osceola Street - Spoke about the Community Center the Lincoln Park South Lake Alliance wants to bring to Clermont and thanked everyone that came to the table with them to discuss this project.

Charlene Forth, 939 W. Desoto Street – Spoke about the fire code violations at Lilly’s on the Lake. Expressed concerns regarding the type of events happening at Lilly’s on the Lake.

**REPORTS**

**CITY MANAGER REPORT**

City Manager Bulthuis

- March 15, 2022 City Council Workshop is cancelled.
- The next CRA meeting will be March 22, 2022 at 6pm.
- Streetscape project will be starting later this month.
- This weekend they will have the Movies under the Stars and the Downtown Wine Stroll.
- Thank the Police Department and everyone who put on the 5k this last Saturday. Congratulated Council Member Entsuah for second place for his age group.
- Thanked the Fire Union and everyone involved for working together and coming to an agreement.

**CITY ATTORNEY REPORT**

City Attorney Mantzaris – No report.

**CITY COUNCIL REPORT**

Council Member Bates

- State Legislature have approved new districting, not sure what that means for our area as of yet.

Mayor Murry stated that the Mayor of the City of Mount Dora has reached out to him to discuss the opposition regarding the pending bill to restructure Lake County Water Authority and that they are looking to support that as well.

Council Member Purvis

- Spoke about the Tuskegee Airman and that people should learn their story.

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- Gave awards out for the Clermont Sailing Club on Sunday. The city was awarded an award in recognition and thanks from the Sailing Club for the cities involvement.

City Manager Bulthuis stated that he went on the fire boat to watch the Sailing Club and it was a great event. He went on to say that staff did an exceptional job.

Council Member Entsuaeh

- Ran in the Fallen Hero 5k, and was second place in his age group. Thanks to the Kiwanis Club and the Police Department for putting on a great event.

Council Member Pines – No report.

Mayor Murry

- There is a Tuskegee Airmen movie. It is great to have a piece of history living in Clermont.
- Attended the Little League opening day with Fire and Police on Saturday. Made the announcement to play ball.
- Chief Ezell gave a tour of all four fire stations and thanked him. She stated we need to complete Fire Station No. 2 as soon as possible.
- Thanked all those who came out to the Mayor's lunch at Sonny's.
- Will be touring Public Works next week. He encouraged Council to do all the tours.
- Attended a ribbon cutting at Winn Dixie plaza, for a motorized bicycle store. Cypress Ridge Elementary School Robotics team was in attendance. Cypress Ridge is one of five teams that qualified for the World Championships in Dallas which they are looking for donations for the trip.

City Manager Bulthuis asked Chief Ezell to talk about the fire engine that was in the accident.

Chief Ezell explained that the truck has a bent frame, so that will extend the repair time. Last week Mount Dora reduced their fleet and had a truck for auction, we bid and won, the cost was \$20,000. That will add a fourth engine to our reserve fleet while we are waiting for the new truck.

Council Member Purvis stated that we need to put pressure on the insurance company to total the truck instead of fixing it at this point. Chief Ezell remarked that our representative from Pierce said there is an opportunity to buy trucks that are being used as demo units as early as June. These would not be custom, but given the situation we would be happy to have a truck quickly.

### **CONSENT AGENDA**

Mayor Murry 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 – Minutes Approval**

Consider approval of the January 11, 2022 and February 22, 2022 Council Meeting and February 15, 2022 Workshop minutes.

#### **Item No. 2 – Surplus Request**

Consider declaring surplus from Fire and Finance and dispose of in accordance with the Purchasing Policy.

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**Item No. 3 – Letter of Engagement**

Consider the selection of Special Counsel with Shepard, Smith, Kohlmyer & Hand, and P.A. Law Firm to the Code Enforcement Board.

**Item No. 4 – Resolution No. 2022-008R**

Consider Resolution declaring surplus approximately .5+/- acres located at 332/334 Palm Lane, property acquired by the City through a Code Enforcement action, authorizing the sale to Carey Hubbard Family Trust for the purchase price of \$72,000 with the buyer demolishing the structures on the property and paying all closing costs.

**Item No. 5 – Phase 3 Downtown Streetscape Project and Budget Amendment**

Consider the third contract amendment between the City of Clermont and Traverse Group, Inc. to provide construction of Phase 3 of the downtown streetscape project in the amount of \$7,215,149.68 with an ARPA fund budget amendment for the total project budget of \$7,757,916.31.

**Item No. 6 – Community Garden Sponsorship**

Consider approval to utilize any donated sponsorship dollars collected for the Community Garden project exclusively for the project.

**Item No. 7 – Collective Bargaining Agreement and Budget Amendment**

Consider the Collective Bargaining Agreement with the International Association of Firefighters, AFL-CIO-Clermont Professional Firefighters Local 4350 and a General Fund budget amendment in the amount of \$180,000.

**Item No. 8 – Comprehensive Plan Proposal and Budget Amendment**

Consider approval to utilize East Central Florida Regional Planning Council to complete the Evaluation Appraisal Report and a budget amendment in the amount of \$45,000.

Dani Page pulled agenda Item No. 3 for further discussion.

*Council Member Bates moved to approve Consent Agenda Items 1-2 and 4-8 for March 8, 2022; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.*

Item No. 3 - Dani Page, Inside Clermont, asked why this did not go out to bid and was just given to this particular law firm. City Manager Bulthuis stated that the city went to bid a year ago for a Special Magistrate and selected this firm. This is essentially the same role as the Attorney for the Code Enforcement Board as he will be representing staff.

Dani Page expressed concerns regarding possibly paying more due to more hours and travel time with this role. Council Member Purvis stated since this gentlemen was just appointed a year ago and has only met a few times, he feels comfortable with this decision.

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Charlene Forth, 939 W. Desoto Street – Stated she understands Ms. Page’s concerns but feels this needs to happen no matter the cost to have a board of our peers that can make a difference. Thanked Council for voting to have the Code Enforcement Board.

*Council Member Bates moved to approve Item No. 3, Letter of Engagement. Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.*

**NEW BUSINESS**

**Item No. 9** – *This item was addressed earlier in the meeting and tabled to the April 12, 2022 meeting.*

**ADJOURN:** With no further comments, this meeting adjourned at 7:20 pm.

**APPROVED:**

\_\_\_\_\_  
Tim Murry, Mayor

**ATTEST:**

\_\_\_\_\_  
Tracy Ackroyd Howe, MMC  
City Clerk



# CITY OF CLERMONT

## AGENDA ITEM

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|------|----------------------|------------|-----------------------------------|-----|------------------------|------|----------------------|-----|---------------------|------|----------------------|-----|---------|-----|--------------------|-----|----------|-----|-----------|-----|------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| Surplus Request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| Recommend approval and declare end of life inventory as surplus from the Public Services, Development Services and Parks and Recreation and dispose of in accordance with the Purchasing Policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <p>The Procurement Services Department, on behalf of the Public Services, Development Services and Parks and Recreation, recommends approval of the above action.</p> <p>The following inventory has reached its end of life service and approval to surplus these items is being requested.</p> <p><u>Public Services - Water</u></p> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(9840LBS.)</td> <td>Red Brass Water System Components</td> </tr> <tr> <td>(1)</td> <td>Knocia Desktop Printer</td> </tr> </table> <p><u>Development Services</u></p> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Broken Office Chair</td> </tr> </table> <p><u>Parks and Recreation</u></p> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Polesaw</td> </tr> <tr> <td>(1)</td> <td>John Deere Tractor</td> </tr> <tr> <td>(2)</td> <td>Trailers</td> </tr> <tr> <td>(1)</td> <td>3 wheeler</td> </tr> <tr> <td>(2)</td> <td>2014 SCAG MOWERS</td> </tr> </table> <p>Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.</p> |                                    |                                        | Qty. | Property Description | (9840LBS.) | Red Brass Water System Components | (1) | Knocia Desktop Printer | Qty. | Property Description | (1) | Broken Office Chair | Qty. | Property Description | (1) | Polesaw | (1) | John Deere Tractor | (2) | Trailers | (1) | 3 wheeler | (2) | 2014 SCAG MOWERS |
| Qty.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Property Description               |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (9840LBS.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Red Brass Water System Components  |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Knocia Desktop Printer             |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| Qty.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Property Description               |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Broken Office Chair                |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| Qty.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Property Description               |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Polesaw                            |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | John Deere Tractor                 |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Trailers                           |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3 wheeler                          |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2014 SCAG MOWERS                   |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| Surplus property is anticipated to be sold for approximately \$20,000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b> | <b>Available Budget Amount</b>         |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                        |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Development Services Disposal Form | Development Services Disposal Form.pdf |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Public Services Disposal Forms     | Public Services Disposal Forms.pdf     |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Parks and Recreation Disposal      | Parks and Recreation Disposal.pdf      |      |                      |            |                                   |     |                        |      |                      |     |                     |      |                      |     |         |     |                    |     |          |     |           |     |                  |







## PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / WATER Property Tag #:                       
Contact Person: Larry Alcaide Phone: (352) 241-0178 ext 6626  
Year / Make / Model: N/A Vehicle No. N/A  
Miles / Hours: N/A Serial / VIN: N/A  
Description of Property 9840 LBS. Clean (Seperated) Red Brass Water System Components

☐ 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, material and software, which is of no use to the City or has expired its useful life.
- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Please set minimum acceptable purchase price at \$20,000.00 for these items.

Purchaser must bring a container for the brass as the container the brass is in is not part of the sale.

Director Signature: 

Date: 3-3-22

\*\*\*\*\*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:                     

Date:                     

Munis Asset Number:                     

Revised 4/12/2017



## PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./WATER Property Tag #: N/A  
Contact Person: Angela Banas Phone: 352-241-0178 Ext 6605  
Year / Make / Model: 2016 Konica Bizhub C3350 Vehicle No. N/A  
Miles / Hours: N/A Serial / VIN: SN A4Y4011022127  
Description of Property Konica desktop printer

☐ 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, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** This printer was replaced by a new Konica desktop printer on 2-8-22. The one being disposed of was out of service more than it was able to be used due to age and heavy usage.

Director Signature: [Signature]

Date: 3-8-22

\*\*\*\*\*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:

Date:

Munis Asset Number:

Revised 4/12/2017



## PROPERTY DISPOSAL FORM

Dept. / Division: P&R/P&R Property Tag #: none  
Contact Person: Chris Dudeck Phone: ext 5997  
Year / Make / Model: see list Vehicle No.   
Miles / Hours:  Serial / VIN: see list  
Description of Property Equipment (see attached list)

☒ 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.

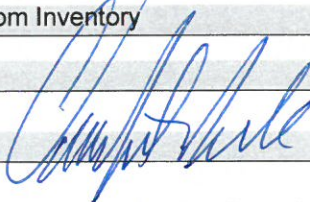
☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

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

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☒ **OTHER:** Remove from Inventory

Director Signature: 

Date:

\*\*\*\*\*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:

Date:

Munis Asset Number:

Revised 4/12/2017

| <b>EQUIP #</b> | <b>Property Description</b> | <b>Serial Number</b> |             |              |
|----------------|-----------------------------|----------------------|-------------|--------------|
| <b>1394</b>    | <b>Polesaw</b>              | <b>515440415</b>     |             |              |
| <b>4330</b>    | <b>John Deere Tractor</b>   | <b>MO2653D080663</b> |             |              |
| <b>4358</b>    | <b>TRAILER GREEN</b>        | <b>120262</b>        |             |              |
| <b>4403</b>    | <b>TRAILER BLACK</b>        | <b>XB5196</b>        |             |              |
| <b>4406</b>    | <b>3 wheeler</b>            | <b>310000422</b>     |             |              |
| <b>4423</b>    | <b>2014 SCAG MOWERS</b>     | <b>K2000420</b>      | <b>6920</b> | <b>10549</b> |
| <b>4424</b>    | <b>2014 SCAG MOWERS</b>     | <b>K2000424</b>      | <b>6921</b> | <b>11993</b> |
|                |                             |                      |             |              |



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Self Insurance Fund ARPA Transfer, Increased Employer Contributions and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Recommend approval to transfer eligible ARPA funds to the healthcare self-insurance fund and increase employer contributions for CY 2022 with corresponding budget amendments from City operating funds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p>The Employee Group Medical Plan is self-funded and has been established since 1990. The plan provides health, dental and prescription drug coverage for employees, retirees and eligible dependents. In October 2021, Council approved a 13.5% increase to the employee and employer contributions for plan year 2022 and it was projected that the fund's reserves would be at 17% of projected claims. The state requires the plan be funded at 33% of projected claims, however the City's consultants anticipated that 17% funding would be approved by the State due to the impact that the COVID-19 pandemic has had on health plans.</p> <p>As of the end of Plan Year 2021 (December 31, 2021), fund reserves are 11% of claims and it is necessary to increase funding to the plan due to claims being higher than projected. Plan Year 2021 claims were \$237,435 higher than projected in August 2021, and overall \$530,356 higher than budgeted for CY 2021.</p> <p>Staff recommends a one-time lump sum transfer from ARPA funds in the amount \$409,126.59, which represents the COVID-19 related claims dollars spent from the time the COVID-19 pandemic began through December 31, 2021.</p> <p>The breakdown of the ARPA funds will be:</p> <ul style="list-style-type: none"><li>• \$228,587.64 for the COVID-related claims incurred prior to 3/3/2021, which falls under the revenue replacement category. The revenue replacement category is a broad category that allows the city to utilize ARPA funds for general government services such as the self-insurance health plan. In accordance with ARPA Final Rule, "Sections 602(c)(1)(C) and 603(c)(1)(C) of the Social Security Act provide that SLFRF funds may be used "for the provision of government services to the extent of the reduction in revenue of such . . . government due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the . . . government prior to the emergency." This provision allows recipients experiencing budget shortfalls to use payments from the SLFRF funds to avoid cuts to government services and, thus, enables state, local, and Tribal governments to continue to provide valuable services and ensures that fiscal austerity measures do not hamper the broader economic recovery."</li><li>• \$180,538.95 for the COVID-related claims incurred between 3/3/2021 – 12/31/2021 under the medical expenses category. In accordance with the ARPA Final Rule, "Treasury is maintaining this enumerated eligible use category and clarifying that it covers costs related to medical care provided directly to an individual due to COVID-19 infection (e.g., treatment) or a potential infection (e.g., testing). This can include medical costs to uninsured individuals; deductibles, co-pays, or other costs not covered by insurance; costs for uncompensated care at a health provider; emergency medical response costs; and, for recipients with a self-funded health insurance plan, excess health insurance costs due to COVID-19 medical care."</li></ul> |  |



The total amount of \$180,538.95 from ARPA medical expense category applied to the 2021 calendar year will result in an ending cash reserve of 14.93% at the end of plan year 2021.

In addition to the one-time transfer of ARPA funds, staff is also recommending an increase to the bi-weekly employer contribution (9% increase) for plan year 2022 to cover increased claims and restore reserves in the self-insurance fund. Retiree rates would remain the same for plan year 2022 and in keeping with past practice, the city will re-evaluate retiree rates during renewal which is typically in October 2022.

By increasing employer contributions an additional 9%, if claims run as projected, it is anticipated that the fund's reserves will be 19.23% of projected claims at the end of plan year 2022.

The fiscal impact of the increase in employer contributions in FY 2022 requires a budget amendment of \$300,000 to the operating funds based on the current enrollment.

#### **Additional Analysis**

#### **Fiscal Impact Summary**

The increased employer contribution for FY 2022 is not in the current budget and will require a budget amendment to the City's operating funds in the amount of \$300,000. Also budget amendments for the use of ARPA funds will be incorporated into a formal resolution, these funds were included in the ARPA spending plan previously adopted.

#### **Fiscal Impact**

#### **Fund Number and Description**

#### **Available Budget Amount**

#### **Exhibits Attached** (copies of original agreements)



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                |
| General Employee Pay Scale Adjustment and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                |
| Recommend approval of a revised Pay and Classification Schedule with an adjustment of \$1.00 per hour to the minimum and maximum pay of all pay grades and a corresponding pay adjustment of \$1.00 per hour for current general employees (excluding police and fire union employees) through pay grade 122 with an effective date of April 11, 2022. This would require a budget amendment to the City's operating funds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                           |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |                                |
| <p>Staff is proposing a revised Pay and Classification Schedule that includes an adjustment of \$1.00 per hour to the minimum and maximum of all pay grades. The proposal also includes a corresponding pay adjustment for current general employees (excluding police and fire union employees) pay through pay grade 122 by \$1.00 per hour effective April 11, 2022.</p> <p>The justification for this request is two-fold:</p> <ol style="list-style-type: none"> <li>1. To remain competitive in the market. This enables the City to retain our top talent and attract employees in our recruiting efforts by offering a more competitive starting wage.</li> <li>2. Florida minimum wage will increase to \$11/hour in September 2022 and increase to \$15/hour by 2026. A \$1.00/hour increase now will help us take gradual steps toward keeping up with the new minimum wage requirements.</li> </ol> <p>The adjustments would increase both the minimums and maximums of all pay grades on the pay and classification schedule. If approved, the pay increases will be reflected in the employees' April 29, 2022 paychecks.</p> <p>The budget amendment to operating funds will be needed for this unplanned adjustment in FY 2022.</p> |                                                           |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                           |                                |
| The above noted pay adjustments are not included in the approved FY 2022 Budget. Therefore, a budget amendment to all operating funds in the total amount of no more than \$300,000 is recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Fund Number and Description</b>                        | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                           |                                |
| 1. Pay and Classification Schedule 4.11.22 - Agenda Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Pay and Classification Schedule 4.11.22 - Agenda Item.pdf |                                |

**City of Clermont**  
**Pay and Classification Schedule**  
**4/11/2022**

| Title                             | Grade | Hourly Minimum | Hourly Midpoint | Hourly Maximum | Annual Minimum | Annual Midpoint | Annual Maximum | FLSA Exempt (*) |
|-----------------------------------|-------|----------------|-----------------|----------------|----------------|-----------------|----------------|-----------------|
| MAINTENANCE WORKER I              | 101   | \$12.16        | \$15.24         | \$18.31        | \$25,292.80    | \$31,699.20     | \$38,084.80    |                 |
| METER READER                      | 101   | \$12.16        | \$15.24         | \$18.31        | \$25,292.80    | \$31,699.20     | \$38,084.80    |                 |
| PARKS AND RECREATION ATTENDANT*** | 101   | \$12.16        | \$15.24         | \$18.31        |                |                 |                |                 |
| RECEPTIONIST***                   | 101   | \$12.16        | \$15.24         | \$18.31        |                |                 |                |                 |
| LIFEGUARD***                      | 102   | \$12.79        | \$16.03         | \$19.27        |                |                 |                |                 |
| CUSTOMER SERVICE REPRESENTATIVE   | 104   | \$14.11        | \$17.72         | \$21.33        | \$29,348.80    | \$36,857.60     | \$44,366.40    |                 |
| LEAD LIFEGUARD***                 | 104   | \$14.11        | \$17.72         | \$21.33        |                |                 |                |                 |
| MAINTENANCE WORKER II             | 104   | \$14.11        | \$17.72         | \$21.33        | \$29,348.80    | \$36,857.60     | \$44,366.40    |                 |
| OPERATOR TRAINEE                  | 104   | \$14.11        | \$17.72         | \$21.33        | \$29,348.80    | \$36,857.60     | \$44,366.40    |                 |
| PARK RANGER***                    | 104   | \$14.11        | \$17.72         | \$21.33        |                |                 |                |                 |
| POLICE SERVICE AIDE I***          | 104   | \$14.11        | \$17.72         | \$21.33        |                |                 |                |                 |
| STAFF ASSISTANT                   | 104   | \$14.11        | \$17.72         | \$21.33        | \$29,348.80    | \$36,857.60     | \$44,366.40    |                 |
| PUBLIC SERVICES LOCATOR           | 105   | \$14.83        | \$18.64         | \$22.44        | \$30,846.40    | \$38,771.20     | \$46,675.20    |                 |
| SWIM INSTRUCTOR***                | 105   | \$14.83        | \$18.64         | \$22.44        |                |                 |                |                 |
| CONSTRUCTION SPECIALIST           | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| CREW LEADER                       | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| LEAD PARK RANGER                  | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| LEAD STORMWATER WORKER            | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| SANITATION DRIVER                 | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| UTILITY TECHNICIAN                | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| UTILITY WORKER                    | 106   | \$15.60        | \$19.61         | \$23.62        | \$32,448.00    | \$40,788.80     | \$49,129.60    |                 |
| ACCOUNTING SPECIALIST I           | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| ADMINISTRATIVE ASSISTANT          | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| ASSISTANT SWIM COACH***           | 107   | \$16.40        | \$20.64         | \$24.87        |                |                 |                |                 |
| CEMETERY CARETAKER                | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| IRRIGATION/TURF TECHNICIAN        | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| LEAD UTILITY WORKER               | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| OPERATOR                          | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |

\* Exempt

\*\*\*Positions designated as PT

\*\*Based on 2604 hours.

Part-time positions are only shown in an hourly rate.



**City of Clermont**  
**Pay and Classification Schedule**  
**4/11/2022**

| Title                                       | Grade | Hourly Minimum | Hourly Midpoint | Hourly Maximum | Annual Minimum | Annual Midpoint | Annual Maximum | FLSA Exempt (*) |
|---------------------------------------------|-------|----------------|-----------------|----------------|----------------|-----------------|----------------|-----------------|
| PERMIT TECHNICIAN                           | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| PUBLIC SERVICES TECHNICIAN                  | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| SANITATION TECHNICIAN                       | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| UTILITY BILLING SPECIALIST                  | 107   | \$16.40        | \$20.64         | \$24.87        | \$34,112.00    | \$42,931.20     | \$51,729.60    |                 |
| CODE ENFORCEMENT OFFICER                    | 108   | \$17.25        | \$21.72         | \$26.18        | \$35,880.00    | \$45,177.60     | \$54,454.40    |                 |
| CRIMINAL INTELLIGENCE ANALYST               | 108   | \$17.25        | \$21.72         | \$26.18        | \$35,880.00    | \$45,177.60     | \$54,454.40    |                 |
| EVIDENCE CUSTODIAN/CRIME SCENE INVESTIGATOR | 108   | \$17.25        | \$21.72         | \$26.18        | \$35,880.00    | \$45,177.60     | \$54,454.40    |                 |
| HEAD SWIM COACH***                          | 108   | \$17.25        | \$21.72         | \$26.18        |                |                 |                |                 |
| LEAD PERMIT TECHNICIAN                      | 108   | \$17.25        | \$21.72         | \$26.18        | \$35,880.00    | \$45,177.60     | \$54,454.40    |                 |
| LEAD SWIM INSTRUCTOR***                     | 108   | \$17.25        | \$21.72         | \$26.18        |                |                 |                |                 |
| PARKS AND RECREATION SPECIALIST             | 108   | \$17.25        | \$21.72         | \$26.18        | \$35,880.00    | \$45,177.60     | \$54,454.40    |                 |
| WATER CONSERVATION OFFICER                  | 108   | \$17.25        | \$21.72         | \$26.18        | \$35,880.00    | \$45,177.60     | \$54,454.40    |                 |
| FOREMAN                                     | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| FRONT OF HOUSE MANAGER                      | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| GIS SPECIALIST                              | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| INFORMATION TECHNOLOGY TECHNICIAN           | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| MECHANIC                                    | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| MUNICIPAL RECORDS SPECIALIST                | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| POLICE SERVICE AIDE II                      | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| STAGE TECHNICIAN                            | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| WATER/WASTEWATER OPERATOR                   | 109   | \$18.15        | \$22.86         | \$27.57        | \$37,752.00    | \$47,548.80     | \$57,345.60    |                 |
| CRIME SCENE AND EVIDENCE SUPERVISOR         | 110   | \$19.09        | \$24.06         | \$29.03        | \$39,707.20    | \$50,044.80     | \$60,382.40    |                 |
| RECORDS SUPERVISOR                          | 110   | \$19.09        | \$24.06         | \$29.03        | \$39,707.20    | \$50,044.80     | \$60,382.40    |                 |
| WATER CONSERVATION COORDINATOR              | 110   | \$19.09        | \$24.06         | \$29.03        | \$39,707.20    | \$50,044.80     | \$60,382.40    |                 |
| ACCOUNTING COORDINATOR                      | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| CHIEF MECHANIC                              | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| COMMUNICATIONS COORDINATOR                  | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| HUMAN RESOURCES COORDINATOR                 | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |

\* Exempt

\*\*\*Positons designated as PT

\*\*Based on 2604 hours.

Part-time positions are only shown in an hourly rate.

**City of Clermont**  
**Pay and Classification Schedule**  
**4/11/2022**

| Title                                | Grade | Hourly Minimum | Hourly Midpoint | Hourly Maximum | Annual Minimum | Annual Midpoint | Annual Maximum | FLSA Exempt (*) |
|--------------------------------------|-------|----------------|-----------------|----------------|----------------|-----------------|----------------|-----------------|
| INDUSTRIAL ELECTRICIAN               | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| LEAD OPERATOR                        | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| PLANNING AND DEVELOPMENT COORDINATOR | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| PROCUREMENT COORDINATOR              | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| WEB DESIGN/USER SUPPORT              | 111   | \$20.09        | \$25.34         | \$30.58        | \$41,787.20    | \$52,707.20     | \$63,606.40    |                 |
| BENEFITS COORDINATOR                 | 112   | \$21.13        | \$26.67         | \$32.20        | \$43,950.40    | \$55,473.60     | \$66,976.00    |                 |
| GIS COORDINATOR                      | 112   | \$21.13        | \$26.67         | \$32.20        | \$43,950.40    | \$55,473.60     | \$66,976.00    |                 |
| LEAD INDUSTRIAL ELECTRICIAN          | 112   | \$21.13        | \$26.67         | \$32.20        | \$43,950.40    | \$55,473.60     | \$66,976.00    |                 |
| PAYROLL COORDINATOR                  | 112   | \$21.13        | \$26.67         | \$32.20        | \$43,950.40    | \$55,473.60     | \$66,976.00    |                 |
| SCADA NETWORK TECHNICIAN             | 112   | \$21.13        | \$26.67         | \$32.20        | \$43,950.40    | \$55,473.60     | \$66,976.00    |                 |
| WELLNESS AND SAFETY COORDINATOR      | 112   | \$21.13        | \$26.67         | \$32.20        | \$43,950.40    | \$55,473.60     | \$66,976.00    |                 |
| BUILDING INSPECTOR I                 | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    |                 |
| CONSTRUCTION INSPECTOR I             | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    |                 |
| FIRE AND LIFE SAFETY EDUCATOR        | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    |                 |
| FIRE INSPECTOR                       | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    |                 |
| OFFICE MANAGER                       | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    | *               |
| OPERATIONS CHIEF                     | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    |                 |
| PLANS REVIEWER I                     | 113   | \$22.24        | \$28.08         | \$33.91        | \$46,259.20    | \$58,406.40     | \$70,532.80    |                 |
| ACCOUNTANT                           | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    |                 |
| BUILDING SERVICES COORDINATOR        | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    |                 |
| EXECUTIVE OFFICE MANAGER             | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    | *               |
| PARKS AND RECREATION COORDINATOR     | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    | *               |
| PLANS REVIEWER (FIRE)                | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    |                 |
| PLANS REVIEWER (PUBLIC SERVICES)     | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    |                 |
| UTILITY BILLING MANAGER              | 114   | \$23.41        | \$29.57         | \$35.72        | \$48,692.80    | \$61,505.60     | \$74,297.60    | *               |
| BUILDING INSPECTOR II                | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    |                 |
| BUILDING SERVICES MANAGER            | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    | *               |
| CODE ENFORCEMENT MANAGER             | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    | *               |

\* Exempt

\*\*\*Positions designated as PT

\*\*Based on 2604 hours.

Part-time positions are only shown in an hourly rate.

**City of Clermont**  
**Pay and Classification Schedule**  
**4/11/2022**

| Title                                   | Grade | Hourly Minimum | Hourly Midpoint | Hourly Maximum | Annual Minimum | Annual Midpoint | Annual Maximum | FLSA Exempt (*) |
|-----------------------------------------|-------|----------------|-----------------|----------------|----------------|-----------------|----------------|-----------------|
| CONSTRUCTION INSPECTOR II               | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    |                 |
| HUMAN RESOURCES GENERALIST              | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    | *               |
| PLANS REVIEWER II                       | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    |                 |
| PLANS REVIEWER/BUILDING INSPECTOR II*** | 115   | \$24.64        | \$31.14         | \$37.63        |                |                 |                |                 |
| PRODUCTION MANAGER                      | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    | *               |
| SENIOR PLANNER                          | 115   | \$24.64        | \$31.14         | \$37.63        | \$51,251.20    | \$64,771.20     | \$78,270.40    | *               |
| SENIOR PROCUREMENT SERVICES AGENT       | 116   | \$25.94        | \$32.80         | \$39.65        | \$53,955.20    | \$68,224.00     | \$82,472.00    | *               |
| BUILDING INSPECTOR III                  | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    |                 |
| CHIEF ACCOUNTANT                        | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| CHIEF BUILDING INSPECTOR                | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    |                 |
| DEPUTY CITY CLERK                       | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| FACILITY MANAGER                        | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| FIRE CAPTAIN - EMS                      | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| FIRE CAPTAIN - TRAINING                 | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| GRANTS AND SPECIAL PROJECTS MANAGER     | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| PLANS REVIEWER III                      | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    |                 |
| PROFESSIONAL STANDARDS OFFICER          | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| PROGRAM MANAGER                         | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| RECORDS ADMINISTRATOR                   | 117   | \$27.30        | \$34.54         | \$41.77        | \$56,784.00    | \$71,843.20     | \$86,881.60    | *               |
| ARTS AND EVENTS MANAGER                 | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| BUDGET MANAGER                          | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| CONSTRUCTION PROJECTS MANAGER           | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| HUMAN RESOURCES MANAGER                 | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| INFORMATION TECHNOLOGY SYSTEM ANALYST   | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| PLANNING MANAGER                        | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| PUBLIC SERVICES MANAGER                 | 119   | \$30.28        | \$38.34         | \$46.39        | \$62,982.40    | \$79,747.20     | \$96,491.20    | *               |
| BATTALION CHIEF**                       | 119b  | \$24.39        | \$30.82         | \$37.24        | \$63,511.56    | \$80,255.28     | \$96,972.96    |                 |
| POLICE LIEUTENANT                       | 120   | \$31.89        | \$40.39         | \$48.89        | \$66,331.20    | \$84,011.20     | \$101,691.20   | *               |

\* Exempt

\*\*\*Positions designated as PT

\*\*Based on 2604 hours.

Part-time positions are only shown in an hourly rate.

**City of Clermont**  
**Pay and Classification Schedule**  
**4/11/2022**

| Title                                  | Grade | Hourly Minimum | Hourly Midpoint | Hourly Maximum | Annual Minimum | Annual Midpoint | Annual Maximum | FLSA Exempt (*) |
|----------------------------------------|-------|----------------|-----------------|----------------|----------------|-----------------|----------------|-----------------|
| SUPERINTENDENT                         | 120   | \$31.89        | \$40.39         | \$48.89        | \$66,331.20    | \$84,011.20     | \$101,691.20   | *               |
| ASSISTANT FINANCE DIRECTOR             | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| ASSISTANT PUBLIC SERVICES DIRECTOR     | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| BUILDING OFFICIAL                      | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| FIRE ASSISTANT CHIEF - ADMINISTRATION  | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| FIRE ASSISTANT CHIEF - OPERATIONS      | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| FIRE MARSHAL                           | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| INFORMATION TECHNOLOGY MANAGER         | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| INFORMATION TECHNOLOGY NETWORK MANAGER | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| PUBLIC INFORMATION OFFICER             | 121   | \$33.58        | \$42.55         | \$51.52        | \$69,846.40    | \$88,504.00     | \$107,161.60   | *               |
| POLICE CAPTAIN                         | 122   | \$35.39        | \$44.84         | \$54.29        | \$73,611.20    | \$93,267.20     | \$112,923.20   | *               |
| CITY CLERK                             | 123   | \$37.26        | \$49.06         | \$60.86        | \$77,500.80    | \$102,044.80    | \$126,588.80   | *               |
| DEPUTY POLICE CHIEF                    | 123   | \$37.26        | \$49.06         | \$60.86        | \$77,500.80    | \$102,044.80    | \$126,588.80   | *               |
| PROCUREMENT SERVICES DIRECTOR          | 123   | \$37.26        | \$49.06         | \$60.86        | \$77,500.80    | \$102,044.80    | \$126,588.80   | *               |
| BUILDING SERVICES DIRECTOR             | 124   | \$41.52        | \$54.69         | \$67.85        | \$86,361.60    | \$113,755.20    | \$141,128.00   | *               |
| PARKS AND RECREATION DIRECTOR          | 124   | \$41.52        | \$54.69         | \$67.85        | \$86,361.60    | \$113,755.20    | \$141,128.00   | *               |
| PLANNING AND DEVELOPMENT DIRECTOR      | 124   | \$41.52        | \$54.69         | \$67.85        | \$86,361.60    | \$113,755.20    | \$141,128.00   | *               |
| HUMAN RESOURCES DIRECTOR               | 125   | \$43.74        | \$57.64         | \$71.53        | \$90,979.20    | \$119,891.20    | \$148,782.40   | *               |
| INFORMATION TECHNOLOGY DIRECTOR        | 125   | \$43.74        | \$57.64         | \$71.53        | \$90,979.20    | \$119,891.20    | \$148,782.40   | *               |
| FINANCE DIRECTOR                       | 126   | \$46.09        | \$60.75         | \$75.40        | \$95,867.20    | \$126,360.00    | \$156,832.00   | *               |
| FIRE CHIEF                             | 126   | \$46.09        | \$60.75         | \$75.40        | \$95,867.20    | \$126,360.00    | \$156,832.00   | *               |
| POLICE CHIEF                           | 126   | \$46.09        | \$60.75         | \$75.40        | \$95,867.20    | \$126,360.00    | \$156,832.00   | *               |
| DEPUTY CITY MANAGER                    | 127   | \$48.57        | \$64.03         | \$79.49        | \$101,025.60   | \$133,182.40    | \$165,339.20   | *               |
| PUBLIC SERVICES DIRECTOR               | 127   | \$48.57        | \$64.03         | \$79.49        | \$101,025.60   | \$133,182.40    | \$165,339.20   | *               |

\* Exempt

\*\*\*Positions designated as PT

\*\*Based on 2604 hours.

Part-time positions are only shown in an hourly rate.



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------|------|--------|------|-------|--------------------------------|-------------|--------|----------------------------------|------------|---------|----------------------------------|-------------|-----------|------------------------------------|-------------|-----------------------------|---------------------------------|------------|----------------|----------------------------|------------|--------------------------------------------------|-----------------|-------------|--------------------|-------|------------|----------------------------------|---------------------------|------------|--------------|--|--------------------|
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Purchase Approval and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Recommend approval of funding for a used fire engine, repairs, loose equipment and graphics with a corresponding Budget Amendment in the amount of \$72,825.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <p>This is a request to approve funding for the purchase of a used fire engine, related equipment, repairs and graphics for the Fire Department to increase the size of the existing fleet due to future needs, and current continuing maintenance issues and long repair timelines. The engine will ensure adequate apparatus are available to service the city.</p> <p>This is an unplanned purchase and will require a budget amendment to the FY 2022 budget.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <p>The funding for this was not included in the FY 2022 budget and will require a Budget Amendment in the amount of \$72,825 for the below detailed items.</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Vendor</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Truck</td> <td>George Gideon Auctioneers Inc.</td> <td>\$21,000.00</td> </tr> <tr> <td>Lights</td> <td>On Scene repairs and Maintenance</td> <td>\$8,645.60</td> </tr> <tr> <td>Repairs</td> <td>On Scene repairs and Maintenance</td> <td>\$10,115.70</td> </tr> <tr> <td>Fire hose</td> <td>Municipal Emergency Services (MES)</td> <td>\$10,873.60</td> </tr> <tr> <td>Traffic pre-emption emitter</td> <td>Transportation Control Services</td> <td>\$1,955.00</td> </tr> <tr> <td>Hose bed cover</td> <td>Crystal's Upholstery, Inc.</td> <td>\$1,500.00</td> </tr> <tr> <td>Radio and communication equipment &amp; installation</td> <td>Lake County Fl.</td> <td>\$10,244.34</td> </tr> <tr> <td>On board generator</td> <td>Ten-8</td> <td>\$3,015.28</td> </tr> <tr> <td>Remove old, install new graphics</td> <td>Affordable Signs Clermont</td> <td>\$5,475.00</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>\$72,824.52</b></td> </tr> </tbody> </table> |                                                    |                                | Item | Vendor | Cost | Truck | George Gideon Auctioneers Inc. | \$21,000.00 | Lights | On Scene repairs and Maintenance | \$8,645.60 | Repairs | On Scene repairs and Maintenance | \$10,115.70 | Fire hose | Municipal Emergency Services (MES) | \$10,873.60 | Traffic pre-emption emitter | Transportation Control Services | \$1,955.00 | Hose bed cover | Crystal's Upholstery, Inc. | \$1,500.00 | Radio and communication equipment & installation | Lake County Fl. | \$10,244.34 | On board generator | Ten-8 | \$3,015.28 | Remove old, install new graphics | Affordable Signs Clermont | \$5,475.00 | <b>Total</b> |  | <b>\$72,824.52</b> |
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Vendor                                             | Cost                           |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Truck                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | George Gideon Auctioneers Inc.                     | \$21,000.00                    |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Lights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | On Scene repairs and Maintenance                   | \$8,645.60                     |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | On Scene repairs and Maintenance                   | \$10,115.70                    |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Fire hose                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Municipal Emergency Services (MES)                 | \$10,873.60                    |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Traffic pre-emption emitter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Transportation Control Services                    | \$1,955.00                     |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Hose bed cover                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Crystal's Upholstery, Inc.                         | \$1,500.00                     |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Radio and communication equipment & installation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Lake County Fl.                                    | \$10,244.34                    |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| On board generator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Ten-8                                              | \$3,015.28                     |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| Remove old, install new graphics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Affordable Signs Clermont                          | \$5,475.00                     |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    | <b>\$72,824.52</b>             |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fund Number and Description</b>                 | <b>Available Budget Amount</b> |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| 1. budget amendment request for mount dora truck                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | budget amendment request for mount dora truck.docx |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |
| 2. SCL-MAIL22031114090                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SCL-MAIL22031114090.pdf                            |                                |      |        |      |       |                                |             |        |                                  |            |         |                                  |             |           |                                    |             |                             |                                 |            |                |                            |            |                                                  |                 |             |                    |       |            |                                  |                           |            |              |  |                    |



**Kathy Johnston**  
Assistant Chief of Administration  
352-394-7662  
kjohnston@clermontfl.org



## Memorandum

To: Tracy Ackroyd Howe  
City Clerk

From: Kathy Johnston  
Assistant Fire Chief, Administration

Re: Budget amendment

Recently the City Manager approved the purchase of a used fire truck. A budget amendment is required to fund the purchase and to fund needed repairs, equipment and graphics. The total cost is \$72,824.52

| Item                             | Vendor                             | Cost               |
|----------------------------------|------------------------------------|--------------------|
| Truck                            | George Gideon Auctioneers Inc.     | \$21,000.00        |
| Lights                           | On Scene repairs and Maintenance   | \$8,645.60         |
| Repairs                          | On Scene repairs and Maintenance   | \$10,115.70        |
| Fire hose                        | Municipal Emergency Services (MES) | \$10,873.60        |
| Traffic pre-emption emitter      | Transportation Control Services    | \$1,955.00         |
| Hose bed reconfiguration         | Crystal's Upholstery, Inc.         | \$1,500.00         |
| Radio and installation           | Lake County FL.                    | \$10,244.34        |
| On board generator               | Ten-8                              | \$3,015.28         |
| Remove old, install new graphics | Affordable Signs Clermont          | \$5,475.00         |
| <b>Total</b>                     |                                    | <b>\$72,824.52</b> |

The Chief would like this to be placed on the March 22<sup>th</sup> council agenda.

Thank you,  
Kathy Johnston

Cc: David Ezell, Fire Chief  
William Harrison, Assistant Chief- Operations  
Jennifer Pierce, Assistant Chief- Fire Marshal  
Pam McDuffee, Administrative Assistant  
Beth Carter, Administrative Assistant



George Gideon Auctioneers Inc.  
2753 N. HWY 441  
Zellwood, FL 32798  
Phone: (407) 886-2211  
Fax: (407) 886-2248

Paddle #: 30724

Invoice #: 30724-209398-1

Date: 02-Mar-2022 09:55 CST

## Buyer Information

Buyer Name: William Harrison  
Company: City of Clermont  
Paddle #: 30724  
Phone #: (352) 989-1891  
(352) 241-2212  
Email: wharrison@clermontfl.org  
Tax Id: CITY  
Billing: 439 W Hwy 50  
Clermont, FL 34711

## Auction Information

Auction: TUESDAY NIGHT AUCTIONS (3/1/2022) AUCTION #5  
Date: 03/01/2022  
Location: 2753 N. HWY 441  
Zellwood, FL 32798

| Lot           | Paddle | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty     | Bid         | Sale Price  | Premium    | Tax    | Total       |
|---------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|-------------|------------|--------|-------------|
| 22020372      | 30724  | 2007 PIERCE CONTENDER MILES - 48316 SHOWING ON THE ODOMETER VIN# 4P1CCD1A87A007477 WEIGHT - 23010 LBS GVW - 40000 LBS COLOR - RED/BLACK 4 DOOR KEYS - 0 PUSH START IGNITION DRIVETRAIN MOTOR - ISL CUMMINS 8.9L DIESEL TRANSMISSION - AUTOMATIC DUAL REAR WHEELS TRANSMISSION LIGHT ON EXTERIOR WATEROUS TOP MOUNT CONTROLS 1250 GPM PUMP POLY WATER TANK HIGH SIDES WITH ROLL UP DOORS SWING DOWN LADDER RACK ON PASSENGER SIDE STEP RAILS TOOL BOX CAUTION LIGHTS ALLOY WHEELS WHEEL AND TIRE SIZE 22.5 INCHES INTERIOR AIR CONDITIONER CENTER CONSOLE BUCKET SEATS MANUAL TILT SEATS 22020372/MDF | 1       | \$20,000.00 | \$20,000.00 | \$1,000.00 | \$0.00 | \$21,000.00 |
| Total Lots: 1 |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Totals: |             | \$20,000.00 | \$1,000.00 | \$0.00 | \$21,000.00 |

SubTotal: \$21,000.00

Cash Total Due: \$21,000.00

Tax codes used: fl tax

Auction item is USED and may contain defects. Description is to be used as a guide only and Bidders are advised to inspect item prior to bidding. All information provided is believed to be correct but NO warranty as such is either intended or implied by Auctioneer or Owner. All items are sold "AS IS - WHERE IS AND WITH ALL FAULTS AND DEFECTS THEREIN". All items must be removed from our property. Any items not removed within 3 business days will be considered abandoned and subject to a \$35 disposal fee per lot. Additionally, George Gideon Auctioneer employees DO NOT assist in hand loading items. George Gideon Auctioneers is not responsible for any property damage and/or bodily injury arising from loading of items via forklift onto or in any vehicles. George Gideon Auctioneers reserves the right to deny loading items on or in any vehicles that it deems unsafe. Purchaser and Transporter for the purchaser agrees to this by their signature below.

SIGNATURE X

Decalsigned by:

Freddy Suarez

3/2/2022

431157141355102

CHECK

Decalsigned by:

David Ejell

DADCBS25C188498

Decalsigned by:

Kathy Johnson

D089715C008144F

RECEIVED

MAR 2 - 2022

CLERMONT  
FIRE DEPARTMENT

30724-209398-1

UNPAID

**FEIN: 86-2849988**

**DATE:** 3/11/2022

|                 |
|-----------------|
| <b>Customer</b> |
| Clermont        |

S/O Number

Customer Unit number

**Terms****Payable Upon Receipt****Contact Person****Contact Number**

**TERMS:**

**Payable Upon Receipt**

**Pricing on above items valid for 30 days**

|               |                    |
|---------------|--------------------|
| <b>Total:</b> | <b>\$ 8,645.60</b> |
|---------------|--------------------|



On Scene repairs & Maintenance  
1640 NE 32nd Ave Bldg A  
Ocala, FL 34470



## SERVICE ESTIMATE

FEIN: 86-2849988

[onscenerepairs@gmail.com](mailto:onscenerepairs@gmail.com)

352-789-4035

| <b>Customer</b>       |                   |                             |                                                                             | <b>DATE:</b> 3/11/2022 |             |
|-----------------------|-------------------|-----------------------------|-----------------------------------------------------------------------------|------------------------|-------------|
| Clermont              |                   |                             |                                                                             |                        |             |
| <b>Requested By</b>   | <b>S/O Number</b> | <b>Customer Unit number</b> | <b>Terms</b>                                                                |                        |             |
|                       | 19338             |                             | Payable Upon Receipt                                                        |                        |             |
| <b>Contact Person</b> |                   | <b>Contact Number</b>       | <b>TERMS:</b>                                                               |                        |             |
|                       |                   |                             | Payable Upon Receipt                                                        |                        |             |
| Qty.                  | Brand             | Part No.                    | Description                                                                 | Cost                   | Total       |
| 1                     | Class-1           |                             | Info center                                                                 | \$590.00               | \$ -        |
| 1                     | Class-1           |                             | Pressure governor                                                           | \$2,266.70             | \$ 2,266.70 |
| 1                     | Waterous          |                             | Primer conversion                                                           | \$1,242.00             | \$ 1,242.00 |
| 1                     | Waterous          |                             | Pump packing                                                                | \$252.00               | \$ 252.00   |
| 9                     | Class-1           |                             | Pump discharge gauges                                                       | \$225.00               | \$ 2,025.00 |
| 1                     | Class-1           |                             | Master pump pressure gauge                                                  | \$275.00               | \$ 275.00   |
| 1                     | Class-1           |                             | Master pump intake gauge                                                    | \$275.00               | \$ 275.00   |
| 2                     | Truck light       |                             | Cab marker light                                                            | \$25.00                | \$ 50.00    |
| 1                     | Truck light       |                             | Left rear body marker light                                                 | \$50.00                | \$ 50.00    |
| 1                     | OSRM              | Labor                       | Replace non working info center                                             | \$180.00               | \$ 180.00   |
| 1                     | OSRM              | Labor                       | Replace pressure governor                                                   | \$180.00               | \$ 180.00   |
| 1                     | OSRM              | Labor                       | Install primer conversion                                                   | \$360.00               | \$ 360.00   |
| 1                     | OSRM              | Labor                       | Replace all pump discharge gauges                                           | \$450.00               | \$ 450.00   |
| 1                     | OSRM              | Labor                       | Replace marker lights                                                       | \$90.00                | \$ 90.00    |
| 1                     | OSRM              | Labor                       | Replace pump packing and adjust                                             | \$800.00               | \$ 800.00   |
| 1                     | OSRM              | Labor                       | Clean A/C evaporator and install filter                                     | \$180.00               | \$ 180.00   |
| 1                     | OSRM              | Labor                       | Throttle ready light stays on at pump panel                                 | \$270.00               | \$ 270.00   |
| 1                     | OSRM              | Labor                       | Perform dry vacuum test and advise of leaking ball valves that need rebuilt | \$180.00               | \$ 180.00   |
|                       |                   |                             |                                                                             | \$ -                   | \$ -        |
|                       |                   |                             |                                                                             | \$ -                   | \$ -        |

Pricing on above items valid for 30 days

Sub -Total: \$ 9,715.70  
Misc \$ 250.00  
Freight: \$ 150.00

Total: \$ 10,115.70



MUNICIPAL EMERGENCY SERVICES

3789 62nd Avenue North  
Pinellas Park, FL 33781

## Quote

Date 03/07/2022  
Quote # QT1560902  
Expires 03/22/2022  
Sales Rep Mclester, Rickey  
PO #  
Shipping Method FedEx Ground

**Bill To**  
CLERMONT FIRE DEPT  
439 W Hwy 50  
Clermont FL 34711  
United States

**Ship To**  
CLERMONT FIRE DEPT  
439 W Hwy 50  
Clermont FL 34711  
United States

| Item          | Alt. Item #    | Units | Description                                                              | QTY | Unit Sales Pri. | Amount   |
|---------------|----------------|-------|--------------------------------------------------------------------------|-----|-----------------|----------|
| DP17CC-50-ARN | Color Yellow   |       | Color Yellow<br>Cobra Combat Attack Hose 1.75" CC COLOR X<br>50' ALUM NH | 4   | 275.59          | 1,102.36 |
| DP17CC-50-ARN | Color White    |       | Color White<br>Cobra Combat Attack Hose 1.75" CC COLOR X<br>50' ALUM NH  | 4   | 275.59          | 1,102.36 |
| MATEX HOSE    | Color Blue     |       | Color Blue<br>Custom MATEX HOSE<br>DP25CC(Blue)-50-ARN                   | 4   | 267.56          | 1,070.24 |
| NX40Y-100-STZ |                |       | 4" Yell Nitrex X 100' Storz                                              | 8   | 682.27          | 5,458.16 |
| MATEX HOSE    | DP30(WHITE)... |       | DP30(WHITE)-50-ARN<br>Custom MATEX HOSE<br>DP30(WHITE)-50-ARN            | 8   | 267.56          | 2,140.48 |

Subtotal 10,873.60  
Shipping Cost (FedEx Ground) 0.00  
Total \$10,873.60

Shipping free over \$5,000

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current local tax information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1560902



# TRANSPORTATION CONTROL SYSTEMS

1030 South 86th Street | Tampa, Florida 33619 | 800.886.2735 | 813.630.2800  
www.tcstraffic.com

## SALES QUOTE #: 18460

QUOTE DATE: 03/10/22 1:52PM

Print Date: 03/10/22 1:53PM

PAGE 1 OF 2

### Quoted To

CITY OF CLERMONT

400 12TH ST

CLERMONT FL 34711-2018

### QUOTATION INFORMATION

Customer Code CLE104

Doc Owner

Document Date 03/10/22

Project References: GTT OPTICOM

| Item No.                   | Item Description            | Qty Ord | Unit Price    | Ext. Price  |
|----------------------------|-----------------------------|---------|---------------|-------------|
| FDOT APL TRAFFIC EQUIPMENT |                             |         |               |             |
| AGENCY TERM CONTRACT       |                             |         |               |             |
| BID #: DOT-ITB-20-9034-GH  |                             |         |               |             |
| 794H                       | LED EMITTER (HIGH PRIORITY) | 1       | \$ 1,005.0000 | \$ 1,005.00 |
| GTT-IR-VEH.-INSTALL        | INSTALL IR VEHICLE EMITTER  | 1       | \$ 950.0000   | \$ 950.00   |

Quotation Totals And Terms On Next Page



# TRANSPORTATION CONTROL SYSTEMS SALES QUOTE #: 18460

1030 South 86th Street | Tampa, Florida 33619 | 800.886.2735 | 813.630.2800  
www.tcstraffic.com

QUOTE DATE: 03/10/22 1:52PM

Print Date: 03/10/22 1:53PM PAGE 2 OF 2

## TERMS & CONDITIONS FOR TRANSPORTATION CONTROL SYSTEMS, INC. QUOTATIONS

- ALL ITEMS ARE QUOTED FOB WAREHOUSE.
- SHIPPING CHARGES:  
ORDERS DELIVERED TO FLORIDA AND TENNESSEE - ORDERS GREATER THAN \$ 500 ARE FREIGHT ALLOWED.  
ORDERS DELIVERED TO GA, AL, NC, SC, LA, MS - ORDERS GREATER THAN \$ 1,000 ARE FREIGHT ALLOWED.
- LEAD TIMES:  
STANDARD LEAD TIME: APPROXIMATELY 4 - 8 WEEKS AFTER RELEASE BY CUSTOMER.  
PRODUCTION: 2 TO 4 WEEKS FOR DRAWINGS. SCHEDULE IS DETERMINED AFTER RECEIPT OF APPROVED DRAWINGS AND RELEASE BY CUSTOMER. ABOVE SCHEDULES ARE SOLELY THOSE IN EFFECT AT TIME OF QUOTATION. ACTUAL SCHEDULES ARE SUBJECT TO CHANGE DUE TO CIRCUMSTANCES AND/OR CONDITIONS EXISTING AT THE TIME ORDER IS RELEASED BY CUSTOMER.
- ALL ORDERS ARE SUBJECT TO ACCEPTANCE BY TRANSPORTATION CONTROL SYSTEMS, INC. UPON RECEIPT OF PURCHASE ORDER.
- PLEASE REFERENCE TCS QUOTE NUMBERS ON ALL PURCHASE ORDERS.
- TERMS ARE NET 30 DAYS FOR ESTABLISHED ACCOUNTS.
- TAX CALCULATIONS ARE FOR ESTIMATE PURPOSES ONLY. ACTUAL SALES TAX WILL BE CHARGED BASED ON SHIP TO ADDRESS.
- QUOTES ARE VALID FOR 30 DAYS.

### Quotation Totals

|                     |    |                    |
|---------------------|----|--------------------|
| Sub-Total           |    | \$ 1,955.00        |
| Freight             | \$ | 0.00               |
| Tax                 | \$ | 0.00               |
| <b>Total Amount</b> |    | <b>\$ 1,955.00</b> |

Signature \_\_\_\_\_

Date \_\_\_\_\_

# Crystal's

Upholstery, Inc.

**Auto • Marine • Furniture • Embroidery**  
 1516 Max Hooks Rd., Suite E • Groveland FL 34736  
**407-470-9371**

|                                                                                                                                                                |                         |        |        |          |             |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------|--------|----------|-------------|---------|
| PHONE                                                                                                                                                          |                         |        |        |          | DATE        |         |
| NAME                                                                                                                                                           |                         |        |        |          |             |         |
| ADDRESS                                                                                                                                                        |                         |        |        |          |             |         |
| ORDER NO.                                                                                                                                                      |                         |        |        |          | 12014       |         |
| SOLD BY                                                                                                                                                        | CASH                    | C.O.D. | CHARGE | ON ACCT. | MDSE. RET'D |         |
| QTY.                                                                                                                                                           | DESCRIPTION             |        |        |          | PRICE       | AMOUNT  |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                | 2007. Pierce Pontiac    |        |        |          |             |         |
|                                                                                                                                                                | Fireblade # 3282        |        |        |          |             |         |
|                                                                                                                                                                | 1000 lbs. and 1000 lbs. |        |        |          |             |         |
|                                                                                                                                                                | each                    |        |        |          |             |         |
|                                                                                                                                                                | 2007.08                 |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
|                                                                                                                                                                |                         |        |        |          |             |         |
| All sales final. Customer must retain receipt for warranty claims. Customer has obtained possession of merchandise and has 24 hours to make any damage claims. |                         |        |        |          |             | 1100.00 |
|                                                                                                                                                                |                         |        |        |          | Tax         | 0.00    |
| RECEIVED BY                                                                                                                                                    |                         |        |        |          | TOTAL       | 1300.00 |

**Thank You!**

## William Harrison

---

**From:** Chuck Chapman  
**Sent:** Tuesday, March 8, 2022 5:03 PM  
**To:** William Harrison; Kathy Johnston; Beth Carter  
**Subject:** Fwd: Work Order: 167237

This is for the Wi-Fi and communication missing from the truck. Computer connection.

Chuck Chapman  
Logistics Coordinator  
Clermont Fire Department  
352-801-5919 Cell  
Sent From My I-Phone

Begin forwarded message:

**From:** Chuck Chapman <cchapman@clermontfl.org>  
**Date:** March 8, 2022 at 5:00:50 PM EST  
**To:** "Keough, Brad" <bkeough@lakecountyfl.gov>  
**Subject:** Re: Work Order: 167237

Thank you!

Chuck Chapman  
Logistics Coordinator  
Clermont Fire Department  
352-801-5919 Cell  
Sent From My I-Phone

On Mar 8, 2022, at 4:53 PM, Keough, Brad <bkeough@lakecountyfl.gov> wrote:

Good Afternoon Chuck,

Max Transit Mini - 399.00  
Transit Mini Power Supply - 19.00  
Pepwave GPS Antenna - 85.00  
APX 6500 with install parts - 5,610.44  
CSB-900 MAX with radio connection cable - 3575.90  
Installation Charge 75.00  
Installation Hours 16 hours @ 30.00 an hour = 480.00

Total = 10,244.34

I will build a full workup into an official quote Thursday morning.

Thank You,

Brad



**BRAD KEOUGH**

*System Support Technician*

Public Safety Support Services

A 106415 Independence Blvd., Groveland FL 34738

P 352-263-1918 | F 352-262-1915

E BKeough@lakecountyfl.gov

| W [www.lakecountyfl.gov](http://www.lakecountyfl.gov)

*NOTE: This is not a city, school, or public entity email.  
Your email address may appear in public records, including  
public hearings.*



IN SERVICE TO SERVE YOU  
TEN-8 FIRE & SAFETY, LLC  
2904 59TH AVENUE DRIVE EAST  
BRADENTON, FL 34203  
Phone : 800-228-8368  
Fax : 941-756-2598

## Sales Quote

Page: 1

Sales Quote Number: Q232622  
Sales Quote Date: 3/7/2022

Customer ID: CLERMONT  
SalesPerson: Mitchell Wilkerson  
Email: mwilkerson@ten8fire.com  
Ten-8 Contact: Cory Pike  
Email: cpike@ten8fire.com

**Sell To :**

CLERMONT FIRE DEPT.  
439 E. HIGHWAY 50  
CLERMONT, FL 34711

**Ship To :**

CLERMONT FIRE DEPT.  
439 E. HIGHWAY 50  
CLERMONT, FL 34711

Payment Terms : Due Upon Receipt of  
Product Or Service

Ship Via : STANDARD DELIVERY

| Item No.     | Description                  | Unit | Quantity | Selling Pric | Total Price |
|--------------|------------------------------|------|----------|--------------|-------------|
| CFY-EM5000SX | HONDA 5000 WATT GENERATOR    | EACH | 1        | 3,015.28     | 3,015.28    |
| FRT INCL     | FREIGHT CHARGES INCLUDED     | EACH | 1        |              |             |
| LAKE         | PRICED PER LAKE CO. CONTRACT | EACH |          |              |             |
| LAKE2        | #17-0606L EXPIRES 06/30/2022 | EACH |          |              |             |

Amount Subject to Sales Tax 0  
Amount Exempt from Sales Tax 3,015.28

**Subtotal:** 3015.28  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
**Total:** 3,015.28

This Quote is valid until 04/06/22

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at [www.ten8fire.com/returns](http://www.ten8fire.com/returns).



AFFORDABLE SIGNS CLERMONT  
1502 MAX HOOKS RD SUITE C  
GROVELAND, FL 34736  
352-241-7645  
affordablesignsclermont@gmail.com

# Estimate

| Date     | Estimate # |
|----------|------------|
| 3/4/2022 | 13218      |

| Name / Address                                      |
|-----------------------------------------------------|
| CLERMONT FIRE DEPT<br>CHUCK CHAPMAN<br>352-394-7662 |

| Ship To |
|---------|
|         |

| Rep | Project |
|-----|---------|
|     |         |

| Item            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Qty | Rate     | Total     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|-----------|
| VEHICLE GRAP... | <p>31' FIRE TRUCK<br/>REMOVE ALL GRAPHICS (REFLECTIVE AND LOGOS) FROM CAB OF TRUCK. REMOVE THE TOP 2 LINES OF REFLECTIVE FROM SIDES OF TRUCK. REMOVE THE DIAL 911.</p> <p>INSTALL BLACK REFLECTIVE BAND ON CAB OF TRUCK - LEAVE A 1" SPACE AND APPLY LARGE TURN ENGINE GOLD ON TOP AND BOTTOM OF REFLECTIVE BAND. INSTALL GLOSS BLACK WRAP MATERIAL FROM THE TOP OF TRUCK DOWN BELOW WINDOWS ON CAB SIDES AND BRING AROUND THE FRONT. INSTALL LARGE TURN ENGINE GOLD DIRECTLY UNDER THE BLACK WRAP. IN GOLD ENGINE TURN, INSTALL CLERMONT ON FRONT OF TRUCK AND ON THE BACK OF THE TRUCK. INSTALL DIGITAL PRINT/LAM THE CLERMONT CHOICE OF CHAMPIONS ON THE SIDE BACK DOOR - MUST BE CUT BETWEEN EACH GROOVE, ON BOTH SIDES OF TRUCK. INSTALL CITY OF CLERMONT IN TURN ENGINE GOLD IN THE CENTER DOOR ON SIDE OF TRUCK - MUST BE CUT BETWEEN THE GROOVES - ON BOTH SIDES. ON THE CAB DOORS INSTALL THE FIRE DEPT MALTESE CROSS WITH GOLD TURN ENGINE IN CENTER AND DIGITAL PRINT/LAM ON THE REST OF THE LOGO.</p> | 1   | 5,475.00 | 5,475.00T |

|                                                                                                                                                                                          |  |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|
| APPROVAL OF PROPOSAL                                                                                                                                                                     |  | Subtotal         |
| I APPROVE THE ABOVE ESTIMATE, PRICES, COLORS, SPECIFICATIONS AND CONDITIONS. I UNDERSTAND A 50% DEPOSIT IS REQUIRED TO PLACE MY ORDER. BALANCE IS DUE DAY OF COMPLETION OR INSTALLATION. |  | Sales Tax (0.0%) |
| SIGNATURE _____<br>DATE _____                                                                                                                                                            |  | Total            |

AFFORDABLE SIGNS CLERMONT  
1502 MAX HOOKS RD SUITE C  
GROVELAND, FL 34736  
352-241-7645  
affordablesignsclermont@gmail.com

# Estimate

| Date     | Estimate # |
|----------|------------|
| 3/4/2022 | 13218      |

| Name / Address                                      |
|-----------------------------------------------------|
| CLERMONT FIRE DEPT<br>CHUCK CHAPMAN<br>352-394-7662 |

| Ship To |
|---------|
|         |

|                                                                                                                                                                                                                                                          |                                                                  | Rep | Project                                                    |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----|------------------------------------------------------------|------------------------------------|
| Item                                                                                                                                                                                                                                                     | Description                                                      | Qty | Rate                                                       | Total                              |
|                                                                                                                                                                                                                                                          | WILL NEED THE TRUCK FOR AT LEAST A WEEK FOR REMOVAL AND INSTALL. |     |                                                            |                                    |
| <b>APPROVAL OF PROPOSAL</b><br>I APPROVE THE ABOVE ESTIMATE, PRICES, COLORS, SPECIFICATIONS AND CONDITIONS. I UNDERSTAND A 50% DEPOSIT IS REQUIRED TO PLACE MY ORDER. BALANCE IS DUE DAY OF COMPLETION OR INSTALLATION.<br>SIGNATURE _____<br>DATE _____ |                                                                  |     | <b>Subtotal</b><br><b>Sales Tax (0.0%)</b><br><b>Total</b> | \$5,475.00<br>\$0.00<br>\$5,475.00 |



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                 |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                             |                                    |                                |
| Tuesday, March 22, 2022                                                                                                                                         |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                         |                                    |                                |
| Audit and Annual Financial Report                                                                                                                               |                                    |                                |
| <b>Requested Action</b>                                                                                                                                         |                                    |                                |
| Requesting acceptance of FY 2020 Audit and Annual Financial Report                                                                                              |                                    |                                |
| <b>Staff Report</b>                                                                                                                                             |                                    |                                |
| Requesting acceptance of FY 2020 Audit and Annual Financial Report. An independent audit and annual financial report is completed each Fiscal Year by the City. |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                      |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                            | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                        |                                    |                                |
| 1. Report 2019.20                                                                                                                                               | Report 2019.20.pdf                 |                                |





# COMPREHENSIVE ANNUAL FINANCIAL REPORT

For Fiscal Year Ended September 30, 2020

City of Clermont, Florida







Boating is a way of life for many Clermont residents. Special memories are made cruising along the pristine Clermont Chain of Lakes, soaking up the sun and admiring Clermont's beautiful hills on the horizon. When the city's new boat ramp opened in January 2020, boaters were delighted to have twice the launching pads, increased parking and added mooring slips. Valuable feedback from the community helped determine the best location at 140 East Ave., shifting motorized watercrafts away from those without motors. Several grants supported the project. The Clermont Boat Ramp's completion was another milestone in the city's Downtown-Waterfront Master Plan. [www.ClermontFL.gov/MasterPlan](http://www.ClermontFL.gov/MasterPlan)

# CITY OF CLERMONT FLORIDA

## **Comprehensive Annual Financial Report**

**For The Year Ended September 30, 2020**



**Prepared by:  
Finance Department**



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## ***INTRODUCTORY SECTION***





**BRIAN M. BULTHUIS**  
**CITY MANAGER**

**352-241-7358**  
**BBulthuis@Clermontfl.org**

December 20, 2021

Honorable Mayor Tim Murry,  
Council Members and Citizens of the City of Clermont, Florida

Dear Mayor Murry, Council Members and the Citizens of the City of Clermont, Florida:

We are pleased to present the Annual Comprehensive Financial Report (ACFR) of the City of Clermont, Florida, for the fiscal year ended September 30, 2020. State law requires that every general-purpose local government publish each fiscal year a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended September 30, 2020.

Management assumes full responsibility for the completeness and reliability of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Clermont has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City of Clermont's financial statements in conformity with Generally Accepted Accounting Principles in the United States of America (GAAP). Because the cost of internal controls should not exceed anticipated benefits, the City of Clermont's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Clermont's financial statements have been audited by McDirmit Davis & Company, LLC; a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Clermont for the fiscal year ended September 30, 2020 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Clermont's financial statements for the fiscal year ended September 30, 2020 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

Management Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides narrative introduction, overview and analysis of the basic financial statements. The MD&A provides "financial highlights" and interprets the financial reports by analyzing trends and by explaining changes, fluctuations and variances in the financial data. In addition, the MD&A is intended to disclose

any known significant events or decisions that affect the financial condition of the City. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

## **Profile of the City of Clermont**

The City was founded in 1884 and incorporated in 1916. The City currently has a land area of 19.1 square miles and a population of approximately 44,301. The City is located in south Lake County, approximately 22 miles west of the City of Orlando and about 25 miles northwest of Walt Disney World. Clermont, known as “Choice of Champions<sup>®</sup>”, is truly the crossroads of Florida, at the intersection of State Road 50, which runs east and west across the state, and U.S. Highway 27, which runs north and south through the center of the state.

Clermont is on a chain of 15 lakes connected by the winding Palatka River in the Ocklawaha Basin of tributaries of the St. Johns River, the only river system in the United States that flows north. The lakes offer residents the opportunity for excellent fishing, boating, swimming and other water sports, including competitive rowing, skiing and wakeboarding offered by world-class instructional schools. The City of Clermont is known for its scenic beauty, relaxed lifestyle, recreational facilities and temperate climate. Residents have a wide variety of housing and property-ownership opportunities, including lakefront and lake-access property, golf-course communities, homes in existing neighborhoods, residential retirement communities and new subdivisions.

The City of Clermont provides a full range of services as directed by its charter. These include police and fire protection, street and sidewalk maintenance, planning and development, code enforcement, recreational facilities and programs, cemetery and general administrative functions. The City also provides potable water, wastewater collection and treatment, reclaimed water production and distribution, stormwater treatment, solid waste collection and recycling services.

The City operates according to a Council/Manager form of government, with an appointed City Manager, four elected City Council members and an elected Mayor. The governing body has legislative responsibilities, including setting policy, passing ordinances, adopting the budget, appointing committees and hiring the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the governing body, overseeing the day-to-day operations of the government and hiring the directors of the various departments.

The annual budget serves as the foundation for the City of Clermont’s financial planning and control. All departments of the City of Clermont are required to submit requests for appropriations to the City Manager. The City Manager then uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the Council for review. The City Council is required to hold public hearings on the proposed budget and to adopt a final budget by no later than September 30, the close of the City of Clermont’s fiscal year. The appropriated budget is prepared by fund (e.g. general fund), and department (e.g. police department). The City Manager may make transfers of appropriations within departments; however, any revisions that alter the total appropriations of a department must be approved by City Council. Original and final amended budget-to-actual comparisons are provided in this report for each individual governmental fund.

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Clermont operates.



## **Local Economy**

The City of Clermont is essentially residential in character and its economy is centered in retail, real estate, personal services and healthcare. During the last 5 years, Clermont's population has increased by 9,634 residents or 27.79%. Clermont's economic factors for FY 2020 indicated impacts from the pandemic in both unemployment and per capita personal income levels. The per capita personal income levels have increased \$598 or 2.02% over the last 5 years, however there was a 6.4% decline in this area compared to 2019. The City's unemployment rate also has increased from 4.4% to 6.7% over the last 5 years, this rate continues to be below the county, state and national averages. Both of these areas have been impacted by the pandemic. Educational institutions in Clermont, such as Lake-Sumter State College, St. Leo University and the University of Central Florida, assist in supplying a skilled labor force. One of the highlighted areas of change has been the increase in property values; this year had a 9.33% increase in taxable property values. Primarily due to this increase in property values, Clermont's property tax-millage rate of 4.2061 continues to be among the lowest of other comparable cities in the Central Florida region.

The cost of living for the region is below the national average. There is no personal income tax, either locally or statewide. Sales tax, currently at 7%, is not charged on food or medicine. One cent of the sales tax charged within the county is limited to \$50 per transaction (1% of \$5,000). As discussed in the MD&A, this additional penny sales tax must be used for infrastructure including roads, buildings, land, land improvements and certain equipment.

## **Long-term Financial Planning**

The City uses an extensive water and sewer master plan to manage growth in the water and sewer utility systems. The plan outlines water and sewer line size requirements for planned development with rough cost estimates. The plan also has benchmarks for plant expansions and additional well requirements.

The Clermont City Council and management, through careful short- and long-range planning and sound management practices, are committed to budgeting and managing all resources in the most cost-effective manner. The City adopts a Five-Year Capital Plan as part of the annual budget process. The Capital Plan is a multi-year prioritized schedule that identifies future capital outlay by the year it is intended to be purchased or commenced, the amount to be spent per year, and the funding source.

## **Relevant Financial Policies**

The City regularly reviews revenues and expenditures throughout the fiscal year. Quarterly budget reports are prepared and presented to the City Council. The reports show budget-to-actual for the city's top 10 revenues, total fund revenues, total fund expenditures, departmental expenditures and various department performance indicators. Through this process, if actual revenues are expected to fall short of the budgeted amount, expenditures are reduced to ensure that a shortage of funds or a significant use of fund balance does not occur.

## Major Initiatives

The completion of several capital projects included in the award-winning Downtown Waterfront Master Plan continues to be the major emphasis of the City. The Master Plan offers an exciting view of the future of Clermont and how to protect the very charms that have drawn hundreds of thousands to this internationally recognized city that is one of the nation's top places to live, as well as a training ground for the world's elite athletes. The following capital projects are included in the Master Plan and are expected to be completed within the next two years. The listed projects below are being funded primarily from several grants and a loan. It is important to note that no General Fund reserves are being used to fund the construction of these projects.

- The **Downtown Waterfront District** area includes Montrose Street, Minneola Street and Osceola Street between 7th and 8<sup>th</sup> streets. The proposed improvements consist of streetscapes, landscaping, bathrooms, lighting, upgrades for event lighting and music, banners and beautification. A focal point will be created at City Hall Park to anchor downtown visitors, creating a destination and meeting point in the heart of downtown Clermont. In addition, the city plans to demarcate the halfway point of the Coast-to-Coast Trail. Phase one of the project is under construction with expected completion in 2021. Phase two design is underway with construction starting in 2021 and phase three design beginning shortly after. The total project is anticipated to cost approximately \$14 million.
- The **Public Services Facility Relocation** project involves the expansion and relocation of the existing antiquated facility. The new facility is proposed to be relocated to the Hancock Road corridor, an area that will allow for a larger, more centralized Public Services Facility. The land acquisition has been completed and is currently in the final design phase with bidding and construction to follow. The project is anticipated to cost approximately \$12 million.

In addition to the Master Plan projects there is a major Utility Projects underway.

- The **Wastewater Treatment Facility Expansion** project is required in order to meet the increased demand generated within the service area. The project is currently in the design phase to take the facility from the existing permitted capacity of 4 MGD to 6.5 MGD with the design portion anticipated to be complete in early 2022 followed by construction starting during the summer of 2022. This project will not only allow the facility to maintain regulatory compliance, it will also allow the City to continue the history of responsibly utilizing water resources by expanding the volume of effluent that can be produced for public access reuse. This project has an estimated cost of \$32 million.

## Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Clermont for its comprehensive annual financial report for the fiscal year ended September 30, 2019. This was the 32nd consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Credit must be given to the Mayor and the City Council for their support in maintaining the highest standards of professionalism in the management of the City of Clermont's finances. The preparation of this report would not have been possible without the efficient and dedicated services of the staff in the City Manager's Office and Finance Department. We would like to express our appreciation to all members of these departments who assisted and contributed to the preparation of this report.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "B. M. Bulthuis", written over a horizontal line.

Brian M. Bulthuis  
City Manager

A handwritten signature in blue ink, appearing to read "Pamela M. Brosonski", written over a horizontal line.

Pamela M. Brosonski  
Finance Director



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Clermont  
Florida**

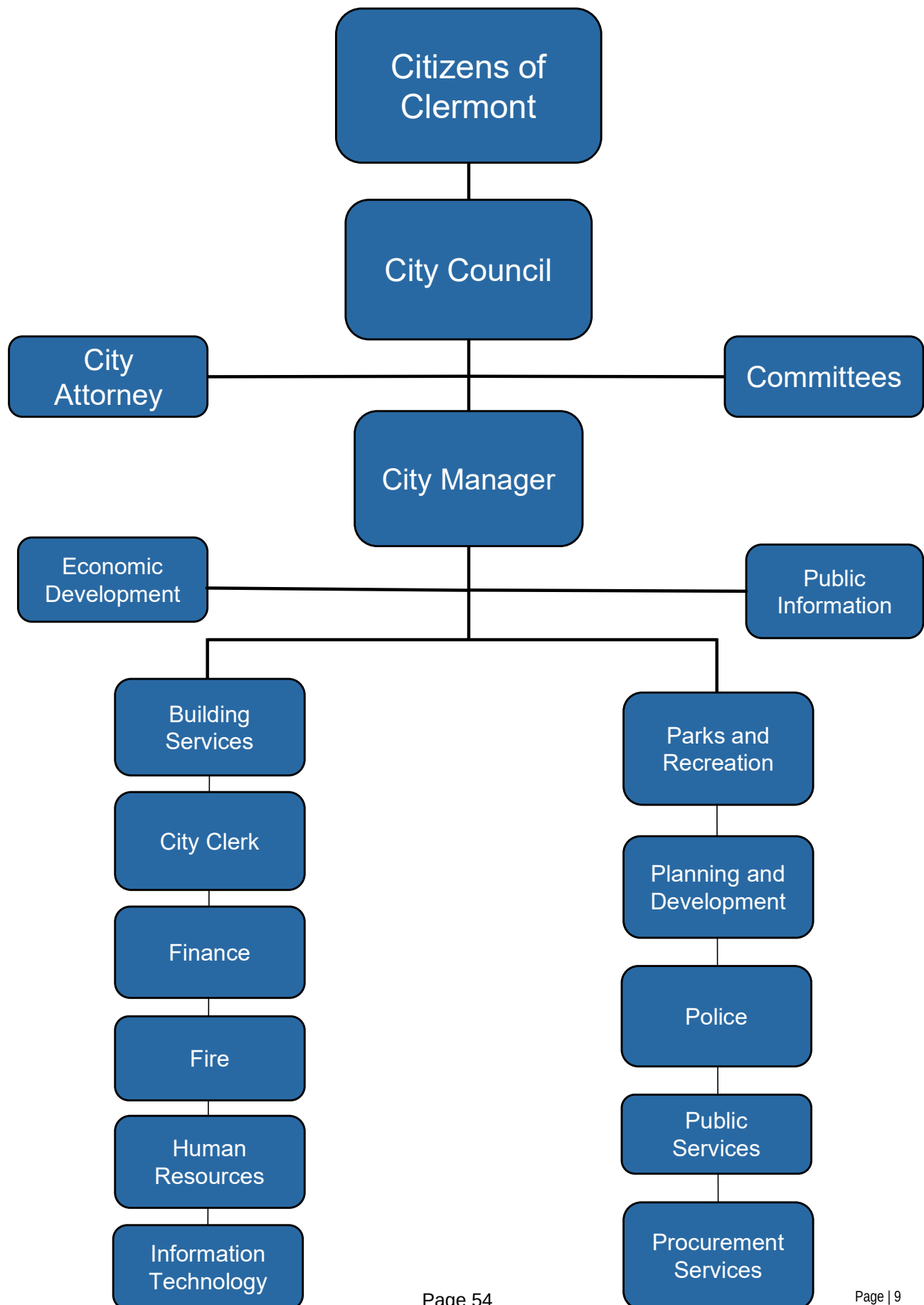
For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

September 30, 2019

*Christopher P. Morrell*

Executive Director/CEO

**City of Clermont, Florida  
Organization Chart  
For the Fiscal Year Ended September 30, 2020**



**City of Clermont, Florida  
List of Elected and Appointed Officials  
For the Fiscal Year Ended September 30, 2020**

**Elected Officials**

**Gail L. Ash**  
*Mayor*

**Diane Travis**  
*Mayor Pro-Tem*

**Jim Purvis**  
*Council Member*

**Timothy Bates**  
*Council Member*

**Vacant**  
*Council Member*

**Appointed Officials**

**Darren S. Gray**  
*City Manager*

**Susan Dauderis**  
*Assistant City Manager*

**David Ezell**  
*Fire Chief*

**Dan Mantzaris**  
*City Attorney*

**Nadine Ohlinger**  
*Human Resources Director*

**Tracy Ackroyd Howe**  
*City Clerk*

**Don Dennis**  
*Information Technology Director*

**Kathryn Deen**  
*Communications Director*

**Scott Davidoff**  
*Parks and Recreation Director*

**Lisa Widican**  
*Building Services Director*

**Charles Broadway**  
*Police Chief*

**Curt Henschel**  
*Planning & Development Services Director*

**Stoney Brunson**  
*Public Services Director*

**Pam Bronsonski**  
*Finance Director*

**Freddy Suarez**  
*Purchasing Director*

## ***FINANCIAL SECTION***





## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council  
*City of Clermont, Florida*

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the *City of Clermont, Florida*, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

*City of Clermont's* management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Clermont, as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund, and Infrastructure Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the pension and other postemployment benefits disclosures on page 17 through 26 and 85 through 91 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise *City of Clermont's* basic financial statements. The introductory section, combining and individual fund financial statements and schedules, statistical section and the Schedule of Expenditures of Federal Awards (the Schedule) as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining and individual nonmajor fund financial statements and schedules, and the Schedule are the responsibility of management and were derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated December 20, 2021 on our consideration of *City of Clermont's* internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering *City of Clermont's* internal control over financial reporting and compliance.

*McDiarmid Davis*

Orlando, FL  
December 20, 2021

## ***MANAGEMENT'S DISCUSSION AND ANALYSIS***



As management of the City of Clermont, Florida we offer readers of the City of Clermont's (the City) financial statements this narrative overview and analysis of the financial activities of the City of Clermont for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 3 through 7 of this report.

### **Financial Highlights**

- The City of Clermont's assets and deferred outflows of resources exceeded its liabilities and deferred inflows at September 30, 2020 by \$201,631,825 (net position). Of this amount, \$52,602,444 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$12,177,327 (or 6%) during fiscal year 2020 primarily due to an increase in total revenues, specifically, charges for services, property taxes, as well as an increase in capital assets.
- At September 30, 2020, the City of Clermont's governmental funds reported combined ending fund balances of \$39,397,411 an increase of \$2,625,885 from the previous fiscal year. Of this amount \$7,859,532 (unassigned fund balance) is available for spending at the government's discretion.
- The General Fund, the City's primary operating fund, reported an unassigned fund balance of \$7,859,532, which represents 25.1% of total General Fund expenditures.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the City of Clermont's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-wide financial statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City of Clermont's financial position, in a manner similar to a private-sector business. They include a *Statement of Net Position* and a *Statement of Activities*. These statements appear on pages 29 and 30 of the report.

The *Statement of Net Position* presents information on all of the City's assets and liabilities and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of Clermont that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of Clermont include general government, public safety, physical environment, transportation, economic environment, and culture and recreation. The business-type activities of the City of Clermont include water, sewer, sanitation, and stormwater utilities.

The government-wide financial statements include only the City of Clermont itself (known as the *primary government*) and one blended component unit (The City of Clermont Community Redevelopment Trust Fund).

#### **Fund financial statements.**

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Clermont, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Clermont can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

#### *Governmental Funds*

*Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Clermont maintains eleven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund, and Infrastructure Fund, which are considered to be major funds. Data from the other eight governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City of Clermont adopts an annual appropriated budget for all of its governmental funds. Budgetary comparison statements have been provided for the General Fund (pages 34 - 35), and the Infrastructure Fund (page 37) to demonstrate compliance with budgets. Other major and nonmajor funds comparisons can be found beginning on page 96.

The basic governmental fund financial statements can be found on pages 31 - 37 of this report.

#### *Proprietary Funds*

The City of Clermont maintains two types of proprietary funds: *enterprise* and *internal service*, which can be found on pages 38 - 43 of this report.

*Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Clermont uses enterprise funds to account for water, sewer, sanitation and stormwater utilities. *Internal service funds* are an accounting tool used to accumulate and allocate costs internally among various functions. The City utilizes an internal service fund for its health insurance. Because services accounted for in the internal service fund predominately benefit governmental rather than business-type functions, it has been included within the *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for water, sewer, sanitation, and stormwater which are all considered to be major funds.

#### *Fiduciary Funds*

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City of Clermont's own programs. The accounting used for fiduciary funds is much like that used for the proprietary funds.

The basic fiduciary fund financial statements can be found on pages 44 - 45 of this report.

#### **Notes to the Financial Statements.**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 49 - 81 of this report.

#### **Other Information.**

The combining statements referred to earlier in connection with other governmental and proprietary funds are presented immediately following the notes to the financial statements. Combining and individual fund statements and schedules can be found on pages 96 - 112 of this report.

### Government-Wide Financial Analysis

The following is a summary of the City's net position for governmental and business-type activities for the current year as compared to the prior year. For more detail see the Statement of Net Position.

|                                               | Net Position            |                      |                          |                       | Total                 |                       |
|-----------------------------------------------|-------------------------|----------------------|--------------------------|-----------------------|-----------------------|-----------------------|
|                                               | Governmental Activities |                      | Business-type Activities |                       | 2019-20               | 2018-19               |
|                                               | 2019-20                 | 2018-19              | 2019-20                  | 2018-19               |                       |                       |
| <b>Assets:</b>                                |                         |                      |                          |                       |                       |                       |
| Current and other assets                      | \$ 48,259,851           | \$ 43,859,992        | \$ 59,233,295            | \$ 54,296,455         | \$ 107,493,146        | \$ 98,156,447         |
| Capital assets                                | 73,844,788              | 72,264,370           | 82,418,678               | 81,276,454            | 156,263,466           | 153,540,824           |
| <b>Total assets</b>                           | <b>122,104,639</b>      | <b>116,124,362</b>   | <b>141,651,973</b>       | <b>135,572,909</b>    | <b>263,756,612</b>    | <b>251,697,271</b>    |
| <b>Deferred Outflows of Resources:</b>        |                         |                      |                          |                       |                       |                       |
| Deferred outflow of pension and OPEB earnings | 5,838,788               | 7,210,014            | 544,970                  | 643,035               | 6,383,758             | 7,853,049             |
| Deferred charge of refunding                  | -                       | -                    | 806,851                  | 951,891               | 806,851               | 951,891               |
| <b>Total deferred outflows of resources</b>   | <b>5,838,788</b>        | <b>7,210,014</b>     | <b>1,351,821</b>         | <b>1,594,926</b>      | <b>7,190,609</b>      | <b>8,804,940</b>      |
| <b>Liabilities:</b>                           |                         |                      |                          |                       |                       |                       |
| Long-term liabilities outstanding             | 40,889,219              | 42,323,904           | 19,750,335               | 20,714,765            | 60,639,554            | 63,038,669            |
| Other liabilities                             | 3,469,782               | 3,777,447            | 1,927,617                | 1,586,464             | 5,397,399             | 5,363,911             |
| <b>Total liabilities</b>                      | <b>44,359,001</b>       | <b>46,101,351</b>    | <b>21,677,952</b>        | <b>22,301,229</b>     | <b>66,036,953</b>     | <b>68,402,580</b>     |
| <b>Deferred Inflow of Resources:</b>          |                         |                      |                          |                       |                       |                       |
| Deferred inflow of pension and OPEB earnings  | 3,185,495               | 2,531,261            | 92,948                   | 113,872               | 3,278,443             | 2,645,133             |
| Net investment in capital assets              | 44,045,257              | 40,317,634           | 68,309,917               | 66,103,888            | 112,355,174           | 106,421,522           |
| Restricted                                    | 12,479,307              | 9,588,877            | 24,194,900               | 20,362,482            | 36,674,207            | 29,951,359            |
| Unrestricted                                  | 23,874,367              | 24,795,253           | 28,728,077               | 28,286,364            | 52,602,444            | 53,081,617            |
| <b>Total net position</b>                     | <b>\$ 80,398,931</b>    | <b>\$ 74,701,764</b> | <b>\$ 121,232,894</b>    | <b>\$ 114,752,734</b> | <b>\$ 201,631,825</b> | <b>\$ 189,454,498</b> |

The City's total net position at September 30, 2020 was \$201,631,825. Of the City's total net position \$112,355,174 (55.7%) reflects its investment in capital assets (e.g., land, buildings, improvements, infrastructure and equipment) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City of Clermont's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's total net position, \$36,674,207 (18.2%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of the City's total net position, \$52,602,444 (26.1%) is unrestricted. These assets may be used at the City's discretion in meeting its ongoing obligations to citizens and creditors.

The City's net position increased by \$12,177,327 during the current fiscal year. Major components of this increase are discussed in the Governmental and Business-Type Activities sections to follow. Restricted reserves represent the accumulation of impact fee funds for upcoming and ongoing capital projects.

The following is a summary of the City's governmental and business-type activities for fiscal year 2019-20, including revenues and expenses, with a comparison to the prior year. For more detail see the Statement of Activities.

City of Clermont, Clermont, Florida  
**Management's Discussion and Analysis**

|                                                      | Changes in Net Position |                      |                          |                       |                       |                       |
|------------------------------------------------------|-------------------------|----------------------|--------------------------|-----------------------|-----------------------|-----------------------|
|                                                      | Governmental Activities |                      | Business-type Activities |                       | Total                 |                       |
|                                                      | 2019-20                 | 2018-19              | 2019-20                  | 2018-19               | 2019-20               | 2018-19               |
| <b>Revenues:</b>                                     |                         |                      |                          |                       |                       |                       |
| Program revenues -                                   |                         |                      |                          |                       |                       |                       |
| Charges for services                                 | \$ 7,319,562            | \$ 6,984,137         | \$ 20,461,143            | \$ 18,719,668         | \$ 27,780,705         | \$ 25,703,805         |
| Operating grants and contributions                   | 3,307,146               | 2,061,400            | 583                      | 47,346                | 3,307,729             | 2,108,746             |
| Capital grants and contributions                     | 625,000                 | 625,000              | 6,574,550                | 4,691,099             | 7,199,550             | 5,316,099             |
| General revenues -                                   |                         |                      |                          |                       |                       |                       |
| Property Taxes                                       | 13,089,628              | 11,944,977           | -                        | -                     | 13,089,628            | 11,944,977            |
| Business Taxes                                       | 161,849                 | 157,103              | -                        | -                     | 161,849               | 157,103               |
| Franchise Fees                                       | 3,202,523               | 3,142,014            | -                        | -                     | 3,202,523             | 3,142,014             |
| Utility Taxes                                        | 4,201,714               | 3,872,099            | -                        | -                     | 4,201,714             | 3,872,099             |
| Intergovernmental                                    | 8,403,161               | 8,138,703            | -                        | -                     | 8,403,161             | 8,138,703             |
| Investment income and miscellaneous                  | 1,255,270               | 1,441,891            | 953,526                  | 1,294,462             | 2,208,796             | 2,736,353             |
| Gain on sale of capital assets                       | -                       | 193,446              | 28,679                   | 150,266               | 28,679                | 343,712               |
| <b>Total revenues</b>                                | <b>41,565,853</b>       | <b>38,560,770</b>    | <b>28,018,481</b>        | <b>24,902,841</b>     | <b>69,584,334</b>     | <b>63,463,611</b>     |
| <b>Expenses:</b>                                     |                         |                      |                          |                       |                       |                       |
| General government                                   | 5,677,795               | 5,023,225            | -                        | -                     | 5,677,795             | 5,023,225             |
| Public safety                                        | 22,732,773              | 22,103,605           | -                        | -                     | 22,732,773            | 22,103,605            |
| Physical environment                                 | 2,470,157               | 863,346              | -                        | -                     | 2,470,157             | 863,346               |
| Transportation                                       | 1,843,193               | 2,387,307            | -                        | -                     | 1,843,193             | 2,387,307             |
| Economic environment                                 | 846,818                 | 532,152              | -                        | -                     | 846,818               | 532,152               |
| Culture and recreation                               | 3,722,518               | 5,954,052            | -                        | -                     | 3,722,518             | 5,954,052             |
| Interest on long-term debt                           | 752,672                 | 835,497              | -                        | -                     | 752,672               | 835,497               |
| Water                                                | -                       | -                    | 6,424,688                | 6,215,346             | 6,424,688             | 6,215,346             |
| Sewer                                                | -                       | -                    | 7,741,759                | 7,372,654             | 7,741,759             | 7,372,654             |
| Sanitation                                           | -                       | -                    | 3,293,726                | 3,026,816             | 3,293,726             | 3,026,816             |
| Stormwater                                           | -                       | -                    | 1,900,908                | 1,613,761             | 1,900,908             | 1,613,761             |
| <b>Total expenses</b>                                | <b>38,045,926</b>       | <b>37,699,184</b>    | <b>19,361,081</b>        | <b>18,228,577</b>     | <b>57,407,007</b>     | <b>55,927,761</b>     |
| Increase (Decrease) in Net Position Before Transfers | 3,519,927               | 861,586              | 8,657,400                | 6,674,264             | 12,177,327            | 7,535,850             |
| Transfers                                            | 2,177,240               | 2,106,377            | (2,177,240)              | (2,106,377)           | -                     | -                     |
| <b>Increase in Net Position</b>                      | <b>5,697,167</b>        | <b>2,967,963</b>     | <b>6,480,160</b>         | <b>4,567,887</b>      | <b>12,177,327</b>     | <b>7,535,850</b>      |
| Net Position - Beginning                             | 74,701,764              | 71,733,801           | 114,752,734              | 110,184,847           | 189,454,498           | 181,918,648           |
| <b>Net Position - Ending</b>                         | <b>\$ 80,398,931</b>    | <b>\$ 74,701,764</b> | <b>\$ 121,232,894</b>    | <b>\$ 114,752,734</b> | <b>\$ 201,631,825</b> | <b>\$ 189,454,498</b> |

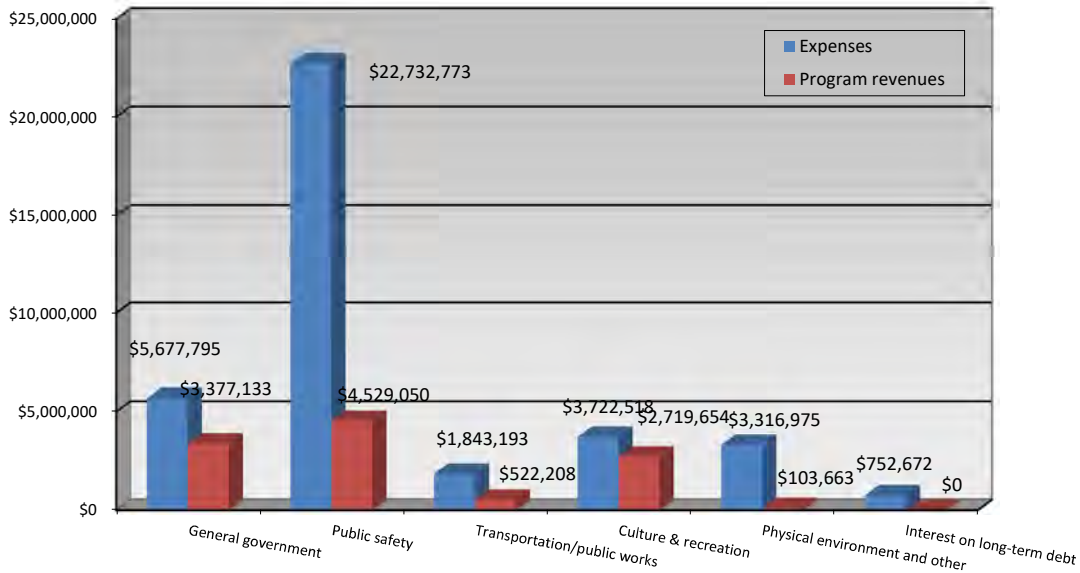
**Governmental Activities**

Governmental activities increased the City of Clermont's net position by \$5,697,167. This change is primarily due to increased general government revenues, as well as a decrease in culture and recreation expenses.

The following graph is a comparison of program revenues and program expenses for all governmental activities. This chart is intended to give the reader an idea of the degree to which governmental activities are self-supporting.

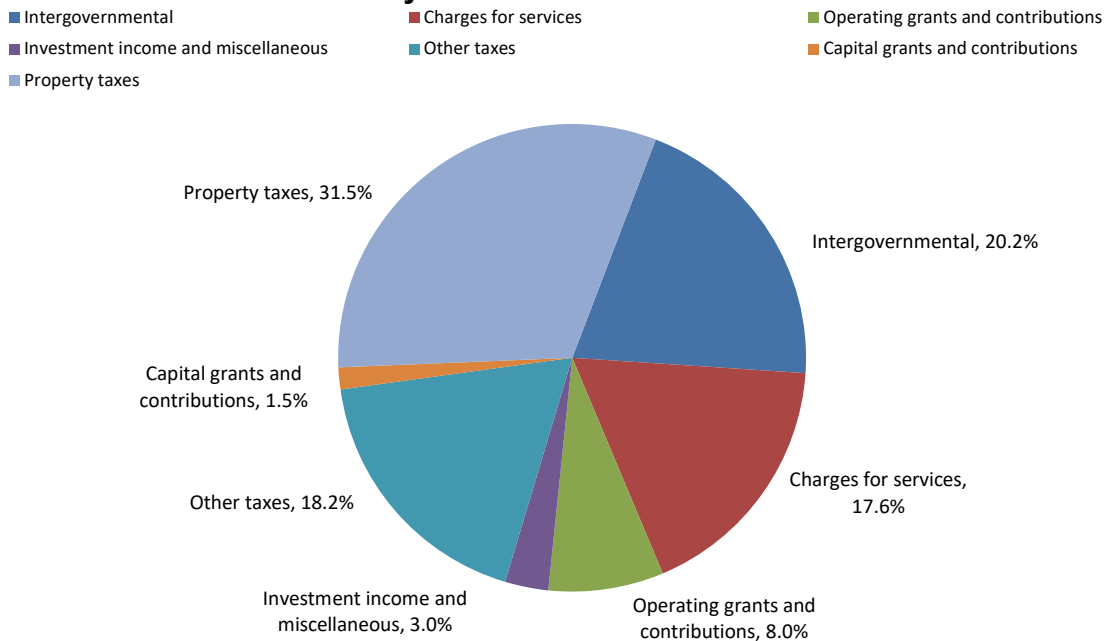


### Expenses and Program Revenues - Governmental Activities



The following pie chart illustrates the composition of governmental activities revenue and its percent in relation to total governmental activities revenues.

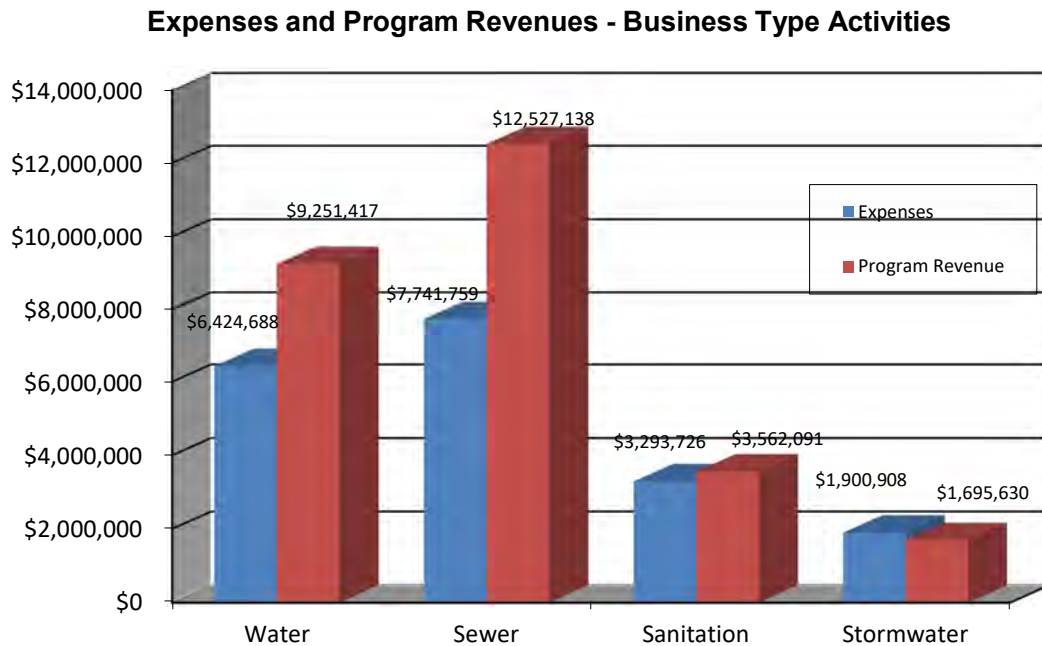
### Revenues by Source - Governmental Activities



### Business-Type Activities

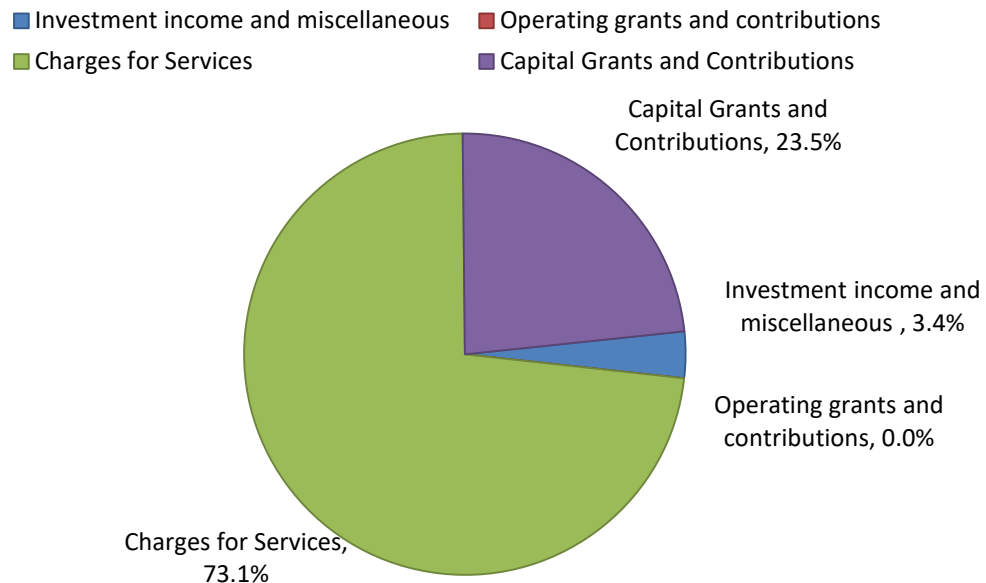
Business-type activities increased the City of Clermont's net position by \$6,480,160. This change is primarily due to increased revenue from services, and capital contributions of water and sewer impact fees paid by developers.

The following graph is a comparison of program revenues and program expenses for all business-type activities. This chart is intended to give the reader an idea of the degree to which business-type activities are self-supporting.



The following pie chart illustrates the composition of business-type activities revenue and its percent in relation to total business-type activities revenues.

**Revenues by Source - Business Activities**



### **Financial Analysis of the City's Funds**

As noted earlier, the City of Clermont uses fund accounting to ensure and demonstrate compliance with finance-related requirements.

#### *Governmental Funds.*

The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City of Clermont's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of September 30, 2020, the City of Clermont's governmental funds reported combined ending fund balances of \$39,397,411 an increase of \$2,625,885 in comparison with the prior year. This increase is primarily due to receiving grant CARES funds from Lake County as a result of the pandemic that are part of a spending plan for 2021 and additional collection of impact fees tied to new development in the City. Of the governmental funds combined ending fund balances, \$7,859,532 (20%) represents *unassigned fund balance*, which is available for spending at the City's discretion. An additional \$18,702,447 (*assigned fund balance*) has been set aside for planned master plan project expenditures and the use of CARES funds in 2021. *Restricted fund balances* totaling over \$12.4 million include funds required for debt service, as well as funds collected for specific purposes such as impact fees and community redevelopment. The remainder of fund balance is *nonspendable* (\$365,331) to indicate that it is not available for spending because it has already been committed for prepaids and inventories.

The General Fund is the chief operating fund of the City of Clermont. As of September 30, 2020, the fund balance in the General Fund was \$11,801,460 an increase of \$3,113,383 primarily from an increase in revenues; intergovernmental, property taxes and utility taxes all surpassed the 2019 amounts. The change in fund balance was more than the anticipated amount of the original budget by \$3,113,383 and \$3,526,936 more than the revised budget. Revenues were more than budgeted by \$1,994,896, due to increases in intergovernmental, this was due to the CARES Act grant funds received from Lake County to assist with pandemic related expenses. Departmental expenditures came in less than anticipated resulting in no use of reserves in 2020. Of the total fund balance in the General Fund, \$7,859,532 (66.6%) is unassigned fund balance. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 25.1% of total General Fund expenditures, while total fund balance represents 37.7% of that same amount.

The City has a Capital Projects Fund that is considered a major fund under criteria set forth by GASB Statement No. 34. This fund is used to account for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds. Funds have been accumulated so projects can be completed on a pay-as-you-go basis. The fund balance in this fund decreased by \$3,224,396 in fiscal year 2020, primarily due to spending of proceeds from the Master Plan Capital Projects Revenue Note.

The City has an Infrastructure Fund that is considered a major fund under criteria set forth by GASB Statement No. 34. This fund was established to account for the proceeds of the Local Government Infrastructure Surtax. The proceeds and interest accrued thereto, by law are only to be used to finance, plan and construct infrastructure. The fund balance in this fund increased by \$1,129,144 in fiscal year 2020 primarily due to the delay in road resurfacing projects and acquisition of vehicles and other equipment due to the pandemic.

The remainder of the change of \$1,607,754 to the governmental fund balance was from the non-major governmental funds. Recreation, Police and Fire Impact Fee fund balances combined for an increase of \$1,639,176 in fiscal year 2020 primarily due to the collection of impact fees on new development within the City. The Building Services fund balance decreased \$111,553 due to revenues exceeding expenditures. The fund balances in the remaining nonmajor funds increased a total of \$80,131 due to an increase in both the cemetery and debt service funds.

#### *Proprietary Funds*

*Proprietary funds* are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The City's major proprietary funds are water, sewer, sanitation and stormwater.

The Water Fund accounts for the provision of potable water and reclaimed irrigation services to City and non-City residents. All activities necessary to the provision of these services are accounted for in this fund, including, but not limited to administration, plant and line maintenance. As of September 30, 2020, the City of Clermont's Water Fund reported total net position of \$44,467,739, an increase of \$2,162,690 in comparison with the prior year. This increase in net position was due to operating income and non-operating incomes as well as the capital contributions of water impact fees on new development in the City.

The Sewer Fund accounts for the provision of sewer services to City and non-City residents. All activities necessary to the provision of these services are accounted for in this fund, including, but not limited to administration, plant and line maintenance. As of September 30, 2020, the City of Clermont's Sewer Fund reported total net position of \$63,128,458, an increase of \$4,255,500 in comparison with the prior year. This increase in net position was primarily due to the capital contributions of sewer impact fees on new development in the City.

The Sanitation Fund accounts for the provision of garbage and trash collection, recycling, and composting services to City residents. All activities necessary to the provision of these services are accounted for in this fund. As of September 30, 2020, the City of Clermont's Sanitation Fund reported total net position of \$6,303,135, an increase of \$430,943 in comparison with the prior year. This increase in net position is due to net operating income.

The Stormwater Fund accounts for the management of the City's stormwater drainage system. All activities necessary to the provision of these services are accounted for in this fund. As of September 30, 2020, the City of Clermont's Stormwater Fund reported total net position of \$7,382,158, a decrease of \$147,108 in comparison with the prior year. The decrease in net position is primarily due to increased costs for personnel and other operating expenditures.

#### **General Fund Budgetary Highlights**

During the year, there was a \$779,136 increase in appropriations between the original and final amended budget. Significant components of the increase are as follows:

- \$252,083 Economic Development's Wellness Way consulting services
- \$185,230 Police officers' and sergeants' MOU wage agreement
- \$160,143 various departments' revised pay and classification schedule changes
- \$71,511 Police forfeiture expenditures
- \$42,730 Fire purchase new vehicle for Fire Chief

In addition, General Fund budgeted revenues increased by \$365,588 between the original and final budget. Significant components of the increase are as follows:

- \$100,833 partial reimbursements from Lake County for Wellness Way
- \$170,331 increased State Revenue Sharing estimates
- \$65,190 increase in Police forfeiture revenues as related to the above mentioned appropriation increase.

Considering the above noted increases in General Fund budgeted appropriations, actual expenditures were less than budgeted by \$1,255,619.

### Capital Assets

The following is a summary of the City of Clermont's capital assets, net of depreciation for governmental and business-type activities for the current year with a comparison to the prior year. Additional information on the City of Clermont's capital assets can be found in Note 6 of this report.

|                          | <b>Capital Assets</b><br>(net of depreciation) |                      |                                 |                      |                       |                       |
|--------------------------|------------------------------------------------|----------------------|---------------------------------|----------------------|-----------------------|-----------------------|
|                          | <b>Governmental Activities</b>                 |                      | <b>Business-type Activities</b> |                      | <b>Total</b>          |                       |
|                          | <b>2019-20</b>                                 | <b>2018-19</b>       | <b>2019-20</b>                  | <b>2018-19</b>       | <b>2019-20</b>        | <b>2018-19</b>        |
| Land                     | \$ 25,345,300                                  | \$ 25,308,076        | \$ 1,511,807                    | \$ 1,511,807         | \$ 26,857,107         | \$ 26,819,883         |
| Buildings                | 19,052,904                                     | 19,593,711           | 873,451                         | 911,058              | 19,926,355            | 20,504,769            |
| Infrastructure           | 17,444,678                                     | 15,556,191           | 67,425,101                      | 70,741,991           | 84,869,779            | 86,298,182            |
| Machinery and Equipment  | 6,340,602                                      | 7,318,348            | 5,166,510                       | 4,245,300            | 11,507,112            | 11,563,648            |
| Intangibles              | 92,403                                         | 51,557               | 188,435                         | 228,334              | 280,838               | 279,891               |
| Construction in Progress | 5,568,901                                      | 4,436,487            | 7,253,374                       | 3,637,964            | 12,822,275            | 8,074,451             |
| <b>Total</b>             | <b>\$ 73,844,788</b>                           | <b>\$ 72,264,370</b> | <b>\$ 82,418,678</b>            | <b>\$ 81,276,454</b> | <b>\$ 156,263,466</b> | <b>\$ 153,540,824</b> |

The City of Clermont's investment in capital assets for its governmental and business-type activities as of September 30, 2020, amounts to \$156,263,466 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements/infrastructure, machinery and equipment and intangibles. The total change in the City's investment in capital assets for the current fiscal year was \$2,722,642. Following are the significant capital asset events that occurred during the current fiscal year:

- Completion of Boat Ramp/Restrooms, \$499,835 was added and prior year's Construction in Progress in the amount of \$2,327,349 was moved to Infrastructure for a total project cost of \$2,827,184.
- Completion of Kehlor Recreation Center, \$85,414 was added and prior year's Construction in Progress in the amount of \$396,659 was moved to Building for a total project cost of \$482,073.
- Completion of Boat Ramp Water, Sewer and Stormwater Systems, \$80,017 was added and prior year's Construction in Progress in the amount of \$155,277 was moved to Infrastructure for a total project cost of \$235,294.
- Completion of Public Wi-Fi project with prior year's Construction in Progress moved to Infrastructure for a total project cost of \$217,699.
- Completion of Heritage Hills and Barbados Loop Sewer Force Mains, \$139,267 was added and prior year's Construction in Progress in the amount of \$226,730 was moved to Infrastructure for a total project cost of \$365,997.
- Completion of Sewer Filters Project, \$177,835 was added and prior year's Construction in Progress in the amount of \$238,553 was moved to Infrastructure for a total project cost of \$416,388.
- Purchase of 3 Sanitation vehicles for a total of \$893,137.
- Purchase of 3 Sewer portable generator/trailers for \$350,112.
- Purchase of 5 vehicles for a total of \$158,789 (2 for Fire).
- Purchase of 2 Sewer diesel generators for \$127,661.
- Purchase of Sewer SCADA System of \$97,530.
- Purchase 58 laptops/desktops/tough-books for \$91,782 (13 for Fire and 10 for Police)
- Upgrading Sewer radio system costing \$75,000.
- Purchase a Sewer Genie Boom Lift for \$51,000.

- Construction in progress as of September 30, 2020 includes the following projects: City Fiber Optic Network, Boathouse Improvements, Fire Hawk Boathouse, Fire Station #2 expansion, Meet us in the Middle, Streetscapes & Montrose Street Improvements, Artwalk, Lake Hiawatha Pier Replacement, Public Works Hancock Facility, John's Lake Water Main Replacement, West Side Water Loop, Sunburst Barrier Wall, CDBG Disston to School, Asset Management Software, Utility Extensions (South Sector, 12th St & W Desoto, Juniata & West Street), John's Lake Rd Reuse, Utility Master Plan Updates, Manhole & Lift Station Upgrades and Pump Replacements, Security Upgrades, SCADA, Lower Floridan Well, Rib Rerate and Stormwater Master Plan for Lake Minnehaha.

### Debt Administration

The following is a summary of the City's long-term debt for governmental and business-type activity for the current year with a comparison to the prior year. Additional information on long-term debt can be found in Note 8 of this report.

#### Outstanding Debt

|                       | Governmental Activities |                      | Business-type Activities |                      | Total                |                      |
|-----------------------|-------------------------|----------------------|--------------------------|----------------------|----------------------|----------------------|
|                       | 2019-20                 | 2018-19              | 2019-20                  | 2018-19              | 2019-20              | 2018-19              |
| Revenue bonds payable | \$ -                    | \$ -                 | \$ 10,634,000            | \$ 11,462,000        | \$ 10,634,000        | \$ 11,462,000        |
| Notes payable         | 29,045,267              | 31,108,991           | 5,620,934                | 5,979,845            | 34,666,201           | 37,088,836           |
| Capital leases        | 754,264                 | 837,745              | -                        | -                    | 754,264              | 837,745              |
| <b>Total</b>          | <b>\$ 29,799,531</b>    | <b>\$ 31,946,736</b> | <b>\$ 16,254,934</b>     | <b>\$ 17,441,845</b> | <b>\$ 46,054,465</b> | <b>\$ 49,388,581</b> |

As of September 30, 2020, total outstanding debt was \$46,054,465, which includes both revenue bonds payable and notes payable. The outstanding debt amount decreased \$3,334,116 over the previous year.

### Next Year's Budgets and Rates

The fiscal year 2021 budget was approved and required the use of \$1,880,139 in reserves to balance the General Fund budget while maintaining the same property tax millage for the sixth consecutive year. Clermont's 4.2601 millage continues to be one of the lowest of comparable cities in the region. Property values continued to increase in fiscal year 2021 in the amount of 10.18% due to commercial and residential growth in the City.

Pursuant to a utility rate study performed by a private consulting firm, the Clermont City Council adopted a resolution in December 2017 that provided for an increase to stormwater rates in January 2018. This resolution also provided for inflation based increases to the water, sewer, stormwater, and sanitation rates every October 1<sup>st</sup>, starting October 1, 2018. The increase is based on the Florida Public Service Commission Annual Deflator Index and are necessary, primarily to provide funding for the future planned capital projects. The 2021 budget includes these rate increases in the Proprietary Funds.

### Requests for Information

This financial report is designed to provide a general overview of the City of Clermont's finances for all those with an interest in the government's finances. Questions concerning any of the information should be addressed to the office of the Finance Director, City of Clermont, P.O. Box 120219, Clermont, Florida 34712.

## ***BASIC FINANCIAL STATEMENTS***





|                                                                   | Primary Government         |                             |                       |
|-------------------------------------------------------------------|----------------------------|-----------------------------|-----------------------|
|                                                                   | Governmental<br>Activities | Business-type<br>Activities | Total                 |
| <b>Assets:</b>                                                    |                            |                             |                       |
| Cash and cash equivalents                                         | \$ 9,930,142               | \$ 20,483,484               | \$ 30,413,626         |
| Investments                                                       | 18,338,519                 | 19,551,624                  | 37,890,143            |
| Receivables, net                                                  | 1,014,908                  | 996,786                     | 2,011,694             |
| Inventories                                                       | 14,430                     | 7,888                       | 22,318                |
| Due from other governments                                        | 2,721,398                  | -                           | 2,721,398             |
| Internal balances                                                 | (348,531)                  | 348,531                     | -                     |
| Prepaid costs                                                     | 355,504                    | 180,963                     | 536,467               |
| Restricted assets:                                                |                            |                             |                       |
| Cash and cash equivalents                                         | -                          | 1,847,149                   | 1,847,149             |
| Investments                                                       | 11,819,727                 | 15,761,047                  | 27,580,774            |
| Interest receivable                                               | 27,592                     | 55,823                      | 83,415                |
| Net pension asset                                                 | 4,386,162                  | -                           | 4,386,162             |
| Capital assets not being depreciated                              | 30,914,201                 | 8,765,181                   | 39,679,382            |
| Capital assets being depreciated, net of accumulated depreciation | 42,930,587                 | 73,653,497                  | 116,584,084           |
| <b>Total assets</b>                                               | <b>122,104,639</b>         | <b>141,651,973</b>          | <b>263,756,612</b>    |
| <b>Deferred Outflows of Resources:</b>                            |                            |                             |                       |
| Deferred outflow of pension earnings                              | 4,048,078                  | -                           | 4,048,078             |
| Deferred outflow related to OPEB                                  | 1,790,710                  | 544,970                     | 2,335,680             |
| Deferred charge on refunding                                      | -                          | 806,851                     | 806,851               |
| <b>Total deferred outflows of resources</b>                       | <b>5,838,788</b>           | <b>1,351,821</b>            | <b>7,190,609</b>      |
| <b>Liabilities:</b>                                               |                            |                             |                       |
| Accounts payable and accrued expenses                             | 3,454,464                  | 1,927,617                   | 5,382,081             |
| Unearned revenue                                                  | 15,318                     | -                           | 15,318                |
| Noncurrent liabilities:                                           |                            |                             |                       |
| Due within one year                                               | 2,354,927                  | 1,268,424                   | 3,623,351             |
| Due in more than one year                                         | 38,534,292                 | 18,481,911                  | 57,016,203            |
| <b>Total liabilities</b>                                          | <b>44,359,001</b>          | <b>21,677,952</b>           | <b>66,036,953</b>     |
| <b>Deferred Inflows of Resources:</b>                             |                            |                             |                       |
| Deferred inflow of pension earnings                               | 2,887,252                  | -                           | 2,887,252             |
| Deferred inflow related to OPEB                                   | 298,243                    | 92,948                      | 391,191               |
| <b>Total deferred inflows of resources</b>                        | <b>3,185,495</b>           | <b>92,948</b>               | <b>3,278,443</b>      |
| <b>Net Position:</b>                                              |                            |                             |                       |
| Net investment in capital assets                                  | 44,045,257                 | 68,309,917                  | 112,355,174           |
| Restricted for:                                                   |                            |                             |                       |
| Capital Improvements                                              | -                          | 24,194,900                  | 24,194,900            |
| Community redevelopment                                           | 471,896                    | -                           | 471,896               |
| Public safety                                                     | 2,713,199                  | -                           | 2,713,199             |
| Culture and recreation                                            | 2,264,294                  | -                           | 2,264,294             |
| Infrastructure                                                    | 1,922,956                  | -                           | 1,922,956             |
| Debt service                                                      | 1,807,978                  | -                           | 1,807,978             |
| Building services                                                 | 1,842,892                  | -                           | 1,842,892             |
| Transportation                                                    | 24,742                     | -                           | 24,742                |
| Cemetery                                                          | 1,431,350                  | -                           | 1,431,350             |
| Unrestricted                                                      | 23,874,367                 | 28,728,077                  | 52,602,444            |
| <b>Total net position</b>                                         | <b>\$ 80,398,931</b>       | <b>\$ 121,232,894</b>       | <b>\$ 201,631,825</b> |

City of Clermont, Florida  
**Statement of Activities**  
Year Ended September 30, 2020

| Functions/Programs:                         | Expenses             | Program Revenue         |                                       |                                     | Net (Expense) Revenue and<br>Changes in Net Position<br>Primary Government |                             |                       |
|---------------------------------------------|----------------------|-------------------------|---------------------------------------|-------------------------------------|----------------------------------------------------------------------------|-----------------------------|-----------------------|
|                                             |                      | Charges for<br>Services | Operating Grants<br>and Contributions | Capital Grants and<br>Contributions | Governmental<br>Activities                                                 | Business-type<br>Activities | Total                 |
|                                             |                      |                         |                                       |                                     |                                                                            |                             |                       |
| <b>Governmental Activities:</b>             |                      |                         |                                       |                                     |                                                                            |                             |                       |
| General government                          | \$ 5,677,795         | \$ 3,377,133            | \$ -                                  | \$ -                                | \$ (2,300,662)                                                             | \$ -                        | \$ (2,300,662)        |
| Public safety                               | 22,732,773           | 1,854,226               | 2,674,824                             | -                                   | (18,203,723)                                                               | -                           | (18,203,723)          |
| Physical environment                        | 2,470,157            | -                       | 18,663                                | -                                   | (2,451,494)                                                                | -                           | (2,451,494)           |
| Transportation/public works                 | 1,843,193            | -                       | 522,208                               | -                                   | (1,320,985)                                                                | -                           | (1,320,985)           |
| Economic environment                        | 846,818              | -                       | 85,000                                | -                                   | (761,818)                                                                  | -                           | (761,818)             |
| Culture and recreation                      | 3,722,518            | 2,088,203               | 6,451                                 | 625,000                             | (1,002,864)                                                                | -                           | (1,002,864)           |
| Interest on long-term debt                  | 752,672              | -                       | -                                     | -                                   | (752,672)                                                                  | -                           | (752,672)             |
| <b>Total governmental activities</b>        | <b>38,045,926</b>    | <b>7,319,562</b>        | <b>3,307,146</b>                      | <b>625,000</b>                      | <b>(26,794,218)</b>                                                        | <b>-</b>                    | <b>(26,794,218)</b>   |
| <b>Business-type Activities</b>             |                      |                         |                                       |                                     |                                                                            |                             |                       |
| Water                                       | 6,424,688            | 7,631,321               | 20                                    | 1,620,076                           | -                                                                          | 2,826,729                   | 2,826,729             |
| Sewer                                       | 7,741,759            | 7,572,657               | 7                                     | 4,954,474                           | -                                                                          | 4,785,379                   | 4,785,379             |
| Sanitation                                  | 3,293,726            | 3,561,804               | 287                                   | -                                   | -                                                                          | 268,365                     | 268,365               |
| Stormwater                                  | 1,900,908            | 1,695,361               | 269                                   | -                                   | -                                                                          | (205,278)                   | (205,278)             |
| <b>Total business-type activities</b>       | <b>19,361,081</b>    | <b>20,461,143</b>       | <b>583</b>                            | <b>6,574,550</b>                    | <b>-</b>                                                                   | <b>7,675,195</b>            | <b>7,675,195</b>      |
| <b>Total primary government</b>             | <b>\$ 57,407,007</b> | <b>\$ 27,780,705</b>    | <b>\$ 3,307,729</b>                   | <b>\$ 7,199,550</b>                 | <b>(26,794,218)</b>                                                        | <b>7,675,195</b>            | <b>(19,119,023)</b>   |
| <b>General Revenues:</b>                    |                      |                         |                                       |                                     |                                                                            |                             |                       |
| Property taxes                              |                      |                         |                                       |                                     | 13,089,628                                                                 | -                           | 13,089,628            |
| Business taxes                              |                      |                         |                                       |                                     | 161,849                                                                    | -                           | 161,849               |
| Franchise fees                              |                      |                         |                                       |                                     | 3,202,523                                                                  | -                           | 3,202,523             |
| Utility taxes                               |                      |                         |                                       |                                     | 4,201,714                                                                  | -                           | 4,201,714             |
| Intergovernmental - unrestricted            |                      |                         |                                       |                                     | 8,403,161                                                                  | -                           | 8,403,161             |
| Unrestricted investment earnings            |                      |                         |                                       |                                     | 632,101                                                                    | 953,526                     | 1,585,627             |
| Miscellaneous                               |                      |                         |                                       |                                     | 623,169                                                                    | -                           | 623,169               |
| Gain on sale of capital assets              |                      |                         |                                       |                                     | -                                                                          | 28,679                      | 28,679                |
| Transfers                                   |                      |                         |                                       |                                     | 2,177,240                                                                  | (2,177,240)                 | -                     |
| <b>Total general revenues and transfers</b> |                      |                         |                                       |                                     | <b>32,491,385</b>                                                          | <b>(1,195,035)</b>          | <b>31,296,350</b>     |
| <b>Change in net position</b>               |                      |                         |                                       |                                     | <b>5,697,167</b>                                                           | <b>6,480,160</b>            | <b>12,177,327</b>     |
| Net Position - beginning                    |                      |                         |                                       |                                     | <b>74,701,764</b>                                                          | <b>114,752,734</b>          | <b>189,454,498</b>    |
| <b>Net Position - ending</b>                |                      |                         |                                       |                                     | <b>\$ 80,398,931</b>                                                       | <b>\$ 121,232,894</b>       | <b>\$ 201,631,825</b> |

City of Clermont, Florida  
**Balance Sheet**  
**Governmental Funds**  
September 30, 2020

|                                                                            | General              | Capital Projects     | Infrastructure Special Revenue | Other Governmental Funds | Total Governmental Funds |
|----------------------------------------------------------------------------|----------------------|----------------------|--------------------------------|--------------------------|--------------------------|
| <b>Assets:</b>                                                             |                      |                      |                                |                          |                          |
| Cash and cash equivalents                                                  | \$ 1,410,628         | \$ 1,273,372         | \$ 1,140,555                   | \$ 5,763,054             | \$ 9,587,609             |
| Investments                                                                | 9,263,111            | 2,873,201            | 556,908                        | 4,686,147                | 17,379,367               |
| Receivables, net                                                           | 1,026,698            | 2,440                | 1,118                          | 6,524                    | 1,036,780                |
| Inventories, at cost                                                       | 14,430               | -                    | -                              | -                        | 14,430                   |
| Due from other governments                                                 | 2,480,598            | -                    | 240,800                        | -                        | 2,721,398                |
| Prepaid costs                                                              | 341,695              | -                    | -                              | 9,206                    | 350,901                  |
| Restricted Investments                                                     | -                    | 11,819,727           | -                              | -                        | 11,819,727               |
| <b>Total assets</b>                                                        | <b>\$ 14,537,160</b> | <b>\$ 15,968,740</b> | <b>\$ 1,939,381</b>            | <b>\$ 10,464,931</b>     | <b>\$ 42,910,212</b>     |
| <b>Liabilities:</b>                                                        |                      |                      |                                |                          |                          |
| Accounts payable                                                           | \$ 1,058,582         | \$ 493,185           | \$ 16,425                      | \$ 214,025               | \$ 1,782,217             |
| Due to other funds                                                         | 397,127              | -                    | -                              | -                        | 397,127                  |
| Accrued liabilities                                                        | 1,149,628            | -                    | -                              | 53,466                   | 1,203,094                |
| Unearned revenue                                                           | 13,133               | -                    | -                              | -                        | 13,133                   |
| <b>Total liabilities</b>                                                   | <b>2,618,470</b>     | <b>493,185</b>       | <b>16,425</b>                  | <b>267,491</b>           | <b>3,395,571</b>         |
| <b>Deferred Inflows of Resources:</b>                                      |                      |                      |                                |                          |                          |
| Unavailable revenue - liens, forfeitures and rents                         | 117,230              | -                    | -                              | -                        | 117,230                  |
| <b>Total deferred inflows of resources</b>                                 | <b>117,230</b>       | <b>-</b>             | <b>-</b>                       | <b>-</b>                 | <b>117,230</b>           |
| <b>Fund Balances:</b>                                                      |                      |                      |                                |                          |                          |
| Nonspendable                                                               | 356,125              | -                    | -                              | 9,206                    | 365,331                  |
| Restricted                                                                 | 358,911              | -                    | 1,922,956                      | 10,188,234               | 12,470,101               |
| Assigned                                                                   | 3,226,892            | 15,475,555           | -                              | -                        | 18,702,447               |
| Unassigned                                                                 | 7,859,532            | -                    | -                              | -                        | 7,859,532                |
| <b>Total fund balances</b>                                                 | <b>11,801,460</b>    | <b>15,475,555</b>    | <b>1,922,956</b>               | <b>10,197,440</b>        | <b>39,397,411</b>        |
| <b>Total liabilities, deferred inflows of resources, and fund balances</b> | <b>\$ 14,537,160</b> | <b>\$ 15,968,740</b> | <b>\$ 1,939,381</b>            | <b>\$ 10,464,931</b>     |                          |

Amounts reported for governmental activities in the Statement of Net Position are different

|                                                                                                                                                                                                  |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Capital assets used in governmental activities are not financial resources and are not reported in the funds.                                                                                    | 73,844,788           |
| Accrued interest payable is not due in the current period and therefore is not reported in the funds.                                                                                            | (260,165)            |
| Other long-term assets are not available to pay for current period expenditures and, therefore are deferred in the funds.                                                                        | 117,230              |
| Deferred inflows and outflows of resources related to pension earnings are not recognized in governmental funds, however, they are recorded in net position under full accrual accounting.       | 2,653,293            |
| Net pension assets are not current financial resources and therefore are not reported in the funds                                                                                               | 4,354,687            |
| The assets and liabilities of certain internal service funds are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Position. | 1,149,431            |
| Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.                                                                                 | (40,857,744)         |
| Net Position of Governmental Activities in the Statement of Net Position.                                                                                                                        | <u>\$ 80,398,931</u> |

The accompanying Notes to Financial Statements are an integral part of this statement.

**Statement of Revenues, Expenditures and Changes in Fund Balances****Governmental Funds**

Year Ended September 30, 2020

|                                                          | General              | Capital<br>Projects  | Infrastructure<br>Special<br>Revenue | Other<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|----------------------------------------------------------|----------------------|----------------------|--------------------------------------|--------------------------------|--------------------------------|
| <b>Revenues:</b>                                         |                      |                      |                                      |                                |                                |
| Taxes                                                    | \$ 17,070,072        | \$ -                 | \$ -                                 | \$ 383,119                     | \$ 17,453,191                  |
| Franchise fees                                           | 3,202,523            | -                    | -                                    | -                              | 3,202,523                      |
| Licenses and permits                                     | 364,674              | -                    | -                                    | 1,325,841                      | 1,690,515                      |
| Intergovernmental revenues                               | 8,034,069            | 625,000              | 3,603,194                            | 80,000                         | 12,342,263                     |
| Charges for services                                     | 2,221,841            | -                    | -                                    | 261,420                        | 2,483,261                      |
| Fines and forfeitures                                    | 240,993              | -                    | -                                    | -                              | 240,993                        |
| Impact fees/special assessments                          | -                    | -                    | -                                    | 2,530,154                      | 2,530,154                      |
| Investment earnings                                      | 281,828              | 196,202              | 16,897                               | 119,927                        | 614,854                        |
| Miscellaneous                                            | 940,117              | 34,082               | -                                    | 3,420                          | 977,619                        |
| <b>Total revenues</b>                                    | <b>32,356,117</b>    | <b>855,284</b>       | <b>3,620,091</b>                     | <b>4,703,881</b>               | <b>41,535,373</b>              |
| <b>Expenditures:</b>                                     |                      |                      |                                      |                                |                                |
| Current:                                                 |                      |                      |                                      |                                |                                |
| General government                                       | 4,803,861            | 956                  | 87,030                               | -                              | 4,891,847                      |
| Public safety                                            | 19,655,357           | -                    | 82,022                               | 1,714,258                      | 21,451,637                     |
| Physical environment                                     | 2,323,412            | 7,550                | 119,085                              | 99,760                         | 2,549,807                      |
| Transportation                                           | 1,503,972            | -                    | 42,482                               | -                              | 1,546,454                      |
| Economic environment                                     | 265,922              | 1,000                | -                                    | 519,519                        | 786,441                        |
| Culture and recreation                                   | 2,724,180            | -                    | 23,531                               | 153,506                        | 2,901,217                      |
| Debt Service:                                            |                      |                      |                                      |                                |                                |
| Principal retirement                                     | -                    | -                    | 83,481                               | 2,063,724                      | 2,147,205                      |
| Interest and fiscal charges                              | 4,522                | -                    | 22,604                               | 744,546                        | 771,672                        |
| Capital Outlay:                                          |                      |                      |                                      |                                |                                |
| Physical environment                                     | -                    | 114,432              | -                                    | -                              | 114,432                        |
| Economic environment                                     | -                    | 3,955,742            | -                                    | -                              | 3,955,742                      |
| <b>Total expenditures</b>                                | <b>31,281,226</b>    | <b>4,079,680</b>     | <b>460,235</b>                       | <b>5,295,313</b>               | <b>41,116,454</b>              |
| <b>Excess (Deficiency) of Revenues Over Expenditures</b> | <b>1,074,891</b>     | <b>(3,224,396)</b>   | <b>3,159,856</b>                     | <b>(591,432)</b>               | <b>418,919</b>                 |
| <b>Other Financing Sources (Uses):</b>                   |                      |                      |                                      |                                |                                |
| Transfers in                                             | 2,305,557            | -                    | -                                    | 2,846,107                      | 5,151,664                      |
| Transfers out                                            | (296,791)            | -                    | (2,030,712)                          | (646,921)                      | (2,974,424)                    |
| Sale of general capital assets                           | 29,726               | -                    | -                                    | -                              | 29,726                         |
| <b>Total other financing sources (uses)</b>              | <b>2,038,492</b>     | <b>-</b>             | <b>(2,030,712)</b>                   | <b>2,199,186</b>               | <b>2,206,966</b>               |
| <b>Net Change in Fund Balances</b>                       | <b>3,113,383</b>     | <b>(3,224,396)</b>   | <b>1,129,144</b>                     | <b>1,607,754</b>               | <b>2,625,885</b>               |
| <b>Fund Balances - beginning</b>                         | <b>8,688,077</b>     | <b>18,699,951</b>    | <b>793,812</b>                       | <b>8,589,686</b>               | <b>36,771,526</b>              |
| <b>Fund Balances - ending</b>                            | <b>\$ 11,801,460</b> | <b>\$ 15,475,555</b> | <b>\$ 1,922,956</b>                  | <b>\$ 10,197,440</b>           | <b>\$ 39,397,411</b>           |

**City of Clermont, Florida**  
**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund**  
**Balances of Governmental Funds to the Statement of Activities**  
**Year Ended September 30, 2020**

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Net Change in Fund Balances - total governmental funds: \$ 2,625,885

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period. 1,615,205

The net effect of various miscellaneous transactions involving capital assets (i.e. sales, trade-ins and disposals) is to decrease net position. (34,787)

Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the Statement of Activities when earned. 13,233

Cash pension contributions reported in the funds were more than the calculated pension expense on the statement of activities, and therefore increased net position. 839,850

Governmental funds report note proceeds as current financial resources. In contrast, the Statement of Activities treats such issuance of debt as a liability. Governmental funds report repayment of note principal as an expenditure, In contrast, the Statement of Activities treats such repayments as a reduction in long-term liabilities. This is the amount by which repavments exceeded proceeds. 2,147,205

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. (957,734)

Internal service funds are used by management to charge the costs of certain activities, such as health insurance, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities. (551,690)

Change in Net Position of Governmental Activities \$ 5,697,167

**Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual****General Fund**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                    | <b>Actual Amounts,<br/>Budgetary Basis</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|--------------------|--------------------------------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>       |                                            |                                                                     |
| <b>Revenues:</b>                                         |                         |                    |                                            |                                                                     |
| Taxes                                                    | \$ 16,661,183           | \$ 16,661,183      | \$ 17,070,072                              | \$ 408,889                                                          |
| Franchise fees                                           | 3,270,000               | 3,270,000          | 3,202,523                                  | (67,477)                                                            |
| Licenses and permits                                     | 359,000                 | 359,000            | 364,674                                    | 5,674                                                               |
| Intergovernmental revenues                               | 6,476,135               | 6,657,917          | 8,034,069                                  | 1,376,152                                                           |
| Charges for services                                     | 2,112,683               | 2,112,683          | 2,221,841                                  | 109,158                                                             |
| Fines and forfeitures                                    | 101,000                 | 166,190            | 240,993                                    | 74,803                                                              |
| Investment earnings                                      | 175,000                 | 175,000            | 281,828                                    | 106,828                                                             |
| Miscellaneous                                            | 857,665                 | 959,248            | 940,117                                    | (19,131)                                                            |
| <b>Total revenues</b>                                    | <b>30,012,666</b>       | <b>30,361,221</b>  | <b>32,356,117</b>                          | <b>1,994,896</b>                                                    |
| <b>Expenditures:</b>                                     |                         |                    |                                            |                                                                     |
| Current:                                                 |                         |                    |                                            |                                                                     |
| General government:                                      |                         |                    |                                            |                                                                     |
| City council                                             | 40,652                  | 40,652             | 38,011                                     | 2,641                                                               |
| City clerk                                               | 344,793                 | 355,383            | 348,377                                    | 7,006                                                               |
| City manager                                             | 560,840                 | 669,780            | 666,688                                    | 3,092                                                               |
| Finance                                                  | 1,040,131               | 1,053,013          | 965,279                                    | 87,734                                                              |
| Legal services                                           | 100,000                 | 100,000            | 96,013                                     | 3,987                                                               |
| Planning & zoning                                        | 815,678                 | 802,493            | 857,417                                    | (54,924)                                                            |
| Information technology                                   | 771,919                 | 859,357            | 833,008                                    | 26,349                                                              |
| Human resources                                          | 485,424                 | 553,123            | 477,071                                    | 76,052                                                              |
| Purchasing                                               | 341,507                 | 307,175            | 301,269                                    | 5,906                                                               |
| Other general government                                 | 198,905                 | 241,549            | 220,728                                    | 20,821                                                              |
|                                                          | <b>4,699,849</b>        | <b>4,982,525</b>   | <b>4,803,861</b>                           | <b>178,664</b>                                                      |
| Public safety:                                           |                         |                    |                                            |                                                                     |
| Law enforcement                                          | 9,439,583               | 9,692,556          | 9,285,643                                  | 406,913                                                             |
| Fire control                                             | 10,328,784              | 10,409,036         | 10,369,714                                 | 39,322                                                              |
|                                                          | <b>19,768,367</b>       | <b>20,101,592</b>  | <b>19,655,357</b>                          | <b>446,235</b>                                                      |
| Physical environment                                     | <b>2,505,332</b>        | <b>2,487,456</b>   | <b>2,323,412</b>                           | <b>164,044</b>                                                      |
| Transportation                                           | <b>1,578,792</b>        | <b>1,565,874</b>   | <b>1,503,972</b>                           | <b>61,902</b>                                                       |
| Economic environment                                     | <b>146,841</b>          | <b>292,913</b>     | <b>265,922</b>                             | <b>26,991</b>                                                       |
| Culture and recreation                                   | <b>3,136,847</b>        | <b>3,184,804</b>   | <b>2,724,180</b>                           | <b>460,624</b>                                                      |
| Interest and fiscal charges                              | -                       | -                  | 4,522                                      | (4,522)                                                             |
| <b>Total expenditures</b>                                | <b>31,836,028</b>       | <b>32,615,164</b>  | <b>31,281,226</b>                          | <b>1,333,938</b>                                                    |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>(1,823,362)</b>      | <b>(2,253,943)</b> | <b>1,074,891</b>                           | <b>3,328,834</b>                                                    |

**Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual****General Fund**

Year ended September 30, 2020

**Other Financing Sources (Uses):**

|                                             |                     |                     |                      |                     |
|---------------------------------------------|---------------------|---------------------|----------------------|---------------------|
| Transfers In                                | 2,026,829           | 2,043,862           | 2,305,557            | 261,695             |
| Transfers Out                               | (218,467)           | (218,472)           | (296,791)            | (78,319)            |
| Sale of General Capital Assets              | 15,000              | 15,000              | 29,726               | 14,726              |
|                                             | <u>1,823,362</u>    | <u>1,840,390</u>    | <u>2,038,492</u>     | <u>198,102</u>      |
| <b>Total other financing sources (uses)</b> | <b>1,823,362</b>    | <b>1,840,390</b>    | <b>2,038,492</b>     | <b>198,102</b>      |
| <b>Net Change in Fund Balance</b>           | <b>-</b>            | <b>(413,553)</b>    | <b>3,113,383</b>     | <b>3,526,936</b>    |
| Fund Balance - beginning                    | 8,688,077           | 8,688,077           | 8,688,077            | -                   |
| <b>Fund Balance - ending</b>                | <b>\$ 8,688,077</b> | <b>\$ 8,274,524</b> | <b>\$ 11,801,460</b> | <b>\$ 3,526,936</b> |





**Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual****Infrastructure Special Revenue Fund**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                    | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|--------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>       |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                    |                       |                                                                     |
| Intergovernmental revenues                               | \$ 3,809,553            | \$ 3,809,553       | \$ 3,603,194          | \$ (206,359)                                                        |
| Investment earnings                                      | 8,000                   | 8,000              | 16,897                | 8,897                                                               |
| <b>Total revenues</b>                                    | <b>3,817,553</b>        | <b>3,817,553</b>   | <b>3,620,091</b>      | <b>(197,462)</b>                                                    |
| <b>Expenditures:</b>                                     |                         |                    |                       |                                                                     |
| Current:                                                 |                         |                    |                       |                                                                     |
| General government                                       | 153,977                 | 389,316            | 87,030                | 302,286                                                             |
| Public safety:                                           |                         |                    |                       |                                                                     |
| Police                                                   | 236,500                 | 236,500            | 69,187                | 167,313                                                             |
| Fire control                                             | 253,574                 | 253,574            | 12,835                | 240,739                                                             |
|                                                          | 490,074                 | 490,074            | 82,022                | 408,052                                                             |
| Physical Environment                                     | 153,260                 | 257,393            | 119,085               | 138,308                                                             |
| Transportation                                           | 861,500                 | 924,522            | 42,482                | 882,040                                                             |
| Culture and recreation                                   | 189,000                 | 189,000            | 23,531                | 165,469                                                             |
| Debt Service:                                            |                         |                    |                       |                                                                     |
| Principal                                                | 81,827                  | 83,483             | 83,481                | 2                                                                   |
| Interest                                                 | 24,262                  | 22,606             | 22,604                | 2                                                                   |
|                                                          | 106,089                 | 106,089            | 106,085               | 4                                                                   |
| <b>Total expenditures</b>                                | <b>1,953,900</b>        | <b>2,356,394</b>   | <b>460,235</b>        | <b>1,896,159</b>                                                    |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>1,863,653</b>        | <b>1,461,159</b>   | <b>3,159,856</b>      | <b>1,698,697</b>                                                    |
| <b>Other Financing Uses:</b>                             |                         |                    |                       |                                                                     |
| Transfers out                                            | (2,030,697)             | (2,030,712)        | (2,030,712)           | -                                                                   |
| <b>Total other financing uses</b>                        | <b>(2,030,697)</b>      | <b>(2,030,712)</b> | <b>(2,030,712)</b>    | <b>-</b>                                                            |
| <b>Net Change in Fund Balances</b>                       | <b>(167,044)</b>        | <b>(569,553)</b>   | <b>1,129,144</b>      | <b>1,698,697</b>                                                    |
| Fund Balances - beginning                                | 793,812                 | 793,812            | 793,812               | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 626,768</b>       | <b>\$ 224,259</b>  | <b>\$ 1,922,956</b>   | <b>\$ 1,698,697</b>                                                 |

City of Clermont, Florida  
**Statement of Net Position**  
**Proprietary Funds**  
September 30, 2020

|                                                               | <b>Business-type Activities-Enterprise Funds</b> |                   |                   |                   |                    | <b>Governmental<br/>Activities-<br/>Internal Service<br/>Fund</b> |
|---------------------------------------------------------------|--------------------------------------------------|-------------------|-------------------|-------------------|--------------------|-------------------------------------------------------------------|
|                                                               | <b>Water</b>                                     | <b>Sewer</b>      | <b>Sanitation</b> | <b>Stormwater</b> | <b>Total</b>       |                                                                   |
| <b>Assets:</b>                                                |                                                  |                   |                   |                   |                    |                                                                   |
| Current assets:                                               |                                                  |                   |                   |                   |                    |                                                                   |
| Cash and cash equivalents                                     | \$ 7,244,579                                     | \$ 10,635,991     | \$ 2,061,730      | \$ 541,184        | \$ 20,483,484      | \$ 342,533                                                        |
| Investments                                                   | 10,361,103                                       | 6,954,627         | 2,235,894         | -                 | 19,551,624         | 959,152                                                           |
| Restricted cash and cash equivalents                          | 826,017                                          | 720,927           | 70,233            | 229,972           | 1,847,149          | -                                                                 |
| Accounts receivable, net                                      | 322,726                                          | 416,236           | 166,538           | 91,286            | 996,786            | 5,138                                                             |
| Inventories                                                   | 7,888                                            | -                 | -                 | -                 | 7,888              | -                                                                 |
| Prepaid expenses                                              | 79,475                                           | 60,594            | 25,956            | 14,938            | 180,963            | 4,603                                                             |
| <b>Total current assets</b>                                   | <b>18,841,788</b>                                | <b>18,788,375</b> | <b>4,560,351</b>  | <b>877,380</b>    | <b>43,067,894</b>  | <b>1,311,426</b>                                                  |
| Noncurrent assets:                                            |                                                  |                   |                   |                   |                    |                                                                   |
| Restricted investments                                        | 2,374,497                                        | 12,277,200        | 1,109,350         | -                 | 15,761,047         | -                                                                 |
| Advances to other funds                                       | -                                                | 275,000           | 397,127           | -                 | 672,127            | -                                                                 |
| Interest receivable                                           | 20,871                                           | 31,217            | 3,735             | -                 | 55,823             | 582                                                               |
| Capital assets:                                               |                                                  |                   |                   |                   |                    |                                                                   |
| Land, buildings and equipment                                 | 43,542,016                                       | 69,600,604        | 5,512,649         | 16,315,636        | 134,970,905        | -                                                                 |
| Construction in progress                                      | 2,051,003                                        | 4,819,225         | 177,171           | 205,975           | 7,253,374          | -                                                                 |
| Less accumulated depreciation                                 | (16,838,994)                                     | (34,661,324)      | (3,252,877)       | (5,052,406)       | (59,805,601)       | -                                                                 |
| <b>Total capital assets (net of accumulated depreciation)</b> | <b>28,754,025</b>                                | <b>39,758,505</b> | <b>2,436,943</b>  | <b>11,469,205</b> | <b>82,418,678</b>  | <b>-</b>                                                          |
| <b>Total noncurrent assets</b>                                | <b>31,149,393</b>                                | <b>52,341,922</b> | <b>3,947,155</b>  | <b>11,469,205</b> | <b>98,907,675</b>  | <b>582</b>                                                        |
| <b>Total assets</b>                                           | <b>49,991,181</b>                                | <b>71,130,297</b> | <b>8,507,506</b>  | <b>12,346,585</b> | <b>141,975,569</b> | <b>1,312,008</b>                                                  |
| <b>Deferred Outflows of Resources:</b>                        |                                                  |                   |                   |                   |                    |                                                                   |
| Deferred charge on refunding                                  | 287,977                                          | 518,874           | -                 | -                 | 806,851            | -                                                                 |
| Deferred outflows related to OPEB                             | 185,552                                          | 153,481           | 143,528           | 62,409            | 544,970            | -                                                                 |
| <b>Total deferred outflows of resources</b>                   | <b>473,529</b>                                   | <b>672,355</b>    | <b>143,528</b>    | <b>62,409</b>     | <b>1,351,821</b>   | <b>-</b>                                                          |

The accompanying Notes to Financial Statements are an integral part of this statement.

**Liabilities:**

## Current liabilities:

|                                         |                  |                  |                |                |                  |                |
|-----------------------------------------|------------------|------------------|----------------|----------------|------------------|----------------|
| Accounts payable                        | 314,894          | 630,230          | 116,940        | 30,623         | 1,092,687        | 206,017        |
| Salaries payable                        | 98,581           | 90,553           | 59,935         | 31,713         | 280,782          | 2,971          |
| Accrued interest payable                | 30,371           | 53,992           | 11,608         | 37,673         | 133,644          | -              |
| Due to other funds                      | -                | -                | -              | 275,000        | 275,000          | -              |
| Compensated absences                    | 18,063           | 17,486           | 7,449          | 2,053          | 45,051           | -              |
| Customer deposits payable               | 420,504          | -                | -              | -              | 420,504          | -              |
| Unearned revenue                        | -                | -                | -              | -              | -                | 2,185          |
| Revenue bonds and notes payable-current | 307,800          | 547,200          | 86,735         | 281,638        | 1,223,373        | -              |
| <b>Total current liabilities</b>        | <u>1,190,213</u> | <u>1,339,461</u> | <u>282,667</u> | <u>658,700</u> | <u>3,471,041</u> | <u>211,173</u> |

## Noncurrent liabilities:

|                                     |                  |                  |                  |                  |                   |                |
|-------------------------------------|------------------|------------------|------------------|------------------|-------------------|----------------|
| Compensated absences                | 162,565          | 157,369          | 67,041           | 18,472           | 405,447           | -              |
| Other post employment benefits      | 1,090,326        | 894,512          | 736,467          | 323,598          | 3,044,903         | -              |
| Notes payable                       | -                | -                | 1,236,711        | 4,015,850        | 5,252,561         | -              |
| Revenue bonds payable               | 3,520,440        | 6,258,560        | -                | -                | 9,779,000         | -              |
| <b>Total noncurrent liabilities</b> | <u>4,773,331</u> | <u>7,310,441</u> | <u>2,040,219</u> | <u>4,357,920</u> | <u>18,481,911</u> | <u>-</u>       |
| <b>Total liabilities</b>            | <u>5,963,544</u> | <u>8,649,902</u> | <u>2,322,886</u> | <u>5,016,620</u> | <u>21,952,952</u> | <u>211,173</u> |

**Deferred Inflows of Resources:**

|                                            |               |               |               |               |               |          |
|--------------------------------------------|---------------|---------------|---------------|---------------|---------------|----------|
| Deferred inflows related to OPEB           | 33,427        | 24,292        | 25,013        | 10,216        | 92,948        | -        |
| <b>Total deferred inflows of resources</b> | <u>33,427</u> | <u>24,292</u> | <u>25,013</u> | <u>10,216</u> | <u>92,948</u> | <u>-</u> |

**Net Position:**

|                                     |                      |                      |                     |                     |                    |                     |
|-------------------------------------|----------------------|----------------------|---------------------|---------------------|--------------------|---------------------|
| Net investment in capital assets    | 25,213,762           | 33,471,619           | 2,222,847           | 7,401,689           | 68,309,917         | -                   |
| Restricted for capital improvements | 5,548,421            | 18,646,479           | -                   | -                   | 24,194,900         | -                   |
| Unrestricted                        | 13,705,556           | 11,010,360           | 4,080,288           | (19,531)            | 28,776,673         | 1,100,835           |
| <b>Total net position</b>           | <u>\$ 44,467,739</u> | <u>\$ 63,128,458</u> | <u>\$ 6,303,135</u> | <u>\$ 7,382,158</u> | <u>121,281,490</u> | <u>\$ 1,100,835</u> |

The assets and liabilities of certain internal service funds are not included in the fund financial statement, but are included in the Business Activities of the Statement of Net Position.

(48,596)

Total Net Position per Government-Wide Financial Statements

\$ 121,232,894



City of Clermont, Florida  
**Statement of Revenues, Expenses, and Changes in Fund Net Position**  
**Proprietary Funds**  
Year Ended September 30, 2020

|                                                                                                                                                                                                                | Business-type Activities-Enterprise Funds |                      |                     |                     |                   | Governmental Activities-Internal Service Fund |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------|---------------------|---------------------|-------------------|-----------------------------------------------|
|                                                                                                                                                                                                                | Water                                     | Sewer                | Sanitation          | Stormwater          | Total             | Fund                                          |
| <b>Operating Revenues:</b>                                                                                                                                                                                     |                                           |                      |                     |                     |                   |                                               |
| Charges for services                                                                                                                                                                                           | \$ 7,344,342                              | \$ 7,566,154         | \$ 3,550,386        | \$ 1,695,361        | \$ 20,156,243     | \$ 4,867,944                                  |
| Miscellaneous                                                                                                                                                                                                  | 286,979                                   | 6,503                | 11,418              | -                   | 304,900           | 66,704                                        |
| <b>Total operating revenues</b>                                                                                                                                                                                | <b>7,631,321</b>                          | <b>7,572,657</b>     | <b>3,561,804</b>    | <b>1,695,361</b>    | <b>20,461,143</b> | <b>4,934,648</b>                              |
| <b>Operating Expenses:</b>                                                                                                                                                                                     |                                           |                      |                     |                     |                   |                                               |
| Personnel services                                                                                                                                                                                             | 1,974,603                                 | 1,940,769            | 1,307,706           | 703,750             | 5,926,828         | 49,510                                        |
| Utilities                                                                                                                                                                                                      | 560,420                                   | 890,079              | 1,647               | 10,734              | 1,462,880         | -                                             |
| Dump fees                                                                                                                                                                                                      | 14,606                                    | 288,160              | 571,468             | 13,970              | 888,204           | -                                             |
| Administrative services                                                                                                                                                                                        | 484,958                                   | 412,035              | 212,436             | 135,771             | 1,245,200         | -                                             |
| Repairs and maintenance                                                                                                                                                                                        | 741,157                                   | 278,175              | 144,310             | 62,401              | 1,226,043         | -                                             |
| Depreciation and amortization                                                                                                                                                                                  | 1,668,598                                 | 2,892,156            | 585,619             | 680,194             | 5,826,567         | -                                             |
| Professional services                                                                                                                                                                                          | 155,459                                   | 122,857              | 45,131              | 17,019              | 340,466           | 60,042                                        |
| Insurance claims and expenses                                                                                                                                                                                  | 122,513                                   | 190,767              | 52,389              | 36,318              | 401,987           | 5,615,898                                     |
| Other supplies and expenses                                                                                                                                                                                    | 493,283                                   | 400,070              | 307,350             | 73,555              | 1,274,258         | -                                             |
| <b>Total operating expenses</b>                                                                                                                                                                                | <b>6,215,597</b>                          | <b>7,415,068</b>     | <b>3,228,056</b>    | <b>1,733,712</b>    | <b>18,592,433</b> | <b>5,725,450</b>                              |
| <b>Operating income (loss)</b>                                                                                                                                                                                 | <b>1,415,724</b>                          | <b>157,589</b>       | <b>333,748</b>      | <b>(38,351)</b>     | <b>1,868,710</b>  | <b>(790,802)</b>                              |
| <b>Nonoperating Revenues (Expenses):</b>                                                                                                                                                                       |                                           |                      |                     |                     |                   |                                               |
| Investment income                                                                                                                                                                                              | 349,023                                   | 516,243              | 83,984              | 4,276               | 953,526           | 17,247                                        |
| Interest expense                                                                                                                                                                                               | (142,241)                                 | (255,125)            | (35,195)            | (114,222)           | (546,783)         | -                                             |
| Grants                                                                                                                                                                                                         | 20                                        | 7                    | 287                 | 269                 | 583               | -                                             |
| Gain (loss) on disposal of capital assets                                                                                                                                                                      | 9,500                                     | 15,200               | 3,979               | -                   | 28,679            | -                                             |
| <b>Total nonoperating revenue (expenses)</b>                                                                                                                                                                   | <b>216,302</b>                            | <b>276,325</b>       | <b>53,055</b>       | <b>(109,677)</b>    | <b>436,005</b>    | <b>17,247</b>                                 |
| Income (loss) before contributions and transfers                                                                                                                                                               | 1,632,026                                 | 433,914              | 386,803             | (148,028)           | 2,304,715         | (773,555)                                     |
| Capital contributions                                                                                                                                                                                          | 1,620,076                                 | 4,954,474            | -                   | -                   | 6,574,550         | -                                             |
| Transfers in                                                                                                                                                                                                   | 18,689                                    | 2,781                | 44,140              | 920                 | 66,530            | -                                             |
| Transfers out                                                                                                                                                                                                  | (1,108,101)                               | (1,135,669)          | -                   | -                   | (2,243,770)       | -                                             |
| <b>Change in net position</b>                                                                                                                                                                                  | <b>2,162,690</b>                          | <b>4,255,500</b>     | <b>430,943</b>      | <b>(147,108)</b>    | <b>6,702,025</b>  | <b>(773,555)</b>                              |
| <b>Total Net Position - Beginning</b>                                                                                                                                                                          | <b>42,305,049</b>                         | <b>58,872,958</b>    | <b>5,872,192</b>    | <b>7,529,266</b>    |                   | <b>1,874,390</b>                              |
| <b>Total Net Position - Ending</b>                                                                                                                                                                             | <b>\$ 44,467,739</b>                      | <b>\$ 63,128,458</b> | <b>\$ 6,303,135</b> | <b>\$ 7,382,158</b> |                   | <b>\$ 1,100,835</b>                           |
| Change in Net Position, per above                                                                                                                                                                              |                                           |                      |                     |                     | 6,702,025         |                                               |
| Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue (expense) of certain internal service funds is reported with Business Activities. |                                           |                      |                     |                     | (221,865)         |                                               |
| Change in Business-Type Activities in Net Position per Government-Wide Financial Statements                                                                                                                    |                                           |                      |                     |                     | \$ 6,480,160      |                                               |

City of Clermont, Florida  
**Statement of Cash Flows**  
**Proprietary Funds**  
Year Ended September 30, 2020

|                                                                             | Business-Type Activities-Enterprise Funds |                    |                    |                  |                    | Governmental<br>Activities-<br>Internal Service<br>Fund |
|-----------------------------------------------------------------------------|-------------------------------------------|--------------------|--------------------|------------------|--------------------|---------------------------------------------------------|
|                                                                             | Water                                     | Sewer              | Sanitation         | Stormwater       | Total              |                                                         |
| <b>Cash Flows from Operating Activities:</b>                                |                                           |                    |                    |                  |                    |                                                         |
| Receipts from customers                                                     | \$ 7,661,986                              | \$ 7,543,002       | \$ 3,558,970       | \$ 1,709,190     | \$ 20,473,148      | \$ -                                                    |
| Receipts from internal services provided                                    | -                                         | -                  | -                  | -                | -                  | 4,932,738                                               |
| Payments to suppliers                                                       | (2,481,873)                               | (2,370,972)        | (1,328,344)        | (421,200)        | (6,602,389)        | (5,725,424)                                             |
| Payments to employees                                                       | (1,870,229)                               | (1,807,818)        | (1,216,276)        | (652,066)        | (5,546,389)        | (46,539)                                                |
| <b>Net cash provided (used) by operating activities</b>                     | <b>3,309,884</b>                          | <b>3,364,212</b>   | <b>1,014,350</b>   | <b>635,924</b>   | <b>8,324,370</b>   | <b>(839,225)</b>                                        |
| <b>Cash Flows from Non-Capital Financing Activities:</b>                    |                                           |                    |                    |                  |                    |                                                         |
| Due from other funds                                                        | -                                         | -                  | 110,000            | -                | 110,000            | -                                                       |
| Due to other funds                                                          | -                                         | -                  | -                  | -                | -                  | -                                                       |
| Operating grants                                                            | 20                                        | 7                  | 287                | 269              | 583                | -                                                       |
| Transfers in                                                                | 18,689                                    | 2,781              | 44,140             | 920              | 66,530             | -                                                       |
| Transfers out                                                               | (1,108,101)                               | (1,135,669)        | -                  | -                | (2,243,770)        | -                                                       |
| <b>Net cash provided (used) by non-capital financing activities</b>         | <b>(1,089,392)</b>                        | <b>(1,132,881)</b> | <b>154,427</b>     | <b>1,189</b>     | <b>(2,066,657)</b> | <b>-</b>                                                |
| <b>Cash Flows from Capital and Related Financing Activities:</b>            |                                           |                    |                    |                  |                    |                                                         |
| Acquisition of capital assets                                               | (1,806,235)                               | (4,042,954)        | (952,990)          | (166,612)        | (6,968,791)        | -                                                       |
| Sale of capital assets                                                      | 9,500                                     | 15,200             | 3,979              | -                | 28,679             | -                                                       |
| Interest paid on long-term debt                                             | (96,142)                                  | (170,917)          | (35,936)           | (116,628)        | (419,623)          | -                                                       |
| Principal paid on debt                                                      | (298,080)                                 | (529,920)          | (84,540)           | (274,371)        | (1,186,911)        | -                                                       |
| Capital grants                                                              | -                                         | -                  | -                  | 400,000          | 400,000            | -                                                       |
| Fees and assessments received                                               | 1,620,076                                 | 4,954,474          | -                  | -                | 6,574,550          | -                                                       |
| <b>Net cash provided (used) by capital and related financing activities</b> | <b>(570,881)</b>                          | <b>225,883</b>     | <b>(1,069,487)</b> | <b>(157,611)</b> | <b>(1,572,096)</b> | <b>-</b>                                                |

The accompanying Notes to Financial Statements are an integral part of these statements.

**Cash Flows from Investing Activities:**

|                                           |                |                |               |              |                  |               |
|-------------------------------------------|----------------|----------------|---------------|--------------|------------------|---------------|
| Sale (purchase) of investments            | 197,165        | 292,788        | 5,815         | -            | 495,768          | (2,846)       |
| Investment income                         | 308,195        | 455,176        | 93,781        | 4,276        | 861,428          | 17,441        |
| Net cash provided by investing activities | <u>505,360</u> | <u>747,964</u> | <u>99,596</u> | <u>4,276</u> | <u>1,357,196</u> | <u>14,595</u> |

**Net Increase (Decrease) in Cash and Cash Equivalents****Cash and Cash Equivalents - beginning****Cash and Cash Equivalents - end**

|  |                     |                      |                     |                   |                      |                   |
|--|---------------------|----------------------|---------------------|-------------------|----------------------|-------------------|
|  | 2,154,971           | 3,205,178            | 198,886             | 483,778           | 6,042,813            | (824,630)         |
|  | <u>5,915,625</u>    | <u>8,151,740</u>     | <u>1,933,077</u>    | <u>287,378</u>    | <u>16,287,820</u>    | <u>1,167,163</u>  |
|  | <u>\$ 8,070,596</u> | <u>\$ 11,356,918</u> | <u>\$ 2,131,963</u> | <u>\$ 771,156</u> | <u>\$ 22,330,633</u> | <u>\$ 342,533</u> |

**Classified As:**

|                                      |                     |                      |                     |                   |                      |                   |
|--------------------------------------|---------------------|----------------------|---------------------|-------------------|----------------------|-------------------|
| Cash and cash equivalents            | \$ 7,244,579        | \$ 10,635,991        | \$ 2,061,730        | \$ 541,184        | \$ 20,483,484        | \$ 342,533        |
| Restricted cash and cash equivalents | <u>826,017</u>      | <u>720,927</u>       | <u>70,233</u>       | <u>229,972</u>    | <u>1,847,149</u>     | <u>-</u>          |
| <b>Total</b>                         | <u>\$ 8,070,596</u> | <u>\$ 11,356,918</u> | <u>\$ 2,131,963</u> | <u>\$ 771,156</u> | <u>\$ 22,330,633</u> | <u>\$ 342,533</u> |

**Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities**

|                                |                     |                   |                   |                    |                     |                     |
|--------------------------------|---------------------|-------------------|-------------------|--------------------|---------------------|---------------------|
| <b>Operating income (loss)</b> | <u>\$ 1,415,724</u> | <u>\$ 157,589</u> | <u>\$ 333,748</u> | <u>\$ (38,351)</u> | <u>\$ 1,868,710</u> | <u>\$ (790,802)</u> |
|--------------------------------|---------------------|-------------------|-------------------|--------------------|---------------------|---------------------|

**Adjustments Not Affecting Cash:**

|                               |           |           |         |         |           |   |
|-------------------------------|-----------|-----------|---------|---------|-----------|---|
| Depreciation and amortization | 1,668,598 | 2,892,156 | 585,619 | 680,194 | 5,826,567 | - |
|-------------------------------|-----------|-----------|---------|---------|-----------|---|

**Change in Assets and Liabilities:**

|                                            |               |               |               |               |                |              |
|--------------------------------------------|---------------|---------------|---------------|---------------|----------------|--------------|
| Decrease (Increase) in accounts receivable | 35,186        | (29,655)      | (2,834)       | 13,829        | 16,526         | (4,095)      |
| Increase in unearned revenue               | -             | -             | -             | -             | -              | 2,185        |
| Increase in customer deposits              | (4,521)       | -             | -             | -             | (4,521)        | -            |
| Decrease in prepaid costs                  | (30,014)      | (17,224)      | (6,263)       | (3,352)       | (56,853)       | (3,904)      |
| Decrease (Increase) in inventory           | 10,765        | -             | -             | -             | 10,765         | -            |
| Increase (Decrease) in accounts payable    | 109,772       | 228,395       | 12,650        | (68,080)      | 282,737        | (45,580)     |
| Increase in OPEB                           | 79,581        | 85,167        | 63,049        | 36,256        | 264,053        | -            |
| Increase in accrued liabilities            | <u>24,793</u> | <u>47,784</u> | <u>28,381</u> | <u>15,428</u> | <u>116,386</u> | <u>2,971</u> |

**Total adjustments****Net Cash Provided (Used) by Operating Activities**

|  |                     |                     |                     |                   |                     |                     |
|--|---------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
|  | <u>1,894,160</u>    | <u>3,206,623</u>    | <u>680,602</u>      | <u>674,275</u>    | <u>6,455,660</u>    | <u>(48,423)</u>     |
|  | <u>\$ 3,309,884</u> | <u>\$ 3,364,212</u> | <u>\$ 1,014,350</u> | <u>\$ 635,924</u> | <u>\$ 8,324,370</u> | <u>\$ (839,225)</u> |

**Noncash Investing, Capital, and Financing Activities:**

|                                                  |                  |                  |                   |             |                   |             |
|--------------------------------------------------|------------------|------------------|-------------------|-------------|-------------------|-------------|
| Increase (Decrease) in Fair Value of Investments | <u>\$ 47,786</u> | <u>\$ 71,475</u> | <u>\$ (8,552)</u> | <u>\$ -</u> | <u>\$ 110,709</u> | <u>\$ -</u> |
|--------------------------------------------------|------------------|------------------|-------------------|-------------|-------------------|-------------|

City of Clermont, Florida  
**Statement of Fiduciary Net Position**  
**Fiduciary Funds**  
September 30, 2020

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|                                             | <b>Total Employee<br/>Pension Funds</b> |
|---------------------------------------------|-----------------------------------------|
| <b>Assets:</b>                              |                                         |
| Cash and cash equivalents                   | \$ 1,871,283                            |
| Investments:                                |                                         |
| U.S. Government & other debt securities     | 16,860,404                              |
| Equities                                    | 39,837,474                              |
| <b>Total investments</b>                    | <b>56,697,878</b>                       |
| <b>Total assets</b>                         | <b>58,569,161</b>                       |
| <b>Liabilities:</b>                         |                                         |
| Refunds payable and other                   | -                                       |
| <b>Total liabilities</b>                    | <b>-</b>                                |
| <b>Net Position Restricted for Pensions</b> | <b>\$ 58,569,161</b>                    |



City of Clermont, Florida  
**Statement of Changes in Fiduciary Net Position**  
**Fiduciary Funds**  
Year Ended September 30, 2020

|                                           | <b>Total Employee<br/>Pension Funds</b> |
|-------------------------------------------|-----------------------------------------|
| <b>Additions:</b>                         |                                         |
| Contributions:                            |                                         |
| Employer                                  | \$ 3,472,675                            |
| Plan members                              | 458,532                                 |
| State                                     | -                                       |
| <b>Total contributions</b>                | <b>3,931,207</b>                        |
| Investment earnings:                      |                                         |
| Net increase in fair value of investments | 5,824,964                               |
| Investment expense                        | (7,500)                                 |
| <b>Total net investment earnings</b>      | <b>5,817,464</b>                        |
| <b>Total additions</b>                    | <b>9,748,671</b>                        |
| <b>Deductions:</b>                        |                                         |
| Benefits/distributions                    | 3,059,586                               |
| Administrative                            | 134,239                                 |
| <b>Total deductions</b>                   | <b>3,193,825</b>                        |
| <b>Change in Net Position</b>             | <b>6,554,846</b>                        |
| <b>Net Position - beginning</b>           | <b>52,014,315</b>                       |
| <b>Net Position - ending</b>              | <b>\$ 58,569,161</b>                    |



## ***NOTES TO FINANCIAL STATEMENTS***



## **NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **Reporting Entity**

The *City of Clermont*, Florida (the City) is a political subdivision of the State of Florida located in Lake County. The *City of Clermont* was incorporated under State law in December 1916 and operates under the council-manager form of government under its charter adopted pursuant to H.B. 2223, Ch.67-1217 Special Acts, of the State of Florida. The legislative branch of the City is composed of a Mayor and four (4) members elected Council. The City Council is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Council appointed City Manager.

In evaluating how to define the government, for financial reporting purposes, the City has considered all potential component units. The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body, and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organizations' resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization. In applying the above criteria, the City has one blended component unit as follows:

#### *The City of Clermont Community Redevelopment Fund:*

The *City of Clermont* created the Downtown Redevelopment Agency in May of 1997. This is a dependent taxing district established in accordance with Chapter 163, Part III, Florida Statutes. Notification to affected taxing agency was done in compliance with Chapter 163.346, Part III, Florida Statutes. The incremental annual increase in tax over the base years will be used to fund projects designed to enhance and improve the described area. The City Council, being the duly elected governmental body for the designated area, passed Resolution 97-950, which established the *City of Clermont* as the Redevelopment Agency for the purpose of carrying out the community redevelopment programs and plans within the area. Through Ordinance 359-M the City established the Community Redevelopment Trust Fund to account for all transactions generated by this special revenue fund. The *City of Clermont* Community Redevelopment Fund is presented as a blended component unit. The CRA is governed by a board of seven- the five members of the Clermont City Council and two individuals appointed by the City Council. On December 8, 2015, Ordinance No. 2015-77 passed and modification of the Community Redevelopment Plan was approved. Because the governing body of the CRA is substantively the same as the City and the City has operational responsibility for the CRA, the CRA is presented as a blended component unit of the City.

### **Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

## **NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### **Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The government reports the following funds:

#### *Major Governmental Funds*

The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Capital Projects Fund* accounts for financial resources segregated for the acquisition or construction of major capital facilities.

*Infrastructure Special Revenue Fund* accounts for the proceeds of the Local Government Infrastructure Surtax. The proceeds and interest accrued thereto, by law are only to be used to finance, plan and construct infrastructure.

#### *Nonmajor Governmental Fund Types*

*Special Revenue Funds* account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes other than debt service or capital projects.

The *Debt Service Fund* was established to account for the accumulation of resources and payment of bond principal and interest from governmental resources.

#### *Major Proprietary Funds*

*Water Fund* is used to account for the operations of the City's water system, which is financed in a manner similar to private business enterprises, where the costs, including depreciation, of providing services to the general public on an ongoing basis are financed primarily through user charges.

*Sewer Fund* is used to account for the operations of the City's sewer system, which is financed in a manner similar to private business enterprises, where the costs, including depreciation, of providing services to the general public on an ongoing basis are financed primarily through user charges.

*Sanitation Fund* is used to account for the fiscal activities of the City's refuse collection and disposal operation.

*Stormwater Fund (Enterprise Fund)* is used to account for the fiscal activities of the City's stormwater drainage operation, as well as the funding and payment of related debt.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Nonmajor Proprietary Funds*

*Internal Service Fund* is used to account for the costs of group insurance which are charged to other departments on a cost reimbursement basis.

*Fiduciary Funds*

*Pension Trust Funds* account for activities of police officers, firefighters and general employees retirement plans which accumulate resources for pension benefit payments to qualified employees.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are other charges between the City's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's water, sewer, sanitation and stormwater utility funds are charges to customers for sales and services. The City also recognizes as operating revenue the meter fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows and Net Position/Fund Balance:**

*Deposits and Investments*

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments of the City are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The City's investments consist of investments authorized per their investment policy adopted in accordance with Section 218.415, Florida Statutes.

*Receivables and Payables*

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Advances between funds, as reported in the fund financial statements, are offset by a non-spendable fund balance in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

All receivables are shown net of an allowance for uncollectibles. The County bills and collects property taxes and remits them to the City. City property tax revenues are recognized when levied to the extent that they result in current receivables.

All property is reassessed according to its fair value on the lien date, or January 1 of each year. Taxes are levied on October 1 of each year. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March are without discount. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. On or around May 31 following the tax year, certificates are sold for all delinquent taxes on real property.

*Inventories and Prepaid Items*

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. These are recorded as expenditures when consumed rather than when purchased.

*Restricted Assets*

Certain proceeds of the City's enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate accounts and their use is limited by applicable bond covenants. Assets so designated are identified as restricted assets on the balance sheet.

*Capital Assets*

Capital assets, which include property, plant, equipment, intangible and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$1,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Capital assets of the City are depreciated using the straight line method over the following estimated useful lives:

| <u>Assets</u>         | <u>Years</u> |
|-----------------------|--------------|
| Buildings             | 10-50        |
| Improvements          | 15-50        |
| Infrastructure        | 30-50        |
| Equipment & Machinery | 3-15         |
| Intangible Assets     | 3-15         |



## **NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### *Compensated Absences*

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation pay is accrued when incurred in the government-wide and proprietary financial statements. A portion of sick pay is accrued for employees with at least ten (10) years of service. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. For governmental activities, compensated absences, net pension obligations, and net other postemployment benefit obligations are generally liquidated by the general fund.

### *Long-Term Obligations*

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

### *Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The City has three items that qualify for reporting in this category. The deferred charge on refunding, deferred outflows of pension earnings and deferred outflow related to OPEB reported in the government-wide statement of net position and the statement of net position - proprietary funds. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The City has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from several sources: liens, forfeitures and rental income. These amounts are deferred and recognized as an inflow of sources in the period that the amounts become available. The City also has deferred inflows of pension earnings and OPEB reported in the government-wide statement of net position.

### *Net Position Flow Assumptions*

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

### *Fund Balance Flow Assumptions*

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The Council is the highest level of decision-making authority for the City that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet criteria to be classified as committed. The Council has maintained authority to assign fund balance.

The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

*New GASB Statements Implemented*

In fiscal year 2020, the City implemented GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This Statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the City.

**NOTE 2 RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances - total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this difference are as follows:

|                                                                                                                                                           |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Capital Outlay                                                                                                                                            | \$ 5,429,054        |
| Depreciation Expense                                                                                                                                      | <u>(3,813,849)</u>  |
| <i>Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities</i> | <u>\$ 1,615,205</u> |

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**NOTE 2 RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

Another element of that reconciliation states that "The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position." The details of this difference are as follows:

|                                                                                           |                     |
|-------------------------------------------------------------------------------------------|---------------------|
| Principal Repayment                                                                       | \$ 2,147,205        |
| <i>Net adjustment to decrease net changes in fund balances - total</i>                    |                     |
| <i>governmental funds to arrive at changes in net position of governmental activities</i> | <u>\$ 2,147,205</u> |

Another element of that reconciliation states that "Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds." The details of this difference are as follows:

|                                                                                           |                     |
|-------------------------------------------------------------------------------------------|---------------------|
| Compensated Absences                                                                      | \$ (100,658)        |
| Other Post Employment Benefits                                                            | (876,076)           |
| Accrued Interest Payable                                                                  | <u>19,000</u>       |
| <i>Net adjustment to decrease net changes in fund balances - total</i>                    |                     |
| <i>governmental funds to arrive at changes in net position of governmental activities</i> | <u>\$ (957,734)</u> |

**NOTE 3 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**Budgetary Information**

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior to the end of the fiscal year, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- Budget workshops are scheduled as needed.
- The general summary of the budget and notice of public hearing is published in the local newspaper.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to October 1, the budgets are legally enacted through passage of a resolution.
- The City Manager is authorized to transfer budgeted amounts within departments; however, any revisions that alter the total appropriations of any department must be approved by the City Council.
- The level of classification detail at which expenditures may not legally exceed appropriations is the department level.
- Appropriations lapse at the close of the fiscal year to the extent they have not been expended. Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders and contracts) outstanding at year end are reported as assigned fund balances and do not constitute expenditures or liabilities because the commitments will be re-appropriated and honored during the subsequent year.
- Budgets are adopted for the general fund, special revenue funds, debt service funds and the capital projects fund on a basis consistent with generally accepted accounting principles, except as described below under Budget Basis of Accounting. Budgets are also adopted for the enterprise funds; however, budgetary comparisons are not presented since they are not required under generally accepted accounting principles.
- The City Council, by Ordinance or Resolution, may make supplemental appropriations in excess of those originally estimated for the year up to the amount of available revenues. Budgeted amounts presented in the accompanying financial statements have been adjusted for legally authorized revisions.

**NOTE 3                      STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)**

**Budgetary Basis of Accounting**

The City includes a portion of the prior year's fund balances represented by unappropriated liquid assets remaining in the fund as budgeted revenue in the succeeding year. The results of operations on a GAAP basis do not recognize the fund balance allocation as revenue as it represents prior periods' excess of revenues over expenditures. The City does not budget for capital outlay expenditures and other financing sources related to the acquisition of assets through notes payable.

**Expenditures in Excess of Appropriations**

Expenditures exceeded appropriations in various departments of the General Fund, Capital Projects Fund, Fire Inspection Special Revenue Fund, and Debt Service Fund. These excess expenditures were funded by greater than anticipated revenues and available fund balance.

**NOTE 4                      CASH AND INVESTMENTS**

**Deposits**

All bank deposits were fully covered by federal depository insurance or by collateral held in banks that are members of the State of Florida's Collateral Pool as specified under Florida law. Florida Statutes provide for collateral pooling by banks and savings and loans. This limits local government deposits to "authorized depositories".

**Investments**

Investments in all fund types are stated at fair value, which is the amount for which an investment could be exchanged in a current transaction between willing parties, other than in a forced liquidation sale. Fair value is based on quoted market prices. Changes in the fair value of investments are recognized as revenue and included in investment income.

The City's investment policies are governed by state statute and city ordinance. Authorized investments are:

- The Local Government Surplus Funds Trust (SBA).
- SEC registered money market funds.
- Interest-bearing time deposits or savings accounts in qualified public depositories.
- Direct obligations of the U.S. Treasury.
- Federal agencies and instrumentalities.
- Securities of, or other interests in, any open-end or closed-end management-type investment company or investment trust registered under the Investment Company Act of 1940.
- Repurchase Agreements.
- Other investments authorized by ordinance.

The assets of the City's general employees defined benefit pension fund, are invested in the pooled investment fund for the Florida Municipal Pension Trust Fund (FMPTF). Investments held in this fund consist of corporate bonds and stocks and cash equivalents. The fund is stated at fair value, and investment earnings are allocated to participants in the fund based on their equity in this pooled investment account as provided by the Florida Municipal Pension Fund.

**NOTE 4 CASH AND INVESTMENTS (CONTINUED)**

Investments made by the *City of Clermont* at September 30, 2020 are summarized below. Defined benefit pension plan investments, other than \$39,837,474 in mutual funds, investing in equity securities, are included below. In accordance with GASB 31, investments are reported at fair value.

| <b>Investment Type</b>                           | <b>Fair Value</b>    | <b>Credit Rating</b> | <b>Weighted Average Maturity</b> |
|--------------------------------------------------|----------------------|----------------------|----------------------------------|
| Federal Agency Bond                              | \$ 4,879,457         | AA+                  | 2.48 years                       |
| Federal Agency Mortgage-Backed Securities        | 951,264              | AA+                  | 9.13 years                       |
| Federal Agency Colateralized Mortgage Obligation | 1,769,798            | AA+                  | 3.43 years                       |
| US Treasury Notes                                | 6,535,435            | AA+                  | 1.74 years                       |
| Supra-National Agency Bond/Note                  | 712,435              | AAA                  | 2.33 years                       |
| Corporate Note                                   | 6,509,629            | BBB+/AA              | 1.95 years                       |
| Asset Backed Security                            | 4,305,753            | AAA/NR               | 3.3 years                        |
| Municipal Bonds                                  | 1,014,150            | AAA                  | 2.75 years                       |
| FL Palm                                          | 38,792,992           | AAA <sub>m</sub>     | N/A                              |
| Pension Fixed Income Securities                  | 16,860,404           | various              | 2 - 8 years                      |
|                                                  | <u>\$ 82,331,317</u> |                      |                                  |

*Credit Risk*

The City's investment policy limits credit risk by restricting authorized investments to those described above.

*Custodial Credit Risk:*

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the city's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk:*

The City's investment policy requires diversification but does not specify limits on types of investments.

*Interest Rate Risk:*

The City's investment policy does not specifically address interest rate risk, however the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The City manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**NOTE 4 CASH AND INVESTMENTS (CONTINUED)**

*Fair Value*

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The City uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the City's own data in measuring unobservable inputs.

The City has the following recurring fair value measurements as of September 30, 2020:

| <b>Investments Valued by Fair Value Level</b>    |                      | <b>Quoted Prices in<br/>Active Markets for<br/>Identical Assets<br/>(Level 1)</b> | <b>Significant Other<br/>Observable Inputs<br/>(Level 2)</b> |
|--------------------------------------------------|----------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------|
| Federal Agency Bond                              | \$ 4,879,457         | \$ -                                                                              | \$ 4,879,457                                                 |
| Federal Agency Colateralized Mortgage Obligation | 1,769,798            | -                                                                                 | 1,769,798                                                    |
| Federal Agency Mortgage-Backed Securities        | 951,264              | -                                                                                 | 951,264                                                      |
| US Treasury Notes                                | 6,535,435            | 6,535,435                                                                         | -                                                            |
| Supra-National Agency Bond/Note                  | 712,435              | -                                                                                 | 712,435                                                      |
| Corporate Note                                   | 6,509,629            | -                                                                                 | 6,509,629                                                    |
| Asset Backed Security                            | 4,305,753            | -                                                                                 | 4,305,753                                                    |
| Municipal Bonds                                  | 1,014,150            | -                                                                                 | 1,014,150                                                    |
| Pension Fixed Income Securities                  | 16,860,404           | -                                                                                 | 16,860,404                                                   |
| Pension Equity Securities                        | 39,837,474           | -                                                                                 | 39,837,474                                                   |
|                                                  | <u>\$ 83,375,799</u> | <u>\$ 6,535,435</u>                                                               | <u>\$ 76,840,364</u>                                         |

## NOTE 5 RECEIVABLES

Receivables as of year end for the City's individual major funds and nonmajor funds, including the applicable allowances for uncollectible accounts, are as follows:

|                                     | Accounts            | Taxes             | Other             | Less Allowance<br>for Uncollectible<br>Accounts | Total               |
|-------------------------------------|---------------------|-------------------|-------------------|-------------------------------------------------|---------------------|
| General Fund                        | \$ 2,613,100        | \$ 154,923        | \$ 789,250        | \$ (2,530,575)                                  | \$ 1,026,698        |
| Capital Projects Fund               | -                   | -                 | 2,440             | -                                               | 2,440               |
| Infrastructure Special Revenue Fund | -                   | -                 | 1,118             | -                                               | 1,118               |
| Water Fund                          | 322,144             | -                 | 66,408            | (44,955)                                        | 343,597             |
| Sewer Fund                          | 565,177             | -                 | 31,217            | (148,941)                                       | 447,453             |
| Sanitation Fund                     | 218,495             | -                 | 4,224             | (52,446)                                        | 170,273             |
| Stormwater Fund                     | 116,522             | -                 | 326               | (25,562)                                        | 91,286              |
| Nonmajor Governmental Funds         | -                   | -                 | 6,524             | -                                               | 6,524               |
| Internal Service Fund               | -                   | -                 | 5,720             | -                                               | 5,720               |
|                                     | <u>\$ 3,835,438</u> | <u>\$ 154,923</u> | <u>\$ 907,227</u> | <u>\$ (2,802,479)</u>                           | <u>\$ 2,095,109</u> |

## NOTE 6 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

|                                                    | Beginning Balance    | Increases           | Decreases             | Ending Balance       |
|----------------------------------------------------|----------------------|---------------------|-----------------------|----------------------|
| <b>Governmental Activities:</b>                    |                      |                     |                       |                      |
| Capital Assets, not being depreciated:             |                      |                     |                       |                      |
| Land                                               | \$ 25,308,076        | \$ 37,224           | \$ -                  | \$ 25,345,300        |
| Construction in progress                           | 4,436,487            | 4,659,370           | (3,526,956)           | 5,568,901            |
| <b>Total capital assets, not being depreciated</b> | <u>29,744,563</u>    | <u>4,696,594</u>    | <u>(3,526,956)</u>    | <u>30,914,201</u>    |
| Capital Assets, being depreciated:                 |                      |                     |                       |                      |
| Buildings                                          | 30,802,433           | 501,789             | -                     | 31,304,222           |
| Improvements/infrastructure                        | 28,370,288           | 3,105,728           | (349,915)             | 31,126,101           |
| Machinery and equipment                            | 17,302,226           | 592,539             | (1,202,224)           | 16,692,541           |
| Intangibles                                        | 503,044              | 65,619              | (13,718)              | 554,945              |
| <b>Total capital assets being depreciated</b>      | <u>76,977,991</u>    | <u>4,265,675</u>    | <u>(1,565,857)</u>    | <u>79,677,809</u>    |
| Less Accumulated Depreciation for:                 |                      |                     |                       |                      |
| Buildings                                          | (11,208,722)         | (1,042,596)         | -                     | (12,251,318)         |
| Improvements/infrastructure                        | (12,814,097)         | (1,217,241)         | 349,915               | (13,681,423)         |
| Machinery and equipment                            | (9,983,878)          | (1,535,498)         | 1,167,437             | (10,351,939)         |
| Intangibles                                        | (451,487)            | (24,773)            | 13,718                | (462,542)            |
| <b>Total accumulated depreciation</b>              | <u>(34,458,184)</u>  | <u>(3,820,108)</u>  | <u>1,531,070</u>      | <u>(36,747,222)</u>  |
| Total capital assets being depreciated, net        | <u>42,519,807</u>    | <u>445,567</u>      | <u>(34,787)</u>       | <u>42,930,587</u>    |
| <b>Governmental activities capital assets, net</b> | <u>\$ 72,264,370</u> | <u>\$ 5,142,161</u> | <u>\$ (3,561,743)</u> | <u>\$ 73,844,788</u> |

**NOTE 6 CAPITAL ASSETS (CONTINUED)**

Increases in accumulated depreciation for governmental activities includes accumulated depreciation on assets transferred from business-type activities, therefore total increases in accumulated depreciation is not the same as depreciation expense. This difference is \$6,259.

|                                                     | <u>Beginning<br/>Balance</u> | <u>Increases</u>   | <u>Decreases</u>     | <u>Ending Balance</u> |
|-----------------------------------------------------|------------------------------|--------------------|----------------------|-----------------------|
| <b>Business-type Activities:</b>                    |                              |                    |                      |                       |
| Capital Assets, not being depreciated:              |                              |                    |                      |                       |
| Land                                                | \$ 1,511,807                 | \$ -               | \$ -                 | \$ 1,511,807          |
| Construction in progress                            | 3,637,964                    | 4,633,088          | (1,017,678)          | 7,253,374             |
| <b>Total capital assets, not being depreciated</b>  | <u>5,149,771</u>             | <u>4,633,088</u>   | <u>(1,017,678)</u>   | <u>8,765,181</u>      |
| Capital Assets, being depreciated:                  |                              |                    |                      |                       |
| Buildings                                           | 989,780                      | -                  | -                    | 989,780               |
| Improvements/infrastructure                         | 119,583,409                  | 1,373,307          | -                    | 120,956,716           |
| Machinery and equipment                             | 9,306,013                    | 1,980,074          | (199,727)            | 11,086,360            |
| Intangibles                                         | 426,242                      | -                  | -                    | 426,242               |
| <b>Total capital assets being depreciated</b>       | <u>130,305,444</u>           | <u>3,353,381</u>   | <u>(199,727)</u>     | <u>133,459,098</u>    |
| Less Accumulated Depreciation for:                  |                              |                    |                      |                       |
| Buildings                                           | (78,722)                     | (37,607)           | -                    | (116,329)             |
| Improvements/infrastructure                         | (48,841,418)                 | (4,690,197)        | -                    | (53,531,615)          |
| Machinery and equipment                             | (5,060,713)                  | (1,058,864)        | 199,727              | (5,919,850)           |
| Intangibles                                         | (197,908)                    | (39,899)           | -                    | (237,807)             |
| <b>Total accumulated depreciation</b>               | <u>(54,178,761)</u>          | <u>(5,826,567)</u> | <u>199,727</u>       | <u>(59,805,601)</u>   |
| Total capital assets being depreciated, net         | <u>76,126,683</u>            | <u>(2,473,186)</u> | <u>-</u>             | <u>73,653,497</u>     |
| <b>Business-type activities capital assets, net</b> | <u>\$81,276,454</u>          | <u>\$2,159,902</u> | <u>\$(1,017,678)</u> | <u>\$ 82,418,678</u>  |

Depreciation expense was charged to functions/programs as follows:

|                                                              |                     |
|--------------------------------------------------------------|---------------------|
| Governmental Activities:                                     |                     |
| General government                                           | \$ 633,757          |
| Public safety                                                | 1,572,443           |
| Physical environment/transportation                          | 232,400             |
| Economic environment                                         | 390,138             |
| Culture and recreation                                       | 985,111             |
| <b>Total Depreciation Expense - governmental activities</b>  | <u>\$ 3,813,849</u> |
| Business-type Activities                                     |                     |
| Water                                                        | \$ 1,668,598        |
| Sewer                                                        | 2,892,156           |
| Sanitation                                                   | 585,619             |
| Stormwater                                                   | 680,194             |
| <b>Total Depreciation Expense - business-type activities</b> | <u>\$ 5,826,567</u> |



## NOTE 7 CAPITAL LEASES

The City has entered into lease agreements for financing the acquisition of communications equipment. These lease agreements qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of their future minimum lease payments as of the inception date.

The assets acquired through capital leases are as follows:

|                                | <b>Governmental Activities</b> |
|--------------------------------|--------------------------------|
| Machinery & equipment          | \$ 919,125                     |
| Less: accumulated depreciation | (172,622)                      |
| <b>Total</b>                   | <b>\$ 746,503</b>              |

Amortization of equipment leased and capital leases is included in depreciation expense. The future minimum lease obligations and the net present value of these minimum payments as of September 30, 2020 were as follows:

| <b>Year Ending September 30</b>     | <b>Governmental Activities</b> |
|-------------------------------------|--------------------------------|
| 2021                                | \$ 106,086                     |
| 2022                                | 106,086                        |
| 2023                                | 106,086                        |
| 2024                                | 106,086                        |
| 2025                                | 106,086                        |
| Thereafter                          | 318,258                        |
| <b>Total minimum lease payments</b> | <b>848,688</b>                 |
| Less: amount representing interest  | (94,424)                       |
|                                     | <b>\$ 754,264</b>              |

## NOTE 8 LONG-TERM DEBT

### Bonds Payable- Public Offering

The City issues bonds to provide funds for the acquisition and construction of major capital assets. In the event of default, bondholders may take any remedies legally appropriate, and declare all principal and accrued interest is due and payable immediately. Bonds have been issued for business-type activities.

The 2009 Water and Sewer Revenue and Refunding Bonds are secured by net revenue of the water and sewer system. The bonds were paid off during the year. For the fiscal year, principal and interest paid on this series was \$747,863 and total pledged revenue was \$6,999,333.

In a prior year, the City issued Water and Sewer Revenue and Refunding Bonds, Series 2017 in the amount of \$10,817,000 with interest of 2.38% to partially refund the Water and Sewer Revenue and Refunding Bond Series 2009. This bond is secured by the net revenue of the water and sewer system. The total principal and interest remaining to be paid on this series is \$12,085,087. For the fiscal year, principal and interest paid on this series was \$347,196 and total pledged revenue was \$6,999,333.

## NOTE 8 LONG-TERM DEBT (CONTINUED)

The original amount of revenue bonds issued in prior years is described below. Revenue bonds outstanding at year end are as follows:

| <b>Business-Type Activities</b> | <b>Interest Rates<br/>and Dates</b> | <b>Maturity</b> | <b>Original<br/>Amount</b> | <b>Balance<br/>September 30,<br/>2020</b> |
|---------------------------------|-------------------------------------|-----------------|----------------------------|-------------------------------------------|
| Water and Sewer Revenue         | 2.38%                               | 12/1/2018       |                            |                                           |
| Refunding Bonds,<br>Series 2017 | (6/1 & 12/1)                        | to<br>12/1/2030 | \$ 10,817,000              | \$ 10,634,000                             |
|                                 |                                     |                 |                            | <u>\$ 10,634,000</u>                      |

Annual debt service requirements to maturity for revenue bonds are as follows:

| Year Ending September 30, | <b>Business - Type Activities</b> |                     |
|---------------------------|-----------------------------------|---------------------|
|                           | <b>Principal</b>                  | <b>Interest</b>     |
| 2021                      | \$ 855,000                        | \$ 242,915          |
| 2022                      | 879,000                           | 222,280             |
| 2023                      | 900,000                           | 201,110             |
| 2024                      | 920,000                           | 179,452             |
| 2025                      | 943,000                           | 157,283             |
| 2026-2030                 | 5,056,000                         | 435,183             |
| 2031                      | 1,081,000                         | 12,864              |
| <b>Total</b>              | <u>\$ 10,634,000</u>              | <u>\$ 1,451,087</u> |

### Notes Payable- Direct Borrowing

The City issued Public Improvement Refunding Revenue Note, Series 2016 in the amount of \$5,331,196 with interest of 2.03% to refund the Public Improvement Revenue Note, Series 2013. This note is secured by public services taxes and communications service tax. Total principal and interest remaining to be paid on this series is \$4,288,208. For the fiscal year, principal and interest paid on this series was \$476,895 and total pledged revenue was \$5,434,491. In the event of default, the lender may seek enforcement of all remedies available under the law. Any amounts due on the note that remain unpaid shall bear interest at the default rate until all amounts then due are paid in full.

The City issued Infrastructure Sales Surtax Revenue Note, Series 2016 in the amount of \$5,300,000 with interest of 2.12% to finance the costs of the acquisition and construction of a new municipal police station. This note is secured by the infrastructure sales surtax. Total principal and interest remaining to be paid on this series is \$4,601,540. For the fiscal year, principal and interest paid on this series was \$418,797 and total pledged revenue was \$3,603,194. In the event of default, the lender may seek enforcement of all remedies available under the law. Any amounts due on the note that remain unpaid shall bear interest at the default rate until all amounts then due are paid in full.

The City issued Master Plan Capital Projects Revenue Note, Series 2017 in the amount of \$30,000,000 with interest of 2.63% to fund master plan projects, Victory Pointe, Boat Ramp Relocation, Downtown Waterfront District Revitalization, Legacy Loop Trail Spur, Public Wi-Fi Network, Public Works Complex, and City Limits Entryway Signs. This note is secured by a covenant to budget and appropriate. Total principal and interest remaining to be paid on this series is \$31,450,522. For the fiscal year, principal and interest paid on this series was \$2,424,053. In the event of default, the lender may seek enforcement of all remedies available under the law. Any amounts in the project fund shall be applied to repayment of principal and interest.

**NOTE 8 LONG-TERM DEBT (CONTINUED)**

Revenue notes outstanding at year end are as follows:

| <b>Governmental Activities</b>                            | <b>Interest Rates<br/>and Dates</b> | <b>Maturity</b>              | <b>Original<br/>Amount</b> | <b>Balance<br/>September 30,<br/>2020</b> |
|-----------------------------------------------------------|-------------------------------------|------------------------------|----------------------------|-------------------------------------------|
| Public Improvement Refunding<br>Revenue Note, Series 2016 | 2.03%<br>(6/1 & 12/1)               | 12/1/2016<br>to<br>12/1/2028 | <u>\$ 5,331,196</u>        | 3,919,507                                 |
| Infrastructure Sales Surtax<br>Revenue Note, Series 2016  | 2.12%<br>(6/1 & 12/1)               | 12/1/2016<br>to<br>12/1/2030 | <u>\$ 5,300,000</u>        | 4,104,694                                 |
| Master Plan Capital Projects<br>Revenue Note, Series 2017 | 2.63%<br>(6/1 & 12/1)               | 12/1/2018<br>to<br>12/1/2032 | <u>\$ 23,670,559</u>       | 21,021,066                                |
|                                                           |                                     |                              |                            | <u>\$ 29,045,267</u>                      |
| <b>Business-Type Activities</b>                           |                                     |                              |                            |                                           |
| Master Plan Capital Projects<br>Revenue Note, Series 2017 | 2.63%<br>(6/1 & 12/1)               | 12/1/2018<br>to<br>12/1/2032 | <u>\$ 6,329,441</u>        | <u>\$ 5,620,934</u>                       |

Annual debt service requirements to maturity for revenue notes are as follows:

| Year Ending September 30, | <b>Governmental Activities</b> |                     | <b>Business-Type Activities</b> |                     |
|---------------------------|--------------------------------|---------------------|---------------------------------|---------------------|
|                           | <b>Principal</b>               | <b>Interest</b>     | <b>Principal</b>                | <b>Interest</b>     |
| 2021                      | \$ 2,114,207                   | \$ 693,695          | \$ 368,373                      | \$ 142,987          |
| 2022                      | 2,164,966                      | 641,584             | 377,868                         | 133,174             |
| 2023                      | 2,218,409                      | 588,188             | 387,995                         | 123,103             |
| 2024                      | 2,272,175                      | 533,472             | 398,122                         | 112,765             |
| 2025                      | 2,327,849                      | 477,405             | 408,671                         | 102,156             |
| 2026-2030                 | 12,035,447                     | 1,501,403           | 2,209,608                       | 341,647             |
| 2031-2033                 | 5,912,214                      | 223,814             | 1,470,297                       | 58,675              |
| <b>Total</b>              | <u>\$ 29,045,267</u>           | <u>\$ 4,659,561</u> | <u>\$ 5,620,934</u>             | <u>\$ 1,014,507</u> |

**NOTE 8 LONG-TERM DEBT (CONTINUED)**

**Changes in Long-Term Liabilities**

Long-term liability activity for the year ended September 30, 2020 was as follows:

|                                                     | <b>Beginning<br/>Balance</b> | <b>Additions</b>  | <b>Deductions</b>     | <b>Ending<br/>Balance</b> | <b>Due Within<br/>One Year</b> |
|-----------------------------------------------------|------------------------------|-------------------|-----------------------|---------------------------|--------------------------------|
| <b>Governmental Activities</b>                      |                              |                   |                       |                           |                                |
| Public improvement revenue notes                    | \$ 4,312,844                 | \$ -              | \$ (393,337)          | \$ 3,919,507              | \$ 401,322                     |
| Infrastructure revenue notes                        | 4,432,992                    | -                 | (328,298)             | 4,104,694                 | 335,258                        |
| Capital Projects revenue notes                      | 22,363,155                   | -                 | (1,342,089)           | 21,021,066                | 1,377,627                      |
| Capital Leases                                      | 837,745                      | -                 | (83,481)              | 754,264                   | 85,734                         |
| Other post employment benefits                      | 8,888,217                    | 620,136           | -                     | 9,508,353                 | -                              |
| Net pension liability                               | 39,749                       | -                 | (8,274)               | 31,475                    | -                              |
| Compensated absences                                | 1,449,202                    | 245,578           | (144,920)             | 1,549,860                 | 154,986                        |
| <b>Governmental activity long-term liabilities</b>  | <b>\$42,323,904</b>          | <b>\$ 865,714</b> | <b>\$ (2,300,399)</b> | <b>\$40,889,219</b>       | <b>\$ 2,354,927</b>            |
| <b>Business-type Activities</b>                     |                              |                   |                       |                           |                                |
| Bonds payable-                                      |                              |                   |                       |                           |                                |
| Revenue bonds                                       | \$11,462,000                 | \$ -              | \$ (828,000)          | \$10,634,000              | \$ 855,000                     |
| Premium                                             | 5,420                        | -                 | (5,420)               | -                         | -                              |
| <b>Total bonds payable</b>                          | <b>11,467,420</b>            | <b>-</b>          | <b>(833,420)</b>      | <b>10,634,000</b>         | <b>855,000</b>                 |
| Capital Projects revenue notes                      | 5,979,845                    | -                 | (358,911)             | 5,620,934                 | 368,373                        |
| Other post employment benefits                      | 2,857,991                    | 186,912           | -                     | 3,044,903                 | -                              |
| Compensated absences                                | 409,509                      | 81,940            | (40,951)              | 450,498                   | 45,051                         |
| <b>Business-type activity long-term liabilities</b> | <b>\$20,714,765</b>          | <b>\$ 268,852</b> | <b>\$ (1,233,282)</b> | <b>\$19,750,335</b>       | <b>\$ 1,268,424</b>            |

**NOTE 9 INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS**

Interfund transfers for the year ended September 30, 2020 consisted of the following:

|                       | <b>Transfers In</b>     |                       |                       |                            |                            |                          |
|-----------------------|-------------------------|-----------------------|-----------------------|----------------------------|----------------------------|--------------------------|
| <b>Transfers Out:</b> | <b>General<br/>Fund</b> | <b>Water<br/>Fund</b> | <b>Sewer<br/>Fund</b> | <b>Sanitation<br/>Fund</b> | <b>Stormwater<br/>Fund</b> | <b>Nonmajor<br/>Govt</b> |
| General Fund          | \$ -                    | \$ 17,943             | \$ 2,781              | \$ 44,140                  | \$ 920                     | \$ 231,007               |
| Infrastructure Fund   | -                       | -                     | -                     | -                          | -                          | 2,030,712                |
| Water Fund            | 1,108,101               | -                     | -                     | -                          | -                          | -                        |
| Sewer Fund            | 1,134,923               | 746                   | -                     | -                          | -                          | -                        |
| Nonmajor Governmental | 62,533                  | -                     | -                     | -                          | -                          | 584,388                  |
|                       | <b>\$2,305,557</b>      | <b>\$ 18,689</b>      | <b>\$ 2,781</b>       | <b>\$ 44,140</b>           | <b>\$ 920</b>              | <b>\$2,846,107</b>       |
|                       |                         |                       |                       |                            |                            | <b>\$5,218,194</b>       |

The majority of the transfers were to fund other capital projects and debt service payments. Transfers from the Water Fund and Sewer Fund to the General Fund were based on a percentage of water and sewer sales.

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**NOTE 9 INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)**

The composition of interfund advances as of September 30, 2020 is as follows:

| <u>Receivable Fund</u> | <u>Payable Fund</u> | <u>Amount</u>     |
|------------------------|---------------------|-------------------|
| Sewer Fund             | Stormwater Fund     | \$ 275,000        |
| Sanitation Fund        | General Fund        | 397,127           |
|                        |                     | <u>\$ 672,127</u> |

The balance due to the Sanitation fund from the General Fund is a result of an interfund loan for the purchase of a fire truck to be repaid over ten years. The balance due to the Sewer fund from the Stormwater fund is for the upfront construction costs on the Victory Pointe project that will be funded from various grants upon the completion of the project.

**NOTE 10 RETIREMENT PLANS**

The City maintains three separate single-employer, defined benefit plans for general employees, sworn police officers and firefighters, as well as a defined contribution plan for general employees. The investment and administrative agent for the general employees defined benefit plan is the Florida Municipal Pension Trust Fund, an agent of the multiple-employer Public Employee Retirement System. The assets and benefits of the general employees defined contribution plan are administered by the Florida League of Cities. The plan administration for the police and firefighters pension plans is the Pension Resource Center.

With recent adoption by the Florida Legislation of Chapter 2015-39, Laws of Florida, a separate Defined Contribution component of the Police and Fire Retirement Plans was established on October 1, 2015 and will provide special benefits in the form of a supplemental retirement, termination, death and disability benefits to be funded solely and entirely by premium tax monies. The Share Plan benefits are additional to the benefits currently provided by the defined benefit component currently provided. Funds will be allocated to eligible members on each valuation date.

**Defined Benefit Pension Plans**

Each plan is independently governed by separate boards of trustees. Assets may not be transferred between plans, or used for any purpose other than to benefit each plan's participants as defined in their authorizing ordinances. The general employee's plan board contracts with the Florida Municipal Pension Trust Fund (FMPTF), a private, not-for-profit corporation established by the Florida League of Cities (FLC) for FLC members who wish to use its services. The FMPTF acts as a common investment and administrative agent for its members, contracting with a bank custodian, investment manager and actuary to provide a commingled investment fund and plan valuation services. This plan is included as part of the City's reporting entity in Pension Trust Funds. The Clermont City Council adopted and may amend plan provisions by resolution. The Police and Firefighters' Pension Plans are administered by a Pension Resource Center. These plans do not issue stand alone audit reports.

Stand-alone audited financial statements of the FMPTF are maintained on file at the FLC offices in Tallahassee, Florida, and are available upon request to the Pension Services Division.

**General Employees**

*Contributions*

The City's actuarially determined contribution rate per the October 1, 2018 actuarial valuations is \$11,018 for general employees. Administrative costs are deducted from the net position of the plan.

*Summary of Significant Accounting Policies*

*Plan Description* - The general employees defined benefit pension plan is for general employees hired prior to September 30, 1985.

*Plan Administration* - The General Employees' Pension is administered by a Board of Trustees.

## NOTE 10 RETIREMENT PLANS (CONTINUED)

*Plan Membership* - At September 30, 2020 plan membership consisted of the following:

|                                                                     |          |
|---------------------------------------------------------------------|----------|
| Inactive Plan Members or Beneficiaries Currently Receiving Benefits | 7        |
| Inactive Plan Members Entitled to but Not Yet Receiving Benefits    | -        |
| Active Plan Members                                                 | -        |
|                                                                     | <u>7</u> |

### *Net Pension Liability of the City*

The City's net pension liability was measured as of September 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The components of the net pension liability (asset) of the sponsor on September 30, 2020 were as follows:

|                                                                                |                  |
|--------------------------------------------------------------------------------|------------------|
| Total Pension Liability                                                        | \$ 305,055       |
| Plan Fiduciary Net Position                                                    | (273,580)        |
| Sponsor's Net Pension Liability (Asset)                                        | <u>\$ 31,475</u> |
| Plan Fiduciary Net Position as a Percentage of Total Pension Liability (Asset) | 89.68%           |

### *Actuarial Assumptions*

The total pension liability was determined by an actuarial valuation as of October 1, 2018, updated September 30, 2020 using the following actuarial assumptions:

|                           |       |
|---------------------------|-------|
| Inflation                 | 2.77% |
| Salary Increases          | 0.00% |
| Investment Rate of Return | 7.00% |

Mortality rates were based on the sex-distinct rates set forth in the RP-2000 Combined Mortality Table with full generational improvements in mortality using Scale BB.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2020 are summarized in the following table:

| Asset Class           | Target Allocation | Long Term<br>Expected Real Rate<br>of Return |
|-----------------------|-------------------|----------------------------------------------|
| Core Bonds            | 15%               | 1.60%                                        |
| Core Plus             | 15%               | 2.10%                                        |
| U.S. Large Cap Equity | 34%               | 4.60%                                        |
| U.S. Small Cap Equity | 11%               | 5.50%                                        |
| Non-U.S. Equity       | 15%               | 6.70%                                        |
| Core real estate      | 10%               | 5.00%                                        |
| <b>Total</b>          | <u>100%</u>       |                                              |

## NOTE 10 RETIREMENT PLANS (CONTINUED)

### *Discount rate*

The discount rate used to measure the total pension liability was 7%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

### *Changes in Net Pension Liability*

|                               | Total Pension<br>Liability<br>(a) | Plan Fiduciary Net<br>Position<br>(b) | Increase (Decrease)<br>Net Pension Liability<br>(a) - (b) |
|-------------------------------|-----------------------------------|---------------------------------------|-----------------------------------------------------------|
| Balance at September 30, 2019 | \$ 333,418                        | \$ 293,669                            | \$ 39,749                                                 |
| Changes Due to:               |                                   |                                       |                                                           |
| Service Cost                  | -                                 | -                                     | -                                                         |
| Expected interest growth      | 21,619                            | 19,304                                | 2,315                                                     |
| Unexpected investment income  | -                                 | (2,984)                               | 2,984                                                     |
| Demographic experience        | -                                 | -                                     | -                                                         |
| Employer contributions        | -                                 | 11,018                                | (11,018)                                                  |
| Benefit payments and refunds  | (49,982)                          | (42,156)                              | (7,826)                                                   |
| Administrative expenses       | -                                 | (5,271)                               | 5,271                                                     |
| Assumption changes            | -                                 | -                                     | -                                                         |
| Balance at September 30, 2020 | <u>\$ 305,055</u>                 | <u>\$ 273,580</u>                     | <u>\$ 31,475</u>                                          |

### *Sensitivity of the Net Pension Liability to changes in the Discount Rate*

|                                            | 1% Decrease<br>6.00% | Current Discount<br>Rate<br>7.00% | 1% Increase<br>8.00% |
|--------------------------------------------|----------------------|-----------------------------------|----------------------|
| General Pension Plan Net Pension Liability | \$ 46,044            | \$ 31,475                         | \$ 18,195            |

### *Deferred outflows and inflows of resources*

For the year ended September 30, 2020 the City will recognize a pension expense of (\$3,912). On September 30, 2020 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|                                                                                  | Deferred Outflows of<br>Resources | Deferred Inflows of<br>Resources |
|----------------------------------------------------------------------------------|-----------------------------------|----------------------------------|
| Differences Between Expected and Actual Experience                               | \$ -                              | \$ -                             |
| Net Difference Between Projected and actual Earnings on Pension Plan Investments | 1,282                             | -                                |
|                                                                                  | <u>\$ 1,282</u>                   | <u>\$ -</u>                      |

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**NOTE 10 RETIREMENT PLANS (CONTINUED)**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

|                          |    |         |
|--------------------------|----|---------|
| Year ended September 30: |    |         |
| 2021                     | \$ | (2,753) |
| 2022                     |    | 1,499   |
| 2023                     |    | 1,940   |
| 2024                     |    | 596     |
| 2025                     |    | -       |
| Thereafter               |    | -       |

**Police Officers' Retirement -**

The police officers' defined benefit pension plan is a local law, single employer, defined benefit pension plans as defined under Florida Statutes, Chapters 175 and 185, which covers all sworn police officers. Employees are eligible to participate in the plan immediately upon employment with the City, and they are vested in the plan after ten years of service. The plan is administered by a board of Trustees.

*Contributions*

The City's actuarially determined contribution rate per the October 1, 2018 actuarial valuation. Employees must contribute 3% of pensionable earnings prior to October 29, 2018, 4% of pensionable earnings for the period October 29, 2018 through September 29, 2019, and 5% of pensionable earnings thereafter. Administrative costs are deducted from the net position of the plan. Contributions from the State received under Florida State Statutes 175 and 185 amounted to \$0 in 2020 and were recorded as revenue and expenditures in the general fund.

*Benefits Provided*

The plan provides retirement, disability, and pre-retirement death benefits. Normal retirement is defined as the attainment of age 55 and 10 years of service, or 20 years of service, regardless of age. The normal retirement benefit is the number of years of credited service prior to October 1, 2002 multiplied by 2.25%, and the number of years of credited service after October 1, 2002 multiplied by 3%, and multiplied by the average final monthly compensation. Early retirement is defined as attainment of age 50 and 10 years of service; however, the early retirement benefit is reduced by 3% for each year before the normal retirement date. Employees are 50% vested after five years of service, increasing at the rate of 10% per year, up to 100% vesting after 10 years of service. Disability benefits are the larger of the basic pension formula or 42% of average earnings for service connected disabilities. For non-service connected disabilities, benefits are the larger of the basic pension formula or 25% of average earnings, and require 10 years of service. Disability pension is offset as necessary to preclude the total of the participant's worker's compensation, disability pension, and other City-financed disability or salary continuation benefit (excluding social security benefits) from exceeding average earnings. Pre-retirement death benefits for vested members are the vested portion of the basic pension formula, reduced for payment prior to normal retirement age (payable for 10 years certain to the beneficiary of a vested participant). For non-vested participants, the benefit is the return of accumulated employee contributions.

*Plan Membership*

At September 30, 2020 plan membership consisted of the following:

|                                                                     |       |
|---------------------------------------------------------------------|-------|
| Inactive Plan Members or Beneficiaries Currently Receiving Benefits | 19    |
| Inactive Plan Members Entitled to but Not Yet Receiving Benefits    | 16    |
| Active Plan Members                                                 | 72    |
|                                                                     | <hr/> |
|                                                                     | 107   |
|                                                                     | <hr/> |



## NOTE 10 RETIREMENT PLANS (CONTINUED)

### *Net Pension Liability of the City*

The City's net pension liability was measured as of September 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The components of the net pension liability (asset) of the sponsor on September 30, 2020 were as follows:

|                                                                                |                       |
|--------------------------------------------------------------------------------|-----------------------|
| Total Pension Liability                                                        | \$ 20,888,384         |
| Plan Fiduciary Net Position                                                    | (23,237,027) *        |
| Sponsor's Net Pension Liability (Asset)                                        | <u>\$ (2,348,643)</u> |
| Plan Fiduciary Net Position as a Percentage of Total Pension Liability (Asset) | 111.24%               |

\* does not include Share Plan balances or excess chapter 175/185 contributions

### *Actuarial Assumptions*

The total pension liability was determined by an actuarial valuation as of October 1, 2018, updated September 30, 2020 using the following actuarial assumptions:

|                           |       |
|---------------------------|-------|
| Inflation                 | 2.77% |
| Salary Increases          | 5.50% |
| Investment Rate of Return | 7.00% |

Mortality rates were based on the sex-distinct rates set forth in the RP-2000 Blue Collar Mortality Table, with full generational improvements in mortality using Scale BB.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2020 are summarized in the following table:

| Asset Class           | Target Allocation | Long Term<br>Expected Real Rate<br>of Return |
|-----------------------|-------------------|----------------------------------------------|
| Core Bonds            | 15%               | 1.60%                                        |
| Core Plus             | 15%               | 2.10%                                        |
| U.S. Large Cap Equity | 34%               | 4.60%                                        |
| U.S. Small Cap Equity | 11%               | 5.50%                                        |
| Non-U.S. Equity       | 15%               | 6.70%                                        |
| Core real estate      | 10%               | 5.00%                                        |
| <b>Total</b>          | <u>100%</u>       |                                              |

**NOTE 10 RETIREMENT PLANS (CONTINUED)**

*Discount rate*

The discount rate used to measure the total pension liability was 7%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Changes in Net Pension Liability*

|                               |                         | Increase (Decrease)         |                       |
|-------------------------------|-------------------------|-----------------------------|-----------------------|
|                               | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability |
|                               | (a)                     | (b)                         | (a) - (b)             |
| Balance at September 30, 2019 | \$ 18,985,282           | \$ 20,217,453               | \$ (1,232,171)        |
| Changes Due to:               |                         |                             |                       |
| Service Cost                  | 1,048,755               | -                           | 1,048,755             |
| Expected interest growth      | 1,300,909               | 1,438,396                   | (137,487)             |
| Unexpected investment income  | -                       | 907,675                     | (907,675)             |
| Demographic experience        | -                       | -                           | -                     |
| Employer contributions        | -                       | 943,063                     | (943,063)             |
| Employee contributions        | -                       | 238,416                     | (238,416)             |
| Benefit payments and refunds  | (446,562)               | (446,562)                   | -                     |
| Administrative expenses       | -                       | (61,414)                    | 61,414                |
| Assumption changes            | -                       | -                           | -                     |
| Balance at September 30, 2020 | <u>\$ 20,888,384</u>    | <u>\$ 23,237,027</u>        | <u>\$ (2,348,643)</u> |

*Sensitivity of the Net Pension Liability to changes in the Discount Rate*

|                                              | 1% Decrease | Current Discount Rate | 1% Increase    |
|----------------------------------------------|-------------|-----------------------|----------------|
|                                              | 6.00%       | 7.00%                 | 8.00%          |
| Police Pension Net Pension Liability (Asset) | \$ 665,844  | \$ (2,348,643)        | \$ (4,802,171) |

*Deferred outflows and inflows of resources*

For the year ended September 30, 2020 the City will recognize a pension expense of \$594,569. On September 30, 2020 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|                                                                                  | Deferred Outflows of Resources | Deferred Inflows of Resources |
|----------------------------------------------------------------------------------|--------------------------------|-------------------------------|
| Differences between expected and actual experience                               | \$ -                           | \$ 721,796                    |
| Changes of assumptions                                                           | 1,523,224                      | -                             |
| Net difference between projected and actual earnings on pension plan investments | -                              | 951,094                       |
|                                                                                  | <u>\$ 1,523,224</u>            | <u>\$ 1,672,890</u>           |

**NOTE 10                      RETIREMENT PLANS (CONTINUED)**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:

|            |    |           |
|------------|----|-----------|
| 2021       | \$ | (99,385)  |
| 2022       |    | 79,987    |
| 2023       |    | 90,489    |
| 2024       |    | (128,345) |
| 2025       |    | (86,367)  |
| Thereafter |    | (6,045)   |

*Deferred Retirement Option Program (DROP)*

DROP is available to participants who have attained their normal retirement age and individuals may participate in the DROP for up to 60 months; DROP accounts are credited with interest at the rate of 6.50% per annum. The Police DROP balance as of September 30, 2020 is \$127,712.

**Firefighters' Retirement**

The firefighters' defined benefit pension plan is a local law, single employer, defined benefit pension plans as defined under Florida Statutes, Chapters 175 and 185, which covers all full time and volunteer firefighters employed by the City. Employees are eligible to participate in the plan immediately upon employment with the City, and they are vested in the plan after ten years of service.

The plan is administered by a board of Trustees.

*Contributions*

The City's actuarially determined contribution rate per the October 1, 2018 actuarial valuation. Employees must contribute 4% of pensionable earnings. Administrative costs are deducted from the net position of the plan. Contributions from the State received under Florida State Statutes 175 and 185 amounted to \$0 in 2020 and were recorded as revenue and expenditures in the general fund.

*Benefits Provided*

The plan provides retirement, disability, and pre-retirement death benefits. Normal retirement is defined as the attainment of age 55 and 10 years of service, or 20 years of service, regardless of age. The normal retirement benefit is the number of years of credited service prior to October 1, 2002 multiplied by 2.25%, and the number of years of credited service after October 1, 2002 multiplied by 3%, and multiplied by the average final monthly compensation. Volunteer firefighters earn a minimum benefit of \$5 for each year of service. Early retirement is defined as attainment of age 50 and 10 years of service; however, the early retirement benefit is reduced by 3% for each year before the normal retirement date. Employees are 50% vested after five years of service, increasing at the rate of 10% per year, up to 100% vesting after 10 years of service. Disability benefits are the larger of the basic pension formula or 42% of average earnings for service connected disabilities. For non-service connected disabilities, benefits are the larger of the basic pension formula or 25% of average earnings, and require 10 years of service. Disability pension is offset as necessary to preclude the total of the participant's worker's compensation, disability pension, and other City-financed disability or salary continuation benefit (excluding social security benefits) from exceeding average earnings. Pre-retirement death benefits for vested members are the vested portion of the basic pension formula, reduced for payment prior to normal retirement age (payable for 10 years certain to the beneficiary of a vested participant). For non-vested participants, the benefit is the return of accumulated employee contributions.

## NOTE 10 RETIREMENT PLANS (CONTINUED)

### *Plan Membership*

At September 30, 2020 plan membership consisted of the following:

|                                                                     |            |
|---------------------------------------------------------------------|------------|
| Inactive Plan Members or Beneficiaries Currently Receiving Benefits | 3          |
| Inactive Plan Members Entitled to but Not Yet Receiving Benefits    | 62         |
| Active Plan Members                                                 | 72         |
|                                                                     | <u>137</u> |

### *Net Pension Liability of the City*

The City's net pension liability was measured as of September 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The components of the net pension liability (asset) of the sponsor on September 30, 2020 were as follows:

|                                                                                |                       |
|--------------------------------------------------------------------------------|-----------------------|
| Total Pension Liability                                                        | \$ 20,734,056         |
| Plan Fiduciary Net Position                                                    | (22,771,575) *        |
| Sponsor's Net Pension Liability (Asset)                                        | <u>\$ (2,037,519)</u> |
| Plan Fiduciary Net Position as a Percentage of Total Pension Liability (Asset) | 109.83%               |

\* does not include Share Plan balances or excess chapter 175/185 contributions

### *Actuarial Assumptions*

The total pension liability was determined by an actuarial valuation as of October 1, 2018, updated September 30, 2020 using the following actuarial assumptions:

|                           |       |
|---------------------------|-------|
| Inflation                 | 2.77% |
| Salary Increases          | 5.50% |
| Investment Rate of Return | 7.00% |

Mortality rates were based on the sex-distinct rates set forth in the RP-2000 Combined Mortality Table, with full generational improvements in mortality using Scale BB.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

## NOTE 10 RETIREMENT PLANS (CONTINUED)

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2020 are summarized in the following table:

| Asset Class           | Target Allocation | Long Term<br>Expected Real Rate<br>of Return |
|-----------------------|-------------------|----------------------------------------------|
| Core Bonds            | 15%               | 1.60%                                        |
| Core Plus             | 15%               | 2.10%                                        |
| U.S. Large Cap Equity | 34%               | 4.60%                                        |
| U.S. Small Cap Equity | 11%               | 5.50%                                        |
| Non-U.S. Equity       | 15%               | 6.70%                                        |
| Core real estate      | 10%               | 5.00%                                        |
| <b>Total</b>          | <b>100%</b>       |                                              |

### Discount rate

The discount rate used to measure the total pension liability was 7%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

### Changes in Net Pension Liability

|                               | Total Pension<br>Liability<br>(a) | Increase (Decrease)<br>Plan Fiduciary Net<br>Position<br>(b) | Net Pension Liability<br>(a) - (b) |
|-------------------------------|-----------------------------------|--------------------------------------------------------------|------------------------------------|
| Balance at September 30, 2019 | \$ 18,435,970                     | \$ 18,988,865                                                | \$ (552,895)                       |
| Changes Due to:               |                                   |                                                              |                                    |
| Service Cost                  | 1,313,842                         | -                                                            | 1,313,842                          |
| Expected interest growth      | 1,272,336                         | 1,381,370                                                    | (109,034)                          |
| Unexpected investment income  | -                                 | 885,731                                                      | (885,731)                          |
| Demographic experience        | -                                 | -                                                            | -                                  |
| Employer contributions        | -                                 | 1,649,080                                                    | (1,649,080)                        |
| Employee contributions        | -                                 | 220,098                                                      | (220,098)                          |
| Benefit payments and refunds  | (288,092)                         | (288,092)                                                    | -                                  |
| Administrative expenses       | -                                 | (65,477)                                                     | 65,477                             |
| Assumption changes            | -                                 | -                                                            | -                                  |
| Balance at September 30, 2020 | \$ 20,734,056                     | \$ 22,771,575                                                | \$ (2,037,519)                     |

**NOTE 10 RETIREMENT PLANS (CONTINUED)**

*Sensitivity of the Net Pension Liability to changes in the Discount Rate*

|                                            | 1% Decrease<br>6.00% | Current Discount<br>Rate<br>7.00% | 1% Increase<br>8.00% |
|--------------------------------------------|----------------------|-----------------------------------|----------------------|
| Fire Pension Net Pension Liability (Asset) | \$ 1,111,994         | \$ (2,037,519)                    | \$ (4,585,386)       |

*Deferred outflows and inflows of resources*

For the year ended September 30, 2020 the City will recognize a pension expense of \$1,172,655. On September 30, 2020 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|                                                                                  | Deferred Outflows of<br>Resources | Deferred Inflows of<br>Resources |
|----------------------------------------------------------------------------------|-----------------------------------|----------------------------------|
| Differences between expected and actual experience                               | \$ 278,443                        | \$ 290,169                       |
| Changes of assumptions                                                           | 2,245,129                         | -                                |
| Net difference between projected and actual earnings on pension plan investments | -                                 | 924,194                          |
|                                                                                  | <u>\$ 2,523,572</u>               | <u>\$ 1,214,363</u>              |

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:

|            |            |
|------------|------------|
| 2021       | \$ 156,468 |
| 2022       | 314,729    |
| 2023       | 326,525    |
| 2024       | 220,437    |
| 2025       | 241,257    |
| Thereafter | 49,793     |

*Deferred Retirement Option Program (DROP)*

*DROP* is available to participants who have attained their normal retirement age and individuals may participate in the *DROP* for up to 60 months; *DROP* accounts are credited with interest at the rate of 6.50% per annum. The Fire *DROP* balance as of September 30, 2020 is \$0.

**General Employee Defined Contribution Pension Plan**

The defined Contribution Pension Plan for General Employees of the *City of Clermont* was established October 1, 1985, as defined in Chapter 16, Article IV, of the Clermont Code, and is available to all permanent general employees of the City, once they have completed one year of employment. Employees are fully vested in the plan after ten years of service.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Contributions for, and interest forfeited by, employees who terminate employment before five years of service are used to reduce the City's current period contributions.

Covered payroll for this Plan for fiscal year 2020 was \$8,590,053; the City's total payroll for City employees was \$19,973,032.

## NOTE 10 RETIREMENT PLANS (CONTINUED)

The City contributes annually to the pension account of each active participant an amount equal to ten percent (10%) of the employee's annual compensation. No contribution is required by employees. The *City of Clermont* City Council adopted and may amend plan provision by resolution.

The actual contribution made by the City for fiscal year 2020 was \$858,493.

### Aggregate Amounts of All Pension Plans

The aggregate amounts for all of the City's defined benefit pension plans at September 30, 2020 are as follows:

|                                | Governmental Activities          |                       |                     |                     |
|--------------------------------|----------------------------------|-----------------------|---------------------|---------------------|
|                                | Net Pension<br>Asset (Liability) | Deferred Inflows      | Deferred Outflows   | Expense             |
| General Employees Pension Plan | \$ (31,475)                      | \$ -                  | \$ 1,282            | \$ (3,912)          |
| Police Pension Plan            | 2,348,643                        | (1,672,890)           | 1,523,224           | 594,569             |
| Firefighters Pension Plan      | 2,037,519                        | (1,214,362)           | 2,523,572           | 1,172,654           |
|                                | <u>\$ 4,354,687</u>              | <u>\$ (2,887,252)</u> | <u>\$ 4,048,078</u> | <u>\$ 1,763,311</u> |

### Individual Fiduciary Fund Statements

Individual statements of net position for the four plans included in the City of Clermont fiduciary funds are as follows:

City of Clermont, Florida

### Individual Statements of Fiduciary Net Position

September 30, 2020

|                                             | General Employees  |                         | Police<br>Officers<br>Pension<br>Trust | Firefighters<br>Pension<br>Trust | Total<br>Employee<br>Pension Funds |
|---------------------------------------------|--------------------|-------------------------|----------------------------------------|----------------------------------|------------------------------------|
|                                             | Defined<br>Benefit | Defined<br>Contribution |                                        |                                  |                                    |
| <b>Assets:</b>                              |                    |                         |                                        |                                  |                                    |
| Cash and cash equivalents                   | \$ 2,188           | \$ -                    | \$ 742,373                             | \$ 1,126,722                     | \$ 1,871,283                       |
| Investments:                                |                    |                         |                                        |                                  |                                    |
| U.S. Government & other debt securities     | 76,329             | -                       | 8,538,692                              | 8,245,383                        | 16,860,404                         |
| Equities                                    | 195,063            | 9,714,707               | 15,497,786                             | 14,429,918                       | 39,837,474                         |
| <b>Total Investments</b>                    | <u>271,392</u>     | <u>9,714,707</u>        | <u>24,036,478</u>                      | <u>22,675,301</u>                | <u>56,697,878</u>                  |
| <b>Total assets</b>                         | <u>273,580</u>     | <u>9,714,707</u>        | <u>24,778,851</u>                      | <u>23,802,023</u>                | <u>58,569,161</u>                  |
| <b>Liabilities:</b>                         |                    |                         |                                        |                                  |                                    |
| Refunds payable and other                   | -                  | -                       | -                                      | -                                | -                                  |
| <b>Total liabilities</b>                    | <u>-</u>           | <u>-</u>                | <u>-</u>                               | <u>-</u>                         | <u>-</u>                           |
| <b>Net Position Restricted for Pensions</b> | <u>\$ 273,580</u>  | <u>\$ 9,714,707</u>     | <u>\$ 24,778,851</u>                   | <u>\$ 23,802,023</u>             | <u>\$ 58,569,161</u>               |

**NOTE 10 RETIREMENT PLANS (CONTINUED)**

Individual statements of the changes in fiduciary net position are as follows:

City of Clermont, Florida

**Individual Statements of Changes in Fiduciary Net Position**

Year Ended September 30, 2020

|                                                      | <u>General Employees</u> |                             | <u>Police Officers Pension Trust</u> | <u>Firefighters Pension Trust</u> | <u>Total Employee Pension Funds</u> |
|------------------------------------------------------|--------------------------|-----------------------------|--------------------------------------|-----------------------------------|-------------------------------------|
|                                                      | <u>Defined Benefit</u>   | <u>Defined Contribution</u> |                                      |                                   |                                     |
| <b>Additions:</b>                                    |                          |                             |                                      |                                   |                                     |
| Contributions:                                       |                          |                             |                                      |                                   |                                     |
| Employer                                             | \$ 22,036                | \$ 858,493                  | \$ 943,066                           | \$ 1,649,080                      | \$ 3,472,675                        |
| Plan members                                         | -                        | -                           | 238,434                              | 220,098                           | 458,532                             |
| State                                                | -                        | -                           | -                                    | -                                 | -                                   |
| <b>Total contributions</b>                           | <u>22,036</u>            | <u>858,493</u>              | <u>1,181,500</u>                     | <u>1,869,178</u>                  | <u>3,931,207</u>                    |
| Investment earnings:                                 |                          |                             |                                      |                                   |                                     |
| Net increase (decrease) in fair value of investments | 16,320                   | 947,625                     | 2,490,535                            | 2,370,484                         | 5,824,964                           |
| Investment expense                                   | -                        | -                           | (5,000)                              | (2,500)                           | (7,500)                             |
| <b>Total net investment earnings</b>                 | <u>16,320</u>            | <u>947,625</u>              | <u>2,485,535</u>                     | <u>2,367,984</u>                  | <u>5,817,464</u>                    |
| <b>Total additions</b>                               | <u>38,356</u>            | <u>1,806,118</u>            | <u>3,667,035</u>                     | <u>4,237,162</u>                  | <u>9,748,671</u>                    |
| <b>Deductions:</b>                                   |                          |                             |                                      |                                   |                                     |
| Benefits/distributions                               | 42,156                   | 2,129,605                   | 470,626                              | 417,199                           | 3,059,586                           |
| Administrative expenses                              | 5,271                    | 9,577                       | 56,414                               | 62,977                            | 134,239                             |
| <b>Total deductions</b>                              | <u>47,427</u>            | <u>2,139,182</u>            | <u>527,040</u>                       | <u>480,176</u>                    | <u>3,193,825</u>                    |
| <b>Change in Net Position</b>                        | <u>(9,071)</u>           | <u>(333,064)</u>            | <u>3,139,995</u>                     | <u>3,756,986</u>                  | <u>6,554,846</u>                    |
| <b>Net Position Restricted for Pensions</b>          |                          |                             |                                      |                                   |                                     |
| Beginning of Year                                    | <u>282,651</u>           | <u>10,047,771</u>           | <u>21,638,856</u>                    | <u>20,045,037</u>                 | <u>52,014,315</u>                   |
| <b>End of Year</b>                                   | <u>\$ 273,580</u>        | <u>\$ 9,714,707</u>         | <u>\$ 24,778,851</u>                 | <u>\$ 23,802,023</u>              | <u>\$ 58,569,161</u>                |

**NOTE 11 OTHER POST EMPLOYMENT BENEFITS**

In accordance with Florida Statutes Section 112.0801, the City makes continued group health and dental insurance through the city's current provider available to retirees and eligible dependents provided certain service requirements and normal age retirement requirements have been met. This plan is a single employer plan. The City is self-insured with respect to these benefits and provides an explicit subsidy for coverage to retirees and their spouses based on the coverage selected. This plan does not issue stand-alone financial statements.

As of October 1, 2018, the valuation date, there were 346 active employees and 11 inactive employees currently receiving benefits. The OPEB liability of \$12,553,256 was measured as of September 30, 2020 and was determined by the actuarial valuation. The covered payroll was \$19,075,627, and the ratio of Net OPEB liability as a percentage of covered payroll was 65.81%.



**NOTE 11 OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

**Summary of Actuarial Methods & Assumptions**

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The Other Postemployment Benefits Liability and Related Ratios Schedule, immediately following the notes to the financial statements as required supplementary information, presents multi-year trend information about whether the actuarial value of the plan assets is increasing or decreasing over time. The schedule includes one year.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The Total liability was determined using the following actuarial assumptions and other inputs, applied to all periods include in the measurement unless otherwise specified:

|                                          |                  |
|------------------------------------------|------------------|
| Initial Health Care Cost Trend Rate      | 8.50%            |
| Ultimate Health Care Cost Trend Rate     | 5.00%            |
| Fiscal Year the Ultimate Rate is Reached | Fiscal year 2029 |

**Additional Information**

|                                                                               |                  |
|-------------------------------------------------------------------------------|------------------|
| Valuation Date                                                                | October 1, 2018  |
| Actuarial Cost Method                                                         | Entry Age Normal |
| Discount Rate*                                                                | 2.66%            |
| Inflation Rate                                                                | 0.00%            |
| Salary Rate Increase                                                          | 2%               |
| Funded Ratio (Fiduciary Net Position as a percentage of Total OPEB Liability) | NA               |
| Covered Payroll                                                               | \$ 19,075,627    |
| Net OPEB Liability as a Percentage of Covered Payroll                         | 65.81%           |

\* The discount rate was based on the index provided by Bond Buyer 20-Bond General Obligation Index based on the 20 year AA municipal bond rate as of September 30, 2019.

**NOTE 11 OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

Below are the details regarding the Total OPEB liability for the measurement period from October 1, 2019, to September 30, 2020.

|                                                 | <b>Total OPEB<br/>Liability</b> |
|-------------------------------------------------|---------------------------------|
| Balance as of 9/30/2019                         | \$ 11,746,208                   |
| Changes for the year:                           |                                 |
| Service Cost                                    | 740,666                         |
| Interest                                        | 309,219                         |
| Difference Between Expected & Actual Experience | -                               |
| Changes of Assumptions and Other Inputs         | -                               |
| Benefit Payments <sup>(1)</sup>                 | (242,837)                       |
| Other Changes                                   | -                               |
| Net Changes                                     | <u>\$ 807,048</u>               |
| Balance as of 9/30/2020                         | <u><u>\$ 12,553,256</u></u>     |

(1) Includes the Implicit Rate Subsidy.

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage higher than the current discount rate:

|                      | Decrease<br>1.66% | Discount Rate<br>2.66% | Increase<br>3.66% |
|----------------------|-------------------|------------------------|-------------------|
| Total OPEB Liability | \$ 14,895,654     | \$ 12,553,256          | \$ 10,677,100     |

The following presents the total OPEB liability of the city, as well as what the City's OPEB liability would be if it were calculated using healthcare trend rates that are 1 percentage point lower and 1 percentage point higher than the current healthcare cost trend rates:

|                      | Decrease<br>1% | Health Care<br>Trend | Increase<br>1% |
|----------------------|----------------|----------------------|----------------|
| Total OPEB Liability | \$ 10,393,549  | \$ 12,553,256        | \$ 15,275,896  |

For the fiscal year ended September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

|                                                   | Deferred Outflows of<br>Resources | Deferred Inflows of<br>Resources |
|---------------------------------------------------|-----------------------------------|----------------------------------|
| Difference between expected and actual experience | \$ 748,458                        | \$ -                             |
| Changes of assumptions                            | 1,587,222                         | 391,191                          |
| Total                                             | <u><u>\$ 2,335,680</u></u>        | <u><u>\$ 391,191</u></u>         |

**NOTE 11 OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

Amounts reported as deferred outflows or resources and deferred inflows of resources related to OPEB will be recognized in OPEB expenses as follows:

| Fiscal Year Ending September 30, |    |         |
|----------------------------------|----|---------|
|                                  |    |         |
| 2021                             | \$ | 333,081 |
| 2022                             |    | 333,081 |
| 2023                             |    | 333,081 |
| 2024                             |    | 333,081 |
| 2025                             |    | 333,081 |
| Thereafter                       |    | 279,084 |

**Postemployment benefits (OPEB's)**

The City provides optional postemployment healthcare and dental insurance coverage to eligible individuals.

Eligible individuals - Employees of the City who are eligible for retirement or disability retirement under the City's retirement plans may elect to participate in the City-sponsored insurance plans (healthcare and dental) at their cost.

Retiree monthly premiums for postemployment insurance coverage - retirees must pay monthly contributions in accordance with City Resolution #2013-06 based upon plan costs as determined by the City in conjunction with insurance carriers. Failure to pay insurance premiums will result in termination of insurance coverage without the ability to reinstate such coverage.

**NOTE 12 RISK MANAGEMENT**

During fiscal year 1990, the City established an internal service fund to account for its uninsured risk of loss for employee medical and dental coverage. Under this program, the fund provides coverage for the first \$181,500 per year in medical, dental, or prescription claims for each covered employee. The City purchases commercial insurance for claims in excess of coverage provided by the fund with a total aggregate stop-loss of \$4,895,468.

There has been no reduction in insurance coverage from that carried in the prior year. Claims provided have not exceeded insurance coverage in any of the past three fiscal years.

The general, water, sewer, sanitation and stormwater funds participate in the program and make payments to the internal service fund based on the number of employees budgeted in each fund.

The claims liability of \$206,017 represents claims processed through October 2020 which were applicable to the current fiscal year and any additional claims are deemed immaterial. Changes to the current claims liability are as follows:

|                                       | 2020              | 2019              |
|---------------------------------------|-------------------|-------------------|
| Claims Liabilities, beginning of year | \$ 251,597        | \$ 223,114        |
| Incurred Claims                       | 5,615,898         | 4,489,860         |
| Payments on Claims                    | (5,661,478)       | (4,461,377)       |
| Claims Liabilities, end of year       | <u>\$ 206,017</u> | <u>\$ 251,597</u> |

## **NOTE 13                    COMMITMENTS AND CONTINGENCIES**

### **Litigation**

The City is engaged in various liability claims incidental to the conduct of its general government operations at September 30, 2020. While the ultimate outcome of the litigation cannot be determined at this time, management believes that any amounts not covered by insurance, if any, resulting from these lawsuits would not materially affect the financial position of the City.

### **Risk Management**

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance. The City has obtained excess insurance coverage with varying retentions and limits to further limit exposure to large losses. There have been no significant reductions in insurance coverage from the prior year and settlements have not exceeded insurance coverage during the past three years.

## **NOTE 14                    FUND BALANCES**

The City classifies the components of fund balance based on the classifications described below:

### **Nonspendable**

*Nonspendable funds* include fund balance amounts that are (a) not in spendable form or (b) legally or contractually required to be maintained intact.

### **Spendable Fund Balance**

*Restricted* includes fund balance amounts that can be spent only for specific purposes stipulated by (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws and regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

*Committed* includes fund balance amounts that can be used only for the specific purposes determined by formal action of the City Council, the City's highest level of decision making authority, with formal action occurring prior to the fiscal year end. Commitments may be changed or lifted only by the City Council taking the same formal action (Resolution) that imposed the constraint originally.

*Assigned* includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. The City Council is authorized to assign amounts for a specific purpose.

**NOTE 14 FUND BALANCES (CONTINUED)**

*Unassigned* includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

At September 30, 2020, the City's governmental fund balances were as follows:

|                              | <u>General Fund</u>  | <u>Capital Projects</u> | <u>Infrastructure<br/>Special<br/>Revenue Fund</u> | <u>Other<br/>Governmental<br/>Funds</u> | <u>Total</u>        |
|------------------------------|----------------------|-------------------------|----------------------------------------------------|-----------------------------------------|---------------------|
| Fund Balances                |                      |                         |                                                    |                                         |                     |
| Nonspendable                 |                      |                         |                                                    |                                         |                     |
| Inventory/prepays            | \$ 356,125           | \$ -                    | \$ -                                               | \$ 9,206                                | \$ 365,331          |
| Spendable                    |                      |                         |                                                    |                                         |                     |
| Restricted for:              |                      |                         |                                                    |                                         |                     |
| Police                       | 180,426              | -                       | -                                                  | 973,502                                 | 1,153,928           |
| Fire                         | -                    | -                       | -                                                  | 1,559,271                               | 1,559,271           |
| Transportation               | 24,742               |                         |                                                    |                                         | 24,742              |
| Tree replacement             | 153,743              |                         |                                                    |                                         | 153,743             |
| Building Services            | -                    | -                       | -                                                  | 1,837,195                               | 1,837,195           |
| Culture and recreation       | -                    | -                       | -                                                  | 2,110,551                               | 2,110,551           |
| Community redevelopment      | -                    | -                       | -                                                  | 468,672                                 | 468,672             |
| Infrastructure               | -                    | -                       | 1,922,956                                          | -                                       | 1,922,956           |
| Debt service                 | -                    | -                       | -                                                  | 1,807,978                               | 1,807,978           |
| Cemetery                     | -                    | -                       | -                                                  | 1,431,065                               | 1,431,065           |
| Assigned for:                |                      |                         |                                                    |                                         |                     |
| Capital projects             | -                    | 15,475,555              | -                                                  | -                                       | 15,475,555          |
| Police/fire donations        | 3,362                |                         |                                                    |                                         | 3,362               |
| Subsequent year expenditures | 3,223,530            | -                       | -                                                  | -                                       | 3,223,530           |
| Unassigned                   | 7,859,532            | -                       | -                                                  | -                                       | 7,859,532           |
|                              | <u>\$ 11,801,460</u> | <u>\$15,475,555</u>     | <u>\$ 1,922,956</u>                                | <u>\$ 10,197,440</u>                    | <u>\$39,397,411</u> |



## ***REQUIRED SUPPLEMENTAL INFORMATION***





**Schedule of Changes in Net OPEB Liability and Related Ratios**

Year Ended September 30, 2020

|                                                                     | 9/30/2020            | 9/30/2019            | 9/30/2018           |
|---------------------------------------------------------------------|----------------------|----------------------|---------------------|
| <b>Total OPEB Liability</b>                                         |                      |                      |                     |
| Service cost                                                        | \$ 740,666           | \$ 721,475           | \$ 496,316          |
| Interest                                                            | 309,219              | 288,724              | 312,754             |
| Differences between expected and actual experience                  | -                    | 181,592              | -                   |
| Changes of assumptions                                              | -                    | 2,106,772            | (662,223)           |
| Benefit Payments (2)                                                | (242,837)            | (236,545)            | (109,600)           |
| Other changes                                                       | -                    | -                    | -                   |
| <b>Net change in total OPEB liability</b>                           | 807,048              | 3,062,018            | 37,247              |
| <b>Total OPEB liability, beginning (1)</b>                          | 11,746,208           | 8,684,190            | 8,646,943           |
| <b>Total OPEB liability, ending</b>                                 | <b>\$ 12,553,256</b> | <b>\$ 11,746,208</b> | <b>\$ 8,684,190</b> |
| Plan fiduciary net position as a percentage of total OPEB liability | 0.00%                | 0.00%                | 0.00%               |
| Covered payroll                                                     | \$ 19,075,627        | \$ 18,701,595        | \$ 14,293,247       |
| Net OPEB liability as a percentage of covered payroll               | 65.81%               | 62.81%               | 60.76%              |

## Notes to Schedule:

(1) Fiscal Year 2016 results calculated one year later using a 3.35% Discount Rate index as of 9/30/2017.

(2) Includes the Implicit Rate Subsidy.

City of Clermont, Clermont, Florida  
**Schedule of Changes in Net Pension Liability and Related Ratios – General Employees**  
Year Ended September 30, 2020

|                                                                        | 9/30/2020         | 9/30/2019         | 9/30/2018         | 9/30/2017         | 9/30/2016         | 9/30/2015          | 9/30/2014           |
|------------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|
| <b>Total Pension Liability</b>                                         |                   |                   |                   |                   |                   |                    |                     |
| Service Cost                                                           | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -               | \$ -                |
| Interest                                                               | 21,619            | 21,414            | 23,435            | 22,569            | 22,224            | 29,060             | 28,229              |
| Differences Between Expected and Actual                                |                   |                   |                   |                   |                   |                    |                     |
| Experience                                                             | -                 | 33,131            | -                 | 17,118            | 12,118            | 40,676             | -                   |
| Changes of Assumptions                                                 | -                 | -                 | -                 | 28,462            | 31,161            | (10,549)           | -                   |
| Benefit Payments, including refunds of employee contributions          | (49,982)          | (53,410)          | (51,013)          | (57,338)          | (61,435)          | (63,484)           | (56,412)            |
| Net Change in Total Pension Liability                                  | (28,363)          | 1,135             | (27,578)          | 10,811            | 4,068             | (4,297)            | (28,183)            |
| Total Pension Liability-beginning                                      | 333,418           | 332,283           | 359,861           | 349,050           | 344,982           | 349,279            | 377,462             |
| Total Pension Liability-ending (a)                                     | <u>\$ 305,055</u> | <u>\$ 333,418</u> | <u>\$ 332,283</u> | <u>\$ 359,861</u> | <u>\$ 349,050</u> | <u>\$ 344,982</u>  | <u>\$ 349,279</u>   |
| <b>Plan Fiduciary Net Position</b>                                     |                   |                   |                   |                   |                   |                    |                     |
| Contributions-employer                                                 | 11,018            | 11,018            | 8,767             | 8,767             | -                 | -                  | -                   |
| Contributions-state                                                    | -                 | -                 | -                 | -                 | -                 | -                  | -                   |
| Contributions-employee                                                 | -                 | -                 | -                 | -                 | -                 | -                  | -                   |
| Net Investment Income                                                  | 16,320            | 14,396            | 24,889            | 44,469            | 29,829            | 2,613              | 40,560              |
| Benefit Payments, including refunds of employee contributions          | (42,156)          | (53,410)          | (57,338)          | (57,338)          | (61,435)          | (63,484)           | (66,212)            |
| Administrative Expense                                                 | (5,271)           | (1,597)           | (1,681)           | (5,457)           | (1,757)           | (6,508)            | (3,136)             |
| Other                                                                  | -                 | -                 | -                 | -                 | -                 | -                  | -                   |
| Net Change in Plan Fiduciary Net Position                              | (20,089)          | (29,593)          | (25,363)          | (9,559)           | (33,363)          | (67,379)           | (28,788)            |
| Plan Fiduciary Net Position - beginning                                | 293,669           | 323,262           | 348,625           | 358,184           | 391,547           | 458,926            | 487,714             |
| Plan Fiduciary Net Position - ending (b)                               | <u>\$ 273,580</u> | <u>\$ 293,669</u> | <u>\$ 323,262</u> | <u>\$ 348,625</u> | <u>\$ 358,184</u> | <u>\$ 391,547</u>  | <u>\$ 458,926</u>   |
| Net Pension Liability - ending (a)- (b)                                | <u>\$ 31,475</u>  | <u>\$ 39,749</u>  | <u>\$ 9,021</u>   | <u>\$ 11,236</u>  | <u>\$ (9,134)</u> | <u>\$ (46,565)</u> | <u>\$ (109,647)</u> |
| Plan Fiduciary Net Position as a Percentage of Total Pension Liability | 89.68%            | 88.08%            | 97.29%            | 96.88%            | 102.62%           | 113.50%            | 131.39%             |
| Covered Payroll                                                        | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -               | \$ -                |
| Net Pension Liability as a Percentage of Covered Payroll               | N/A               | N/A               | N/A               | N/A               | N/A               | N/A                | N/A                 |

City of Clermont, Clermont, Florida  
**Schedule of Changes in Net Pension Liability and Related Ratios – Police**  
Year Ended September 30, 2020

|                                                                        | 9/30/2020             | 9/30/2019             | 9/30/2018            | 9/30/2017            | 9/30/2016            | 9/30/2015             | 9/30/2014             |
|------------------------------------------------------------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|
| <b>Total Pension Liability</b>                                         |                       |                       |                      |                      |                      |                       |                       |
| Service Cost                                                           | \$ 1,048,755          | \$ 1,048,755          | \$ 941,659           | \$ 941,659           | \$ 836,661           | \$ 560,680            | \$ 524,531            |
| Interest                                                               | 1,300,909             | 1,290,431             | 1,170,292            | 1,049,633            | 749,652              | 860,884               | 723,246               |
| Changes in Excess State Money                                          | -                     | -                     | -                    | -                    | -                    | -                     | -                     |
| Differences Between Expected and Actual                                |                       |                       |                      |                      |                      |                       |                       |
| Experience                                                             | -                     | (610,614)             | (108,041)            | (204,387)            | (211,987)            | (162,697)             | -                     |
| Changes of Assumptions                                                 | -                     | -                     | -                    | 576,133              | 3,155,202            | -                     | -                     |
| Benefit Payments, including refunds of employee contributions          | (446,562)             | (403,441)             | (381,207)            | (640,378)            | (342,697)            | (298,559)             | (532,943)             |
| Assumption changes                                                     | -                     | 1,209                 | -                    | -                    | -                    | -                     | -                     |
| Net Change in Total Pension Liability                                  | 1,903,102             | 1,326,340             | 1,622,703            | 1,722,660            | 4,186,831            | 960,308               | 714,834               |
| Total Pension Liability-beginning                                      | 18,985,282            | 17,658,942            | 16,036,239           | 14,313,579           | 10,126,748           | 9,166,440             | 8,451,606             |
| Total Pension Liability-ending (a)                                     | <u>\$ 20,888,384</u>  | <u>\$ 18,985,282</u>  | <u>\$ 17,658,942</u> | <u>\$ 16,036,239</u> | <u>\$ 14,313,579</u> | <u>\$ 10,126,748</u>  | <u>\$ 9,166,440</u>   |
| <b>Plan Fiduciary Net Position</b>                                     |                       |                       |                      |                      |                      |                       |                       |
| Contributions-employer                                                 | 943,063               | 891,380               | 944,540              | 756,302              | 632,411              | 281,722               | 411,953               |
| Contributions-state                                                    | -                     | -                     | -                    | -                    | -                    | 240,486               | 217,653               |
| Contributions-employee                                                 | 238,416               | 175,526               | 120,269              | 116,332              | 108,806              | 99,188                | 95,733                |
| Net Investment Income                                                  | 2,346,071             | 1,330,033             | 1,245,288            | 1,908,188            | 1,115,432            | (14,779)              | 1,043,670             |
| Benefit Payments, including refunds of employee contributions          | (446,562)             | (403,441)             | (381,207)            | (640,378)            | (342,697)            | (298,559)             | (334,599)             |
| Administrative Expense                                                 | (61,414)              | (102,202)             | (51,400)             | (49,645)             | (30,651)             | (54,494)              | (31,851)              |
| Other                                                                  | -                     | -                     | -                    | -                    | -                    | -                     | -                     |
| Net Change in Plan Fiduciary Net Position                              | 3,019,574             | 1,891,296             | 1,877,490            | 2,090,799            | 1,483,301            | 253,564               | 1,402,559             |
| Plan Fiduciary Net Position - beginning                                | 20,217,453            | 18,326,157            | 16,448,667           | 14,357,868           | 12,874,567           | 12,621,003            | 11,218,444            |
| Plan Fiduciary Net Position - ending (b)                               | <u>\$ 23,237,027</u>  | <u>\$ 20,217,453</u>  | <u>\$ 18,326,157</u> | <u>\$ 16,448,667</u> | <u>\$ 14,357,868</u> | <u>\$ 12,874,567</u>  | <u>\$ 12,621,003</u>  |
| Net Pension Liability - ending (a) - (b)                               | <u>\$ (2,348,643)</u> | <u>\$ (1,232,171)</u> | <u>\$ (667,215)</u>  | <u>\$ (412,428)</u>  | <u>\$ (44,289)</u>   | <u>\$ (2,747,819)</u> | <u>\$ (3,454,563)</u> |
| Plan Fiduciary Net Position as a Percentage of Total Pension Liability | 111.24%               | 106.49%               | 103.78%              | 102.57%              | 100.31%              | 127.13%               | 137.69%               |
| Covered Payroll                                                        | \$ 3,813,876          | \$ 3,813,876          | \$ 3,366,613         | \$ 3,366,613         | \$ 3,366,613         | \$ 3,108,552          | \$ 2,424,191          |
| Net Pension Liability as a Percentage of Covered Payroll               | -61.58%               | -32.31%               | -19.82%              | -12.25%              | -1.32%               | -88.40%               | -142.50%              |

**Schedule of Changes in Net Pension Liability and Related Ratios - Fire**

Year Ended September 30, 2020

|                                                          | 9/30/2020             | 9/30/2019            | 9/30/2018            | 9/30/2017            | 9/30/2016            | 9/30/2015             | 9/30/2014             |
|----------------------------------------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|
| <b>Total Pension Liability</b>                           |                       |                      |                      |                      |                      |                       |                       |
| Service Cost                                             | \$ 1,313,842          | \$ 1,313,842         | \$ 1,025,516         | \$ 1,025,516         | \$ 784,710           | \$ 524,325            | \$ 596,543            |
| Interest                                                 | 1,272,336             | 1,141,847            | 996,576              | 782,004              | 515,458              | 553,753               | 530,089               |
| Changes in Excess State Money                            | -                     | -                    | -                    | -                    | -                    | -                     | -                     |
| Differences Between Expected and Actual Experience       | -                     | (158,435)            | (121,553)            | 633,143              | (208,729)            | (67,286)              | -                     |
| Changes of Assumptions                                   | -                     | 1,079,623            | -                    | 634,356              | 2,505,255            | -                     | -                     |
| Benefit Payments, including refunds of employee          | (288,092)             | (99,705)             | (25,120)             | (4,513)              | (1,324)              | (945)                 | (81,466)              |
| Net Change in Total Pension Liability                    | 2,298,086             | 3,277,172            | 1,875,419            | 3,070,506            | 3,595,370            | 1,009,847             | 1,045,166             |
| Total Pension Liability-beginning                        | 18,435,970            | 15,158,798           | 13,283,379           | 10,212,873           | 6,617,503            | 5,607,656             | 4,562,490             |
| Total Pension Liability-ending (a)                       | <u>\$ 20,734,056</u>  | <u>\$ 18,435,970</u> | <u>\$ 15,158,798</u> | <u>\$ 13,283,379</u> | <u>\$ 10,212,873</u> | <u>\$ 6,617,503</u>   | <u>\$ 5,607,656</u>   |
| <b>Plan Fiduciary Net Position</b>                       |                       |                      |                      |                      |                      |                       |                       |
| Contributions-employer                                   | 1,649,080             | 1,585,514            | 1,278,757            | 797,699              | 491,818              | 646,065               | 438,902               |
| Contributions-state                                      | -                     | -                    | -                    | -                    | -                    | 181,292               | 175,931               |
| Contributions-employee                                   | 220,098               | 231,935              | 200,118              | 238,785              | 279,064              | 141,632               | 86,520                |
| Net Investment Income                                    | 2,267,101             | 1,240,965            | 1,063,078            | 1,599,687            | 858,136              | (32,699)              | 704,467               |
| Benefit Payments, including refunds of employee          | (288,092)             | (99,705)             | (25,120)             | (4,513)              | (1,324)              | (945)                 | (756)                 |
| Administrative Expense                                   | (65,477)              | (98,170)             | (35,839)             | (49,761)             | (28,346)             | (40,885)              | (24,109)              |
| Other                                                    | -                     | -                    | -                    | -                    | -                    | -                     | -                     |
| Net Change in Plan Fiduciary Net Position                | 3,782,710             | 2,860,539            | 2,480,994            | 2,581,897            | 1,599,348            | 894,460               | 1,380,955             |
| Plan Fiduciary Net Position - beginning                  | 18,988,865            | 16,128,326           | 13,647,332           | 11,065,435           | 9,466,087            | 8,571,627             | 7,190,672             |
| Plan Fiduciary Net Position - ending (b)                 | <u>\$ 22,771,575</u>  | <u>\$ 18,988,865</u> | <u>\$ 16,128,326</u> | <u>\$ 13,647,332</u> | <u>\$ 11,065,435</u> | <u>\$ 9,466,087</u>   | <u>\$ 8,571,627</u>   |
| Net Pension Liability - ending (a) - (b)                 | <u>\$ (2,037,519)</u> | <u>\$ (552,895)</u>  | <u>\$ (969,528)</u>  | <u>\$ (363,953)</u>  | <u>\$ (852,562)</u>  | <u>\$ (2,848,584)</u> | <u>\$ (2,963,971)</u> |
| Plan Fiduciary Net Position as a Percentage of Total     | 109.83%               | 103.00%              | 106.40%              | 102.74%              | 108.35%              | 143.05%               | 152.86%               |
| Covered Payroll                                          | \$ 4,438,530          | \$ 4,438,530         | \$ 3,602,745         | \$ 3,602,745         | \$ 2,798,049         | \$ 2,798,049          | \$ 2,798,049          |
| Net Pension Liability as a Percentage of Covered Payroll | -45.91%               | -12.46%              | -26.91%              | -10.10%              | -30.47%              | -101.81%              | -105.93%              |

City of Clermont, Clermont, Florida  
**Schedule of Contributions and Investment Returns – General Employees**  
Year Ended September 30, 2020

|                                                                         | 9/30/2020   | 9/30/2019   | 9/30/2018   | 9/30/2017   | 9/30/2016   | 9/30/2015   | 9/30/2014   |
|-------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Actuarially Determined Contribution                                     | \$ 11,018   | \$ 11,018   | \$ 8,767    | \$ 8,767    | \$ -        | \$ -        | \$ -        |
| Contributions in Relation to the<br>Actuarially Determined Contribution | 11,018      | 11,018      | 8,767       | 8,767       | -           | -           | -           |
| Contribution Deficiency (Excess)                                        | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| Covered Payroll                                                         | -           | -           | -           | -           | -           | -           | -           |
| Contributions as a Percentage of<br>Covered Payroll                     | N/A         | N/A         | N/A         | N/A         | N/A         | N/A         | N/A         |

Notes to Schedule

Valuation Date 10/1/2018

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

|                               |                                                              |
|-------------------------------|--------------------------------------------------------------|
| Actuarial Cost Method         | Aggregate                                                    |
| Amortization Method           | Level Percentage of Pay, open                                |
| Remaining Amortization Period | 30 years                                                     |
| Asset Valuation Method        | Market Value                                                 |
| Inflation                     | 2.77%                                                        |
| Salary Increases              | N/A                                                          |
| Interest Rate                 | 7% per year, compounded annually, net of investment expenses |

| <b>Schedule of Investment Returns</b>                               | <b>9/30/2020</b> | <b>9/30/2019</b> | <b>9/30/2018</b> | <b>9/30/2017</b> | <b>9/30/2016</b> | <b>9/30/2015</b> | <b>9/30/2014</b> |
|---------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Annual money-weighted rate of return, net of<br>investment expenses | 4.23%            | 4.23%            | 7.00%            | 4.08%            | 4.08%            | 5.48%            | 8.55%            |

**Schedule of Contributions and Investment Returns – Police**

Year Ended September 30, 2020

|                                                                      | 9/30/2020    | 9/30/2019    | 9/30/2018    | 9/30/2017    | 9/30/2016    | 9/30/2015    | 9/30/2014    |
|----------------------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Actuarially Determined Contribution                                  | \$ 985,611   | \$ 936,834   | \$ 905,229   | \$ 875,593   | \$ 640,139   | \$ 583,559   | \$ 629,606   |
| Contributions in Relation to the Actuarially Determined Contribution | 943,063      | 891,380      | 944,540      | 756,302      | 632,411      | 522,208      | 670,126      |
| Contribution Deficiency (Excess)                                     | \$ 42,548    | \$ 45,454    | \$ (39,311)  | \$ 119,291   | \$ 7,728     | \$ 61,351    | \$ (40,520)  |
| Covered Payroll                                                      | \$ 3,813,876 | \$ 3,813,876 | \$ 3,366,613 | \$ 3,366,613 | \$ 3,366,613 | \$ 3,108,552 | \$ 3,108,552 |
| Contributions as a Percentage of Covered Payroll                     | 24.73%       | 23.37%       | 28.06%       | 22.46%       | 18.78%       | 16.80%       | 21.56%       |

Notes to Schedule

Valuation Date 10/1/2018

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

## Methods and assumptions used to determine contribution rates:

|                               |                                                                                                                                                                   |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Actuarial Cost Method         | Aggregate                                                                                                                                                         |
| Amortization Method           | Level Percentage of Pay, open                                                                                                                                     |
| Remaining Amortization Period | 30 Years                                                                                                                                                          |
| Asset Valuation Method        | Market Value                                                                                                                                                      |
| Salary Increases              | 5.50% per annum                                                                                                                                                   |
| Interest Rate                 | 7% per annum (2.77% per annum is attributable to long-term inflation); this rate was used to discount all future benefit payments                                 |
| Retirement                    | 20% of eligible participants are assumed to retire at each of ages 52 through 54 and 100% of eligible participants are assumed to retire at normal retirement age |

Other Decrements      Assumed employment termination is based on age and ranges from 5.00% at age 20 to 0.00% at age 50  
 Assumed disability is based on age and ranges from 0.03% at age 20 to 0.18% at age 50; 75% of disabilities are assumed to be service-connected

Mortality      Sex-distinct rates set forth in the RP-2000 Blue Collar Mortality Table, with full generational improvements in mortality using Scale BB

Non-investment Expenses      Liabilities have been loaded by 1.50% to account for non-investment expenses

Future Contributions      Contributions from the employer and employees are assumed to be made as legally required.

| <b>Schedule of Investment Returns</b>                            | <b>9/30/2020</b> | <b>9/30/2019</b> | <b>9/30/2018</b> | <b>9/30/2017</b> | <b>9/30/2016</b> | <b>9/30/2015</b> | <b>9/30/2014</b> |
|------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Annual money-weighted rate of return, net of investment expenses | 4.23%            | 4.23%            | 7.00%            | 4.08%            | 4.08%            | 5.48%            | 8.55%            |

**Schedule of Contributions and Investment Returns – Fire**

Year Ended September 30, 2020

|                                                                      | 9/30/2020    | 9/30/2019    | 9/30/2018    | 9/30/2017    | 9/30/2016  | 9/30/2015    | 9/30/2014   |
|----------------------------------------------------------------------|--------------|--------------|--------------|--------------|------------|--------------|-------------|
| Actuarially Determined Contribution                                  | \$ 1,648,674 | \$ 1,585,514 | \$ 1,284,255 | \$ 1,113,095 | \$ 647,476 | \$ 603,000   | \$ 614,833  |
| Contributions in Relation to the Actuarially Determined Contribution | 1,649,080    | 1,585,514    | 1,278,757    | 797,699      | 491,818    | 827,357      | 668,800     |
| Contribution Deficiency (Excess)                                     | \$ (406)     | \$ -         | \$ 5,498     | \$ 315,396   | \$ 155,658 | \$ (224,357) | \$ (53,967) |
| Covered Payroll                                                      | 4,438,530    | 4,438,530    | 3,602,745    | 3,602,745    | 2,798,049  | 2,798,049    | 2,798,049   |
| Contributions as a Percentage of Covered Payroll                     | 37.15%       | 35.72%       | 35.49%       | 22.14%       | 17.58%     | 29.57%       | 23.90%      |

Notes to Schedule

Valuation Date 10/1/2018

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported

## Methods and assumptions used to determine contribution rates:

|                               |                                                                                                                                                                   |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Actuarial Cost Method         | Aggregate                                                                                                                                                         |
| Amortization Method           | Level Percentage of Pay, Open                                                                                                                                     |
| Remaining Amortization Period | 30 Years                                                                                                                                                          |
| Asset Valuation Method        | Market Value                                                                                                                                                      |
| Salary Increases              | 5.50% per annum                                                                                                                                                   |
| Interest Rate                 | 7% per annum (2.77% per annum is attributable to long-term inflation); this rate was used to discount all future benefit payments                                 |
| Retirement                    | 20% of eligible participants are assumed to retire at each of ages 52 through 54 and 100% of eligible participants are assumed to retire at normal retirement age |

Other Decrements Assumed employment termination is based on age and ranges from 4.30% at age 20 to 0.00% at age 50

Mortality Assumed disability is based on age and ranges from 0.03% at age 20 to 0.18% at age 50; 75% of disabilities are assumed to be service-connected  
Sex-distinct rates set forth in the RP-2000 Blue Collar Mortality Table, with full generational improvements in mortality using Scale BB

Non-investment Expenses Liabilities have been loaded by 1.75% to account for non-investment expenses

Future Contributions Contributions from the employer and employees are assumed to be made as legally required.

| Schedule of Investment Returns                                   | 9/30/2020 | 9/30/2019 | 9/30/2018 | 9/30/2017 | 9/30/2016 | 9/30/2015 | 9/30/2014 |
|------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Annual money-weighted rate of return, net of investment expenses | 4.23%     | 4.23%     | 7.00%     | 4.08%     | 4.08%     | 5.48%     | 8.55%     |





***COMBINING AND INDIVIDUAL FUND  
STATEMENTS AND SCHEDULES***



**Capital Projects Funds**

Capital projects funds are used to account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

**Capital Projects Fund**

This fund was established to account for financial resources segregated for the acquisition or construction of major capital projects.

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Capital Projects Fund**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                     | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|---------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>        |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                     |                       |                                                                     |
| Intergovernmental revenues                               | \$ 950,000              | \$ 1,025,000        | \$ 625,000            | \$ (400,000)                                                        |
| Investment earnings                                      | 400,000                 | 400,000             | 196,202               | (203,798)                                                           |
| Miscellaneous                                            | -                       | -                   | 34,082                | 34,082                                                              |
| <b>Total revenues</b>                                    | <b>1,350,000</b>        | <b>1,425,000</b>    | <b>855,284</b>        | <b>(569,716)</b>                                                    |
| <b>Expenditures:</b>                                     |                         |                     |                       |                                                                     |
| Current:                                                 |                         |                     |                       |                                                                     |
| General government                                       | 7,000                   | 7,000               | 956                   | 6,044                                                               |
| Physical environment                                     | -                       | -                   | 7,550                 | (7,550)                                                             |
| Economic environment                                     | -                       | -                   | 1,000                 | (1,000)                                                             |
| Capital Outlay:                                          |                         |                     |                       |                                                                     |
| Physical environment                                     | 6,981,000               | 7,550,951           | 114,432               | 7,436,519                                                           |
| Economic environment                                     | 5,870,000               | 6,695,300           | 3,955,742             | 2,739,558                                                           |
| <b>Total expenditures</b>                                | <b>12,858,000</b>       | <b>14,253,251</b>   | <b>4,079,680</b>      | <b>10,173,571</b>                                                   |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>(11,508,000)</b>     | <b>(12,828,251)</b> | <b>(3,224,396)</b>    | <b>9,603,855</b>                                                    |
| <b>Net Change in Fund Balance</b>                        | <b>(11,508,000)</b>     | <b>(12,828,251)</b> | <b>(3,224,396)</b>    | <b>9,603,855</b>                                                    |
| Fund Balances - beginning                                | 18,699,951              | 18,699,951          | 18,699,951            | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 7,191,951</b>     | <b>\$ 5,871,700</b> | <b>\$ 15,475,555</b>  | <b>\$ 9,603,855</b>                                                 |

#### **Special Revenue Funds**

Special revenue funds are used to account for specific revenue sources that are restricted, committed, or assigned to expenditures for particular purposes.

##### **Recreation Impact Fees Fund**

This fund was established to account for recreation impact fees collected from new developments constructed in the City.

##### **Police Impact Fees Fund**

This fund was established to account for police impact fees collected from new developments constructed in the City.

##### **Fire Impact Fee Fund**

This fund was established to account for fire impact fees collected from new developments constructed in the City.

##### **Building Services Fund**

This fund was established to account for the operations of the City's building services department which are restricted for use in providing building permitting and inspection services.

##### **Fire Inspection Fund**

This fund was established to account for the operations of the City's fire prevention and inspection services. Fund closed in FY2020.

##### **Community Redevelopment Fund**

This fund was established as a dependent taxing district. The incremental annual increase in tax over the base years will be used to fund projects designed to enhance and improve the described area.

##### **Cemetery Fund**

This fund was established to account for the operations and maintenance of the City's cemetery.

#### **Debt Service Fund**

Debt service funds are used to account for financial resources that are restricted, committed, or assigned to expenditures for principal and interest.

##### **Debt Service Fund**

This fund was established to account for the accumulation of resources and payment of bond principal and interest from governmental resources.

**Special Revenue**

|                                            | <b>Recreation<br/>Impact Fees</b> | <b>Police Impact<br/>Fees</b> | <b>Fire Impact<br/>Fees</b> | <b>Building<br/>Services</b> |
|--------------------------------------------|-----------------------------------|-------------------------------|-----------------------------|------------------------------|
| <b>Assets:</b>                             |                                   |                               |                             |                              |
| Cash and cash equivalents                  | \$ 1,199,839                      | \$ 569,880                    | \$ 749,389                  | \$ 746,029                   |
| Investments                                | 910,392                           | 431,846                       | 808,987                     | 1,182,972                    |
| Other receivables                          | 1,390                             | 795                           | 924                         | 1,323                        |
| Prepaid costs                              | -                                 | -                             | -                           | 5,697                        |
| <b>Total assets</b>                        | <b>\$ 2,111,621</b>               | <b>\$ 1,002,521</b>           | <b>\$ 1,559,300</b>         | <b>\$ 1,936,021</b>          |
| <b>Liabilities and Fund Balances:</b>      |                                   |                               |                             |                              |
| Liabilities:                               |                                   |                               |                             |                              |
| Accounts payable                           | \$ 1,070                          | \$ 29,019                     | \$ 29                       | \$ 49,240                    |
| Accrued liabilities                        | -                                 | -                             | -                           | 43,889                       |
| <b>Total liabilities</b>                   | <b>1,070</b>                      | <b>29,019</b>                 | <b>29</b>                   | <b>93,129</b>                |
| Fund balances:                             |                                   |                               |                             |                              |
| Nonspendable                               | -                                 | -                             | -                           | 5,697                        |
| Restricted                                 | 2,110,551                         | 973,502                       | 1,559,271                   | 1,837,195                    |
| <b>Total fund balances</b>                 | <b>2,110,551</b>                  | <b>973,502</b>                | <b>1,559,271</b>            | <b>1,842,892</b>             |
| <b>Total liabilities and fund balances</b> | <b>\$ 2,111,621</b>               | <b>\$ 1,002,521</b>           | <b>\$ 1,559,300</b>         | <b>\$ 1,936,021</b>          |

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**Special Revenue**

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| <u>Fire Inspection</u> | <u>Community<br/>Redevelopment<br/>Special Revenue</u> | <u>Cemetery</u>     | <u>Total Special<br/>Revenue Funds</u> | <u>Debt Service</u> | <u>Total Nonmajor<br/>Governmental<br/>Funds</u> |
|------------------------|--------------------------------------------------------|---------------------|----------------------------------------|---------------------|--------------------------------------------------|
| \$ -                   | \$ 284,625                                             | \$ 445,852          | \$ 3,995,614                           | \$ 1,767,440        | \$ 5,763,054                                     |
| -                      | 322,064                                                | 989,348             | 4,645,609                              | 40,538              | 4,686,147                                        |
| -                      | 595                                                    | 1,497               | 6,524                                  | -                   | 6,524                                            |
| -                      | 3,224                                                  | 285                 | 9,206                                  | -                   | 9,206                                            |
| <u>\$ -</u>            | <u>\$ 610,508</u>                                      | <u>\$ 1,436,982</u> | <u>\$ 8,656,953</u>                    | <u>\$ 1,807,978</u> | <u>\$ 10,464,931</u>                             |
|                        |                                                        |                     |                                        |                     |                                                  |
| \$ -                   | \$ 132,486                                             | \$ 2,181            | \$ 214,025                             | \$ -                | \$ 214,025                                       |
| -                      | 6,126                                                  | 3,451               | 53,466                                 | -                   | 53,466                                           |
| -                      | 138,612                                                | 5,632               | 267,491                                | -                   | 267,491                                          |
|                        |                                                        |                     |                                        |                     |                                                  |
| -                      | 3,224                                                  | 285                 | 9,206                                  | -                   | 9,206                                            |
| -                      | 468,672                                                | 1,431,065           | 8,380,256                              | 1,807,978           | 10,188,234                                       |
| -                      | 471,896                                                | 1,431,350           | 8,389,462                              | 1,807,978           | 10,197,440                                       |
| <u>\$ -</u>            | <u>\$ 610,508</u>                                      | <u>\$ 1,436,982</u> | <u>\$ 8,656,953</u>                    | <u>\$ 1,807,978</u> | <u>\$ 10,464,931</u>                             |

**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances****Nonmajor Governmental Funds**

Year Ended September 30, 2020

|                                                          | <b>Special Revenue</b>            |                               |                             |                              |
|----------------------------------------------------------|-----------------------------------|-------------------------------|-----------------------------|------------------------------|
|                                                          | <b>Recreation<br/>Impact Fees</b> | <b>Police Impact<br/>Fees</b> | <b>Fire Impact<br/>Fees</b> | <b>Building<br/>Services</b> |
| <b>Revenues:</b>                                         |                                   |                               |                             |                              |
| Taxes                                                    | \$ -                              | \$ -                          | \$ -                        | \$ -                         |
| Licenses and permits                                     | -                                 | -                             | -                           | 1,325,841                    |
| Intergovernmental revenues                               | -                                 | -                             | -                           | -                            |
| Charges for services                                     | -                                 | -                             | -                           | 49,370                       |
| Impact fees/special assessments                          | 1,529,037                         | 436,670                       | 564,447                     | -                            |
| Investment earnings                                      | 23,953                            | 12,551                        | 18,183                      | 26,777                       |
| Miscellaneous                                            | -                                 | -                             | -                           | -                            |
| <b>Total revenues</b>                                    | <b>1,552,990</b>                  | <b>449,221</b>                | <b>582,630</b>              | <b>1,401,988</b>             |
| <b>Expenditures:</b>                                     |                                   |                               |                             |                              |
| Current:                                                 |                                   |                               |                             |                              |
| Public safety                                            | -                                 | 108,795                       | 98,976                      | 1,506,487                    |
| Physical environment                                     | -                                 | -                             | -                           | -                            |
| Economic environment                                     | -                                 | -                             | -                           | -                            |
| Culture and recreation                                   | 153,506                           | -                             | -                           | -                            |
| Debt Service:                                            |                                   |                               |                             |                              |
| Principal                                                | -                                 | -                             | -                           | -                            |
| Interest and fiscal charges                              | -                                 | -                             | -                           | -                            |
| <b>Total expenditures</b>                                | <b>153,506</b>                    | <b>108,795</b>                | <b>98,976</b>               | <b>1,506,487</b>             |
| <b>Excess (Deficiency) of Revenues Over Expenditures</b> | <b>1,399,484</b>                  | <b>340,426</b>                | <b>483,654</b>              | <b>(104,499)</b>             |
| <b>Other Financing Uses:</b>                             |                                   |                               |                             |                              |
| Transfers in                                             | -                                 | -                             | -                           | 9,979                        |
| Transfers out                                            | (569,628)                         | (14,760)                      | -                           | (17,033)                     |
| <b>Total other financing uses</b>                        | <b>(569,628)</b>                  | <b>(14,760)</b>               | <b>-</b>                    | <b>(7,054)</b>               |
| <b>Net Change in Fund Balances</b>                       | <b>829,856</b>                    | <b>325,666</b>                | <b>483,654</b>              | <b>(111,553)</b>             |
| Fund Balances - beginning                                | 1,280,695                         | 647,836                       | 1,075,617                   | 1,954,445                    |
| <b>Fund Balances - ending</b>                            | <b>\$ 2,110,551</b>               | <b>\$ 973,502</b>             | <b>\$ 1,559,271</b>         | <b>\$ 1,842,892</b>          |



**Special Revenue**

| <b>Fire Inspection</b> | <b>Community<br/>Redevelopment<br/>Special Revenue</b> | <b>Cemetery</b>     | <b>Total Special<br/>Revenue Funds</b> | <b>Debt Service</b> | <b>Total Nonmajor<br/>Governmental<br/>Funds</b> |
|------------------------|--------------------------------------------------------|---------------------|----------------------------------------|---------------------|--------------------------------------------------|
| \$ -                   | \$ 383,119                                             | \$ -                | \$ 383,119                             | \$ -                | \$ 383,119                                       |
| -                      | -                                                      | -                   | 1,325,841                              | -                   | 1,325,841                                        |
| -                      | 80,000                                                 | -                   | 80,000                                 | -                   | 80,000                                           |
| -                      | -                                                      | 212,050             | 261,420                                | -                   | 261,420                                          |
| -                      | -                                                      | -                   | 2,530,154                              | -                   | 2,530,154                                        |
| 11                     | 9,550                                                  | 25,106              | 116,131                                | 3,796               | 119,927                                          |
| -                      | -                                                      | 3,420               | 3,420                                  | -                   | 3,420                                            |
| 11                     | 472,669                                                | 240,576             | 4,700,085                              | 3,796               | 4,703,881                                        |
| -                      | -                                                      | -                   | 1,714,258                              | -                   | 1,714,258                                        |
| -                      | -                                                      | 99,760              | 99,760                                 | -                   | 99,760                                           |
| -                      | 519,519                                                | -                   | 519,519                                | -                   | 519,519                                          |
| -                      | -                                                      | -                   | 153,506                                | -                   | 153,506                                          |
| -                      | -                                                      | -                   | -                                      | 2,063,724           | 2,063,724                                        |
| -                      | -                                                      | -                   | -                                      | 744,546             | 744,546                                          |
| -                      | 519,519                                                | 99,760              | 2,487,043                              | 2,808,270           | 5,295,313                                        |
| 11                     | (46,850)                                               | 140,816             | 2,213,042                              | (2,804,474)         | (591,432)                                        |
| -                      | 2,556                                                  | -                   | 12,535                                 | 2,833,572           | 2,846,107                                        |
| (45,500)               | -                                                      | -                   | (646,921)                              | -                   | (646,921)                                        |
| (45,500)               | 2,556                                                  | -                   | (634,386)                              | 2,833,572           | 2,199,186                                        |
| (45,489)               | (44,294)                                               | 140,816             | 1,578,656                              | 29,098              | 1,607,754                                        |
| 45,489                 | 516,190                                                | 1,290,534           | 6,810,806                              | 1,778,880           | 8,589,686                                        |
| <u>\$ -</u>            | <u>\$ 471,896</u>                                      | <u>\$ 1,431,350</u> | <u>\$ 8,389,462</u>                    | <u>\$ 1,807,978</u> | <u>\$ 10,197,440</u>                             |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Recreation Impact Fees**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                     | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|---------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>        |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                     |                       |                                                                     |
| Impact fees/special assessments                          | \$ 900,000              | \$ 900,000          | \$ 1,529,037          | \$ 629,037                                                          |
| Investment earnings                                      | 10,000                  | 10,000              | 23,953                | 13,953                                                              |
| <b>Total revenues</b>                                    | <b>910,000</b>          | <b>910,000</b>      | <b>1,552,990</b>      | <b>642,990</b>                                                      |
| <b>Expenditures:</b>                                     |                         |                     |                       |                                                                     |
| Current:                                                 |                         |                     |                       |                                                                     |
| Culture and recreation                                   | 293,468                 | 508,062             | 153,506               | 354,556                                                             |
| <b>Total expenditures</b>                                | <b>293,468</b>          | <b>508,062</b>      | <b>153,506</b>        | <b>354,556</b>                                                      |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>616,532</b>          | <b>401,938</b>      | <b>1,399,484</b>      | <b>997,546</b>                                                      |
| <b>Other Financing Uses</b>                              |                         |                     |                       |                                                                     |
| Transfers out                                            | (569,636)               | (569,636)           | (569,628)             | 8                                                                   |
| <b>Total other financing uses</b>                        | <b>(569,636)</b>        | <b>(569,636)</b>    | <b>(569,628)</b>      | <b>8</b>                                                            |
| <b>Net Change in Fund Balances</b>                       | <b>46,896</b>           | <b>(167,698)</b>    | <b>829,856</b>        | <b>997,554</b>                                                      |
| Fund Balances - beginning                                | 1,280,695               | 1,280,695           | 1,280,695             | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 1,327,591</b>     | <b>\$ 1,112,997</b> | <b>\$ 2,110,551</b>   | <b>\$ 997,554</b>                                                   |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Police Impact Fees**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                   | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|-------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>      |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                   |                       |                                                                     |
| Impact fees/special assessments                          | \$ 325,200              | \$ 325,200        | \$ 436,670            | \$ 111,470                                                          |
| Investment earnings                                      | 6,000                   | 6,000             | 12,551                | 6,551                                                               |
| <b>Total revenues</b>                                    | <b>331,200</b>          | <b>331,200</b>    | <b>449,221</b>        | <b>118,021</b>                                                      |
| <b>Expenditures:</b>                                     |                         |                   |                       |                                                                     |
| Current:                                                 |                         |                   |                       |                                                                     |
| Public Safety:                                           |                         |                   |                       |                                                                     |
| Law enforcement                                          | 301,308                 | 344,808           | 108,795               | 236,013                                                             |
| <b>Total expenditures</b>                                | <b>301,308</b>          | <b>344,808</b>    | <b>108,795</b>        | <b>236,013</b>                                                      |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>29,892</b>           | <b>(13,608)</b>   | <b>340,426</b>        | <b>354,034</b>                                                      |
| <b>Other Financing Sources (Uses)</b>                    |                         |                   |                       |                                                                     |
| Transfers out                                            | (14,763)                | (14,763)          | (14,760)              | 3                                                                   |
| <b>Total other financing sources (uses)</b>              | <b>(14,763)</b>         | <b>(14,763)</b>   | <b>(14,760)</b>       | <b>3</b>                                                            |
| <b>Net Change in Fund Balances</b>                       | <b>15,129</b>           | <b>(28,371)</b>   | <b>325,666</b>        | <b>354,037</b>                                                      |
| <b>Fund Balances - beginning</b>                         | <b>647,836</b>          | <b>647,836</b>    | <b>647,836</b>        | <b>-</b>                                                            |
| <b>Fund Balances - ending</b>                            | <b>\$ 662,965</b>       | <b>\$ 619,465</b> | <b>\$ 973,502</b>     | <b>\$ 354,037</b>                                                   |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Fire Impact Fees**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                     | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|---------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>        |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                     |                       |                                                                     |
| Impact fees/special assessments                          | \$ 385,000              | \$ 385,000          | \$ 564,447            | \$ 179,447                                                          |
| Investment earnings                                      | 6,000                   | 6,000               | 18,183                | 12,183                                                              |
| <b>Total revenues</b>                                    | <b>391,000</b>          | <b>391,000</b>      | <b>582,630</b>        | <b>191,630</b>                                                      |
| <b>Expenditures:</b>                                     |                         |                     |                       |                                                                     |
| Current:                                                 |                         |                     |                       |                                                                     |
| Public safety:                                           |                         |                     |                       |                                                                     |
| Fire control                                             | 24,184                  | 320,825             | 98,976                | 221,849                                                             |
| <b>Total expenditures</b>                                | <b>24,184</b>           | <b>320,825</b>      | <b>98,976</b>         | <b>221,849</b>                                                      |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>366,816</b>          | <b>70,175</b>       | <b>483,654</b>        | <b>413,479</b>                                                      |
| <b>Net Change in Fund Balances</b>                       | <b>366,816</b>          | <b>70,175</b>       | <b>483,654</b>        | <b>413,479</b>                                                      |
| Fund Balances - beginning                                | 1,075,617               | 1,075,617           | 1,075,617             | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 1,442,433</b>     | <b>\$ 1,145,792</b> | <b>\$ 1,559,271</b>   | <b>\$ 413,479</b>                                                   |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Building Services**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                     | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|---------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>        |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                     |                       |                                                                     |
| Licenses and permits                                     | \$ 1,175,000            | \$ 1,175,000        | \$ 1,325,841          | \$ 150,841                                                          |
| Charges for services                                     | 64,000                  | 64,000              | 49,370                | (14,630)                                                            |
| Investment earnings                                      | 12,000                  | 12,000              | 26,777                | 14,777                                                              |
| <b>Total revenues</b>                                    | <b>1,251,000</b>        | <b>1,251,000</b>    | <b>1,401,988</b>      | <b>150,988</b>                                                      |
| <b>Expenditures:</b>                                     |                         |                     |                       |                                                                     |
| Current:                                                 |                         |                     |                       |                                                                     |
| Public safety                                            | 1,490,493               | 1,541,583           | 1,506,487             | 35,096                                                              |
| <b>Total expenditures</b>                                | <b>1,490,493</b>        | <b>1,541,583</b>    | <b>1,506,487</b>      | <b>35,096</b>                                                       |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>(239,493)</b>        | <b>(290,583)</b>    | <b>(104,499)</b>      | <b>186,084</b>                                                      |
| <b>Other Financing Uses:</b>                             |                         |                     |                       |                                                                     |
| Transfers in                                             | -                       | -                   | 9,979                 | 9,979                                                               |
| Transfers out                                            | -                       | (17,033)            | (17,033)              | -                                                                   |
| <b>Total other financing sources</b>                     | <b>-</b>                | <b>(17,033)</b>     | <b>(7,054)</b>        | <b>9,979</b>                                                        |
| <b>Net Change in Fund Balances</b>                       | <b>(239,493)</b>        | <b>(307,616)</b>    | <b>(111,553)</b>      | <b>196,063</b>                                                      |
| Fund Balances - beginning                                | 1,954,445               | 1,954,445           | 1,954,445             | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 1,714,952</b>     | <b>\$ 1,646,829</b> | <b>\$ 1,842,892</b>   | <b>\$ 196,063</b>                                                   |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Fire Inspection**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                  | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>     |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                  |                       |                                                                     |
| Investment earnings                                      | \$ -                    | \$ -             | \$ 11                 | \$ 11                                                               |
| <b>Total revenues</b>                                    | -                       | -                | 11                    | 11                                                                  |
| <b>Expenditures:</b>                                     |                         |                  |                       |                                                                     |
| Current:                                                 |                         |                  |                       |                                                                     |
| Public safety                                            | -                       | -                | -                     | -                                                                   |
| <b>Total expenditures</b>                                | -                       | -                | -                     | -                                                                   |
| <b>Excess (deficiency) of revenues over expenditures</b> | -                       | -                | 11                    | 11                                                                  |
| <b>Other Financing Sources:</b>                          |                         |                  |                       |                                                                     |
| Transfers out                                            | -                       | -                | (45,500)              | (45,500)                                                            |
| <b>Total other financing sources</b>                     | -                       | -                | (45,500)              | (45,500)                                                            |
| <b>Net Change in Fund Balances</b>                       | -                       | -                | (45,489)              | (45,489)                                                            |
| Fund Balances - beginning                                | 45,489                  | 45,489           | 45,489                | -                                                                   |
| <b>Fund Balances - ending</b>                            | <u>\$ 45,489</u>        | <u>\$ 45,489</u> | <u>\$ -</u>           | <u>\$ (45,489)</u>                                                  |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Community Redevelopment Special Revenue**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                   | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|-------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>      |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                   |                       |                                                                     |
| Taxes                                                    | \$ 334,793              | \$ 383,119        | \$ 383,119            | \$ -                                                                |
| Intergovernmental revenues                               | -                       | -                 | 80,000                | 80,000                                                              |
| Investment earnings                                      | 4,500                   | 4,500             | 9,550                 | 5,050                                                               |
| <b>Total revenues</b>                                    | <b>339,293</b>          | <b>387,619</b>    | <b>472,669</b>        | <b>85,050</b>                                                       |
| <b>Expenditures:</b>                                     |                         |                   |                       |                                                                     |
| Current:                                                 |                         |                   |                       |                                                                     |
| Economic development                                     | 347,230                 | 658,512           | 519,519               | 138,993                                                             |
| <b>Total expenditures</b>                                | <b>347,230</b>          | <b>658,512</b>    | <b>519,519</b>        | <b>138,993</b>                                                      |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>(7,937)</b>          | <b>(270,893)</b>  | <b>(46,850)</b>       | <b>224,043</b>                                                      |
| <b>Other Financing Sources:</b>                          |                         |                   |                       |                                                                     |
| Transfers in                                             | -                       | -                 | 2,556                 | 2,556                                                               |
| <b>Total other financing sources</b>                     | <b>-</b>                | <b>-</b>          | <b>2,556</b>          | <b>2,556</b>                                                        |
| <b>Net Change in Fund Balances</b>                       | <b>(7,937)</b>          | <b>(270,893)</b>  | <b>(44,294)</b>       | <b>226,599</b>                                                      |
| Fund Balances - beginning                                | 516,190                 | 516,190           | 516,190               | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 508,253</b>       | <b>\$ 245,297</b> | <b>\$ 471,896</b>     | <b>\$ 226,599</b>                                                   |

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Cemetery**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                     | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|---------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>        |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                     |                       |                                                                     |
| Charges for services                                     | \$ 100,000              | \$ 100,000          | \$ 212,050            | \$ 112,050                                                          |
| Investment earnings                                      | 12,000                  | 12,000              | 25,106                | 13,106                                                              |
| Miscellaneous                                            | -                       | -                   | 3,420                 | 3,420                                                               |
| <b>Total revenues</b>                                    | <b>112,000</b>          | <b>112,000</b>      | <b>240,576</b>        | <b>128,576</b>                                                      |
| <b>Expenditures:</b>                                     |                         |                     |                       |                                                                     |
| Current:                                                 |                         |                     |                       |                                                                     |
| Physical environment                                     | 110,787                 | 111,735             | 99,760                | 11,975                                                              |
| <b>Total expenditures</b>                                | <b>110,787</b>          | <b>111,735</b>      | <b>99,760</b>         | <b>11,975</b>                                                       |
| <b>Excess (deficiency) of revenues over expenditures</b> | <b>1,213</b>            | <b>265</b>          | <b>140,816</b>        | <b>140,551</b>                                                      |
| <b>Net Change in Fund Balances</b>                       | <b>1,213</b>            | <b>265</b>          | <b>140,816</b>        | <b>140,551</b>                                                      |
| Fund Balances - beginning                                | 1,290,534               | 1,290,534           | 1,290,534             | -                                                                   |
| <b>Fund Balances - ending</b>                            | <b>\$ 1,291,747</b>     | <b>\$ 1,290,799</b> | <b>\$ 1,431,350</b>   | <b>\$ 140,551</b>                                                   |



**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****Debt Service**

Year ended September 30, 2020

|                                                          | <b>Budgeted Amounts</b> |                     | <b>Actual Amounts</b> | <b>Variance with<br/>Final Budget -<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------|-------------------------|---------------------|-----------------------|---------------------------------------------------------------------|
|                                                          | <b>Original</b>         | <b>Final</b>        |                       |                                                                     |
| <b>Revenues:</b>                                         |                         |                     |                       |                                                                     |
| Investment earnings                                      | \$ 7,000                | \$ 7,000            | \$ 3,796              | \$ (3,204)                                                          |
| <b>Total revenues</b>                                    | <u>7,000</u>            | <u>7,000</u>        | <u>3,796</u>          | <u>(3,204)</u>                                                      |
| <b>Expenditures:</b>                                     |                         |                     |                       |                                                                     |
| Current:                                                 |                         |                     |                       |                                                                     |
| General government                                       | 500                     | 500                 | -                     | 500                                                                 |
| Debt Service:                                            |                         |                     |                       |                                                                     |
| Principal                                                | 2,063,724               | 2,063,724           | 2,063,724             | -                                                                   |
| Interest and fiscal charges                              | 744,544                 | 744,544             | 744,546               | (2)                                                                 |
| <b>Total expenditures</b>                                | <u>2,808,768</u>        | <u>2,808,768</u>    | <u>2,808,270</u>      | <u>498</u>                                                          |
| <b>Excess (deficiency) of revenues over expenditures</b> | <u>(2,801,768)</u>      | <u>(2,801,768)</u>  | <u>(2,804,474)</u>    | <u>(2,706)</u>                                                      |
| <b>Other Financing Sources:</b>                          |                         |                     |                       |                                                                     |
| Transfers in                                             | 2,833,562               | 2,833,562           | 2,833,572             | 10                                                                  |
| <b>Total other financing sources</b>                     | <u>2,833,562</u>        | <u>2,833,562</u>    | <u>2,833,572</u>      | <u>10</u>                                                           |
| <b>Net Change in Fund Balances</b>                       | <u>31,794</u>           | <u>31,794</u>       | <u>29,098</u>         | <u>(2,696)</u>                                                      |
| <b>Fund Balances - beginning</b>                         | <u>1,778,880</u>        | <u>1,778,880</u>    | <u>1,778,880</u>      | <u>-</u>                                                            |
| <b>Fund Balances - ending</b>                            | <u>\$ 1,810,674</u>     | <u>\$ 1,810,674</u> | <u>\$ 1,807,978</u>   | <u>\$ (2,696)</u>                                                   |

Agency funds are used to account for short-term custodial collections on resources on behalf of another individual, entity, or government.

|                                              |                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                              | <b>Pension Trust Funds</b>                                                                                                                                                                                                                                                                                                                                |
| <b>General Employees' Pension Trust Fund</b> | To account for the accumulation of resources to be used for retirement annuity payments at the appropriate amounts and times in the future. Resources are contributed at rates in accordance with an actuarial study, whereas, a fixed percentage of employees' salaries is used in determining the annual contribution to the defined contribution plan. |
| <b>Police Officers' Pension Trust Fund</b>   | To account for the accumulation of resources to be used for the retirement annuities of all police officers. The state contributes money based upon the insurance premiums and the City contributes an amount determined by an actuarial study.                                                                                                           |
| <b>Firefighters' Pension Trust Fund</b>      | To account for the accumulation of resources to be used for the retirement annuities of all firefighters. The state contributes money based upon the fire insurance premiums and the City contributes an amount determined by an actuarial study.                                                                                                         |

City of Clermont, Florida  
**Combining Statement of Fiduciary Net Position**  
**Fiduciary Funds**  
September 30, 2020

|                                             | <u>General Employees</u>   |                                 | <u>Police<br/>Officers<br/>Pension<br/>Trust</u> | <u>Firefighters<br/>Pension<br/>Trust</u> | <u>Total<br/>Employee<br/>Pension Funds</u> |
|---------------------------------------------|----------------------------|---------------------------------|--------------------------------------------------|-------------------------------------------|---------------------------------------------|
|                                             | <u>Defined<br/>Benefit</u> | <u>Defined<br/>Contribution</u> |                                                  |                                           |                                             |
| <b>Assets:</b>                              |                            |                                 |                                                  |                                           |                                             |
| Cash and cash equivalents                   | \$ 2,188                   | \$ -                            | \$ 742,373                                       | \$ 1,126,722                              | \$ 1,871,283                                |
| Investments:                                |                            |                                 |                                                  |                                           |                                             |
| U.S. Government & other debt securities     | 76,329                     | -                               | 8,538,692                                        | 8,245,383                                 | 16,860,404                                  |
| Equities                                    | 195,063                    | 9,714,707                       | 15,497,786                                       | 14,429,918                                | 39,837,474                                  |
| <b>Total Investments</b>                    | <b>271,392</b>             | <b>9,714,707</b>                | <b>24,036,478</b>                                | <b>22,675,301</b>                         | <b>56,697,878</b>                           |
| <b>Total assets</b>                         | <b>273,580</b>             | <b>9,714,707</b>                | <b>24,778,851</b>                                | <b>23,802,023</b>                         | <b>58,569,161</b>                           |
| <b>Liabilities:</b>                         |                            |                                 |                                                  |                                           |                                             |
| Refunds payable and other                   | -                          | -                               | -                                                | -                                         | -                                           |
| <b>Total liabilities</b>                    | <b>-</b>                   | <b>-</b>                        | <b>-</b>                                         | <b>-</b>                                  | <b>-</b>                                    |
| <b>Net Position Restricted for Pensions</b> | <b>\$ 273,580</b>          | <b>\$ 9,714,707</b>             | <b>\$ 24,778,851</b>                             | <b>\$ 23,802,023</b>                      | <b>\$ 58,569,161</b>                        |

**Combining Statement of Changes in Fiduciary Net Position****Fiduciary Funds**

Year Ended September 30, 2020

|                                                      | <u>General Employees</u>   |                                 | <u>Police<br/>Officers<br/>Pension<br/>Trust</u> | <u>Firefighters<br/>Pension<br/>Trust</u> | <u>Total<br/>Employee<br/>Pension Funds</u> |
|------------------------------------------------------|----------------------------|---------------------------------|--------------------------------------------------|-------------------------------------------|---------------------------------------------|
|                                                      | <u>Defined<br/>Benefit</u> | <u>Defined<br/>Contribution</u> |                                                  |                                           |                                             |
| <b>Additions:</b>                                    |                            |                                 |                                                  |                                           |                                             |
| Contributions:                                       |                            |                                 |                                                  |                                           |                                             |
| Employer                                             | \$ 22,036                  | \$ 858,493                      | \$ 943,066                                       | \$ 1,649,080                              | \$ 3,472,675                                |
| Plan members                                         | -                          | -                               | 238,434                                          | 220,098                                   | 458,532                                     |
| State                                                | -                          | -                               | -                                                | -                                         | -                                           |
| <b>Total contributions</b>                           | <u>22,036</u>              | <u>858,493</u>                  | <u>1,181,500</u>                                 | <u>1,869,178</u>                          | <u>3,931,207</u>                            |
| Investment earnings:                                 |                            |                                 |                                                  |                                           |                                             |
| Net increase (decrease) in fair value of investments | 16,320                     | 947,625                         | 2,490,535                                        | 2,370,484                                 | 5,824,964                                   |
| Investment expense                                   | -                          | -                               | (5,000)                                          | (2,500)                                   | (7,500)                                     |
| <b>Total net investment earnings</b>                 | <u>16,320</u>              | <u>947,625</u>                  | <u>2,485,535</u>                                 | <u>2,367,984</u>                          | <u>5,817,464</u>                            |
| <b>Total additions</b>                               | <u>38,356</u>              | <u>1,806,118</u>                | <u>3,667,035</u>                                 | <u>4,237,162</u>                          | <u>9,748,671</u>                            |
| <b>Deductions:</b>                                   |                            |                                 |                                                  |                                           |                                             |
| Benefits/distributions                               | 42,156                     | 2,129,605                       | 470,626                                          | 417,199                                   | 3,059,586                                   |
| Administrative expenses                              | 5,271                      | 9,577                           | 56,414                                           | 62,977                                    | 134,239                                     |
| <b>Total deductions</b>                              | <u>47,427</u>              | <u>2,139,182</u>                | <u>527,040</u>                                   | <u>480,176</u>                            | <u>3,193,825</u>                            |
| <b>Change in Net Position</b>                        | <u>(9,071)</u>             | <u>(333,064)</u>                | <u>3,139,995</u>                                 | <u>3,756,986</u>                          | <u>6,554,846</u>                            |
| <b>Net Position Restricted for Pensions</b>          |                            |                                 |                                                  |                                           |                                             |
| Beginning of Year                                    | 282,651                    | 10,047,771                      | 21,638,856                                       | 20,045,037                                | 52,014,315                                  |
| <b>End of Year</b>                                   | <u>\$ 273,580</u>          | <u>\$ 9,714,707</u>             | <u>\$ 24,778,851</u>                             | <u>\$ 23,802,023</u>                      | <u>\$ 58,569,161</u>                        |

## ***STATISTICAL SECTION***



This part of the City of Clermont's comprehensive annual financial report presents detailed information as a context for understanding what the information says about the government's overall financial health.

| <b>Contents</b>                                                                                                                                                                                                               | <b>Page</b> |
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| Financial Trends                                                                                                                                                                                                              | 116         |
| These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.                                                                     |             |
| Revenue Capacity                                                                                                                                                                                                              | 126         |
| These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.                                                                                       |             |
| Debt Capacity                                                                                                                                                                                                                 | 131         |
| These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and the government's ability to issue additional debt in the future.                    |             |
| Note: there are no limitations placed upon the amount of debt the City of Clermont may issue either by the City Charter of the City's Code of Ordinances or by Florida Statutes.                                              |             |
| Note: The City of Clermont has no general obligation bonds outstanding.                                                                                                                                                       |             |
| Demographic and Economic Information                                                                                                                                                                                          | 138         |
| These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.                                                        |             |
| Operating Information                                                                                                                                                                                                         | 142         |
| These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs |             |

Sources: Unless otherwise noted, the information in these schedules are derived from the comprehensive annual reports for the relevant year.

**City of Clermont, Florida**  
**Net Position by Component**  
**Last Ten Fiscal Years**

(accrual basis of accounting)  
(amounts expressed in thousands)

|                                             | <b>Fiscal Year</b> |                   |                   |                   |
|---------------------------------------------|--------------------|-------------------|-------------------|-------------------|
|                                             | <b>2011</b>        | <b>2012</b>       | <b>2013</b>       | <b>2014</b>       |
| Governmental activities                     |                    |                   |                   |                   |
| Net investment in capital assets            | \$ 34,894          | \$ 36,612         | \$ 39,950         | \$ 44,116         |
| Restricted                                  | 7,381              | 8,876             | 9,490             | 9,918             |
| Unrestricted                                | 12,465             | 9,701             | 7,723             | 5,719             |
| Total governmental activities net position  | <u>\$ 54,740</u>   | <u>\$ 55,189</u>  | <u>\$ 57,163</u>  | <u>\$ 59,753</u>  |
| Business-type activities                    |                    |                   |                   |                   |
| Net investment in capital assets            | 56,430             | 57,241            | 57,863            | 56,680            |
| Restricted                                  | 9,241              | 9,477             | 9,536             | 10,217            |
| Unrestricted                                | 19,376             | 20,436            | 24,191            | 27,054            |
| Total business-type activities net position | <u>\$ 85,047</u>   | <u>\$ 87,154</u>  | <u>\$ 91,590</u>  | <u>\$ 93,951</u>  |
| Primary government                          |                    |                   |                   |                   |
| Net investment in capital assets            | 91,324             | 93,853            | 97,813            | 100,796           |
| Restricted                                  | 16,622             | 18,353            | 19,026            | 20,135            |
| Unrestricted                                | 31,841             | 30,137            | 31,914            | 32,773            |
| Total primary government net position       | <u>\$ 139,787</u>  | <u>\$ 142,343</u> | <u>\$ 148,753</u> | <u>\$ 153,704</u> |



| Fiscal Year       |                   |                   |                   |                   |                   |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 2015              | 2016              | 2017              | 2018              | 2019              | 2020              |
| \$ 47,718         | \$ 52,064         | \$ 31,918         | \$ 35,262         | \$ 40,318         | \$ 44,045         |
| 9,400             | 6,402             | 7,815             | 8,547             | 9,589             | 12,479            |
| 11,649            | 11,182            | 30,117            | 27,925            | 24,795            | 23,874            |
| <u>\$ 68,767</u>  | <u>\$ 69,648</u>  | <u>\$ 69,850</u>  | <u>\$ 71,734</u>  | <u>\$ 74,702</u>  | <u>\$ 80,398</u>  |
| 56,586            | 60,150            | 63,131            | 69,322            | 66,104            | 68,310            |
| 12,135            | 13,959            | 17,127            | 16,904            | 20,362            | 24,195            |
| 26,943            | 26,050            | 26,667            | 23,959            | 28,286            | 28,728            |
| <u>\$ 95,664</u>  | <u>\$ 100,159</u> | <u>\$ 106,925</u> | <u>\$ 110,185</u> | <u>\$ 114,752</u> | <u>\$ 121,233</u> |
| 104,304           | 112,214           | 95,049            | 104,584           | 106,422           | 112,355           |
| 21,535            | 20,361            | 24,942            | 25,451            | 29,951            | 36,674            |
| 38,592            | 37,232            | 56,784            | 51,884            | 53,081            | 52,602            |
| <u>\$ 164,431</u> | <u>\$ 169,807</u> | <u>\$ 176,775</u> | <u>\$ 181,919</u> | <u>\$ 189,454</u> | <u>\$ 201,631</u> |

**City of Clermont, Florida**  
**Changes in Net Position**  
**Last Ten Fiscal Years**

(accrual basis of accounting)  
(amounts expressed in thousands)

| <b>Expenses</b>                                 | <b>Fiscal Year</b> |                  |                  |                  |
|-------------------------------------------------|--------------------|------------------|------------------|------------------|
|                                                 | <b>2011</b>        | <b>2012</b>      | <b>2013</b>      | <b>2014</b>      |
| <b>Governmental Activities:</b>                 |                    |                  |                  |                  |
| General government                              | \$ 3,643           | \$ 4,211         | \$ 3,258         | \$ 3,407         |
| Public safety                                   | 12,531             | 12,168           | 12,685           | 14,117           |
| Physical environment                            | 279                | 248              | 303              | 350              |
| Transportation/public works                     | 1,661              | 1,719            | 1,725            | 2,202            |
| Economic environment                            | 102                | 116              | 200              | 363              |
| Human services                                  | -                  | -                | -                | -                |
| Culture and recreation                          | 1,822              | 1,045            | 1,928            | 3,096            |
| Interest on long-term debt                      | 156                | 137              | 87               | 236              |
| Total governmental activities expenses          | <u>20,194</u>      | <u>19,644</u>    | <u>20,186</u>    | <u>23,771</u>    |
| <b>Business-type Activities:</b>                |                    |                  |                  |                  |
| Water                                           | 4,461              | 4,052            | 4,154            | 4,589            |
| Sewer                                           | 6,022              | 5,752            | 6,106            | 6,437            |
| Sanitation                                      | 2,364              | 2,567            | 2,465            | 2,472            |
| Stormwater                                      | 955                | 939              | 897              | 1,016            |
| Total business-type activities expenses         | <u>13,802</u>      | <u>13,310</u>    | <u>13,622</u>    | <u>14,514</u>    |
| Total primary government expenses               | <u>\$ 33,996</u>   | <u>\$ 32,954</u> | <u>\$ 33,808</u> | <u>\$ 38,285</u> |
| <b>Program Revenues</b>                         |                    |                  |                  |                  |
| <b>Governmental Activities:</b>                 |                    |                  |                  |                  |
| Charges for services:                           |                    |                  |                  |                  |
| General government                              | \$ 1,695           | \$ 1,649         | \$ 2,117         | \$ 2,429         |
| Public safety                                   | 355                | 450              | 1,040            | 1,366            |
| Transportation/public works                     | -                  | -                | -                | -                |
| Culture and recreation                          | 539                | 604              | 1,262            | 956              |
| Operating grants and contributions              | 1,237              | 1,191            | 896              | 939              |
| Capital grants and contributions                | 129                | 27               | 112              | 1,718            |
| Total governmental activities program revenues  | <u>3,955</u>       | <u>3,921</u>     | <u>5,427</u>     | <u>7,408</u>     |
| <b>Business-type Activities:</b>                |                    |                  |                  |                  |
| Charges for services:                           |                    |                  |                  |                  |
| Water                                           | 5,377              | 5,099            | 5,215            | 5,362            |
| Sewer                                           | 5,065              | 5,154            | 5,357            | 5,585            |
| Sanitation                                      | 2,688              | 2,721            | 2,775            | 2,869            |
| Stormwater                                      | 855                | 855              | 862              | 881              |
| Operating grants and contributions              | -                  | -                | -                | -                |
| Capital grants and contributions                | 999                | 1,752            | 3,430            | 2,417            |
| Total business-type activities program revenues | <u>14,984</u>      | <u>15,581</u>    | <u>17,639</u>    | <u>17,114</u>    |
| Total primary government program revenues       | <u>\$ 18,939</u>   | <u>\$ 19,502</u> | <u>\$ 23,066</u> | <u>\$ 24,522</u> |

| Fiscal Year |           |           |           |           |           |
|-------------|-----------|-----------|-----------|-----------|-----------|
| 2015        | 2016      | 2017      | 2018      | 2019      | 2020      |
| \$ 3,848    | \$ 4,157  | \$ 4,240  | \$ 2,870  | \$ 5,023  | \$ 5,678  |
| 14,326      | 17,381    | 20,297    | 20,306    | 22,104    | 22,733    |
| 453         | 788       | 805       | 2,104     | 863       | 2,470     |
| 2,094       | 2,185     | 2,009     | 2,255     | 2,387     | 1,843     |
| 567         | 209       | 1,197     | 385       | 532       | 847       |
| -           | -         | -         | -         | -         | -         |
| 4,018       | 5,460     | 4,491     | 5,752     | 5,954     | 3,722     |
| 193         | 355       | 434       | 839       | 836       | 753       |
| 25,499      | 30,535    | 33,473    | 34,511    | 37,699    | 38,046    |
| 4,823       | 4,719     | 5,199     | 5,634     | 6,215     | 6,425     |
| 6,571       | 6,866     | 6,909     | 6,849     | 7,373     | 7,742     |
| 3,133       | 2,925     | 2,869     | 3,073     | 3,027     | 3,294     |
| 1,080       | 1,142     | 1,190     | 1,360     | 1,614     | 1,901     |
| 15,607      | 15,652    | 16,167    | 16,916    | 18,229    | 19,362    |
| \$ 41,106   | \$ 46,187 | \$ 49,640 | \$ 51,427 | \$ 55,928 | \$ 57,408 |
| \$ 2,356    | \$ 2,914  | \$ 3,180  | \$ 3,874  | \$ 3,590  | \$ 3,377  |
| 1,684       | 1,574     | 1,506     | 1,344     | 1,593     | 1,854     |
| -           | -         | -         | -         | -         | -         |
| 1,317       | 1,552     | 2,003     | 1,697     | 1,801     | 2,088     |
| 1,598       | 1,822     | 1,456     | 2,233     | 2,061     | 3,307     |
| 498         | 163       | 309       | 428       | 625       | 625       |
| 7,453       | 8,025     | 8,454     | 9,576     | 9,670     | 11,251    |
| 5,726       | 6,162     | 6,516     | 6,461     | 6,868     | 7,631     |
| 5,809       | 6,183     | 6,507     | 6,625     | 6,989     | 7,573     |
| 2,917       | 2,984     | 3,089     | 3,178     | 3,264     | 3,562     |
| 905         | 955       | 1,004     | 1,378     | 1,598     | 1,695     |
| 276         | 24        | -         | -         | 2,109     | 1         |
| 3,219       | 4,026     | 6,906     | 4,535     | 5,316     | 6,575     |
| 18,852      | 20,334    | 24,022    | 22,177    | 26,144    | 27,037    |
| \$ 26,305   | \$ 28,359 | \$ 32,476 | \$ 31,753 | \$ 35,814 | \$ 38,288 |

**City of Clermont, Florida**  
**Changes in Net Position**  
**Last Ten Fiscal Years**

(accrual basis of accounting)  
(amounts expressed in thousands)

|                                                           | <b>Fiscal Year</b> |                    |                    |                    |
|-----------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                                           | <b>2011</b>        | <b>2012</b>        | <b>2013</b>        | <b>2014</b>        |
| <b>Net (Expense)/Revenue</b>                              |                    |                    |                    |                    |
| Governmental activities                                   | \$ (16,240)        | \$ (15,721)        | \$ (14,759)        | \$ (16,363)        |
| Business-type activities                                  | 1,182              | 2,271              | 4,018              | 2,600              |
| Total primary government net expense                      | <u>\$ (15,058)</u> | <u>\$ (13,450)</u> | <u>\$ (10,741)</u> | <u>\$ (13,763)</u> |
| <b>General Revenues and Other Changes in Net Position</b> |                    |                    |                    |                    |
| Governmental Activities:                                  |                    |                    |                    |                    |
| Taxes:                                                    |                    |                    |                    |                    |
| Property taxes                                            | \$ 5,966           | \$ 5,535           | \$ 5,350           | \$ 6,533           |
| Business taxes                                            | *                  | 113                | 111                | 126                |
| Franchise taxes                                           | 2,285              | 2,189              | 2,123              | 2,379              |
| Utility taxes                                             | 2,568              | 2,430              | 2,490              | 2,887              |
| Intergovernmental-unrestricted                            | 4,664              | 5,063              | 5,802              | 6,110              |
| Unrestricted investment earnings                          | 148                | 245                | 114                | 104                |
| Gain (loss) on sale of capital assets                     | -                  | -                  | -                  | -                  |
| Miscellaneous                                             | 330                | 143                | 265                | 374                |
| Transfers in/out                                          | 520                | 453                | 479                | 439                |
| Special item                                              | -                  | -                  | -                  | -                  |
| Total governmental activities                             | <u>16,481</u>      | <u>16,171</u>      | <u>16,734</u>      | <u>18,952</u>      |
| Business-type Activities:                                 |                    |                    |                    |                    |
| Unrestricted investment earnings                          | 145                | 289                | 149                | 198                |
| Gain (loss) on sale of capital assets                     | -                  | -                  | 18                 | 2                  |
| Miscellaneous                                             | -                  | -                  | -                  | -                  |
| Transfers in/out                                          | (520)              | (453)              | (479)              | (439)              |
| Total business-type activities                            | <u>(375)</u>       | <u>(164)</u>       | <u>(312)</u>       | <u>(239)</u>       |
| Total primary government                                  | <u>\$ 16,106</u>   | <u>\$ 16,007</u>   | <u>\$ 16,422</u>   | <u>\$ 18,713</u>   |
| <b>Change in Net Position</b>                             |                    |                    |                    |                    |
| Governmental activities                                   | \$ 241             | \$ 450             | \$ 1,975           | \$ 2,589           |
| Business-type activities                                  | 807                | 2,107              | 3,706              | 2,361              |
| Total primary government                                  | <u>\$ 1,048</u>    | <u>\$ 2,557</u>    | <u>\$ 5,681</u>    | <u>\$ 4,950</u>    |

\*Business taxes previously reported as General Government Charges for Services

| Fiscal Year        |                    |                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 2015               | 2016               | 2017               | 2018               | 2019               | 2020               |
| \$ (18,045)        | \$ (22,510)        | \$ (25,019)        | \$ (24,935)        | \$ (28,029)        | \$ (26,795)        |
| 3,245              | 4,683              | 7,855              | 5,260              | 5,230              | 7,675              |
| <u>\$ (14,800)</u> | <u>\$ (17,827)</u> | <u>\$ (17,164)</u> | <u>\$ (19,675)</u> | <u>\$ (22,799)</u> | <u>\$ (19,120)</u> |
|                    |                    |                    |                    |                    |                    |
| \$ 7,193           | \$ 8,998           | \$ 9,748           | \$ 10,747          | \$ 11,945          | \$ 13,090          |
| 130                | 140                | 133                | 160                | 157                | 162                |
| 2,502              | 2,712              | 2,619              | 2,817              | 3,142              | 3,203              |
| 2,953              | 3,406              | 3,328              | 3,446              | 3,873              | 4,202              |
| 6,645              | 6,923              | 7,257              | 7,864              | 8,139              | 8,403              |
| 135                | 134                | 197                | 458                | 1,089              | 632                |
| -                  | 122                | 86                 | 289                | 193                | -                  |
| 420                | 387                | 486                | 342                | 352                | 623                |
| 557                | 568                | 1,367              | 2,013              | 2,106              | 2,177              |
| -                  | -                  | -                  | -                  | -                  | -                  |
| <u>20,535</u>      | <u>23,390</u>      | <u>25,221</u>      | <u>28,136</u>      | <u>30,996</u>      | <u>32,492</u>      |
|                    |                    |                    |                    |                    |                    |
| 272                | 260                | 255                | 379                | 1,295              | 953                |
| (1,248)            | 120                | 24                 | 31                 | 150                | 29                 |
| -                  | -                  | -                  | -                  | -                  | -                  |
| <u>(557)</u>       | <u>(568)</u>       | <u>(1,367)</u>     | <u>(2,013)</u>     | <u>(2,106)</u>     | <u>(2,177)</u>     |
| <u>(1,533)</u>     | <u>(188)</u>       | <u>(1,088)</u>     | <u>(1,603)</u>     | <u>(661)</u>       | <u>(1,195)</u>     |
| <u>\$ 19,002</u>   | <u>\$ 23,202</u>   | <u>\$ 24,133</u>   | <u>\$ 26,533</u>   | <u>\$ 30,335</u>   | <u>\$ 31,297</u>   |
|                    |                    |                    |                    |                    |                    |
| \$ 2,490           | \$ 880             | \$ 202             | \$ 3,202           | \$ 2,968           | \$ 5,697           |
| 1,712              | 4,495              | 6,767              | 3,657              | 4,568              | 6,480              |
| <u>\$ 4,202</u>    | <u>\$ 5,375</u>    | <u>\$ 6,969</u>    | <u>\$ 6,859</u>    | <u>\$ 7,536</u>    | <u>\$ 12,177</u>   |

**City of Clermont, Florida**  
**Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**

(modified accrual basis of accounting)  
(amounts expressed in thousands)

|                                    | <b>Fiscal Year</b> |                  |                  |                 |
|------------------------------------|--------------------|------------------|------------------|-----------------|
|                                    | <b>2011</b>        | <b>2012</b>      | <b>2013</b>      | <b>2014</b>     |
| General Fund                       |                    |                  |                  |                 |
| Reserved                           | \$ -               | \$ -             | \$ -             | \$ -            |
| Unreserved                         | -                  | -                | -                | -               |
| Nonspendable                       | 335                | 195              | 189              | 53              |
| Restricted                         | 175                | 224              | 257              | 312             |
| Assigned                           | 912                | 1,039            | 765              | 1,202           |
| Unassigned                         | 10,048             | 9,744            | 8,878            | 7,669           |
| Total general fund                 | <u>\$ 11,470</u>   | <u>\$ 11,202</u> | <u>\$ 10,089</u> | <u>\$ 9,236</u> |
| All other governmental funds       |                    |                  |                  |                 |
| Reserved                           | \$ -               | \$ -             | \$ -             | \$ -            |
| Unreserved, reported in:           |                    |                  |                  |                 |
| Special revenue funds              | -                  | -                | -                | -               |
| Capital projects fund              | -                  | -                | -                | -               |
| Nonspendable                       | 848                | 890              | 939              | 1,064           |
| Restricted                         | 6,359              | 7,763            | 8,295            | 8,604           |
| Assigned                           | 2,854              | 668              | -                | -               |
| Unassigned                         | (1)                | -                | -                | -               |
| Total all other governmental funds | <u>\$ 10,060</u>   | <u>\$ 9,321</u>  | <u>\$ 9,234</u>  | <u>\$ 9,668</u> |

| Fiscal Year     |                 |                  |                  |                  |                  |
|-----------------|-----------------|------------------|------------------|------------------|------------------|
| 2015            | 2016            | 2017             | 2018             | 2019             | 2020             |
| \$ -            | \$ -            | \$ -             | \$ -             | \$ -             | \$ -             |
| -               | -               | -                | -                | -                | -                |
| 1,300           | 548             | 578              | 641              | 283              | 356              |
| 247             | 259             | 266              | 228              | 205              | 359              |
| 304             | -               | 3                | 3                | 18               | 3,227            |
| 7,014           | 7,886           | 7,137            | 7,104            | 8,182            | 7,859            |
| <u>\$ 8,865</u> | <u>\$ 8,693</u> | <u>\$ 7,984</u>  | <u>\$ 7,976</u>  | <u>\$ 8,688</u>  | <u>\$ 11,801</u> |
|                 |                 |                  |                  |                  |                  |
| \$ -            | \$ -            | \$ -             | \$ -             | \$ -             | \$ -             |
| -               | -               | -                | -                | -                | -                |
| -               | -               | -                | -                | -                | -                |
| 1,466           | 1,922           | 1,683            | 4                | 7                | 9                |
| 7,659           | 4,310           | 5,885            | 8,361            | 9,376            | 12,111           |
| -               | 1,226           | 22,621           | 21,720           | 18,700           | 15,476           |
| -               | -               | -                | -                | -                | -                |
| <u>\$ 9,125</u> | <u>\$ 7,458</u> | <u>\$ 30,189</u> | <u>\$ 30,085</u> | <u>\$ 28,083</u> | <u>\$ 27,596</u> |

**City of Clermont, Florida**  
**Changes in Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**

(modified accrual basis of accounting)  
(amounts expressed in thousands)

|                                                            | <b>Fiscal Year</b> |                   |                   |                 |
|------------------------------------------------------------|--------------------|-------------------|-------------------|-----------------|
|                                                            | <b>2011</b>        | <b>2012</b>       | <b>2013</b>       | <b>2014</b>     |
| <b>Revenues</b>                                            |                    |                   |                   |                 |
| Taxes                                                      | \$ 10,819          | \$ 8,079          | \$ 7,951          | \$ 9,546        |
| Franchise fees                                             | *                  | 2,188             | 2,123             | 2,379           |
| Licenses and permits                                       | 528                | 455               | 884               | 941             |
| Intergovernmental                                          | 6,059              | 6,310             | 6,729             | 8,796           |
| Charges for services                                       | 1,013              | 1,011             | 1,085             | 1,212           |
| Fines and forfeitures                                      | 186                | 215               | 172               | 589             |
| Impact fees/special assessments                            | 582                | 679               | 1,909             | 1,401           |
| Investment Earnings                                        | 148                | 244               | 108               | 99              |
| Miscellaneous                                              | 612                | 474               | 622               | 915             |
| Total revenues                                             | <u>19,947</u>      | <u>19,655</u>     | <u>21,583</u>     | <u>25,878</u>   |
| <b>Expenditures</b>                                        |                    |                   |                   |                 |
| Current:                                                   |                    |                   |                   |                 |
| General government                                         | 3,272              | 3,080             | 3,148             | 3,776           |
| Public safety                                              | 11,625             | 11,352            | 12,579            | 13,571          |
| Physical environment                                       | 275                | 247               | 307               | 423             |
| Transportation                                             | 1,472              | 1,340             | 1,263             | 1,635           |
| Economic environment                                       | 102                | 641               | 722               | 365             |
| Human services                                             | -                  | -                 | -                 | -               |
| Culture and recreation                                     | 1,792              | 1,769             | 2,014             | 2,948           |
| Capital outlay                                             | 1,923              | 2,073             | 2,638             | 9,381           |
| Debt service:                                              |                    |                   |                   |                 |
| Principal                                                  | 470                | 490               | 3,080             | 571             |
| Interest                                                   | 162                | 143               | 122               | 177             |
| Total expenditures                                         | <u>21,093</u>      | <u>21,135</u>     | <u>25,873</u>     | <u>32,847</u>   |
| Excess (deficiency) of revenues<br>over expenditures       | <u>(1,146)</u>     | <u>(1,480)</u>    | <u>(4,290)</u>    | <u>(6,969)</u>  |
| <b>Other financing sources (uses)</b>                      |                    |                   |                   |                 |
| Transfers in                                               | 3,274              | 1,118             | 3,091             | 9,337           |
| Transfers out                                              | (2,776)            | (644)             | (2,612)           | (8,788)         |
| Refunding and new bonds issued                             | -                  | -                 | 2,612             | 6,000           |
| Capital Leases                                             | -                  | -                 | -                 | -               |
| Sale of capital assets                                     | -                  | -                 | -                 | -               |
| Total other financing sources (uses)                       | <u>498</u>         | <u>474</u>        | <u>3,091</u>      | <u>6,549</u>    |
| <b>Net change in fund balances</b>                         | <u>\$ (648)</u>    | <u>\$ (1,006)</u> | <u>\$ (1,199)</u> | <u>\$ (420)</u> |
| Debt service as a percentage of noncapital<br>expenditures | 3.4%               | 3.5%              | 14.9%             | 3.5%            |

\* Note: Franchise Fees previously reported as Taxes.

\*\*Note: Increase in % due to refunding of 2002 bonds. Without the refunding the % would be 3.4% in 2013

\*\*\*Note: Increase in % due to refunding of 2013 bonds. Without the refunding the % would be 4.9% in 2016



| Fiscal Year |            |           |           |            |           |
|-------------|------------|-----------|-----------|------------|-----------|
| 2015        | 2016       | 2017      | 2018      | 2019       | 2020      |
| \$ 10,275   | \$ 12,544  | \$ 13,208 | \$ 14,353 | \$ 15,974  | \$ 17,453 |
| 2,502       | 2,712      | 2,619     | 2,817     | 3,142      | 3,202     |
| 788         | 1,298      | 1,594     | 2,249     | 1,927      | 1,691     |
| 8,772       | 8,790      | 9,054     | 10,559    | 10,860     | 12,342    |
| 1,312       | 1,652      | 1,746     | 2,103     | 2,188      | 2,483     |
| 757         | 703        | 358       | 204       | 230        | 241       |
| 1,858       | 1,702      | 2,341     | 1,738     | 1,959      | 2,530     |
| 131         | 131        | 192       | 446       | 1,065      | 615       |
| 1,047       | 1,007      | 1,122     | 971       | 965        | 978       |
| 27,442      | 30,539     | 32,234    | 35,440    | 38,310     | 41,535    |
| 3,600       | 4,070      | 3,911     | 3,948     | 4,609      | 4,892     |
| 14,844      | 17,520     | 18,488    | 19,750    | 21,618     | 21,452    |
| 744         | 777        | 869       | 881       | 982        | 2,550     |
| 1,635       | 1,878      | 1,687     | 1,927     | 2,165      | 1,546     |
| 564         | 482        | 324       | 343       | 372        | 786       |
| -           | -          | -         | -         | -          | -         |
| 3,725       | 5,038      | 5,996     | 5,199     | 6,302      | 2,901     |
| 2,695       | 8,514      | 2,112     | 4,085     | 3,846      | 4,070     |
| 884         | 6,280      | 1,077     | 979       | 2,096      | 2,147     |
| 198         | 342        | 272       | 805       | 829        | 772       |
| 28,889      | 44,901     | 34,736    | 37,917    | 42,819     | 41,116    |
| (1,447)     | (14,362)   | (2,502)   | (2,477)   | (4,509)    | 419       |
| 3,857       | 11,897     | 26,725    | 7,697     | 4,937      | 5,152     |
| (3,323)     | (11,329)   | (25,957)  | (6,332)   | (2,834)    | (2,974)   |
| -           | 10,631     | 23,670    | -         | -          | -         |
| -           | -          | -         | -         | 919        | -         |
| -           | 1,321      | 86        | 1,000     | 198        | 29        |
| 534         | 12,520     | 24,524    | 2,365     | 3,220      | 2,207     |
| \$ (913)    | \$ (1,842) | \$ 22,022 | \$ (112)  | \$ (1,289) | \$ 2,626  |
| 4.5%        | 20.2%      | 4.6%      | 5.7%      | 8.3%       | 8.2%      |

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**City of Clermont, Florida**  
**Governmental Activities Tax Revenues by Source**  
**Last Ten Fiscal Years**

(accrual basis of accounting)  
(amounts expressed in thousands)

| <b>Fiscal<br/>Year</b> | <b>Property<br/>Tax</b> | <b>Utility<br/>Tax</b> | <b>Business<br/>Tax</b> | <b>Franchise<br/>Fees</b> | <b>Total</b> |
|------------------------|-------------------------|------------------------|-------------------------|---------------------------|--------------|
| 2011                   | 5,966                   | 2,568                  | *                       | 2,285                     | 10,819       |
| 2012                   | 5,535                   | 2,430                  | 113                     | 2,189                     | 10,267       |
| 2013                   | 5,350                   | 2,490                  | 111                     | 2,123                     | 10,074       |
| 2014                   | 6,533                   | 2,887                  | 126                     | 2,379                     | 11,925       |
| 2015                   | 7,013                   | 2,953                  | 130                     | 2,502                     | 12,598       |
| 2016                   | 8,795                   | 3,406                  | 140                     | 2,712                     | 15,053       |
| 2017                   | 9,538                   | 3,328                  | 133                     | 2,619                     | 15,618       |
| 2018                   | 10,549                  | 3,446                  | 160                     | 2,817                     | 16,972       |
| 2019                   | 11,747                  | 3,872                  | 157                     | 3,142                     | 18,918       |
| 2020                   | 12,880                  | 4,202                  | 162                     | 3,203                     | 20,447       |

**Taxes Included in Unrestricted Intergovernmental Revenues**

| <b>Fiscal<br/>Year</b> | <b>Sales<br/>Tax</b> | <b>State Revenue<br/>Sharing</b> | <b>Local Option<br/>Gas Tax</b> | <b>Total</b> |
|------------------------|----------------------|----------------------------------|---------------------------------|--------------|
| 2011                   | 1,100                | 328                              | 306                             | 1,734        |
| 2012                   | 1,296                | 383                              | 296                             | 1,975        |
| 2013                   | 1,419                | 535                              | 280                             | 2,234        |
| 2014                   | 1,567                | 635                              | 290                             | 2,492        |
| 2015                   | 1,820                | 749                              | 378                             | 2,947        |
| 2016                   | 1,848                | 819                              | 482                             | 3,149        |
| 2017                   | 1,945                | 911                              | 520                             | 3,376        |
| 2018                   | 2,172                | 1,013                            | 548                             | 3,733        |
| 2019                   | 2,236                | 1,116                            | 551                             | 3,903        |
| 2020                   | 2,345                | 1,053                            | 522                             | 3,920        |

\* Business Tax Receipts previously reported under Licenses

**City of Clermont, Florida**  
**Assessed Value and Estimated Actual Value of Taxable Property**  
**Last Ten Fiscal Years**

(amounts expressed in thousands)

| <b>Fiscal<br/>Year<br/>Ended<br/>Sep 30</b> | <b>Real*<br/>Property</b> | <b>Personal<br/>Property</b> | <b>Less:<br/>Tax Exempt<br/>Property</b> | <b>Total Taxable<br/>Assessed<br/>Value</b> | <b>Total<br/>Direct<br/>Tax<br/>Rate</b> | <b>Estimated<br/>Actual<br/>Taxable<br/>Value</b> | <b>Assessed<br/>Value as a<br/>Percentage of<br/>Actual Value</b> |
|---------------------------------------------|---------------------------|------------------------------|------------------------------------------|---------------------------------------------|------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 2011                                        | 2,297,568                 | 211,950                      | 599,871                                  | 1,909,647                                   | 3.1420                                   | 2,509,518                                         | 76.10%                                                            |
| 2012                                        | 2,171,815                 | 209,726                      | 598,187                                  | 1,783,354                                   | 3.1420                                   | 2,381,541                                         | 74.88%                                                            |
| 2013                                        | 2,124,017                 | 206,870                      | 605,114                                  | 1,725,773                                   | 3.1420                                   | 2,330,887                                         | 74.04%                                                            |
| 2014                                        | 2,185,702                 | 205,140                      | 611,063                                  | 1,779,779                                   | 3.7290                                   | 2,390,842                                         | 74.44%                                                            |
| 2015                                        | 2,336,882                 | 207,024                      | 630,762                                  | 1,913,144                                   | 3.7290                                   | 2,543,906                                         | 75.20%                                                            |
| 2016                                        | 2,574,360                 | 215,752                      | 652,769                                  | 2,137,343                                   | 4.2061                                   | 2,790,112                                         | 76.60%                                                            |
| 2017                                        | 2,791,963                 | 215,772                      | 689,683                                  | 2,318,052                                   | 4.2061                                   | 3,007,735                                         | 77.07%                                                            |
| 2018                                        | 3,057,114                 | 233,448                      | 724,930                                  | 2,565,632                                   | 4.2061                                   | 3,290,562                                         | 77.97%                                                            |
| 2019                                        | 3,406,874                 | 238,430                      | 789,497                                  | 2,855,807                                   | 4.2061                                   | 3,645,304                                         | 78.34%                                                            |
| 2020                                        | 3,723,782                 | 247,430                      | 848,948                                  | 3,122,264                                   | 4.2061                                   | 3,971,212                                         | 78.62%                                                            |

Source: Lake County Property Appraisers Office

\* Information on breakdown of residential and commercial property is not available.

**City of Clermont, Florida**  
**Property Tax Rates**  
**Direct and Overlapping<sup>1</sup> Governments**  
**Last Ten Fiscal Years<sup>2</sup>**

(per \$1,000 of assessed value)

| <b>Fiscal Year</b> | <b>Direct Rate</b>       | <b>Overlapping Rates</b> |                           |                       |                        |                          |                        |                                                  | <b>Total Direct &amp; Overlapping Rates</b> |
|--------------------|--------------------------|--------------------------|---------------------------|-----------------------|------------------------|--------------------------|------------------------|--------------------------------------------------|---------------------------------------------|
|                    | <b>City of Clermont</b>  | <b>Lake County</b>       |                           |                       | <b>Lake County</b>     | <b>South Lake</b>        | <b>Lake County</b>     | <b>St. Johns River Water Management District</b> |                                             |
|                    | <b>Operating Millage</b> | <b>Operating Millage</b> | <b>Voted Debt Service</b> | <b>Ambulance MSTU</b> | <b>School District</b> | <b>Hospital District</b> | <b>Water Authority</b> |                                                  |                                             |
| 2011               | 3.1420                   | 4.7309                   | 0.1101                    | 0.3853                | 7.5230                 | 0.8666                   | 0.2405                 | 0.4158                                           | 17.4142                                     |
| 2012               | 3.1420                   | 4.7309                   | 0.1101                    | 0.3853                | 7.3940                 | 0.8000                   | 0.2405                 | 0.3313                                           | 17.1341                                     |
| 2013               | 3.1420                   | 4.7309                   | 0.1900                    | 0.3853                | 7.3200                 | 0.8000                   | 0.2554                 | 0.3313                                           | 17.1549                                     |
| 2014               | 3.7290                   | 4.7309                   | 0.1900                    | 0.3853                | 7.1700                 | 0.7900                   | 0.2554                 | 0.3283                                           | 17.5789                                     |
| 2015               | 3.7290                   | 5.3856                   | 0.1600                    | 0.4629                | 7.2460                 | 0.7633                   | 0.2554                 | 0.3164                                           | 18.3186                                     |
| 2016               | 4.2061                   | 5.3051                   | 0.1600                    | 0.4629                | 7.1970                 | 0.7633                   | 0.2554                 | 0.3023                                           | 18.6521                                     |
| 2017               | 4.2061                   | 5.1180                   | 0.1524                    | 0.4629                | 6.8750                 | 0.7332                   | 0.2554                 | 0.2885                                           | 18.0915                                     |
| 2018               | 4.2061                   | 5.1180                   | 0.1524                    | 0.4629                | 6.6030                 | 0.6898                   | 0.2554                 | 0.2724                                           | 17.7600                                     |
| 2019               | 4.2061                   | 5.1180                   | 0.1324                    | 0.4629                | 6.3550                 | 0.6432                   | 0.4900                 | 0.2562                                           | 17.6638                                     |
| 2020               | 4.2061                   | 5.0734                   | 0.1100                    | 0.4629                | 6.8830                 | 0.5886                   | 0.3557                 | 0.2414                                           | 17.9211                                     |

Source: Lake County Property Appraisers Office

<sup>1</sup> Overlapping rates are those of local and county governments that apply to property owners within the City of Clermont.

<sup>2</sup> Taxes levied for the fiscal year are based on the prior year taxable value.

Operating millage is the only component of the City's direct rate

**City of Clermont, Florida  
Principal Property Taxpayers  
Current Year and Nine Years Ago**

(amounts expressed in thousands)

| <b><u>Taxpayer</u></b>                    | <b>2020</b>                                  |                    |                                                                      | <b>2011</b>                                  |                    |                                                                      |
|-------------------------------------------|----------------------------------------------|--------------------|----------------------------------------------------------------------|----------------------------------------------|--------------------|----------------------------------------------------------------------|
|                                           | <b><u>Taxable<br/>Assessed<br/>Value</u></b> | <b><u>Rank</u></b> | <b><u>Percentage of<br/>Total Taxable<br/>Assessed<br/>Value</u></b> | <b><u>Taxable<br/>Assessed<br/>Value</u></b> | <b><u>Rank</u></b> | <b><u>Percentage of<br/>Total Taxable<br/>Assessed<br/>Value</u></b> |
| Vista at Lost Lake TIC I LLC              | 60,758                                       | 1                  | 1.95%                                                                |                                              |                    |                                                                      |
| BR Citrus Tower LLC                       | 43,169                                       | 2                  | 1.38%                                                                |                                              |                    |                                                                      |
| Advenir at Castle Hill LLC                | 41,102                                       | 3                  | 1.32%                                                                |                                              |                    |                                                                      |
| John P. Adams & Ann D. Adams<br>Family LP | 37,519                                       | 4                  | 1.20%                                                                | 26,014                                       | 1                  | 1.36%                                                                |
| South Lake Hospital, Inc.                 | 35,960                                       | 5                  | 1.15%                                                                | 12,012                                       | 6                  | 0.63%                                                                |
| US 27-Clermont LLC                        | 33,560                                       | 6                  | 1.07%                                                                |                                              |                    |                                                                      |
| Westdale Sundance LTD                     | 24,545                                       | 7                  | 0.79%                                                                | 16,387                                       | 3                  | 0.86%                                                                |
| Clermont Landing LLC                      | 20,906                                       | 8                  | 0.67%                                                                |                                              |                    |                                                                      |
| Weingarten I-4 Clermont Landing           | 19,270                                       | 9                  | 0.62%                                                                | 12,293                                       | 5                  | 0.64%                                                                |
| Senninger Irrigation, Inc.                | 14,834                                       | 10                 | 0.48%                                                                |                                              |                    |                                                                      |
| Fountains at Clermont LLC                 |                                              |                    |                                                                      | 17,332                                       | 2                  | 0.91%                                                                |
| Citrus Tower Development                  |                                              |                    |                                                                      | 14,386                                       | 4                  | 0.75%                                                                |
| Village at East Lake                      |                                              |                    |                                                                      | 11,655                                       | 7                  | 0.61%                                                                |
| Progress Energy Florida, Inc              |                                              |                    |                                                                      | 10,730                                       | 8                  | 0.56%                                                                |
| Wal-Mart Stores East LP                   |                                              |                    |                                                                      | 10,106                                       | 9                  | 0.53%                                                                |
| Target Corporation                        |                                              |                    |                                                                      | 9,236                                        | 10                 | 0.48%                                                                |
| TOTAL                                     | <u>\$ 331,623</u>                            |                    | <u>10.62%</u>                                                        | <u>\$140,151</u>                             |                    | <u>7.34%</u>                                                         |

Source: Lake County Property Appraiser

**City of Clermont, Florida**  
**Property Tax Levies and Collections**  
**Last Ten Fiscal Years**

(amounts expressed in thousands)

| <b>Fiscal<br/>Year<br/>Ended<br/>September</b> | <b>Total Tax<br/>Levy for<br/>Fiscal Year</b> | <b>Collected within the<br/>Fiscal Year of the Levy</b> |                               | <b>Collections in<br/>Subsequent<br/>Years</b> | <b>Total Collections to Date</b> |                               |
|------------------------------------------------|-----------------------------------------------|---------------------------------------------------------|-------------------------------|------------------------------------------------|----------------------------------|-------------------------------|
|                                                |                                               | <b>Amount</b>                                           | <b>Percentage<br/>of Levy</b> |                                                | <b>Amount</b>                    | <b>Percentage<br/>of Levy</b> |
| 2011                                           | 6,001                                         | 5,698                                                   | 95.0%                         | 15                                             | 5,713                            | 95.2%                         |
| 2012                                           | 5,603                                         | 5,325                                                   | 95.0%                         | 5                                              | 5,330                            | 95.1%                         |
| 2013                                           | 5,422                                         | 5,153                                                   | 95.0%                         | 8                                              | 5,161                            | 95.2%                         |
| 2014                                           | 6,635                                         | 6,325                                                   | 95.3%                         | 9                                              | 6,334                            | 95.5%                         |
| 2015                                           | 7,133                                         | 6,793                                                   | 95.2%                         | 6                                              | 6,799                            | 95.3%                         |
| 2016                                           | 8,990                                         | 8,570                                                   | 95.3%                         | 4                                              | 8,574                            | 95.4%                         |
| 2017                                           | 9,750                                         | 9,299                                                   | 95.4%                         | 9                                              | 9,308                            | 95.5%                         |
| 2018                                           | 10,791                                        | 10,278                                                  | 95.2%                         | 6                                              | 10,284                           | 95.3%                         |
| 2019                                           | 12,012                                        | 11,430                                                  | 95.2%                         | 5                                              | 11,435                           | 95.2%                         |
| 2020                                           | 13,133                                        | 12,471                                                  | 95.0%                         | 7                                              | 12,478                           | 95.0%                         |

Note: Property taxes become due and payable on November 1st of each year. A four (4) percent discount is allowed if the taxes are paid in November, with the discount declining by one (1) percent each month thereafter. Accordingly, taxes collected will never be 100 percent of the tax levy.

**City of Clermont, Florida**  
**Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years**

(amounts expressed in thousands, except per capita amount)

| Fiscal<br>Year<br>Ended<br>Sept | Governmental Activities |                   |                  | Business-Type<br>Activities |                  | Total<br>Outstanding<br>Debt | Percentage<br>of Personal<br>Income <sup>1</sup> | Per Capita <sup>1</sup> |
|---------------------------------|-------------------------|-------------------|------------------|-----------------------------|------------------|------------------------------|--------------------------------------------------|-------------------------|
|                                 | Revenue<br>Bonds        | Capital<br>Leases | Notes<br>Payable | Revenue<br>Bonds            | Notes<br>Payable |                              |                                                  |                         |
| 2011                            | 3,570                   | -                 | -                | 15,512                      | -                | 19,082                       | 2.55%                                            | 650                     |
| 2012                            | 3,080                   | -                 | -                | 14,963                      | -                | 18,043                       | 2.30%                                            | 605                     |
| 2013                            | -                       | -                 | 2,612            | 14,979                      | -                | 17,591                       | 2.19%                                            | 582                     |
| 2014                            | -                       | -                 | 8,041            | 14,361                      | -                | 22,402                       | 2.74%                                            | 706                     |
| 2015                            | -                       | -                 | 7,157            | 13,728                      | -                | 20,885                       | 2.45%                                            | 646                     |
| 2016                            | -                       | -                 | 11,509           | 13,075                      | -                | 24,584                       | 2.40%                                            | 709                     |
| 2017                            | -                       | -                 | 34,102           | 12,403                      | 6,329            | 52,834                       | 4.87%                                            | 1,476                   |
| 2018                            | -                       | -                 | 33,123           | 12,268                      | 6,329            | 51,720                       | 4.22%                                            | 1,329                   |
| 2019                            | -                       | 838               | 31,109           | 11,467                      | 5,980            | 49,394                       | 3.76%                                            | 1,212                   |
| 2020                            | -                       | 754               | 29,045           | 10,634                      | 5,621            | 46,054                       | 3.45%                                            | 1,040                   |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

<sup>1</sup> See the Schedule of Demographic and Economic Statistics on page 138 for personal income and population data.

**City of Clermont, Florida**  
**Direct and Overlapping Governmental Activities Debt**  
**September 30, 2020**

(amounts expressed in thousands, except population and per capita amount)

| <b><u>Government Unit:</u></b>           | <b><u>Debt<br/>Outstanding</u></b> | <b><u>Estimated<br/>Percentage<br/>Applicable</u></b> <sup>(1)</sup> | <b><u>Amount<br/>Applicable to<br/>City of Clermont</u></b> |
|------------------------------------------|------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------|
| Lake County                              | \$ 113,053                         | 13.95%                                                               | \$ 15,776                                                   |
| Lake County School District              | 173,276                            | 12.42%                                                               | 21,526                                                      |
| <b>Subtotal, overlapping debt</b>        |                                    |                                                                      | <b>37,302</b>                                               |
| City of Clermont, direct debt            | 29,799                             | 100.00%                                                              | 29,799                                                      |
| <b>Total direct and overlapping debt</b> |                                    |                                                                      | <b>\$ 67,101</b>                                            |

Sources: Lake County 2020 Comprehensive Annual Financial Report, Lake County School Board 2020 ACFR,  
and Lake County Property Appraiser's Office

<sup>(1)</sup> The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of Lake County's taxable assessed value that is within the City of Clermont's boundaries and dividing it by Lake County's total taxable assessed value.

Notes: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City of Clermont. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

The City of Clermont has no legal debt margin.



**City of Clermont, Florida  
Pledged-Revenue Coverage  
Last Ten Fiscal Years**

Public Improvement Revenue Refunding Note, Series 2012

| Fiscal Year | Public Service Taxes | Communications Service Tax | Half-Cent Sales Tax | Total Revenue Available for Debt Service | Debt Service |          | Coverage |
|-------------|----------------------|----------------------------|---------------------|------------------------------------------|--------------|----------|----------|
|             |                      |                            |                     |                                          | Principal    | Interest |          |
| 2011        | 2,568,141            | 1,233,789                  | 1,100,125           | 4,902,055                                | 470,000      | 161,806  | 7.76     |
| 2012        | 2,430,440            | 1,257,217                  | 1,295,687           | 4,983,344                                | 490,000      | 143,350  | 7.87     |
| 2013        | 2,490,461            | 1,349,929                  | 1,418,710           | 5,259,100                                | 3,080,000 *  | 66,550   | 1.67     |
| 2014        | 2,887,161            | 1,216,076                  | 1,567,249           | 5,670,486                                | 570,599      | 25,361   | 9.51     |
| 2015        | 2,952,785            | 1,161,566                  | 1,819,909           | 5,934,260                                | 577,959      | 19,101   | 9.94     |
| 2016        | 3,405,642            | 1,138,032                  | 1,848,294           | 6,391,968                                | 585,609      | 12,760   | 10.68    |
| 2017        | 3,328,087            | 1,122,258                  | 1,945,237           | 6,395,582                                | 591,692      | 6,345    | 10.69    |
| 2018        | 3,446,407            | 1,112,440                  | 2,172,025           | 6,730,872                                | 286,141      | 1,559    | 23.40    |
| 2019        | 3,872,099            | 1,131,382                  | 2,235,693           | 7,239,174                                | **           | **       | **       |
| 2020        | 4,201,714            | 1,232,777                  | 2,344,875           | 7,779,366                                | **           | **       | **       |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

\* Public Improvement Revenue Note, Series 2002 was refunded in 2012, this includes the payoff of the original bonds.

\*\* This Note was paid off in fiscal year 2018

**City of Clermont, Florida  
Pledged-Revenue Coverage  
Last Ten Fiscal Years**

Public Improvement Revenue Refunding Note, Series 2016

| Fiscal<br>Year | Public<br>Service<br>Taxes | Communications<br>Service<br>Tax | Total Revenue<br>Available for<br>Debt Service | Debt Service |          | Coverage |
|----------------|----------------------------|----------------------------------|------------------------------------------------|--------------|----------|----------|
|                |                            |                                  |                                                | Principal    | Interest |          |
| 2011           | -                          | -                                | -                                              | -            | -        | N/A      |
| 2012           | -                          | -                                | -                                              | -            | -        | N/A      |
| 2013           | -                          | -                                | -                                              | -            | -        | N/A      |
| 2014           | 2,887,161                  | 1,216,076                        | 4,103,237                                      | -            | 82,350   | 49.83    |
| 2015           | 2,952,785                  | 1,161,566                        | 4,114,351                                      | 305,772      | 178,337  | 8.50     |
| 2016           | 3,405,642                  | 1,138,032                        | 4,543,674                                      | 5,694,228 *  | 195,148  | 0.77     |
| 2017           | 3,328,087                  | 1,122,258                        | 4,450,345                                      | 255,000      | 105,635  | 12.34    |
| 2018           | 3,446,407                  | 1,112,440                        | 4,558,847                                      | 377,841      | 99,212   | 9.56     |
| 2019           | 3,872,099                  | 1,131,382                        | 5,003,481                                      | 385,511      | 91,464   | 10.49    |
| 2020           | 4,201,714                  | 1,232,777                        | 5,434,491                                      | 393,337      | 83,558   | 11.40    |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

\* Public Improvement Revenue Note, Series 2013 was refunded in 2016, this includes the payoff of the original bonds.

**City of Clermont, Florida**  
**Pledged-Revenue Coverage**  
**Last Ten Fiscal Years**

Infrastructure Sales Surtax Revenue Note, Series 2016

| <b>Fiscal<br/>Year</b> | <b>Infrastructure<br/>Sales<br/>Surtax</b> | <b>Debt Service</b> |                 | <b>Coverage</b> |
|------------------------|--------------------------------------------|---------------------|-----------------|-----------------|
|                        |                                            | <b>Principal</b>    | <b>Interest</b> |                 |
| 2011                   | -                                          | -                   | -               | N/A             |
| 2012                   | -                                          | -                   | -               | N/A             |
| 2013                   | -                                          | -                   | -               | N/A             |
| 2014                   | -                                          | -                   | -               | N/A             |
| 2015                   | -                                          | -                   | -               | N/A             |
| 2016                   | 2,964,966                                  | -                   | 27,466          | 107.95          |
| 2017                   | 3,115,549                                  | 230,716             | 109,914         | 9.15            |
| 2018                   | 3,397,707                                  | 314,809             | 104,132         | 8.11            |
| 2019                   | 3,474,813                                  | 321,483             | 97,387          | 8.30            |
| 2020                   | 3,603,194                                  | 328,298             | 90,499          | 8.60            |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

**City of Clermont, Florida  
Pledged-Revenue Coverage  
Last Ten Fiscal Years**

Master Plan Capital Projects Revenue Note, Series 2017

| Fiscal<br>Year | Infrastructure<br>Sales<br>Surtax | Recreation<br>Impact<br>Fees | Stormwater<br>Fees | Sanitation<br>Fees | Total Revenue<br>Available for<br>Debt Service | Debt Service |          | Coverage |
|----------------|-----------------------------------|------------------------------|--------------------|--------------------|------------------------------------------------|--------------|----------|----------|
|                |                                   |                              |                    |                    |                                                | Principal    | Interest |          |
| 2011           | -                                 | -                            | -                  | -                  | -                                              | -            | -        | N/A      |
| 2012           | -                                 | -                            | -                  | -                  | -                                              | -            | -        | N/A      |
| 2013           | -                                 | -                            | -                  | -                  | -                                              | -            | -        | N/A      |
| 2014           | -                                 | -                            | -                  | -                  | -                                              | -            | -        | N/A      |
| 2015           | -                                 | -                            | -                  | -                  | -                                              | -            | -        | N/A      |
| 2016           | -                                 | -                            | -                  | -                  | -                                              | -            | -        | N/A      |
| 2017           | 3,115,549                         | 1,495,242                    | 1,002,859          | 3,087,701          | 8,701,352                                      | -            | -        | N/A      |
| 2018           | 3,397,707                         | 1,047,736                    | 1,375,516          | 3,176,721          | 8,997,680                                      | -            | 749,550  | 12.00    |
| 2019           | 3,474,813                         | 1,157,840                    | 1,596,720          | 3,263,253          | 9,492,626                                      | 1,657,000    | 767,210  | 3.92     |
| 2020           | 3,603,194                         | 1,529,037                    | 1,695,361          | 3,550,386          | 10,377,978                                     | 1,701,000    | 723,053  | 4.28     |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

**City of Clermont, Florida  
Pledged-Revenue Coverage  
Last Ten Fiscal Years**

Water and Sewer Revenue and Refunding Bonds

| Fiscal<br>Year | Water and<br>Sewer<br>Operating<br>Revenues <sup>1</sup> | Water and<br>Sewer<br>Operating<br>Expenses <sup>2</sup> | Net Revenue<br>Available for<br>Debt Service | Debt Service            |          | Coverage |
|----------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------|-------------------------|----------|----------|
|                |                                                          |                                                          |                                              | Principal               | Interest |          |
| 2011           | 10,561,295                                               | 7,080,592                                                | 3,480,703                                    | 535,000                 | 660,640  | 2.91     |
| 2012           | 10,496,535                                               | 6,377,695                                                | 4,118,840                                    | 580,000                 | 643,307  | 3.37     |
| 2013           | 10,687,908                                               | 6,677,774                                                | 4,010,134                                    | 595,000                 | 604,811  | 3.34     |
| 2014           | 11,108,744                                               | 7,090,566                                                | 4,018,178                                    | 615,000                 | 586,461  | 3.34     |
| 2015           | 11,767,901                                               | 7,419,231                                                | 4,348,670                                    | 630,000                 | 567,636  | 3.63     |
| 2016           | 12,578,644                                               | 7,272,716                                                | 5,305,928                                    | 650,000                 | 548,236  | 4.43     |
| 2017           | 13,226,994                                               | 7,661,085                                                | 5,565,909                                    | 670,000                 | 504,122  | 4.74     |
| 2018           | 13,379,152                                               | 8,104,464                                                | 5,274,688                                    | 10,920,000 <sup>3</sup> | 211,101  | 0.47     |
| 2019           | 15,017,621                                               | 8,753,924                                                | 6,263,697                                    | 800,000                 | 294,524  | 5.72     |
| 2020           | 16,069,244                                               | 9,069,911                                                | 6,999,333                                    | 828,000                 | 267,058  | 6.39     |

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

<sup>1</sup> Operating revenue is computed per bond resolution requirements. Investment earnings are included.

<sup>2</sup> Operating expense is computed per bond resolution requirements. Depreciation expense is not included.

<sup>3</sup> Water and Sewer Revenue Refunding Bonds, Series 2009 was partially refunded in 2017, this includes the payoff of the original bonds.

**City of Clermont, Florida**  
**Demographic and Economic Statistics**  
**Last Ten Fiscal Years**

| <b>Fiscal Year</b> | <b>Population<sup>1</sup></b> | <b>Personal Income (amounts expressed in thousands)</b> | <b>Per Capita Personal Income<sup>2</sup></b> | <b>Median Age<sup>2</sup></b> | <b>Education Level in Years of Formal Schooling<sup>2</sup></b> | <b>School Enrollment<sup>3</sup></b> | <b>Unemployment Rate<sup>4</sup></b> |
|--------------------|-------------------------------|---------------------------------------------------------|-----------------------------------------------|-------------------------------|-----------------------------------------------------------------|--------------------------------------|--------------------------------------|
| 2011               | 29,358                        | 748,482                                                 | 25,495                                        | 40.9                          | 13.6                                                            | 5,116                                | 9.3%                                 |
| 2012               | 29,827                        | 784,361                                                 | 26,297                                        | 46.8                          | 13.6                                                            | 5,158                                | 7.0%                                 |
| 2013               | 30,201                        | 802,803                                                 | 26,582                                        | 41.5                          | 13.8                                                            | 5,153                                | 5.8%                                 |
| 2014               | 31,745                        | 816,926                                                 | 25,734                                        | 41.9                          | 13.7                                                            | 5,198                                | 5.6%                                 |
| 2015               | 32,348                        | 854,020                                                 | 26,401                                        | 42.1                          | 13.7                                                            | 8,436                                | 4.8%                                 |
| 2016               | 34,667                        | 1,023,959                                               | 29,537                                        | 42.1                          | 13.4                                                            | 8,712                                | 4.4%                                 |
| 2017               | 35,807                        | 1,085,991                                               | 30,329                                        | 41.6                          | 13.3                                                            | 8,761                                | 3.1%                                 |
| 2018               | 38,906                        | 1,226,940                                               | 31,536                                        | 42.3                          | 13.4                                                            | 8,841                                | 2.7%                                 |
| 2019               | 40,750                        | 1,312,598                                               | 32,211                                        | 42.5                          | 13.9                                                            | 8,745                                | 2.8%                                 |
| 2020               | 44,301                        | 1,335,011                                               | 30,135                                        | 42.1                          | 14.0                                                            | 8,625                                | 6.7%                                 |

Sources: <sup>1</sup> College of Business Administration, University of Florida - Bureau of Economic and Business Research

<sup>2</sup> Metro Orlando Economic Development Commission

<sup>3</sup> Lake County School Board

<sup>4</sup> U.S. Department of Labor, Bureau of Labor Statistics

**City of Clermont, Florida  
Principal Employers  
Current Year and Nine Years Ago**

| <u>Employer</u>              | <u>2020</u>                        |             |                                                    | <u>2011</u>                        |             |                                                    |
|------------------------------|------------------------------------|-------------|----------------------------------------------------|------------------------------------|-------------|----------------------------------------------------|
|                              | <u>Number<br/>of<br/>Employees</u> | <u>Rank</u> | <u>Percentage of<br/>Total City<br/>Employment</u> | <u>Number<br/>of<br/>Employees</u> | <u>Rank</u> | <u>Percentage of<br/>Total City<br/>Employment</u> |
| Total City Employment        | 19,268                             |             |                                                    | 20,604                             |             |                                                    |
| South Lake Hospital, Inc.    | 1,600                              | 1           | 8.30%                                              | 1,200                              | 1           | 5.82%                                              |
| Publix Supermarkets          | 991                                | 2           | 5.14%                                              | 359                                | 4           | 1.74%                                              |
| Lake County School System    | 714                                | 3           | 3.71%                                              | 465                                | 3           | 2.26%                                              |
| City of Clermont             | 452                                | 4           | 2.35%                                              | 261                                | 8           | 1.27%                                              |
| Walmart                      | 392                                | 5           | 2.03%                                              | 282                                | 7           | 1.37%                                              |
| Lowe's                       | 356                                | 6           | 1.85%                                              | 320                                | 5           | 1.55%                                              |
| Target Corporation           | 334                                | 7           | 1.73%                                              | 310                                | 6           | 1.50%                                              |
| Senningers                   | 210                                | 8           | 1.09%                                              |                                    |             |                                                    |
| Clermont Health & Rehab      | 180                                | 9           | 0.93%                                              |                                    |             |                                                    |
| Chick Fil A                  | 170                                | 10          | 0.88%                                              |                                    |             |                                                    |
| Lake County Sheriff's Office |                                    |             |                                                    | 774                                | 2           | 3.76%                                              |
| Winn Dixie                   |                                    |             |                                                    | 207                                | 9           | 1.00%                                              |
| Progressive Plumbing Inc.    |                                    |             |                                                    | 200                                | 10          | 0.97%                                              |
| <br>TOTAL                    | <br><u>5,399</u>                   |             | <u>28.02%</u>                                      | <br><u>4,378</u>                   |             | <u>21.25%</u>                                      |

**Source: Various employers in city limits & Bureau of Labor Statistics (BLS) of the U.S. Department of Labor**

**City of Clermont, Florida  
Principal Water Customers  
Current Year and Nine Years Ago**

| <u><b>Employer</b></u>             | <b>2020</b>                                        |                    |                                                                         | <b>2011</b>                                        |                    |                                                             |
|------------------------------------|----------------------------------------------------|--------------------|-------------------------------------------------------------------------|----------------------------------------------------|--------------------|-------------------------------------------------------------|
|                                    | <u><b>Usage<br/>(thousands<br/>of gallons)</b></u> | <u><b>Rank</b></u> | <u><b>Percentage of<br/>Total City<br/>Metered Flow<sup>1</sup></b></u> | <u><b>Usage<br/>(thousands<br/>of gallons)</b></u> | <u><b>Rank</b></u> | <u><b>Percentage of<br/>Total City<br/>Metered Flow</b></u> |
| Kings Ridge                        | 120,138                                            | 1                  | 3.89%                                                                   | 276,474                                            | 1                  | 12.15%                                                      |
| South Lake Hospital, Inc.          | 36,087                                             | 2                  | 1.17%                                                                   | 24,737                                             | 3                  | 1.09%                                                       |
| Taylor Morrison                    | 32,703                                             | 3                  | 1.06%                                                                   |                                                    |                    |                                                             |
| Heritage Hills of Clermont         | 29,899                                             | 4                  | 0.97%                                                                   |                                                    |                    |                                                             |
| Lake County School System          | 19,695                                             | 5                  | 0.64%                                                                   | 24,249                                             | 4                  | 1.07%                                                       |
| Vista at Lost Lake                 | 18,828                                             | 6                  | 0.61%                                                                   | 11,701                                             | 7                  | 0.51%                                                       |
| City of Clermont                   | 17,730                                             | 7                  | 0.57%                                                                   | 27,054                                             | 2                  | 1.19%                                                       |
| Esplanade at Highland Ranch        | 14,577                                             | 8                  | 0.47%                                                                   |                                                    |                    |                                                             |
| Mattamy Homes                      | 14,399                                             | 9                  | 0.47%                                                                   |                                                    |                    |                                                             |
| Westdale Sundance LTD              | 11,313                                             | 10                 | 0.37%                                                                   |                                                    |                    |                                                             |
| Westminster Community Care Service |                                                    |                    |                                                                         | 15,790                                             | 5                  | 0.69%                                                       |
| Emerald Lakes of Clermont          |                                                    |                    |                                                                         | 7,817                                              | 10                 | 0.34%                                                       |
| Gardens at Citrus Towers           |                                                    |                    |                                                                         | 12,300                                             | 6                  | 0.54%                                                       |
| Sundance Clermont Apartments       |                                                    |                    |                                                                         | 8,574                                              | 8                  | 0.38%                                                       |
| Osprey Ridge Apartments LTD        |                                                    |                    |                                                                         | 8,131                                              | 9                  | 0.36%                                                       |
| <b>TOTAL</b>                       | <u><u>315,369</u></u>                              |                    | <u><u>10.20%</u></u>                                                    | <u><u>416,827</u></u>                              |                    | <u><u>18.31%</u></u>                                        |

<sup>1</sup> The City of Clermont had a total metered water flow of approximately 3,090,626 gallons for the 12-month period ending September 30, 2020



**City of Clermont, Florida  
Principal Sewer Customers  
Current Year and Nine Years Ago**

| <u><b>Employer</b></u>          | <b>2020</b>                                        |                    |                                                                         | <b>2011</b>                                        |                    |                                                             |
|---------------------------------|----------------------------------------------------|--------------------|-------------------------------------------------------------------------|----------------------------------------------------|--------------------|-------------------------------------------------------------|
|                                 | <u><b>Usage<br/>(thousands<br/>of gallons)</b></u> | <u><b>Rank</b></u> | <u><b>Percentage of<br/>Total City<br/>Metered Flow<sup>1</sup></b></u> | <u><b>Usage<br/>(thousands<br/>of gallons)</b></u> | <u><b>Rank</b></u> | <u><b>Percentage of<br/>Total City<br/>Metered Flow</b></u> |
| South Lake Hospital, Inc.       | 33,579                                             | 1                  | 3.00%                                                                   | 26,264                                             | 1                  | 1.78%                                                       |
| Vista at Lost Lake              | 18,828                                             | 2                  | 1.68%                                                                   | 14,102                                             | 3                  | 0.95%                                                       |
| Lake County School System       | 15,803                                             | 3                  | 1.41%                                                                   | 17,928                                             | 2                  | 1.21%                                                       |
| BR Citrus Tower LLC             | 14,882                                             | 4                  | 1.33%                                                                   |                                                    |                    |                                                             |
| SPT Dolphin Osprey Apts LLC     | 11,794                                             | 5                  | 1.05%                                                                   |                                                    |                    |                                                             |
| Westdale Sundance LTD           | 11,313                                             | 6                  | 1.01%                                                                   |                                                    |                    |                                                             |
| Westminster Comm Care Service   | 9,798                                              | 7                  | 0.87%                                                                   | 13,901                                             | 4                  | 0.94%                                                       |
| Advenir At Castle Hill          | 9,742                                              | 8                  | 0.87%                                                                   |                                                    |                    |                                                             |
| Senninger Irrigation            | 9,497                                              | 9                  | 0.85%                                                                   |                                                    |                    |                                                             |
| Mister Car Wash                 | 9,084                                              | 10                 | 0.81%                                                                   |                                                    |                    |                                                             |
| Hwy 27 17156 LLC (BP)           |                                                    |                    |                                                                         | 3,795                                              | 6                  | 0.26%                                                       |
| Villages at East Lake           |                                                    |                    |                                                                         | 11,096                                             | 5                  | 0.75%                                                       |
| Olive Garden                    |                                                    |                    |                                                                         | 3,599                                              | 7                  | 0.24%                                                       |
| Walmart                         |                                                    |                    |                                                                         | 3,265                                              | 8                  | 0.22%                                                       |
| Empirian Property Management    |                                                    |                    |                                                                         | 3,105                                              | 9                  | 0.21%                                                       |
| Superior Residences of Clermont |                                                    |                    |                                                                         | 2,443                                              | 10                 | 0.17%                                                       |
| <b>TOTAL</b>                    | <u><u>144,320</u></u>                              |                    | <u><u>12.89%</u></u>                                                    | <u><u>99,498</u></u>                               |                    | <u><u>6.73%</u></u>                                         |

<sup>1</sup> The City of Clermont had a total metered water flow for wastewater billing purposes of approximately 1,119,828 gallons for the 12-month period ending September 30, 2020

**City of Clermont, Florida**  
**Full-time Equivalent City Government Employees by Function**  
**Last Ten Fiscal Years**

| <b>Function</b>      | <b>Full-time Equivalent Employees as of September 30</b> |               |               |               |
|----------------------|----------------------------------------------------------|---------------|---------------|---------------|
|                      | <b>2011</b>                                              | <b>2012</b>   | <b>2013</b>   | <b>2014</b>   |
| General Government   | 27.00                                                    | 25.85         | 26.66         | 31.56         |
| Public Safety:       |                                                          |               |               |               |
| Police               |                                                          |               |               |               |
| Sworn personnel      | 57.00                                                    | 57.00         | 57.00         | 61.00         |
| Non sworn personnel  | 5.00                                                     | 5.00          | 6.00          | 6.00          |
| Fire                 |                                                          |               |               |               |
| Firefighters         | 48.00                                                    | 47.80         | 47.80         | 56.80         |
| Other personnel      | 2.00                                                     | 2.00          | 2.00          | 5.20          |
| Building Services    | 1.40                                                     | 0.60          | 0.60          | 6.00          |
| Physical Environment | 4.00                                                     | 4.00          | 4.95          | 4.70          |
| Transportation       | 13.50                                                    | 14.80         | 14.65         | 12.95         |
| Human Services       | 0.00                                                     | 0.00          | 0.00          | 0.00          |
| Culture & Recreation | 22.00                                                    | 21.20         | 21.10         | 27.25         |
| Water                | 29.15                                                    | 29.45         | 29.66         | 30.61         |
| Sewer                | 25.85                                                    | 24.50         | 23.78         | 23.88         |
| Stormwater           | 9.40                                                     | 7.95          | 6.72          | 6.87          |
| Sanitation           | 16.70                                                    | 16.85         | 17.08         | 17.18         |
| Total                | <u>261.00</u>                                            | <u>257.00</u> | <u>258.00</u> | <u>290.00</u> |

Source: City of Clermont Finance Department.

**Full-time Equivalent Employees as of September 30**

| <u>2015</u>   | <u>2016</u>   | <u>2017</u>   | <u>2018</u>   | <u>2019</u>   | <u>2020</u>   |
|---------------|---------------|---------------|---------------|---------------|---------------|
| 36.00         | 36.00         | 38.70         | 41.45         | 49.50         | 48.90         |
| 61.00         | 66.00         | 70.00         | 79.00         | 81.00         | 86.00         |
| 6.00          | 6.00          | 6.00          | 7.00          | 7.00          | 7.00          |
| 56.80         | 59.80         | 66.50         | 74.20         | 81.00         | 81.00         |
| 4.20          | 4.20          | 6.50          | 8.80          | 8.00          | 8.00          |
| 6.00          | 7.00          | 11.30         | 11.55         | 12.30         | 13.55         |
| 7.45          | 8.70          | 10.70         | 10.70         | 10.70         | 9.65          |
| 12.85         | 12.60         | 14.60         | 16.60         | 11.9          | 11.73         |
| 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          |
| 33.35         | 35.35         | 39.35         | 40.60         | 37.50         | 39.22         |
| 29.35         | 29.65         | 29.15         | 30.45         | 30.55         | 32.70         |
| 24.15         | 26.45         | 26.95         | 31.25         | 31.40         | 32.50         |
| 6.65          | 7.75          | 10.25         | 10.10         | 13.85         | 13.95         |
| 18.20         | 18.50         | 21.00         | 21.30         | 21.30         | 20.80         |
| <u>302.00</u> | <u>318.00</u> | <u>351.00</u> | <u>383.00</u> | <u>396.00</u> | <u>405.00</u> |

**City of Clermont, Florida**  
**Operating Indicators by Function**  
**Last Ten Fiscal Years**

| Function                                         | Fiscal Year |           |           |           |
|--------------------------------------------------|-------------|-----------|-----------|-----------|
|                                                  | 2011        | 2012      | 2013      | 2014      |
| General Government                               |             |           |           |           |
| Municipal boundary (square miles)                | 14.90       | 14.95     | 14.95     | 15.18     |
| Business Tax Receipts issued                     | 1,843       | 2,237     | 2,483     | 1,955     |
| A/P Checks issued                                | 4,875       | 2,336     | 2,288     | 3,529     |
| Commercial construction (units)                  | 3           | 8         | 20        | 15        |
| Commercial construction<br>(value in thousands)  | 18,020      | 15,203    | 34,268    | 17,288    |
| Residential construction (units)                 | 151         | 173       | 327       | 572       |
| Residential construction<br>(value in thousands) | 23,558      | 25,882    | 53,055    | 62,117    |
| Public Safety:                                   |             |           |           |           |
| Police                                           |             |           |           |           |
| Auto accidents                                   | 1,121       | 1,259     | 1,402     | 1,357     |
| Physical arrests                                 | 699         | 644       | 886       | 631       |
| 911 calls received                               | 5,587       | 5,911     | 6,352     | 6,643     |
| Evidence processed (pieces)                      | 1,297       | 1,413     | 2,930     | 2,384     |
| Parking violations                               | 378         | 201       | 252       | 379       |
| Traffic violations                               | 6,312       | 5,389     | 7,225     | 4,623     |
| Fire                                             |             |           |           |           |
| Volunteer firefighters                           | 6           | 6         | -         | -         |
| Fire inspections completed                       | 896         | 662       | 1,240     | 3,766     |
| Emergency calls answered                         | 3,822       | 3,320     | 3,414     | 4,127     |
| Non-emergency calls answered                     | 805         | 934       | 447       | 987       |
| Water                                            |             |           |           |           |
| Residential accounts                             | 18,240      | 18,619    | 19,399    | 19,670    |
| Commercial accounts                              | 1,210       | 1,207     | 1,232     | 1,234     |
| Annual water usage<br>(thousands of gallons)     | 2,275,936   | 2,391,485 | 2,392,022 | 2,406,183 |
| Sewer                                            |             |           |           |           |
| Residential accounts                             | 12,722      | 12,936    | 13,407    | 13,718    |
| Commercial accounts                              | 1,167       | 1,166     | 1,194     | 1,055     |

Sources: Various government departments.

\* Decrease in accounts due to software conversion combining multi-metered services

**Fiscal Year**

| <b>2015</b> | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|-------------|-------------|-------------|-------------|-------------|-------------|
| 16.65       | 16.78       | 16.78       | 17.12       | 19          | 19.1        |
| 1,701       | 1,639       | 1,633       | 1,623       | 1,585       | 1,572       |
| 2,747       | 3,276       | 3,651       | 3,872       | 3,859       | 3,543       |
| 16          | 20          | 14          | 20          | 15          | 10          |
| 8,625       | 42,241      | 13,302      | 42,042      | 30,862      | 13,695      |
| 323         | 740         | 433         | 387         | 377         | 428         |
| 55,178      | 103,423     | 87,873      | 104,394     | 87,927      | 92,541      |
| 1,573       | 1,909       | 1,909       | 1,802       | 2,082       | 1,780       |
| 652         | 589         | 593         | 569         | 663         | 632         |
| 7,618       | 6,397       | 6,809       | 7,943       | 9,185       | 8,703       |
| 989         | 674         | 1,165       | 1,040       | 1,821       | 1,331       |
| 144         | 181         | 385         | 147         | 101         | 319         |
| 6,879       | 7,421       | 6,713       | 4,676       | 4,790       | 4,340       |
| -           | -           | -           | -           | -           | -           |
| 3,813       | 4,468       | 2,586       | 2,203       | 2,493       | 2,445       |
| 4,202       | 6,001       | 6,828       | 5,689       | 5,367       | 6,199       |
| 523         | 806         | 925         | 989         | 1,493       | 814         |
| 13,242 *    | 13,561      | 14,339      | 14,805      | 15,311      | 15,882      |
| 1,211       | 1,220       | 1,235       | 1,498       | 1,283       | 1,283       |
| 2,521,397   | 2,572,852   | 2,743,657   | 2,687,665   | 2,816,071   | 3,090,626   |
| 13,578      | 13,860      | 14,619      | 15,198      | 15,669      | 16,330      |
| 1,074       | 1,091       | 1,106       | 1,107       | 1,126       | 1,135       |

**City of Clermont, Florida**  
**Capital Asset Statistics by Function**  
**Last Ten Fiscal Years**

| Function                    | Fiscal Year |        |        |        |
|-----------------------------|-------------|--------|--------|--------|
|                             | 2011        | 2012   | 2013   | 2014   |
| General Government          |             |        |        |        |
| Public Safety:              |             |        |        |        |
| Police                      |             |        |        |        |
| Police stations             | 1           | 1      | 1      | 1      |
| Patrol units                | 46          | 46     | 55     | 57     |
| Fire                        |             |        |        |        |
| Fire department facilities  | 4           | 4      | 4      | 4      |
| Staffed fire stations       | 3           | 3      | 3      | 3      |
| Fire hydrants               | 2,016       | 2,048  | 2,120  | 2,146  |
| Fire apparatus              | 7           | 8      | 8      | 8      |
| Staffed fire apparatus      | 5           | 5      | 5      | 5      |
| ALS non-transport units     | 4           | 4      | 4      | 4      |
| Transportation              |             |        |        |        |
| Streets paved (miles)       | 133.20      | 133.20 | 173.91 | 191.52 |
| Streetlights                | 1,352       | 3,103  | 3,103  | 3,127  |
| Culture & Recreation        |             |        |        |        |
| Number of parks             | 23          | 23     | 23     | 23     |
| Parks acreage               | 349.5       | 349.5  | 349.5  | 349.5  |
| Scenic linear trail (miles) | 5.7         | 5.7    | 5.7    | 5.7    |
| Tennis courts               | 9           | 9      | 9      | 9      |
| Piers                       | 4           | 4      | 5      | 5      |
| Boat ramp                   | 1           | 1      | 1      | 1      |
| Water                       |             |        |        |        |
| Miles of water mains        | 197.40      | 242.36 | 243.14 | 222.75 |
| Sewer                       |             |        |        |        |
| Miles of sanitary sewers    | 132.02      | 156.81 | 160.42 | 161.25 |
| Miles of storm sewers       | 89.80       | 105.38 | 109.05 | 133.70 |

Sources: Various government departments.

\* Does not include private systems

| Fiscal Year |         |         |         |         |         |
|-------------|---------|---------|---------|---------|---------|
| 2015        | 2016    | 2017    | 2018    | 2019    | 2020    |
| 1           | 1       | 1       | 1       | 1       | 1       |
| 79          | 95      | 98      | 104     | 106     | 107     |
| 3           | 4       | 5       | 5       | 5       | 5       |
| 3           | 4       | 4       | 4       | 4       | 4       |
| 2,200       | 2,646   | 2,646   | 2,646   | 2,456   | 2,456   |
| 12          | 6       | 7       | 9       | 9       | 9       |
| 3           | 6       | 6       | 7       | 7       | 7       |
| 3           | 1       | 6       | 6       | 7       | 7       |
| 202.38      | 210.00  | 210.60  | 210.60  | 210.60  | 210.60  |
| 3,158       | 3,160   | 1,309   | 1,309   | 1,309   | 1,309   |
| 23          | 23      | 24      | 24      | 24      | 24      |
| 378.0       | 443.9   | 443.9   | 443.9   | 443.9   | 443.9   |
| 5.7         | 7.5     | 7.5     | 8.0     | 8.0     | 8.0     |
| 9           | 9       | 9       | 9       | 9       | 9       |
| 10          | 11      | 11      | 9       | 9       | 9       |
| 1           | 1       | 1       | 1       | 1       | 1       |
| 230.28      | 229.44  | 297.00  | 297.81  | 331.86  | 334.98  |
| 167.60      | 168.57  | 220.00  | 224.00  | 236.34  | 238.58  |
| 48.22 *     | 47.63 * | 47.56 * | 48.36 * | 50.38 * | 50.38 * |





## ***OTHER REPORTS***



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and City Council  
*City of Clermont, Florida*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Clermont, Florida, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 20, 2021.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the City of Clermont, Florida's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Clermont's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described below that we consider to be significant deficiencies.

**ML 20-01 Timely and Regular Reconciliation of Accounts**

Balance sheet and other accounts should be reconciled timely, on a regular basis to detect incorrect or missing transactions. During our audit, we noted that several of the City's accounts, such as fixed assets, pension accounts and grant revenues and expenditures are not reconciled on a regular basis during the year, or in a timely manner after year end, causing a delay in the year end annual audit. Due to staffing limitations, and additional grant requirements, account reconciliations were not performed timely. As a result, misstatements, whether due to fraud or error, would not be detected in a timely manner. We recommend that the City implement procedures to ensure accounts can be reconciled on a regular, ongoing basis throughout the year.

**Management Response**

The City's procedures will ensure that reconciliations are completed timely and will request outside actuarial reports meet the City's reporting timeframes for completion of these reconciliations.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether City of Clermont's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The result of our tests disclosed instances of noncompliance, or other matters that are required to be reported under *Government Auditing Standards*, and which are described below.

**ML 20-2- Timely Completion of Annual Audit**

Florida Statutes require the annual audit to be submitted no later than nine month's after the City's fiscal year end. Due to staffing issues, and delays with account reconciliations, the audit was not able to be completed in a timely manner. We recommend the City implement procedures to insure annual audits are completed in a timely manner.

**Management Response**

Procedures are in place to ensure the completion of the audit in compliance with Florida Statutes.

**City's Response to Findings**

The City's response to the findings identified in our annual audit are included in this report. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Orlando, FL  
December 20, 2021

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH  
MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER  
COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE**

Honorable Mayor and City Council  
*City of Clermont, Florida, Florida*

**Report on Compliance for Each Major Federal Program**

We have audited the *City of Clermont, Florida's* (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

**Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City's compliance.

**Opinion on Each Major Federal Program**

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

**Report on Internal Control over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*McDiarmid Davis*

Orlando, Florida  
December 20, 2021

## CITY OF CLERMONT, FLORIDA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

Year Ended September 30, 2020

| <b>Federal Grantor</b>                                                                 |               |                               |                     |
|----------------------------------------------------------------------------------------|---------------|-------------------------------|---------------------|
| <b>Pass-Through Grantor</b>                                                            | <b>CFDA</b>   | <b>Agency or Pass-through</b> | <b>Total</b>        |
| <b>Grantor program title</b>                                                           | <b>Number</b> | <b>Entity Grant Number</b>    | <b>Expenditures</b> |
| <b>U.S. Department of Housing and Urban Development (HUD)</b>                          |               |                               |                     |
| <b>State of Florida, Department of Economic Opportunity</b>                            |               |                               |                     |
| Community Development Block Grant (CDBG)                                               | 14.228        | 19DB-ON-06-45-02-N17          | \$ 30,236           |
| <b>Total U.S. Department of Housing and Urban Development (HUD)</b>                    |               |                               | 30,236              |
|                                                                                        |               | FL0350300                     |                     |
| <b>U.S. Department of Justice (DOJ)</b>                                                |               | FY19                          |                     |
| Equitable Sharing                                                                      | 16.922        |                               | 45,990              |
| Bulletproof Vest Partnership                                                           | 16.607        | BJA-2018-13605/13907          | 5,830               |
| <b>Lake County</b>                                                                     |               |                               |                     |
| Mobile Crisis Response Officer                                                         | 16.745        |                               | 38,896              |
| <b>Total U.S. Department of Justice (DOJ)</b>                                          |               |                               | 90,716              |
|                                                                                        |               | Agreement # Y2267             |                     |
| <b>U.S. Department of Treasury</b>                                                     |               |                               |                     |
| COVID- Coronavirus Relief Fund*                                                        | 21.019        |                               | 1,981,350           |
| <b>Total Department of Agriculture and Consumer Services</b>                           |               |                               | 1,981,350           |
| <b>Executive Office of the President -Office of National Drug Control Policy</b>       |               | G18CF0008A                    |                     |
| <b>Seminole County Sheriff Office</b>                                                  |               | WG-CR-0017                    |                     |
| High Intensity Drug Trafficking Areas                                                  | 95.001        |                               | 11,079              |
| Organized Crime Drug Enforcement Task force                                            | 95.001        |                               | 6,938               |
| <b>Total Executive Office of the President -Office of National Drug Control Policy</b> |               |                               | 18,017              |
| <b>U.S. Department of Homeland Security (DHS)</b>                                      |               | Various                       |                     |
| <b>State of Florida, Department of Emergency Management</b>                            |               | EMW-2016-FH-00366             |                     |
| Hurricane Irma                                                                         | 97.036        |                               | 14,822              |
| Staffing for Adequate Fire and Emergency Response (SAFER)                              | 97.083        |                               | 292,058             |
| <b>Total U.S. Department of Homeland Security (DHS)</b>                                |               |                               | 306,880             |
| <b>Total Expenditures of Federal Awards</b>                                            |               |                               | \$ 2,427,199        |

\* Denotes a major program

**NOTE 1 BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal awards activity of the City of Clermont, Florida (the City) under programs of the federal government for the year ended September 30, 2020. The information in this Schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Therefore, amounts reported on the Schedule are based on expenditures incurred as of September 30, 2020, even if grant or loan was received subsequent to that date. Pass-through entity identifying numbers are presented where available.

**NOTE 3 INDIRECT COST RATE**

The City has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**NOTE 4 FEMA EXPENDITURES**

Expenditures for CFDA No. 97.036, *Hurricane Irma* include \$14,822 of expenditures that were incurred in prior fiscal years.



**Section I - Summary of Independent Auditor's Results:**

*Financial Statements*

|                                                       |                                         |                                        |
|-------------------------------------------------------|-----------------------------------------|----------------------------------------|
| Type of auditors' report issued:                      | Unmodified                              |                                        |
| Internal control over financial reporting:            |                                         |                                        |
| • Material weakness identified?                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Significant deficiency identified                   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> None reported |
| Noncompliance material to financial Statements noted? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

*Federal Awards*

|                                                                                                                           |                              |                                                   |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------|
| Type of auditors' report issued on compliance for major federal programs:                                                 | Unmodified                   |                                                   |
| Internal control over major Federal program:                                                                              |                              |                                                   |
| • Material weakness identified?                                                                                           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No            |
| • Significant deficiency identified                                                                                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> None reported |
| Any audit findings disclosed that are required to be reported in accordance with section 200.516 of the Uniform Guidance? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No            |

|                                                                         |                              |                                        |
|-------------------------------------------------------------------------|------------------------------|----------------------------------------|
| Identification of major federal awards                                  | CFDA No. 21.019              | COVID 19- Coronavirus Relief Fund      |
| Dollar threshold used to distinguish between type A and type B programs | \$750,000                    |                                        |
| Auditee qualified as a low-risk auditee?                                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Section II - Financial Statement Findings:**

None

**Section III - Federal Award Findings and Questioned Costs:**

None

**Section IV - Federal Award Summary Schedule of Prior Year Findings:**

There were no audit findings for the year ended September 30, 2019.

## MANAGEMENT LETTER

Honorable Mayor and City Council  
*City of Clermont, Florida*

### Report on the Financial Statements

We have audited the financial statements of the City of Clermont, Florida, as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated December 20, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Auditor's Report on an examination conducted in accordance with *ACIPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated December 20, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations in the preceding audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us apply appropriate procedures and communicate the results of our determination as to whether or not the *City of Clermont, Florida* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *City of Clermont, Florida* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the *City of Clermont, Florida's* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

**Purpose of This Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*McDiarmid Davis*

Orlando, Florida  
December 20, 2021



934 North Magnolia Avenue, Suite 100  
Orlando, Florida 32803  
407-843-5406  
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

The Honorable Mayor and City Council  
*City of Clermont, Florida*

We have examined City of Clermont, Florida's (the City) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, City of Clermont, Florida complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

*McDermitt Davis*

Orlando, Florida  
December 20, 2021



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                            |                                               |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                |
| Resolution No. 2022-012R                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                |
| Request approval of Resolution 2022-012R, an agreement with Lake Apopka Natural Gas granting a non-exclusive franchise.                                                                                                                                                                                                                                                                        |                                               |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                            |                                               |                                |
| Consider approval of Resolution 2022-012R, an agreement with Lake Apopka Natural Gas granting a non-exclusive franchise. This agreement is for a period of 10 years with a option of a renewal for an additional 10 years. The franchise fee paid to the City is calculated at 6% of the gross revenues derived from the sale of gas to all customers within the corporate limits of the City. |                                               |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                     |                                               |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                |
| The amount of gas Franchise Fees collected in FY 2021 was \$157,539.58.                                                                                                                                                                                                                                                                                                                        |                                               |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>Fund Number and Description</b>            | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                       |                                               |                                |
| 1. Resolution 2022-012R                                                                                                                                                                                                                                                                                                                                                                        | Resolution 2022-012R.docx                     |                                |
| 2. Exhibit A -LANG Franchise Clermont 012422                                                                                                                                                                                                                                                                                                                                                   | Exhibit A -LANG Franchise Clermont 012422.pdf |                                |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-012R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF CLERMONT, LAKE COUNTY AND LAKE APOPKA NATURAL GAS DISTRICT FOR THE PURPOSES OF GRANTING A NON-EXCLUSIVE FRANCHISE FOR THE RIGHT, PRIVILEGE, OR FRANCHISE TO MANUFACTURE, IMPORT, TRANSPORT, DISTRIBUTE AND SELL MANUFACTURED OR NATURAL GAS WITHIN THE CITY, OR THE PORTION THEREOF HEREINAFTER DESCRIBED, ALL SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1.**

The City Council does hereby approve and accept the agreement between the City of Clermont and the Lake Apopka Natural Gas District, subject to the conditions contained in the agreement, for a period of ten (10) years from the date of this Franchise Agreement. The City reserves the option to extend this agreement for an additional ten (10) years if service is satisfactory. This option will automatically take effect unless the City notifies the Franchisee of its desire to renegotiate at least 90 days prior to the expiration date.

**SECTION 2.**

The Mayor is authorized and directed to enter into the agreement attached hereto as Exhibit "A"

**SECTION 3.**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-012R**

**DONE AND RESOLVED** by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 22nd day of March 2022.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

Tracy Ackroyd Howe, City Clerk

Approved as to Form and Legality:

---

Daniel F. Mantzaris, City Attorney

## **NATURAL GAS DISTRIBUTION FRANCHISE AGREEMENT**

**THIS NATURAL GAS DISTRIBUTION FRANCHISE AGREEMENT** (hereinafter the "Franchise Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **CITY OF CLERMONT**, a Florida municipal corporation, (hereinafter referred to as "City"), and the **LAKE APOPKA NATURAL GAS DISTRICT**, an independent special district organized and existing under the laws of the State of Florida, (hereinafter referred to as the "Franchisee"), for the purposes of granting a non-exclusive franchise for the right, privilege or franchise to manufacture, import, transport, distribute and sell manufactured or natural gas within the City, or the portion thereof hereinafter described, all subject to the terms and conditions set forth herein.

### **Section 1: Grant of Non-Exclusive Franchise.**

In consideration of the agreement of the Franchisee to (i) pay to the City the franchise fee set forth in Section 8 hereof, and (ii) otherwise comply with the terms and conditions of this Franchise Agreement, the City does hereby grant to Franchisee, for a period of ten (10) years from the date of this Franchise Agreement, the non-exclusive right, privilege and franchise to manufacture, import, transport, distribute, and sell manufactured or natural gas (hereinafter referred to generally as "Gas") within the boundaries of the City as the same now exist or may hereafter be extended or contracted (hereinafter referred to as "Franchise Area") and for that purpose to establish the necessary facilities and equipment and to maintain a manufacturing plant, gas mains, service pipes, and other appurtenances necessary to the manufacture, sale, transportation, and distribution of Gas in, under, upon, across, and along the present and future streets, alleys, avenues, bridges, easements, or other public places or ways of the City within the Franchise Area, and to do all things which are reasonable, necessary, or customary in the accomplishment of this objective; subject, however, to the further provisions of this Franchise Agreement. Notwithstanding the foregoing, before Franchisee shall establish any plant in the City for the manufacture of gas, the Franchisee shall first obtain the approval of the City as to the location thereof and shall comply with all applicable statutes, laws, ordinances, rules, and regulations. No such plant shall be constructed or operated in violation of the zoning and building ordinances of the City. The City reserves the option to extend this agreement for an additional ten (10) years if service is satisfactory. This option will automatically take effect unless the City notifies the Franchisee of its desire to renegotiate at least 90 days prior to the expiration date.

### **Section 2: Obstructing Streets.**

The Franchisee shall exercise its privileges herein subject at all times to the police power of the City and shall not unnecessarily or unreasonably obstruct the use of, or injure, any street, avenue, alley, or other public place in any way, and shall, upon completion of any construction or repair, restore all streets, avenues, alleys, or other public places or ways of the City which shall be opened by it or its agents or employees for the purpose of laying, placing, or repairing its gas mains or service pipes to as nearly the same order and condition as they were before the excavation was made as is reasonably possible and to preserve them in this condition for twelve



months. Any obstruction of any street, avenue, alley, or other public place or way or any failure to properly fill and maintain a street, avenue, alley, or other public place after excavation, after proper notice of ten days from the City to Franchisee demanding removal or repair, may be taken care of by the City and the costs thereof, plus ten percent for administering and engineering expense, shall be charged against the Franchisee. Except in cases of emergency, Franchisee shall give the City three days notice prior to conducting any excavation or work within any public right of way.

### **Section 3: Plats.**

Prior to the laying or relaying of any gas mains pursuant to this Franchise Agreement, the Franchisee shall present to the City a complete plat showing the location and size of all proposed mains. The construction, location, or relocation of all facilities or any other construction or installation made and effected by the Franchisee by virtue of this Franchise Agreement shall be made under the supervision of, and with the approval of, such representatives as the City may designate for such purpose, but not so as to unreasonably interfere with the proper operation of the Franchisee's facilities and service.

### **Section 4: Indemnification.**

Franchisee shall indemnify, defend, and hold completely harmless the City and its elected representatives, officers, employees, and agents, successors, heirs and assigns, to the extent provided by Section 768.28, Florida Statutes, and limited by Section 768.28(19), from and against any and all liabilities, losses, suits, claims, demands, judgments, fines, damages, costs, and expenses (including, but not limited to, all costs for investigation and defense thereof, court costs, expert fees, reasonable attorney fees and paralegal fees, and reasonable attorney fees and paralegal fees on appeal) which may be incurred by, charged to, or recovered from any of the following:

(i) by reason or on account of damage to or destruction of any property of the City, or any property of, injury to, or death of any person resulting from or arising out of the performance under this Franchise Agreement, or the acts or omissions of Franchisee's officers, agents, employees, subcontractors, licensees, or invitees regardless of where the damage, destruction, injury, or death occurred unless such liability, loss, suit, claim, demand, judgment, fine, damage, cost, or expense was proximately caused by the City's negligence, or

(ii) arising out of the failure of Franchisee to keep, observe, or perform any of the covenants or agreements herein to be kept, observed, or performed by Franchisee, or

(iii) by reason or on account of death, injury, or damage to persons or property arising out of the construction, maintenance, repair, or operation of Franchisee's property or due to the negligence of the Franchisee or its agents or employees in operating its property.

City agrees to give Franchisee reasonable notice of any suit or claim for which indemnification will be sought hereunder, to allow Franchisee or its insurer to compromise and defend the same to the extent of its interests and to reasonably cooperate with the defense of any such suit or claim. The provisions of this Section shall survive the expiration or earlier termination of the term of this Franchise Agreement with respect to any acts or omissions occurring during the term of the Franchise Agreement.

The liability and immunity of Franchisee and the City is governed by the provisions of

section 768.28 of the Florida Statutes, and nothing in this agreement is intended to, nor shall be construed to, extend the liability of the Franchisee or the City, or to waive any immunity enjoyed by the Franchisee or the City under section 768.28 of the Florida Statutes. Any provisions of this agreement determined to be contrary to section 768.28 of the Florida Statutes, or to create any liability or waive any immunity, except as specifically provided in section 768.28 of the Florida Statutes, is void. This provision in no way absolves the Franchisee's or the City's contractors or their responsibility and/or liability. Further, nothing in this Section Four waives or modifies any requirement, right or obligation that may not be waived or modified under the law.

Moreover, nothing in this Agreement shall be construed to give any person other than the parties any legal or equitable right, remedy or claim under or with respect to this Franchise Agreement or any provision of this Franchise Agreement. Neither the City nor Franchisee intends to directly or indirectly benefit a third party by this Franchise Agreement. Therefore, the parties agree that there are no third party beneficiaries to this Franchise Agreement, and that no third party shall be entitled to assert a claim against either of them based upon this Franchise Agreement.

### **Section 5: Insurance.**

(A) Franchisee shall, without expense to the City, obtain and maintain throughout the term of this Franchise Agreement:

(i) Comprehensive automobile insurance covering any motor vehicle operated by or on behalf of the Franchisee including owned autos, non-owned autos and hired autos; and

(ii) Comprehensive general liability insurance (including but not limited to contractual, independent contractors, broad form property damage, and personal injury, as applicable, and such other coverage as may from time to time be generally issued by insurance companies for businesses similar to that engaged in by the Franchisee in the performance of this Franchise Agreement which the City may reasonably require) protecting Franchisee, the City, and the City's elected representatives, members of the Commission, officers, agents, and employees from and against any and all liabilities arising out of or relating to Franchisee's performance of this Franchise Agreement whether such operations be by itself or by any subcontractor or by anyone directly or indirectly employed by any of them or by anyone for whose acts any of them may be liable; and

(iii) Workers compensation or similar insurance affording the required statutory coverage and limits.

(B) Such policies shall be with a company or companies which have and maintain a rating of B+, or better, as published in Ratings & Analysis by A. M. BEST COMPANY, INC. of Ambest Road, Oldwick, New Jersey, 08858, (<http://www.ambest.com>) and (except for the coverage limits of Workmen's Compensation insurance) shall be in an amount no less than ONE MILLION AND NO/100 DOLLARS, combined single limit, or its equivalent, or such greater amount of such insurance as shall be maintained by Franchisee, with no deductible, with cross liability endorsement and with contractual liability coverage for Franchisee's covenants to and indemnification of the City. Franchisee's insurance shall provide that it is primary insurance as respects any other valid and collectible insurance City may possess, including any self-insured retention or deductible City may have, and that any other insurance City does possess shall be considered excess insurance only. Franchisee's insurance shall also provide that it shall act for

each insured and each additional insured as though a separate policy has been written for each; provided, however, that this provision shall not operate to increase the policy limits.

(C) Franchisee shall provide, prior to the effective date of this Franchise Agreement, and at least thirty days prior to the expiration of an insurance policy or policies theretofore provided to the City by Franchisee hereunder, a certificate of insurance evidencing all coverage required under this Section. Such certificate(s) shall name the City and its elected representatives, officers, employees, and agents as additional insureds and shall provide that the policy or policies may not be canceled or modified nor the limits thereunder decreased without thirty days' prior written notice thereof to the City. Franchisee agrees that the City shall have the right, exercisable on ninety days' prior written notice to Franchisee, to require Franchisee, from time to time, reasonably to alter the monetary limits or coverage provided by such policy or policies.

#### **Section 6: Standards of Service.**

(A) The Franchisee shall at all times furnish a safe and reliable supply of Gas to its customers within the City; subject, however, to the further provisions of this section. The Franchisee will sell and distribute Gas through its distribution system which is located in Orange and Lake Counties and in a number of cities and towns located therein and in the territory adjacent to and near said cities and towns. The Gas distributed by the Franchisee will be transported to Franchisee by the pipeline system owned and operated by Florida Gas Transmission Company, (or by some other company which holds a certificate of public convenience and necessity from the Federal Energy Regulatory Commission to transport Gas in the State of Florida). That company is a "Natural Gas Company" under the Federal Natural Gas Act, which subjects said Florida Gas Transmission Company (or its successors or assigns) to the jurisdiction of the Federal Energy Regulatory Commission.

(B). Any expansion of the system subject to this Franchise will be determined by the Franchisee in accordance with the terms and conditions of its Tariff pertaining to system expansion. The Franchisee, by entering into this Franchise Agreement, makes no representation or assurance, and assumes no obligation beyond the terms of its Tariff, that it will expand the distribution system beyond what currently exist.

(C) The Franchisee shall not be liable to the City or its inhabitants by reason of the failure of the Franchisee to deliver Gas as a result of force majeure, or failure, inability or refusal of the pipeline supplier to transport an adequate supply, or an order or decision of a public regulatory body, or other acts beyond the control of the Franchisee. The Franchisee shall have the right and authority, and it shall be its duty, to adopt reasonable rules and regulations in connection with the limiting, curtailing or allocating service or supplying Gas to any customer or prospective customer, and withholding the supply of Gas to new customers, whenever any of the occurrences named in the foregoing sentence take place; provided, however, that such rules and regulations shall be uniform as applied to each class of customers, and shall be non-discriminatory as between communities receiving natural gas service from the Franchisee.

(D) Subject to the limitations contained in the foregoing subparagraphs A, B, and C, the Franchisee shall make gas sales service available to customers within the Franchise Area

pursuant to a Tariff which shall be uniform as to each class of service customer; provided, however, the Tariff shall be determined by the Board of Commissioners of the Franchisee and may classify its Gas services in any manner allowed by law.

(E) The rates charged by the Franchisee for its Gas and Gas services furnished within the City shall be in accordance with the Tariff determined by the Board of Commissioners of the Franchisee which shall be uniform as applied to each class of customers, and shall be non-discriminatory as between communities receiving natural gas service from the Franchisee.

(F) The quality of the Gas sold in the City shall be the same as that sold to the Franchisee's other customers in its service area in the counties in which the Franchisee operates.

(G) If service is suspended because of any of the reasons set forth above, occurring through no fault or negligent act on the part of the Franchisee, such suspension shall not be made the basis of any action or proceeding to terminate this Franchise.

#### **Section 7: Accounting Reports.**

(A) Franchisee agrees to file with the City Clerk, on or before April 1 of each year, a copy of its annual audit report for the preceding fiscal year of the Franchisee, together with an income statement for the City, on an allocated basis.

(B) The City or any certified public accountant selected by the City, shall have the right at all reasonable hours to examine the Franchisee's books and records for the purpose of verifying the statement of revenues furnished by the Franchisee to the City. In the event City elects to have said books and records reviewed by an accountant, the City shall bear the cost of the services of such accountant, unless the audit discloses that the accountings rendered by the Franchisee reported less than ninety percent of the moneys due to the City, in which case the audit costs shall be paid by the Franchisee. The Franchisee's books and records shall be kept in accordance with good business procedures and generally-accepted accounting principles and shall be in such form that they shall contain all information reasonably necessary to the City.

(C) The City shall promptly furnish Franchisee accurate information regarding any expansion, contraction or other modification of the corporate boundaries of the City and Franchisee shall be entitled to rely on information so furnished in order to identify customers and accounts within the corporate limits of the City.

#### **Section 8. Payments to the City.**

The Franchisee agrees that subsequent to the commencement date of this Franchise Agreement, it will, in consideration of the granting of this franchise, pay to the City, at least quarterly, out of revenues derived from the sale of Gas to customers of its gas system or systems, such sums of money as shall be allocated to the City by virtue of the computation made pursuant to the following formula (sometimes referred to as "the Franchise Fee"):

(A) All rates, fees, rentals, or other charges or income derived by the Franchisee from

the operation of its gas system or systems shall first be used by the Franchisee to pay all costs of operation and maintenance of such gas system or systems, to pay the principal of and interest on any revenue bond or other obligation issued by the Franchisee to finance the cost of construction, extension, expansion, improvement, or acquisition of gas systems, to establish appropriate reserves for any such revenue bonds, to establish an extension, removal, and replacement fund for such gas system or systems, and to make all other proceedings authorizing any such revenue bonds. The payments to the City by the Franchisee as set forth in Section 8(B) of this Franchise Agreement are hereby construed to be a part of the operation cost and maintenance of the gas system or systems, and shall be paid to the City as an expense falling in that category and liable for payment by the Franchisee as such.

(B) The Franchisee shall pay to the City a sum representing six percent of the gross revenues derived from the sale of Gas to all customers within the corporate limits of the City during the year in which such payment is due, after deduction therefrom the gross revenues derived from sale of Gas to interruptible gas customers and from furnishing transportation services to customers within the corporate limits of said City. The phrase "Gross Revenues" shall be deemed to include a flat-rate customer charge or a minimum bill charge, if any, made by the Franchisee regardless of the amount of Gas consumed.

(C) If at any time during the term of this Franchise Agreement, the Franchisee and another governmental authority shall enter into a similar franchise which provides for a more favorable franchise fee to be paid by the Franchisee than that provided for in this Franchise, the Franchisee shall so notify the City in writing immediately thereafter and shall extend a similar fee agreement to the City and, at the City's option, this Franchise will be deemed amended to incorporate such more favorable franchise fee.

#### **Section 9: Preliminary Engineering Plans.**

Upon request of the City, the Franchisee shall review the preliminary engineering plans for all commercial developments within the City and provide the City in a timely manner with written comments concerning the providing of gas to such development.

#### **Section 10: Approval of Transfer.**

No sale, assignment, or lease of this Franchise Agreement or franchise shall be effective until it is approved by the City, and until the vendee, assignee, or lessee, has filed in the office of the City Clerk an instrument duly executed reciting the facts of such a sale, assignment, or lease, accepting the terms of the Franchise, and agreeing to perform all of the conditions thereof. The City may require that any proposed assignee submit similar documentation to that provided by the Franchisee at the time of award of the Franchise.

#### **Section 11: Default and Termination.**

(A) In the event that:  
(i) the Franchisee shall fail to keep, perform, and observe each and every promise, covenant, and agreement set forth in this Franchise Agreement, and such failure shall continue

for a period of more than sixty days after delivery to the Franchisee of a written notice of such breach or default; or

(ii) the Franchisee shall become insolvent, or shall take the benefit of any present or future insolvency statute, or shall make a general assignment for the benefit of creditors, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver or trustee or liquidation of all or substantially all of its property; or

(iii) the Franchisee shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute, filed against it, which petition is not dismissed within thirty days after the filing thereof;

then in any of such events, the City, in its discretion, shall have the right to:

(i) seek specific performance of this Franchise Agreement,

(ii) terminate this Franchise Agreement for default, which termination shall be effective twenty-four hours after written notice of such termination is given to the Franchisee, or

(iii) pursue such other actions and remedies as may be permitted by law. In the event the City elects to terminate this Franchise Agreement, then the City may, at its option, delay the effective date of termination for default until the first day of the month following the date on which written notice of such termination is given to the Franchisee. The City shall specify the termination date on the written notice of termination.

(B) In the event that a dispute arises between the City and the Franchisee, or any interested party, in any way relating to this Franchise Agreement, the Franchisee shall continue to render service in full compliance with all terms and conditions of this Franchise Agreement regardless of the nature of the dispute.

## **Section 12: Pledge of Revenues Authorized.**

The Franchisee shall have the right and power, and is hereby authorized to, hypothecate or pledge the rates, fees, rentals, or other charges or income derived by it from users of the services and facilities of its gas system or systems operated by the Franchisee wholly or partially within the City, pursuant to this Franchise Agreement, to the payment of the principal of and interest on any revenue bonds or other obligations hereafter issued by the Franchisee to finance the costs of construction, acquisition, or extension of its gas system or systems within the Counties of Orange and Lake, known as the Lake Apopka Natural Gas District, and appropriate reserves therefor. It is the express intention hereof that this Franchise is made for the benefit of the City, the Franchisee, and the holders of any such revenue bonds or other obligations of the Franchisee, and shall be binding upon and inure to the benefit of, and be enforceable by, the holders of any such revenue bonds or other obligations of the Franchisee, the City and the Franchisee, and the successors and assigns of the City and Franchisee, and except for the holders of any such revenue bonds or other obligations of the Franchisee, the City and Franchisee, and their successors and assigns, is not intended to and shall not confer any rights upon any other person, firm, or corporation, public or private.

## **Section 13: Change of Government.**

Any change in the form of government of the City as authorized by the State of Florida shall not affect the validity of this franchise. Any municipal corporation succeeding the City shall, without the consent of the Franchisee, succeed to all the rights and obligation of the City provided in this Franchise Agreement.

#### **Section 14: Attorneys' Fees.**

In the event that either party finds it necessary to commence an action against the other party to enforce any provision of this Franchise Agreement, or because of a breach by the other party of any of the terms hereof, each party shall bear its own attorney's fees, paralegal fees and costs in connection therewith.

#### **Section 15: Notices.**

All notices and approvals which any party shall be requested or shall desire to make or give under this Franchise Agreement shall be in writing, and shall be made or given (i) by certified mail, postage prepaid, return receipt requested, (ii) by hand delivery to named individuals representing the party to be notified, or (iii) by private parcel (next day) delivery service. Notices, including notice of a change of address or phone number, shall be addressed or transmitted to the addressees as set forth below, or that address which party may otherwise designate in the manner prescribed herein:

As to the City:  
City of Clermont  
685 West Montrose Street, 3<sup>rd</sup> Floor  
Clermont, Florida 34711  
Attn: City Manager

As to Franchisee:  
Lake Apopka Natural Gas District  
1320 Winter Garden-Vineland Road  
Winter Garden, FL 34787  
Attn: General Manager and CEO

Notices and approvals given or made as aforesaid shall be deemed to have been given and received on the date of actual receipt.

#### **Section 16: Miscellaneous.**

(A) Time is of the essence with respect to all matters set forth in this Franchise Agreement.

(B) The Franchisee is not, and shall not for any purpose be, the agent of the City, and shall have no power or authority to bind the City in any manner whatsoever.

(C) This Franchise Agreement embodies and constitutes the entire understandings of the

parties with respect to the matters contemplated herein, and all prior or contemporaneous agreements, understandings, or representations and statements, oral or written, are merged into this Franchise Agreement. Neither this Franchise Agreement nor any provisions hereof may be waived, modified, amended, discharged, or terminated, except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.

(D) It is stipulated and agreed between the parties that this Franchise Agreement shall be interpreted and construed in accordance with the laws of the State of Florida, and any trial or other proceeding with respect to this Franchise Agreement shall take place in the State of Florida.

(E) Captions of the sections and subsections of this Franchise Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Franchise Agreement.

(F) The Franchisee agrees to promptly reimburse the City for all of its costs and expenses, including attorney's fees and advertising costs, incurred in connection with the negotiation, preparation and award of this Franchise.

(G) The City is entering into this Franchise Agreement pursuant to the authority vested in the City Commission by Article VIII of the Constitution of the State of Florida, Chapter 166 of the Florida Statutes, and its Charter.

(H) The City hereby represents that this Franchise Agreement has been approved in accordance with all legal requirements.

#### **Section 17: Severability.**

If any part, section, subsection, or other portion of this Franchise Agreement, except for the provisions of Section 8 hereof is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Franchise Agreement, in all applications thereof not having been declared void, unconstitutional, or invalid shall remain in full force and effect. The City and Franchisee declare that no invalid or prescribed provision or application was an inducement at the execution of this Franchise Agreement, and that they would have executed this Franchise Agreement, regardless of the invalid or prescribed provision or application. In the event any part, subsection, or other portion of Section 8 hereof is declared void, unconstitutional, or invalid for any reason, then either party may terminate this Franchise Agreement upon notice to the other party.

[Signatures on next page]



**IN WITNESS WHEREOF**, the **CITY OF CLERMONT, FLORIDA**, and the **LAKE APOPKA NATURAL GAS DISTRICT** have caused this Franchise Agreement to be executed as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_

\_\_\_\_\_  
As to City

**CITY OF CLERMONT**,  
a Florida municipal corporation

By: \_\_\_\_\_  
Mr. Tim Murry, Mayor

ATTEST:

By: \_\_\_\_\_  
Ms. Tracy Ackroyd Howe, City Clerk

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_

\_\_\_\_\_  
As to Franchisee

**LAKE APOPKA NATURAL GAS DISTRICT**

By: \_\_\_\_\_  
Mr. Bill Arrowsmith, President

ATTEST:

By: \_\_\_\_\_  
Mr. Fred Crabtree, Secretary



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                                                                       |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                                                       |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                                                       |
| Victim of Crime Act (VOCA) Grant Acceptance and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                                                       |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                                                       |
| Recommend approval of a grant for a victim advocate part-time position for 2021-2022 covering salary and associated expenses with a City match along with the corresponding Budget Amendment.                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |                                                                       |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                                                                       |
| Request for Council to approve the VOCA Grant from the Office of the Florida Attorney General. This grant will cover salary and associated expenses for a victim advocate position for one year with a required City match on the grant. The total amount of the grant is \$17,976.58 and reflects a City match in the amount of \$4,494.15. The Clermont Police Department will request and seek renewal of the grant every fiscal year.<br>The budget amendment to the General Fund will recognize the grant revenues and expenditures associated with this position and associated expenses. |                                                |                                                                       |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |                                                                       |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                |                                                                       |
| The total grant amount of \$17,976.58 includes a City match in the amount of \$4,494.15. The Budget Amendment will recognize the grant funding and related expenditures in the General Fund.                                                                                                                                                                                                                                                                                                                                                                                                    |                                                |                                                                       |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Fund Number and Description</b>             | <b>Available Budget Amount</b>                                        |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |                                                                       |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | VOCA 2021 20222 Corrected Version FULL         | VOCA 2021 20222 Corrected Version FULL 10.12.2021.pdf                 |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | VOCA-2021-ClermontPoliceDepartmen-00318-signed | 492537_1133523-VOCA-2021-ClermontPoliceDepartmen-00318-signed (1).pdf |

OFFICE OF THE FLORIDA ATTORNEY GENERAL

VOCA 2021-2022

Organization: Clermont Police Department

Grant No.: VOCA-2021-Clermont Police Departmen-00318

Version Date: 10/12/2021 14:32:56

Applicant Information

**Provide the legal name of the Applicant Agency. If awarded funding, this information will be used for contract purposes.**

Clermont Police Department

Federal Data Universal Numbering System (DUNS) Number: 110461584

Federal Employee Identification Number (FEIN): 596000290

Registered with the System of Award Management (formally CCR)? Yes

**Agency Director:** Prefix (Mr., Ms., Dr., etc.) Chief Title: Chief of Police

Name: Charles Broadway

Telephone #: (352) 536-8400 Fax #: (352) 536-8497

Mailing Address: 3600 S. Hwy. 27  
(Street, P.O. Box,  
etc.)

City: Clermont State: Florida

Zip Code: 34711-6735

Email Address: cbroadway@clermontfl.org

**Performance Report Contact:** Prefix (Mr., Ms., Dr., etc.) Sergeant Title: Staff Sergeant

Name: Malcolm Draper

Telephone #: (352) 536-8412 Fax #: (352) 536-8497

Mailing Address: 3600 S. Hwy. 27  
(Street, P.O. Box,  
etc.)

City: Clermont State: Florida

Zip Code: 34711-6735

Email Address: mdraper@clermontfl.org

OFFICE OF THE FLORIDA ATTORNEY GENERAL

VOCA 2021-2022

Organization: Clermont Police Department

Grant No.: VOCA-2021-Clermont Police Department-00318

Version Date: 10/12/2021 14:32:56

Applicant Information

**Financial Contact:** Prefix (Mr., Ms., Dr., etc.) Mrs. Title: Finance Director

Name: Pam Brosonski

Telephone #: (352) 241-7365 Fax #: (352) 536-8497

Mailing Address: 685 W. Montrose Street  
(Street, P.O. Box,  
etc.)

City: Clermont State: Florida

Zip Code: 34711-6735

Email Address: pbrosonski@clermontfl.org

I acknowledge that I have read, understand, and agree to the conditions set forth in the Victims of Crime Act (VOCA) Grant Application, Instructions and the VOCA Rules for the duration of the grant period. I certify that the information contained in this application is true, complete and correct.

I acknowledge that the applicant agency, if awarded a VOCA grant, will comply with Federal Rules Regulating Grants and State Criteria. Subrecipients must comply with the applicable provisions of VOCA, the VOCA Rules, the requirements of the OJP Financial Guide, effective edition, and all laws, rules and regulations applicable to expenditures of State funds including the Reference Guide for State Expenditures. Subrecipients must maintain appropriate programmatic and financial records that fully disclose the amount and disposition of VOCA funds received. This includes: financial documentation for disbursements; daily time and attendance records specifying time devoted to allowable VOCA victim services; client files; the portion of the project supplied by other sources of revenue; job descriptions; contracts for services; and other records which facilitate an effective audit. Subrecipients will abide by any additional eligibility or service criteria as established by the state grantee including submitting statistical and programmatic information on the use and impact of VOCA funds, as requested.

PUBLIC AGENCIES ONLY: I hereby certify that pursuant to the VOCA Rules, grant funds will be used to enhance or expand services and will not be used to supplant state and local funds that would otherwise be available for crime victim services.

**Signature of Agency Director:** Malcolm Draper

**Date:** October 11, 2021 3:04PM

OFFICE OF THE FLORIDA ATTORNEY GENERAL

VOCA 2021-2022

Organization: Clermont Police Department

Grant No.: VOCA-2021-Clermont Police Departmen-00318

Version Date: 10/12/2021 14:32:56

Agency Eligibility

1) Identify which of the following categories best describes the applicant agency:

Public

2) Describe the type of implementing agency (choose only one category):

✓

**Government Agencies Only (choose one from the drop-down menu):**

Law Enforcement

Describe Other:

**Campus Organizations Only (choose one from the drop-down menu):**

Describe Other:

**Non-profit Organization Only (choose one from the drop-down menu):**

**Federally Recognized Tribal Governments, Agencies, and Organizations Only  
(choose one from the drop-down menu):**

Describe Other:

3) **Judicial circuit to be served:**

Fifth

4) **Subgrantee Agency Service Area(s) (List the counties that cover the service area of your organization);**

Lake County

5) **List the total population of the service area:**

36,693

6) **Describe the geographic characteristics of the service area (choose one from the drop-down menu):**

Mixed

7) **Congressional District(s) served:**

10th

**OFFICE OF THE FLORIDA ATTORNEY GENERAL**

**VOCA 2021-2022**

**Organization: Clermont Police Department**

**Grant No.: VOCA-2021-Clermont Police Departmen-00318**

**Version Date: 10/12/2021 14:32:56**

**Agency Eligibility**

- 8) Describe the purpose of the Proposed VOCA sub award: (choose one from the drop-down menu):**

Start up a new victim services project

- 9) Funds will primarily be used to (choose one from the drop-down menu):**

Offer new types of services

- 10) Is the applicant organization faith-based? (choose one from the drop-down menu):**

No

- 11) Include the address of the location(s) victim services will be provided:**

Clermont Police Department

3600 S. Hwy. 27

Clermont, Florida 34711

- 12) Provide the agency's website address:**

<https://www.clermontfl.gov/departments/police-department/>

**OFFICE OF THE FLORIDA ATTORNEY GENERAL**  
**VOCA 2021-2022**  
**Organization: Clermont Police Department**  
**Grant No.: VOCA-2021-Clermont Police Departmen-00318**  
**Version Date: 10/12/2021 14:32:56**  
**Certification Regarding Debarment**

**Instructions for Certification**

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause title "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier

**OFFICE OF THE FLORIDA ATTORNEY GENERAL**  
**VOCA 2021-2022**  
**Organization: Clermont Police Department**  
**Grant No.: VOCA-2021-Clermont Police Departmen-00318**  
**Version Date: 10/12/2021 14:32:56**  
**Certification Regarding Debarment**

covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may check the Non-procurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which the transaction originated may pursue available remedies, including suspension and/or debarment.

**U. S. DEPARTMENT OF JUSTICE**  
**OFFICE OF THE COMPTROLLER**  
**OFFICE OF JUSTICE PROGRAMS**

**Certification Regarding**  
**Debarment, Suspension, Ineligibility and Voluntary Exclusion**  
**Lower Tier Covered transactions**  
(Sub-Recipient)

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 28 CFR Part 67.510. Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160 B 19211).

- 1) The prospective lower tier participant certifies, by submission of the proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.



**OFFICE OF THE FLORIDA ATTORNEY GENERAL**

**VOCA 2021-2022**

**Organization: Clermont Police Department**

**Grant No.: VOCA-2021-Clermont Police Department-00318**

**Version Date: 10/12/2021 14:32:56**

**Certification Regarding Debarment**

- 2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Malcolm Draper

Name and Title of Authorized Official

✓

Signature of Authorized Official

October 11, 2021 3:07PM

Date Signed

Clermont Police Department

Name of Organization

3600 S. Hwy. 27

Address of Organization

OFFICE OF THE FLORIDA ATTORNEY GENERAL

VOCA 2021-2022

Organization: Clermont Police Department

Grant No.: VOCA-2021-Clermont Police Department-00318

Version Date: 10/12/2021 14:32:56

Special Conditions Certification

**Victims of Crime Act (VOCA) Section 539, Consolidated and Further Continuing Appropriations Act, 2013, Special Conditions Certification Form**

Section 539 of the Consolidation and further Continuing Appropriations Act, 2013 provides the following requirement:

**Computer Network Requirement**

The Agency understands and agrees that:

a) No award funds may be used to maintain or establish a computer network system unless such network blocks the viewing, downloading, and exchanging of pornography, and

b) Nothing in item (a) limits the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

\* Each agency must have some type of blocking software, if their networks are supported ("maintained") by VOCA funds;

\* This includes the purchase of new computer equipment (computers, monitors and printers), or software of any kind (new and/or updates) for the computer network system.

**AGENCY CERTIFICATION:**

VOCA funding is **NOT USED** to maintain or establish a computer network system.

OR

- ✓ VOCA funding is **USED** to maintain or establish a computer network system. However, the computer network system is (select one below):

**Is currently** blocking the viewing, downloading, and exchanging of pornography, or

**Is not able** to block the viewing, downloading and exchanging of pornography.

Anticipated date of blocking software purchase (fill in date), or

- ✓ Exempt because organization is a Federal, State, tribal, or local law enforcement agency, or an entity carrying out criminal investigations, prosecutions, or adjudication activities.

Agency Name: Clermont Police Department

Name of Authorized Official: Malcolm Draper

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Special Conditions Certification

Signature and Title of Authorized Official: ✓

Date of Certification: 10/11/2021

OAG Staff Only:

Approved

Not Approved

Approved By

October 11, 2021 3:43PM

Date Approved

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**U.S. Department of Justice**

**Office of Justice Programs**

**Office for Victims of Crime**

**AWARD CONTINUATION**

**SHEET**

**Grant**

1. Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any assurances or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Limited Exceptions. In certain special circumstances, the U.S. Department of Justice ("DOJ") may determine that it will not enforce, or enforce only in part, one or more requirements otherwise applicable to the award. Any such exceptions regarding enforcement, including any such exceptions made during the period of performance, are (or will be during the period of performance) set out through the Office of Justice Programs ("OJP") webpage entitled "Legal Notices: Special circumstances as to particular award conditions" ([ojp.gov/funding/Explore/Legal Notices-AwardReqs.htm](http://ojp.gov/funding/Explore/Legal%20Notices-AwardReqs.htm)), and incorporated by reference into the award.

By signing and accepting this award on behalf of the recipient, the authorized recipient official accepts all material requirements of the award, and specifically adopts, as if personally executed by the authorized recipient official, all assurance or certifications submitted by or on behalf of the recipient that relate to conduct during the period of performance.

Failure to comply with any one or more of these award requirements—whether a condition set out in full below, a condition incorporated by reference below, or a certification or assurance related to conduct during the award period—may result in the Office of Justice Programs ("OJP") taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. DOJ, including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or -unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or unenforceable, such

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provision shall be deemed severable from this award.

2. Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2020 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2020 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2020 award.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at <https://ojp.gov/funding/Part200UniformRequirements.htm>.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain – typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies – and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.333.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

3. Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at <https://ojp.gov/financialguide/DOJ/index.htm>), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

4. Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP

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grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

5. Requirements related to “de minimis” indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the “de minimis” indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the “de minimis” indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The “de minimis” rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

6. Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate), in writing of the potential duplication, and, if so requested by the DOJ awarding agency and/or OAG, must seek a budget-modification or change-of-project-scope grant adjustment notice (GAN) to eliminate any inappropriate duplication of funding.

7. Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at <https://www.sam.gov/>. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards (“subgrants”) to first-tier subrecipients (first-tier “subgrantees”), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient’s obligations related to SAM and to unique entity identifiers are posted on the OJP web site at <https://ojp.gov/funding/Explore/SAM.htm> (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by the reference here.

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This condition does not apply to an award, to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

8. Employment eligibility verification for hiring under the award

1. The recipient (and any "subrecipient" at any tier) must—

A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any subrecipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provision of 8 U.S.C. 1324a(a) and (2).

B. Notify all persons associated with the recipient (or any subrecipient) who are or will be involved in activities under this award of both—

(1) this award requirement for verification of employment eligibility, and

(2) the associated provisions in 8 U.S.C. 1324a(a)(1) and (2) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens.

C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a(a)(1) and (2).

D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

4. Rules of construction

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**A. Staff involved in the hiring process**

For purposes of this condition, persons “who are or will be involved in activities under this award” specifically includes (without limitation) any and all recipient (or any subrecipient) officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with award funds.

**B. Employment eligibility confirmation with E-Verify**

For purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the recipient (or any subrecipient) may choose to participate in, and use, E-Verify ([www.e-verify.gov](https://www.e-verify.gov)), provided an appropriate person authorized to act on behalf of the recipient (or subrecipient) uses E-Verify (and follows the proper E-Verify procedures, including in the event of a “Tentative Nonconfirmation” or a “Final Nonconfirmation”) to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with award funds.

C. “United States” specifically includes the District of Columbia, Puerto Rico, Guam, the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.

D. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any recipient, any subrecipient at any tier, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1) and (2).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (<https://www.e-verify.gov/>) or email E-Verify at [E-Verify@dhs.gov](mailto:E-Verify@dhs.gov). E-Verify employer agents can email E-Verify at [E-VerifyEmployerAgent@dhs.gov](mailto:E-VerifyEmployerAgent@dhs.gov).

Questions about the meaning or scope of this condition should be directed to OJP, before award acceptance.

**9. Requirement to report actual or imminent breach of personally identifiable information (PII)**

The recipient (and any “subgrantee” at any tier), must have written procedures in place to respond in the event of an actual or imminent “breach” (OMB M-17-12) if it (or a subrecipient) – (1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of “personally identifiable information (PII)” (2 CFR 200.79) within the scope of an OJP grant-funded program or activity, or (2) uses or operates a “Federal information system” (OMB Circular A-130). The recipient’s breach



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procedures must include a requirement to report actual or imminent breach of P 11 to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

10. All subawards (“subgrants”) must have specific federal authorization

The recipient, and any subrecipient (“subgrantee”) at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that—for purposes of federal grants administrative requirements—OJP considers a “subaward” (and therefore does not consider a procurement “contract”).

The details of the requirements for authorization of any subaward are posted on the OJP web site at <https://ojp.gov/funding/Explore/SubawardAuthorization.htm> (Award condition: All subawards (“subgrants”) must have specific federal authorization), and are incorporated by reference here.

11. Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed \$250,000

The recipient, and any subrecipient (“subgrantee”) at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, \$250,000). This condition applies to agreements that—for purposes of federal grants administrative requirements—OJP considers a procurement “contract” (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at <https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm> (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed \$250,000)), and are incorporated by reference here.

12. Unreasonable restrictions on competition under the award; association with federal government

SCOPE. This condition applies with respect to any procurement of property or services that is funded (in whole or in Part) by this award, whether by the recipient or by a subrecipient at any tier, and regardless of the dollar amount of the purchase or acquisition, the method of procurement, or the nature of any legal instrument used. The provisions of this condition must be among those included in any subaward (at any tier).

1. No discrimination, in procurement transactions, against associates of the federal government

Consistent with the (DOJ) Part 200 Uniform Requirements-including as set at 2 C.F.R. 200.300 (requiring awards to be “manage[d] and administer[ed] in a manner so as to ensure that Federal funding

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is expended and associated programs are implemented in full accordance with U.S. statutory and public policy requirements”) and 200.319(a) (generally requiring “[a]ll procurement transactions [to] be conducted in a manner providing full and open competition” and forbidding practices “restrictive of competition,” such as “[p]lacing unreasonable requirements on firms in order for them to qualify to do business” and taking “[a]ny arbitrary action in the procurement process”) – no recipient (or subrecipient, at any tier) may (in any procurement transaction) discriminate against any person or entity on the basis of such person or entity’s status as an “associate of the federal government” (or on the basis of such person or entity’s status as a parent, affiliate, or subsidiary of such an associate), except as expressly set out in 2 C.F.R. 200.319(a) or as specifically authorized by USDOJ.

**2. Monitoring**

The recipient’s monitoring responsibilities include monitoring of subrecipient compliance with this condition.

**3. Allowable costs**

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

**4. Rules of construction**

A. The term “associate of the federal government” means any person or entity engaged or employed (in the past or at present) by or on behalf of the federal government – as an employee, contractor or subcontractor (at any tier), grant recipient or “subrecipient (at any tier), agent, or otherwise – in undertaking any work, project, or activity for or on behalf of (or in providing goods or services to or on behalf of) the federal government, and includes any applicant for such employment or engagement, and any person or entity committed by legal instrument to undertake such work, project, or activity (or to provide such goods or services) in future.

B. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

**13. Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)**

The recipient, and any subrecipient (“subgrantee”) at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients (“subgrantees”), or individuals defined (for purposes of this condition) as “employees” of the recipient or of any subrecipient.

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The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm> (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

**14. Determination of suitability to interact with participating minors**

SCOPE. The condition applies to this award if it is indicated – in the application for the award (as approved by DOJ)(or in the application for any subaward, at any tier), the DOJ funding announcement (solicitation), or an associated federal statute – that a purpose of some or all of the activities to be carried out under the award (whether by the recipient, or subrecipient at any tier) is to benefit a set of individuals under 18 years of age.

The recipient, and any subrecipient at any tier, must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP web site at <https://ojp.gov/funding/Expore/Interact-Minors.htm> (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors), and are incorporated by reference here.

**15. Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events**

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the DOJ Grants Financial Guide").

**16. Requirement for data on performance and effectiveness under the award**

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection

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supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

17. OJP Training Guiding Principles

Any training or training materials that recipient—or any subrecipient (“subgrantee”) at any tier—develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at <https://ojp.gov/funding/Implement/TrainingPrinciplesForGrantees-Subgrantees.htm>.

18. Effect of failure to address audit issues

The recipient understands and agrees that the DOJ award agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

19. Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the performance of this award, if the recipient is designated as “high-risk” for purposes of the DOJ high-risk grantee list.

20. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination – 28 C.F.R. Part 42

The recipient, and any subrecipient (“subgrantee”) at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

21. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient (“subgrantee”) at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain “education programs.”

22. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient (“subgrantee”) at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38 (as may be applicable from time to time), specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

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Currently, among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38, currently, also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of 28 C.F.R. Part 38 is available via the Electronic Code of Federal Regulations (currently accessible at <https://www.ecfr.gov/cgi-bin/ECFR?page=browse>), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.

**23. Restrictions on "lobbying"**

In general, as a matter of federal law, federal funds awards by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law).

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

**24. Compliance with general appropriations-law restrictions on the use of federal funds (FY 2020).** The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions that may be set out in applicable appropriations acts are indicated at <https://ojp.gov/funding/Explore/FY20AppropriationsRestrictions.htm>, and are incorporated by reference here. Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

**25. Reporting potential fraud, waste, and abuse, and similar misconduct**

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The recipient, and any subrecipients ("subgrantees") must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award— (1) submitted a claim that violates the False Claim Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by—(1) online submission accessible via the OIG webpage at <https://oig.justice.gov/hotline/contact-grants.htm> (select "Submit Report Online"); (2) mail directed to: U.S. Department of Justice, Office of the Inspector General, Investigations Division, ATTN: Grantee Reporting, 950 Pennsylvania Ave., NW. Washington , DC 20530; and/or (3) by facsimile directed to the DOJ OIG Investigations Division (Attn: Grantee Reporting) at (202) 616-9881 (fax).

Additional information is available from the DOJ OIG web site at <https://oig.justice.gov/hotline>.

**26. Restrictions and certifications regarding non-disclosure agreements and related matters**

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which related to classified information), Form 4414 (which related to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient—

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

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2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both—

a. it represents that—

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

27. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

28. Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Message While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the

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course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

29. Requirements to disclose whether recipient is designated “high risk” by a federal grant-making agency outside of DOJ

If the recipient is designated “high risk” by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at [OJP.ComplianceReporting@ojp.usdoj.gov](mailto:OJP.ComplianceReporting@ojp.usdoj.gov). For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient’s past performance, or other programmatic or financial concerns with the recipient. The recipient’s disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

30. The Victims of Crime Act (VOCA) of 1984 states that VOCA funds are available during the federal fiscal year in which the award was actually made, plus the following three fiscal years. At the end of this period, VOCA funds will be deobligated. OJP has no discretion to permit extensions beyond the statutory period (E.g., VOCA funds awarded in FY 2020, are available until the end of FY 2023).

31. Discrimination Findings

The recipient assures that in the event that a Federal or State court or Federal or State administrative agency makes a finding of discrimination after a due process hearing on the ground of race, religion, national origin, sex, or disability against a recipient of victim assistance formula funds under this award, the recipient will forward a copy of the findings to the Office for Civil Rights of OJP.

32. VOCA Requirements

The recipient assures that the State and its subrecipients will comply with the conditions of the Victims of Crime Act (VOCA) of 1984, sections 1404(a)(2), and 1404(b)(1) and (2), 34 U.S.C. 20103(a)(2) and (b)(1) and (2) (and the applicable program guidelines and regulations), as required. Specifically, the State certifies that funds under this award will:

- a) be awarded only to eligible victim assistance organizations, 34 U.S.C. 20103(a)(2);
- b) not be used to supplant State and local public funds that would otherwise be available for crime victim assistance, 34 U.S.C. 20103(a)(2); and
- c) be allocated in accordance with program guidelines or regulations implementing 34 U.S.C. 20103(a)



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(2)(A) and 34 U.S.C. 20103(a)(2)(B) to, at a minimum, assist victims in the following categories: sexual assault, child abuse, domestic violence, and underserved victims of violent crimes as identified by the State.

33. The recipient authorizes the Office for Victim of Crime (OVC) and/or the Office of the Chief Financial Officer (OCFO), and its representatives, access to and the right to examine all records, books, papers, or documents related to this grant.

34. FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of \$25,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at <https://ojp.gov/funding/Explore/FFATA.htm> (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to (1) an award of less than \$25,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

35. Recipient integrity and performance matters: Requirement to report information on certain civil, criminal, and administrative proceedings to SAM and FAPIIS

The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this OJP award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management (known as "SAM"), to the designated federal integrity and performance system (currently, "FAPIIS").

The details of recipient obligations regarding the required reporting (and updating) of information on certain civil, criminal, and administrative proceedings to the federal designated integrity and performance system (currently, "FAPIIS") within SAM are posted on the OJP web site at <https://ojp.gov/funding/FAPIIS.htm> (Award condition: Recipient Integrity and Performance Matters, including Recipient Reporting to FAPIIS), and are incorporated by reference here.

36. The recipient must receive and engage in any training and technical assistance activities recommended by the Office for Victims of Crime.

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Name of Authorized Official: Malcolm Draper

Signature of Authorized Official: ✓

Date Signed: October 11, 2021 3:08PM

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**EEOP Certification Form**

**Compliance with the Equal Employment Opportunity Plan (EEOP) Requirements**

Carefully read the instructions below and then complete the applicable section for your agency.

**Recipient's Name:** Clermont Police  
Department

**DUNS Number:** 110461584

**Address:** 3600 S. Hwy. 27, Clermont, Florida, 34711-6735

**Grant Title:** VOCA 2021

**Grant Number:** VOCA-2021-Clermont Police  
Departmen-00318

**Requested Award Amount:** \$17,976.58

**Name and Title of Contract Person:** Chief Charles Broadway Chief of Police

**Telephone Number:** (352) 536-8400

**E-Mail Address:** cbroadway@clermontfl.org

**Section A - Declaration Claiming Complete Exemption from the EEOP Requirement**

*Please check all the following boxes that apply:*

Recipient has less than fifty employees.

Recipient is an educational institution.

Recipient is a nonprofit organization.

Recipient is a medical institution.

Recipient is an Indian tribe.

Recipient is receiving an award less than  
\$25,000.

I, *[responsible official]*,  
certify that *[recipient]* is  
not required to prepare an EEOP for the reason(s) checked above, pursuant to 28 C.F.R § 42.302.  
I further certify that *[recipient]*  
will comply with applicable federal civil rights laws that prohibit discrimination in employment and in the  
delivery of services.

✓ **Section B - Declaration Claiming Exemption from the EEOP Submission Requirement and  
Certifying that an EEOP is on File for Review**

*If a recipient agency has fifty or more employees and is receiving a single award or subaward of  
\$25,000 or more, but less than \$750,000, then the recipient agency does not have to submit an EEOP  
to the OCR for review as long as it certifies the following (42 C.F.R. § 42.305):*

I, Malcolm Draper *[responsible official]*,  
certify that the Clermont Police Department *[recipient]*,  
which has fifty or more employees and is receiving a single award or subaward for \$25,000 or

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more, but less than \$750,000, has formulated an EEOP in accordance with 28 CFR pt. 42, subpt. E. I further certify that within the last twenty-four months, the proper authority has formulated and signed into effect the EEOP and, as required by applicable federal law, it is available for review by the public, employees, the appropriate state planning agency, and the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice. The EEOP is on file at the following office:

The City of Clermont Human Resources Department [organization],  
685 W. Montrose Street, Clermont, Florida 34711 [Address].

**Section C - Declaration Stating that an EEOP Utilization Report Has Been Submitted to the Office for Civil Rights for Review**

*If a recipient agency has fifty or more employees and is receiving a single award or subaward of \$750,000 or more, then the recipient agency must send an EEOP Utilization Report to the OCR for review.*

I, [responsible official],  
certify that [recipient],  
which has fifty or more employees and is receiving a single award of \$750,000 or more, has formulated an EEOP in accordance with 28 CFR pt. 42, subpt. E, and sent it for review on [date] to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice.

Malcolm Draper

Name and Title of Authorized Official

✓

Signature of Authorized Official

October 11, 2021 3:10PM

Date Signed

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Related Parties Questionnaire

**Agency Name:** Clermont Police Department

- 1) Are there currently any family relationships that exist between the board of directors, the agency's principal officers, the agency's employees, and any independent contractors? No

If yes, describe any and all family relationships that exist and indicate if your agency has a related parties policy.

- 2) Are you aware of any interests, direct or indirect, that exist with the current board of directors, the current agency principal officers, the current agency employees, or any current independent contractors in the following area?

A) Sale, purchase, exchange, or leasing of property? No

B) Receiving or furnishing of goods, services, or facilities? No

C) Transfer or receipt of compensation, fringe benefits, or income or assets? No

D) Maintenance of bank balances as compensating balances for the benefit of another? No

If yes to any above, describe any and all interests that you are aware of at this time.

- 3) Are any current board of directors, current agency's principal officers, current agency's employees, or any current independent contractors indebted to the agency? No

If yes, describe any and all family relationships that exist and indicate if your agency has a related parties policy.

- 4) Have any current board of directors, current agency principal officers, current agency employees, or any current independent contractors misappropriated assets or committed other forms of fraud against the agency? No

If yes, describe any and all family relationships that exist and indicate if your agency has a related parties policy.

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**Related Parties Questionnaire**

By signing this form, I hereby certify that the information contained in this questionnaire is true and accurate to the best of my knowledge and belief. I acknowledge my obligation to notify the Office of the Attorney General VOCA Grant Manager for this contract of any changes to the information provided.

Malcolm Draper

Name and Title of Authorized Official

✓

Signature of Authorized Official

October 11, 2021 3:10PM

Date Signed

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**VOCA Personnel Budget: VOCA - Police Service Aide I 1**

**Agency Name:** Clermont Police Department

Complete the table below and provide information about each position requested. In the Budget Narrative section indicate if the salary/benefit expenses listed include costs that are anticipated during the 12 month period. For example, raises and increases in benefit costs, as well as any other information needed to support the request.

Provide a job description for all proposed VOCA-funded staff and indicate the percentage of time by each job duty. Failure to provide VOCA allowable job descriptions may result in a reduction to your request. The job description must reflect VOCA allowable activities that are equal to or greater than the percentage of the position that is VOCA funded.

**RATE:** A percentage should be indicated for those benefits that are calculated by using a percentage of the gross salary, e.g., retirement is often calculated in this manner.

**Personnel:**

|                                           | Total Actual Cost<br>(from chart below) | Total Amount<br>VOCA Funded | Percent VOCA<br>Funded | VOCA Funded<br>FTE |
|-------------------------------------------|-----------------------------------------|-----------------------------|------------------------|--------------------|
| Position: VOCA - Police<br>Service Aide I | \$14,941.58                             | \$14,941.58                 | 100%                   | 0.50               |

**Personnel Narrative:** Police service aide I, is a part-time position that will be used to support a victim advocacy position funded by the VOCA grant. 25%-Calling victims/responding to emails. 25%-Review info. 25%-Develop individual plans. 25%-Responding and follow-up.

|           |             |             |  |     |
|-----------|-------------|-------------|--|-----|
| Sub-Total | \$14,941.58 | \$14,941.58 |  | 0.5 |
|-----------|-------------|-------------|--|-----|

|                                                   |        |
|---------------------------------------------------|--------|
| <b>Agency Contribution for Personnel Expenses</b> | \$0.00 |
|---------------------------------------------------|--------|

|                                                           |           |
|-----------------------------------------------------------|-----------|
| <b>Pay Schedule: (choose one from the drop-down menu)</b> | Bi-Weekly |
|-----------------------------------------------------------|-----------|

**Position Number:**

Hours per week = 20  
Hourly Rate = \$13.11

|              |             | RATE  | Yearly<br>Employer<br>Cost | Per Pay Period<br>Approved Budget |
|--------------|-------------|-------|----------------------------|-----------------------------------|
| Gross Salary | \$13,634.40 |       | \$13,634.40                | \$524.40                          |
| FICA         |             | 7.65% | \$1,043.03                 | \$40.12                           |

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VOCA Personnel Budget: VOCA - Police Service Aide I 1

|              |       |             |          |
|--------------|-------|-------------|----------|
| Retirement   | 0%    | \$0         | \$0      |
| Health Ins.  |       | \$0         | \$0      |
| Life Ins.    |       | \$0         | \$0      |
| Dental Ins.  |       | \$0         | \$0      |
| Workers Comp | 1.76% | \$239.97    | \$9.23   |
| Unemployment | 0%    | \$0         | \$0      |
| (1st \$7K)   |       |             |          |
| Other:       |       | \$24.18     | \$0.93   |
| TOTAL        |       | \$14,941.58 | \$574.68 |

Explanation (if applicable):

Other - EAP benefits

Is this position used as a matching expense Y/N?

No



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VOCA Contractual/Fee for Service Budget

Agency name: Clermont Police Department

For each contractual service listed, include a description of the service to be provided, the business name of the contractor, the cost per unit of service, and the estimated units of service to be used. Indicate in the narrative section how the number of services requested was determined. Also, give a description of a unit of service, e.g., a 60 minute unit of legal services, a 60 minute individual therapy session, and a 90 minute group therapy session.

Therapy must be requested at a maximum of the following rates, per 15 minute increment/unit:

Individual Therapy- \$25 per unit

Family Therapy- \$12.25 per unit/per person

Group Therapy- \$8 per unit/per person

EXAMPLE - Budget Narrative:

Therapy, Inc., will provide therapy for adult survivors of incest. It is anticipated that this service will be used approximately 10 times during the year.

**Contractual Services** - Contracts for specialized services:

| Name of Business or Contractor / Budget Narrative | Cost Per<br>Unit of<br>Service | Estimated<br>Units of<br>Service | Total |
|---------------------------------------------------|--------------------------------|----------------------------------|-------|
|---------------------------------------------------|--------------------------------|----------------------------------|-------|

Name of Business or Contractor:

Budget Narrative:

|                      |  |  |     |
|----------------------|--|--|-----|
| Contractual Subtotal |  |  | \$0 |
|----------------------|--|--|-----|

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VOCA Equipment Budget

**Agency Name:** Clermont Police Department

Items included in this section must be furniture and/or equipment costing \$2,500 or more. If awarded funds in this category, prior approval is required before purchasing items. Provide a justification for the equipment purchase requests.

EXAMPLE - Narrative Response:

The computer will increase the advocate's ability to reach and better serve crime victims. The cost listed above is for a complete computer package which includes the computer, monitor, software and printer.

ALL EQUIPMENT PURCHASES MUST BE PRE-APPROVED PRIOR TO THE ACTUAL PURCHASE

**Equipment:**

| Description of Equipment and a Budget Narrative | Number | Cost Per Item | Total |
|-------------------------------------------------|--------|---------------|-------|
| Description of Equipment:                       |        |               |       |
| Budget Narrative:                               |        |               |       |
| Equipment Subtotal                              |        |               | \$0   |

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**VOCA Operating Budget**

**Agency name:** Clermont Police Department

Office supplies such as paper, pencils, toner, printing, books, postage, transportation for victims; monthly service costs for telephone or utilities; staff travel (for direct service to crime victims only), etc. Furniture and equipment costing less than \$2,500 should be requested from this budget category. In the narrative section, provide a brief description of the operating expenses and note if the cost is pro-rated. Indicate how the number and cost of services requested were determined (by FTE? by % use? by sq/ft?).

**EXAMPLE- Narrative Response:**

The Victim Advocate will need monthly telephone service calculated at \$20 per month, which is the standard rate budgeted for new positions in this agency.

**Operating:**

| Description of Operating Cost and a Budget Narrative                                                                                                                                                                                         | Number | Cost Per Item | Total      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|------------|
| Description of Operating Cost:<br>Set up for new office space.                                                                                                                                                                               | 1      | \$1,700.00    | \$1,700.00 |
| Budget Narrative:<br>This includes pricing for a new office space. Desktop computer, monitor, keyboard.<br>Providing a computer will allow the part time advocate with access to information database and resource to better assist victims. |        |               |            |
| Description of Operating Cost:<br>Pens, paper, other office supplies                                                                                                                                                                         | 1      | \$150.00      | \$150.00   |
| Budget Narrative:<br>Providing access to office supplies such as note taking equipment will make the victim advocate more effective.                                                                                                         |        |               |            |
| Description of Operating Cost:<br>Phone and phone license                                                                                                                                                                                    | 1      | \$115.00      | \$115.00   |
| Budget Narrative:<br>n/a                                                                                                                                                                                                                     |        |               |            |
| Description of Operating Cost:<br>n/a                                                                                                                                                                                                        | 0      | \$0           | \$0        |
| Budget Narrative:<br>n/a                                                                                                                                                                                                                     |        |               |            |
| Description of Operating Cost:<br>n/a                                                                                                                                                                                                        | 0      | \$0           | \$0        |
| Budget Narrative:<br>n/a                                                                                                                                                                                                                     |        |               |            |
| Operating Subtotal                                                                                                                                                                                                                           |        |               | \$1,965.00 |

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VOCA Training Budget: Victim Advocacy Certification Course and Textbook

Agency Name: Clermont Police Department

Training requested must be to enhance delivery of victim services.

Travel associated with training must adhere to the State of Florida Travel Rules.

If awarded funds in this category, additional information will be required prior to incurring costs associated with training.

The narrative should include the name and detailed information on the training and a justification for how it will enhance

direct services to crime victims. VOCA funds will only reimburse registration, lodging and travel.

**Florida Administrative Rules related to travel expenses:**

[Click Here](#)

**Section 112.061, Florida Statutes- Travel Expenses:**

[Click Here](#)

**Reference Guide for State Expenditures:**

[Click Here](#)

**Training Expenses:**

| Description of Training Expenses and a Budget Narrative                                                                                                                                                                                                                                                                         | Number | Cost Per Item | Total      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|------------|
| Description of Training Expenses:<br>Victim Advocacy Certification Course and Textbook<br>Budget Narrative:<br>Online Victim Advocacy Certification Course and corresponding textbook. This training will provide the VOCA employee with the most up to date resources, procedures, and other methodology to best help victims. | 1      | \$1,070.00    | \$1,070.00 |
| Training Subtotal                                                                                                                                                                                                                                                                                                               |        |               | \$1,070.00 |

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VOCA Match Budget: Cash match

**Agency Name:** Clermont Police Department

Program Match: The VOCA Rules require that all proposals provide a 20% match of the total VOCA project. Total VOCA Project is defined as the VOCA Budget Request plus the Program Match. Match funds are subject to the same restrictions that govern VOCA grant funds, i.e., the source of program match must be a VOCA-allowable expenditure. Training is not approved as a matching contribution.

To determine the amount of match required by the VOCA Rules for the proposed VOCA project, divide the total amount of the VOCA Budget Request by four. The result is the amount of the program match. For example, if the VOCA Budget Request is \$30,000, then divide \$30,000 by four which equals \$7,500. In this case, the required match is \$7,500 which equals 20% of the total VOCA project. The following further illustrates the program match requirement:

|           |
|-----------|
| \$30,000  |
| + \$7,500 |
| \$37,500  |

Allowable match funds may include, but are not limited to, volunteers, staff salaries, rent, equipment, operating costs, etc. Federal funds from other sources cannot be used for VOCA match. Match used for the VOCA project cannot be used as match for any other grant. Do not over report match, i.e., do not provide match in excess of 20% of the total VOCA project. Match may be provided as either cash or in-kind or a combination of cash and in-kind as follows:

**Cash Match:** A cash match is any cost component that is included in the agency's overall budget as it applies to the provision of direct services for victims of crime, i.e., staff providing direct victim services, travel related to the delivery of direct victim services, rent paid by the agency for the portion of the program providing direct victim services, etc. If the agency pays for the expense, then it may be used as a cash match.

**In-Kind Match:** An in-kind match includes donated items or services that benefit the program but which do not have a dollar value assigned for budgeted purposes. For example, programs may use volunteer hours as match. The value placed on donated services must be consistent with the rate of compensation paid for similar work in the applicant agency. If the required skills are not found in the applicant agency, the rate of compensation must be consistent with the labor market. Programs may use items donated by other programs or individuals as in-kind match, i.e., rent and utilities used for the provision of direct services to victims and donated by another source outside the agency.

The Program match section is an itemized description by budget category of proposed matching contributions. The budget categories are personnel, contractual services, equipment and operating expenses. Provide a detailed (itemized) list and a budget narrative for each budgeted category. Indicate the funding source and indicate if it is a cash or in-kind match. Do not over report required match. Unless otherwise approved by the

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**VOCA Match Budget: Cash match**

OAG, reported match must be consistent with the monthly reimbursement request.

Match Narrative: Describe in detail the type of Match, whether cash or in-kind, the budget category, etc. Submit the same detailed information for match as provided for VOCA funded items. If match is in the personnel category for paid staff complete the table below (attach additional page(s) if needed) and provide the total salary and benefits and percentage. Attach job descriptions for all paid staff and/or volunteers reported as Match. Job descriptions must reflect VOCA allowable activities that are equal to or greater than the percentage of the position that is reported as Match. Failure to provide VOCA allowable job descriptions may result in a reduction to your request.

**EXAMPLES- Match Narrative:**

Our agency utilizes volunteers who provide direct services to victims of crime, such as intake clerks, clerical (types reports and calls victims) and victim advocates. The agency anticipates using volunteers at the equivalent of 20 - 23 hours per week x 52 weeks x \$5.15 for a match of \$5,698.

\* Only those agencies with an established volunteer component are eligible to utilize volunteers as match.

The agency rents office space from the Global Company at \$14,400 annually and the agency's pro-rated portion for office space for volunteers and supervisor of the victim advocate would be approximately 19% (or \$234 per month) x 12 months = \$2,807.

Approximately 5% of the Victim Advocate Supervisor position will be utilized to provide supervision for the victim advocate position. The supervisor's total salary and benefits equal \$32,000.

| Program Match Description | Funding Source<br>May not be derived from<br>Federal Dollars | Cash or<br>In-Kind | Budget<br>Category | Match<br>Amount |
|---------------------------|--------------------------------------------------------------|--------------------|--------------------|-----------------|
| Cash match                | Local, Public or Private                                     | Cash               | Operating          | \$3,595.32      |
| Match Sub-Total           |                                                              |                    |                    | \$3,595.32      |
| Budget Narrative:         | 20% of proposed victim advocate part-time position.          |                    |                    |                 |

|                     |             |       |                  |                  |
|---------------------|-------------|-------|------------------|------------------|
| VOCA FTE %          | 0.1%        |       |                  |                  |
| Hours per week =    | 20          | RATE  | Employer<br>Cost | Reported Match = |
| Hourly Rate =       | \$13.11     |       |                  | 20%              |
| Annual Gross Salary | \$13,634.40 |       | \$13,634.40      | \$2,726.88       |
| FICA                |             | 7.65% | \$1,043.03       | \$208.61         |
| Retirement          |             | 0%    | \$0              | \$0              |
| Health Ins.         |             |       | \$0              | \$0              |
| Life Ins.           |             |       | \$0              | \$0              |
| Dental Ins.         |             |       | \$0              | \$0              |
| Workers Comp        |             | 1.76% | \$239.97         | \$47.99          |
| Unemployment        |             | 0%    | \$0              | \$0              |

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**VOCA Match Budget: Cash match**

|       |             |            |
|-------|-------------|------------|
| Other | \$3,059.18  | \$611.84   |
| TOTAL | \$17,976.58 | \$3,595.32 |

Explanation (if applicable):

Other expenses for required training and necessary equipment.

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**VOCA Budget Request**

| <b>Budget Summary By Category</b> | <b>Total VOCA<br/>Budget Request</b> | <b>Total VOCA<br/>Approved Budget</b> |
|-----------------------------------|--------------------------------------|---------------------------------------|
| <b>Personnel (10A)</b>            | \$14,941.58                          |                                       |
| <b>Contractual Services (10B)</b> | \$0                                  |                                       |
| <b>Equipment (10C)</b>            | \$0                                  |                                       |
| <b>Operating Expenses (10D)</b>   | \$1,965.00                           |                                       |
| <b>Training Expenses (10E)</b>    | \$1,070.00                           |                                       |
| <b>Total</b>                      | \$17,976.58                          | \$0                                   |

**Required Match Part 11** **\$4,494.15**

**Total paid staff for agency's victim services program (total number of full-time equivalent staff (FTE) for the current fiscal year):** 1

Number of staff requested from VOCA, expressed in FTE's: 0.5  
Number of staff requested as matching expenses, expressed in FTE's: 0.10  
Total staff requested, expressed in FTE's: 0.6

**Child Abuse** \$746.76  
(Include services for child physical abuse/neglect and child sexual assault/abuse)  
**Domestic and Family Violence** \$3,394.37  
**Adult Sexual Assault** \$339.44  
**Underserved** \$4,643.50  
(includes DUI/DWI crashes, survivors of homicide victims, assault, adults molested as children, elder abuse, victims with disabilities, robbery, other violent crimes)

**MATCH (financial support from other sources)**

Value of in-kind match \$0  
Cash match \$4,494.15  
Total match **\$4,494.15**

Match waiver No



**OFFICE OF THE FLORIDA ATTORNEY GENERAL****VOCA 2021-2022****Organization: Clermont Police Department****Grant No.: VOCA-2021-Clermont Police Department-00318****Version Date: 10/12/2021 14:32:56****Funding Source Chart**

Applicants must provide information that demonstrates community support of its services; financial support from non-federal sources; non-federal resources for the required 20% program match (unless in-kind match is utilized); and, if a new program, shows that 25-50% of the total financial support is from non-federal sources.

**Budget and Staffing**

Provide the amount of funding that is allocated to victim services within the applicant agency for the current fiscal year and the amount requested for the proposed VOCA project. Do not report the entire agency budget, unless the entire budget is devoted to victim services programs. Round amounts to the nearest dollar, and include all expenses which are budgeted for the victim services program (i.e., personnel costs which include salaries for directors, clerical/support staff, victim advocates, counselors, etc.; training costs; equipment such as computers, fax machines, printers, copiers, telephones, and furnishings, etc.; operating costs such as utilities, postage, printing, office supplies, travel, counseling supplies, etc.). Please note: Do not include in-kind match.

What is the fiscal year of your sub grantee agency?

October 1 to September 30

(choose one from the drop-down menu to the right)

Other Defined:

| <b>Funding Source</b>                | <b>Agency Total Victim<br/>Services Budget<br/>(Current Fiscal Year)</b> | <b>Proposed<br/>VOCA Project<br/>Budget</b> |
|--------------------------------------|--------------------------------------------------------------------------|---------------------------------------------|
| Federal Funding *Describe below      | \$0                                                                      | \$0                                         |
| VOCA Grant Request (excluding match) |                                                                          | \$17,976.58                                 |
| State Funds                          |                                                                          |                                             |
| Local, Public or Private Funds       |                                                                          |                                             |
| Other:                               |                                                                          |                                             |
| <b>Totals</b>                        | <b>\$0</b>                                                               | <b>\$17,976.58</b>                          |

\*For the judicial circuit you are requesting funding with this application

\* If the applicant agency currently receives federal funding for victim services, indicate the source(s) and the use of those funds. Do not include VOCA funding. (Response is limited to 1000 characters.) If this is not applicable, please indicate "N/A."

No federal funding currently for the proposed position of victim advocate.

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**Use of VOCA and Match Funds**

**INSTRUCTION:** For this request, check the category of service and subcategory that best identifies the types of services or activities that will be provided by the VOCA-funded project as described below.

**Note:** Report only those program activities that will be implemented with VOCA and Match funds .

**Check all that apply**

**INFORMATION & REFERRAL**

- |                                                                     |                                                                                                                                                   |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ Information about the criminal justice process                    | ✓ Referral to other victim service programs                                                                                                       |
| ✓ Information about victim rights, how to obtain notification, etc. | ✓ Referral to other services, supports and resources (includes legal, medical, faith-based organizations, address confidentiality programs, etc.) |

**PERSONAL ADVOCACY/ACCOMPANIMENT**

- |                                                                                                                           |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| ✓ Victim advocacy/accompaniment to emergency medical care                                                                 | ✓ Performance of medical forensic exam or interview, or medical evidence collection                      |
| ✓ Victim advocacy/accompaniment to medical forensic exam                                                                  | Immigration assistance (e.g. special visa, continued presence application, and other immigration relief) |
| ✓ Law enforcement interview advocacy/accompaniment                                                                        | ✓ Intervention with employer, creditor, landlord, or academic institution                                |
| ✓ Prosecution interview advocacy/accompaniment (includes accompaniment with prosecuting attorney and with victim/witness) | Child and/or dependent care assistance (provided by agency)                                              |
| ✓ Criminal advocacy/accompaniment                                                                                         | Transportation assistance (provided by agency)                                                           |
| ✓ Civil advocacy/accompaniment (includes victim advocate assisting with protection orders)                                | Interpreter services                                                                                     |
| ✓ Individual advocacy (assistance in applying for public benefits, return of personal property or effects)                | ✓ Assistance with victim compensation                                                                    |

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**Use of VOCA and Match Funds**

**EMOTIONAL SUPPORT OR SAFETY SERVICES**

- |                                                                   |                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ Crisis intervention (in-person, includes safety planning, etc.) | Therapy (traditional, cultural, or alternative healing: art, writing, or play therapy; etc.)                                                                                                                                            |
| Hotline/crisis line counseling                                    | Support groups (facilitated or peer)                                                                                                                                                                                                    |
| ✓ Individual counseling                                           | Emergency financial assistance (includes emergency loans and petty cash, payment for items such as food and/or clothing, changing windows and/or locks, taxis, prophylactic and non prophylactic meds, durable medical equipment, etc.) |
| ✓ On-scene crisis response (e.g., community crisis response)      |                                                                                                                                                                                                                                         |

**SHELTER/HOUSING SERVICES**

- |                                 |                       |
|---------------------------------|-----------------------|
| Emergency shelter or safe house | Relocation assistance |
| Transitional housing            |                       |

**CRIMINAL/CIVIL JUSTICE SYSTEM ASSISTANCE**

- |                                                                                                                           |                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| ✓ Notification of criminal justice events (e.g., case status, arrest, court proceedings, case disposition, release, etc.) | Immigration attorney assistance (e.g., special visas, continued presence application, and other immigration relief)       |
| ✓ Victim impact statement assistance                                                                                      | ✓ Other civil legal attorney assistance (e.g., landlord/tenant, employment, etc.)                                         |
| ✓ Assistance with restitution (includes assistance in requesting and when collection efforts are not successful)          | ✓ Prosecution interview advocacy/accompaniment (includes accompaniment with prosecuting attorney and with victim/witness) |
| ✓ Emergency justice-related assistance                                                                                    | ✓ Criminal advocacy/accompaniment                                                                                         |
| ✓ Civil legal attorney assistance in obtaining protection or restraining order                                            | ✓ Civil advocacy/accompaniment (includes victim advocate assisting with protection orders)                                |

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**Use of VOCA and Match Funds**

- ✓ Civil legal attorney assistance with family law issues (e.g., custody, visitation, or support)

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Statement of Need

**Statement of Need:** The statement of need must provide a description about why this project is needed. Be clear and avoid acronyms.

**Underserved Victims:** Applicants are encouraged to identify gaps in available services for "underserved" victims and to seek funding to provide services to these victims. Underserved populations may include, but are not limited to, child-on-child abuse, child abuse by non-caretaker, crimes against the elderly, non-English speaking persons, persons with disabilities, victims of federal crimes, victims of workplace violence and members of racial or minorities.

- 1) Briefly describe the need for services to victims of crime that will be addressed using VOCA funding . If needed, define the deficiency of services to victims.

The Clermont Police Department has recognized the need to respond to the emotional and physical needs of crime victims. CPD has worked with local community outreach to direct victims to basic assistance programs. These collaborative efforts have been critical in the agency's success in providing assistance to a variety of victims. These established relationships oftentimes need continual attention in order to identify and address local crime victim's needs, underserved populations, and potential inconsistencies in service. As the city's population continues to grow, so does the need to provide victim services to include such vulnerable populations which are on the rise in our jurisdiction such as the elderly, the mentally ill, juveniles, the homeless, etc. Currently, CPD does not have any personnel solely devoted to victims advocacy. Establishing VOCA funding will allow us to enhance services being provided in an effort to assist local crime victims.

- 2) Provide information about crime statistics for all counties that will be served in the service area. Specifically, detail the statistics related to the need described in #1.

In 2018, there were 8,122 part 1 index crimes in Lake County, including the following - 19 murders, 129 rapes, 209 robberies, 767 aggravated assaults, 1,599 burglaries, 4,884 larcenies, and 515 motor vehicle thefts. In 2019, there were 7,789 part 1 index crimes in Lake County, including the following - 12 murders, 146 rapes, 147 robberies, 714 aggravated assaults, 1,434 burglaries, 4,831 larcenies, and 505 motor vehicle thefts. UCR statewide statistics have not yet been released for 2020. In the City of Clermont alone in 2018 there were 918 part 1 crimes. In 2019, in the City of Clermont there were 757 part 1 crimes. In 2020, in the City of Clermont, there were 705 part 1 crimes, including the following - 12 rapes, 15 robberies, 66 aggravated assaults, 61 burglaries, 517 larcenies, and 34 motor vehicle thefts. In addition, there were 420 part 2 offenses in the City of Clermont in 2020. Part I crimes are serious offenses such as murder. Part II crimes are less serious such as fraud.

- 3) Provide demographic information **about the population of all of the counties that will be served.** At a minimum, provide information about gender, race, or national origin and age for the service area.

In 2018, the estimated population in Lake County was estimated at 342,917. In 2019, the estimated population in Lake County rose to 356,495. Lake County's population demographics is estimated at

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Statement of Need

51% females, 49% males, 16% Hispanic, 11% African American, 2% Asian, 69% Caucasian, and 2% other. Residents over 65 years of age account for an estimated 26.7% and residents under 18 account for an estimated 19%.

- 4) Provide demographic information **about the population to be served through the proposed VOCA project.**

Clermont's estimated population in 2016 was 33,549 and rose in 2017 to an estimated 36,693. From 2016 to 2019, the estimated population in the City of Clermont rose 9.37%. Clermont's 2019 population demographics are as follows - 59% Caucasian, 22% Hispanic, 11% African American, 5% Asian, and 2% other. Clermont's gender demographics were approximately 49% male and 51% female. In 2019, 24% of the estimated population in Clermont were residents 65 years of age or older and 21% were 18 years of age or younger.

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**Project Proposal**

The project proposal must clearly outline what needs to be done and by whom in order to address the needs identified in the statement of need.

The project proposal pertains only to the services related to the proposed Total VOCA Project (VOCA grant plus match activities).

- 1) Describe which services will be provided to the crime victims described in the statement of need. Summarize which services will be provided by each proposed VOCA funded personnel position or contractor. Specifically, indicate how the proposed personnel, operating, contractual, equipment and training expenses are associated with the provision of services to crime victims: consistency

The victim advocate staff member will, on a part-time basis, be available to respond to victims at crime scenes, residences, medical facilities, court buildings as well as an assigned work station within the police department headquarters. He or she will provide advocacy services and support to victims of a variety of crimes to include but not limited to, relationship violence, stalking, sexual assault, or abuse. He or she will also provide victim's services to crime victims or property crimes such as thefts, frauds, burglaries, and vehicle accidents. He or she will serve as a liaison between victims and criminal justice representatives, and update victims and/or family members on proceedings. Other services may include, but not limited to, assistance in filling out forms such as victim compensation claims and escort for photo line-up reviews and interviews. The advocate will assist the victim in navigating through the criminal justice and adjudication process.

- 2) Provide a listing of other agencies that will coordinate services with the applicant for the VOCA project and the services provided by each agency.

The Lake County State Attorney's Office - court services if the case is prosecuted; support during the process and assistance in filling out documentation. The Lake County Sheriff's Office and other local law enforcement agencies - assistance to and reciprocity with CPD victims; carryover of jurisdiction. The Child Advocacy Center - service for minor victims. The Haven of Lake and Sumpter Counties - Services to victims of sexual battery/assault, including relocation, mental health, and onsite rape exams. MADD - crash reports, data, and victim support. Lifestream and the Mobile Crisis Response Unit - assistance to those with mental health needs. New Beginnings and the Hope Center - services to the homeless/indigent persons.

- 3) Describe in detail how the coordination of services will be accomplished. Indicate if a Memorandum of Agreement or other formal coordination plan is in place .

The Clermont Police Department Victim's Assistance Unit will communicate with these collaborative partners on a regular basis and/or validate contact information and current services being provided. This ongoing correspondence and coordination is vital in our attempts to provide seamless victim assistance services. Currently, MOU's only exist with the Lake County Sheriff's Office and surrounding law enforcement agencies as well as with Lifestream and the Mobile Crisis Unit.

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**Project Proposal**

- 4) Does a duplication of service exist? (Choose one from the drop-down menu): No  
If yes, please explain.

- 5) The VOCA Rules mandate that grant recipients use volunteers in the victim services program . Describe how volunteers will be utilized to provide services to crime victims. If the agency does not currently utilize volunteers, please explain how they will be recruited and incorporated into the victim services program.

The Clermont Police Department currently has several volunteers, some of which can be used to assist the victim advocate. In addition, we have several applicants for volunteer who can be processed if needed to assist. Our volunteers will be trained to work with all types of crime victims. Many volunteers are retired law enforcement officers . Once trained, each volunteer will perform a variety of functions and offer support to the victim advocate to provide services to victims of crime as needed and directed by the victim advocate. New volunteers will be recruited as needed by way of public service announcements using the internet, social media, media outlets, and other publications. All volunteers assigned to the Victim Assistance Unit will be supervised by the victim advocate.

- 6) Identify the number of volunteer hours supporting the work of this VOCA award for subgrantee agency's victimization program/services.

|      |                                                 |
|------|-------------------------------------------------|
| 2    | Volunteers provided                             |
| 2080 | Hours of Service annually                       |
| 1    | FTE equivalent (hours provided divided by 2080) |

- 7) Provide a justification for not billing the Victim Compensation program for services requested in this application that may be allowable under the Victim Compensation Program .

N/A

- 8) The agencies that receive VOCA grant funding are required to comply with the Federal statutes and regulations that prohibit discrimination in federally assisted programs or activities. Recipients may not discriminate in employment on the basis of race, color, national origin, religion, sex, and disability. Also, recipients may not discriminate in the delivery of services or benefits on the basis of race, color, national origin, religion, sex, disability, and age. In order to ensure VOCA-funded agencies fulfill the expectations of the Federal civil rights obligations all organizations that receive VOCA funding must complete the online civil rights training curriculum for recipients offered by the Office for Civil Rights . If awarded VOCA grant funding will the applicant agency complete the required training and comply with all applicable Federal statutes and regulations related to civil rights and nondiscrimination?



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**Project Proposal**

(Choose one from the drop-down menu below)

Yes

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**Victims Served and Types of Services**

**Agency Name:** Clermont Police Department

The number of victims indicated should include the number of new victims provided services by VOCA funded and matching staff during the grant period. The figures indicated should be based on historical data and/or the anticipated need of the population served through the VOCA project. If awarded funding, the applicant agency will be expected to fulfill these performance measures.

Recipients of VOCA funding are required to provide services to victims of Federal crimes and to provide assistance with the VOCA Crime Victim Compensation program.

**VOCA Grant Request**

**(from the Budget Summary Page) \$17,976.58**

| <b># of Victims<br/>to be<br/>Served</b> | <b>Type of Victim<br/>\$17,976.58</b>                                 | <b>\$ Amount<br/>per<br/>Category</b> | <b>% of Total<br/>Grant<br/>Amount</b> | <b># of Other<br/>Types<br/>of Victims<br/>to be<br/>Served</b> | <b>For other<br/>types of crimes,<br/>identify and list each<br/>separately below.</b> |
|------------------------------------------|-----------------------------------------------------------------------|---------------------------------------|----------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 300                                      | Adult Physical Assault<br>(Includes Aggravated and<br>Simple Assault) | \$3,430.65                            | 19.08%                                 | 50                                                              | Follow-up/mobile<br>crisis/SAO                                                         |
| 25                                       | Adult Sexual Assault                                                  | \$285.89                              | 1.59%                                  | 15                                                              | Follow-up/mobile<br>crisis/SAO                                                         |
| 5                                        | Adults Sexually<br>Abused/Assaulted as<br>Children                    | \$57.18                               | 0.32%                                  | 5                                                               | Follow-up/mobile<br>crisis/SAO                                                         |
| 1                                        | Arson                                                                 | \$11.44                               | 0.06%                                  | 0                                                               |                                                                                        |
| 10                                       | Bullying (Verbal, Cyber or<br>Physical)                               | \$114.35                              | 0.64%                                  | 5                                                               | Follow-up/mobile<br>crisis/SAO                                                         |
| 250                                      | Burglary                                                              | \$2,858.87                            | 15.90%                                 | 15                                                              | Follow-up/mobile<br>crisis/SAO                                                         |
| 30                                       | Child Physical Abuse or<br>Neglect                                    | \$343.06                              | 1.91%                                  | 25                                                              | Follow-up/mobile<br>crisis/SAO                                                         |
| 10                                       | Child Pornography                                                     | \$114.35                              | 0.64%                                  | 5                                                               | Follow-up/mobile<br>crisis/SAO                                                         |
| 25                                       | Child Sexual<br>Abuse/Assault                                         | \$285.89                              | 1.59%                                  | 8                                                               | Follow-up/mobile<br>crisis/SAO                                                         |
| 250                                      | Domestic and/or Family<br>Violence                                    | \$2,858.87                            | 15.90%                                 | 50                                                              | Follow-up/mobile<br>crisis/SAO                                                         |
| 5                                        | DUI/DWI Incidents                                                     | \$57.18                               | 0.32%                                  | 0                                                               |                                                                                        |
| 10                                       | Elder Abuse or Neglect                                                | \$114.35                              | 0.64%                                  | 5                                                               | Follow-up/mobile                                                                       |

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**Victims Served and Types of Services**

|                             |                                                                                           |                    |               |            |                             |
|-----------------------------|-------------------------------------------------------------------------------------------|--------------------|---------------|------------|-----------------------------|
|                             |                                                                                           |                    |               |            | crisis/SAO                  |
| 1                           | Hate Crime:<br>Racial/Religious/Gender/Sexual Orientation/Other<br>(Explanation Required) | \$11.44            | 0.06%         | 0          |                             |
| 0                           | Human Trafficking: Labor                                                                  | \$0                | 0.00%         | 0          |                             |
| 0                           | Human Trafficking: Sex                                                                    | \$0                | 0.00%         | 0          |                             |
| 200                         | Identity Theft/Fraud/Financial Crime                                                      | \$2,287.10         | 12.72%        | 15         | Follow-up/mobile crisis/SAO |
| 0                           | Kidnapping                                                                                | \$0                | 0.00%         | 0          |                             |
| 0                           | Mass Violence<br>(Domestic/International)                                                 | \$0                | 0.00%         | 0          |                             |
| 150                         | Other Vehicular Victimization (e.g., Hit and Run)                                         | \$1,715.32         | 9.54%         | 25         | Follow-up/mobile crisis/SAO |
| 20                          | Robbery                                                                                   | \$228.71           | 1.27%         | 8          | Follow-up/mobile crisis/SAO |
| 20                          | Stalking/Harassment                                                                       | \$228.71           | 1.27%         | 10         | Follow-up/mobile crisis/SAO |
| 2                           | Survivors of Homicide Victims                                                             | \$22.87            | 0.13%         | 2          | Follow-up/mobile crisis/SAO |
| 10                          | Teen Dating Victimization                                                                 | \$114.35           | 0.64%         | 5          | Follow-up/mobile crisis/SAO |
| 0                           | Terrorism<br>(Domestic/International)                                                     | \$0                | 0.00%         | 0          |                             |
| <b>Total Victims Served</b> | <b>1572</b>                                                                               | <b>\$15,140.58</b> | <b>84.22%</b> | <b>248</b> |                             |

Indicate the number of victims projected to receive the following services. In this section, only count a victim once, regardless of how many times the victim received a particular service. The total amount for any one service may not exceed the total number of victims projected to be served. See the VOCA Definitions for a description of each service.

| <b># of Victims to be Served</b> | <b>Type of Service</b>          | <b># of Other Types of Services to be Provided</b> | <b>For other types of services, identify and list each separately below.</b> |
|----------------------------------|---------------------------------|----------------------------------------------------|------------------------------------------------------------------------------|
| 300                              | Information and Referral        | 50                                                 | Follow-up/mobile crisis/SAO                                                  |
| 50                               | Personal Advocacy/Accompaniment | 0                                                  |                                                                              |

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Victims Served and Types of Services

|                       |                                                                   |    |                                     |
|-----------------------|-------------------------------------------------------------------|----|-------------------------------------|
| 200                   | Emotional Support or Safety Services                              | 15 | Follow-up/mobile crisis/SAO         |
| 40                    | Shelter/Housing Services                                          | 5  | Follow-up/mobile crisis/SAO         |
| 150                   | Criminal/Civil Justice System Assistance                          | 15 | Follow-up/mobile crisis/SAO         |
| 10                    | Number of Victims Assisted with a Victim Compensation Application | 0  |                                     |
| <b>Total Services</b> | 835                                                               | 85 | <b>Subtotal of "Other" Services</b> |

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**Required Documentation**

**Required Documentation:**

**Job Descriptions**

A job description is required for all proposed VOCA-funded personnel and match personnel and must indicate the percentage of time allocated for each task totaling 100% of the job duties. Job descriptions must reflect VOCA allowable activities that are equal to or greater than the percentage of the position that is VOCA funded. Failure to provide VOCA allowable job descriptions may result in a reduction to your request.

**Letters of Support**

Attach three (3) current letters of support from **local community or government groups**. A current letter is one that is dated during the current calendar year. It is the responsibility of the applicant agency to ensure letters highlight the applicant agency's record of providing effective services to victims of crime (if applicable), demonstrates the writer's support as well as the community's support of the services that are requested as part of VOCA Grant project. Do not provide more than three letters. The following will not be accepted:

- \*Letters from one individual that is not writing on behalf of a local community or government group
- \*Letters from individuals or units within the applicant agency
- \*Letters acknowledging conference or meeting participation
- \*Letters that are similar in content

**Documentation of the agency's 501(c) 3 ruling from the Internal Revenue Service**

Provide documentation to document the nonprofit status of the applicant agency. This may include:

- \*proof that the Internal Revenue Service recognizes the organization as being tax exempt under 501(c)(3) of the Internal Revenue Code;
- \*a statement from a state taxing body or state secretary of state certifying that the organization is a nonprofit organization and that no part of the organization's net earnings may benefit any private shareholder or individual;
- \*a certified copy of a certificate of incorporation or similar document establishing nonprofit status;
- \*any of the above, if it applies to a state or national parent organization, with a statement by the state or national parent organization that the applicant is a local nonprofit affiliate

**Current Listing of Agency's Board of Directors**

Attach a current listing of all Board Members to include name, affiliation, and contact information

**OFFICE OF THE FLORIDA ATTORNEY GENERAL**  
**VOCA 2021-2022**  
**Organization: Clermont Police Department**  
**Grant No.: VOCA-2021-Clermont Police Departmen-00318**  
**Version Date: 10/12/2021 14:32:56**  
**Required Documentation**

(address, phone number).

**Required Documentation Uploads**

|                                                          |                          |
|----------------------------------------------------------|--------------------------|
| Name: Haven of Lake and Sumpter County Letter of Support | Type: Letters of Support |
| Name: State Attorneys Office Letter of Support           | Type: Letters of Support |
| Name: Lifestream Letter of Support                       | Type: Letters of Support |

**OAG Only - Upload Section**

|       |       |
|-------|-------|
| Name: | Type: |
|-------|-------|

FY 2021/2022  
(GRANT PERIOD October 1, 2021 through September 30, 2022)

AGREEMENT BETWEEN THE STATE OF FLORIDA  
DEPARTMENT OF LEGAL AFFAIRS  
OFFICE OF THE ATTORNEY GENERAL

AND

**Clermont Police Department**

GRANT NO: VOCA-2021-Clermont Police Departmen-00318

THIS AGREEMENT is entered into in the City of Tallahassee, Leon County, Florida by and between the State of Florida, Department of Legal Affairs, Office of the Attorney General (OAG), the pass-through agency for the Victims of Crime Act (VOCA), Catalog of Federal Domestic Assistance (CFDA) Number - 16.575, hereafter referred to as “the OAG,” an agency of the state of Florida, with headquarters located at PL-01, The Capitol, Tallahassee, Florida 32399-1050, and the **Clermont Police Department**, hereafter referred to as “the Provider,” and jointly referred to as “the Parties.” The parties hereto mutually agree as follows:

**ARTICLE 1. ENGAGEMENT OF THE PROVIDER**

The OAG engages the Provider to perform services as specified in this Agreement. All services are to be performed solely by the Provider and may not be subcontracted or assigned without prior written consent of the OAG. The consent of the OAG does not vest any rights in the subcontractor or create any obligation on behalf of the OAG to the subcontractor. All subcontract agreements will contain a disclosure to this effect.

This Agreement will be performed in accordance with the rules implementing the provisions of VOCA, 34 U.S.C. § 20103, Crime Control and Law Enforcement, 28 C.F.R. §§ 94.101 through 94.122, the federal government-wide grant rules as set forth in 2 C.F.R. § 200, et. seq., and the U.S. Department of Justice, (DOJ), Office of Justice Programs, DOJ Grants Financial Guide, (Financial Guide), incorporated herein by reference, and any other regulations or guidelines currently or subsequently required by the U.S. Department of Justice and State or Federal laws.

**ARTICLE 2. SCOPE OF WORK**

For the term of this Agreement, the Provider will maintain a victim services program that will be available to provide direct services to victims of crime who are identified by the Provider or are presented to the Provider, as specified in the approved Grant Application of the Provider for the Grant Period as approved by the OAG and incorporated herein by reference.

### ARTICLE 3. TIME OF PERFORMANCE

This Agreement will become effective on October 1, 2021, or on the date when this Agreement has been signed by all parties, whichever is later, and will end on September 30, 2022. No costs incurred by the Provider prior to the effective date of this Agreement will be reimbursed and the Provider is solely responsible for any such expenses.

### ARTICLE 4. GRANT FUNDS

The Provider will not commingle grant funds (payments and reimbursements made under this Agreement) with other personal or business accounts. The U.S. Department of Justice, DOJ Grants Financial Guide does not require physical segregation of cash deposits or the establishment of any eligibility requirements for funds which are provided to a Provider. The Provider's accounting systems must ensure grant funds are not commingled with funds on either a program-by-program or a project-by-project basis. Grant funds specifically budgeted and received for one project may not be used to support another. Where the Provider's existing accounting system cannot comply with this requirement, the Provider will establish an additional accounting system to provide adequate grant fund accountability for each project.

In accordance with the provisions of section 287.0582, Florida Statutes, if the terms of this Agreement and reimbursement contemplated by this Agreement extend beyond the current fiscal year, the OAG's performance and obligation to reimburse under this Agreement are contingent upon an annual appropriation and spending authority by the Florida Legislature. In addition, the OAG's performance and obligation to reimburse under this Agreement is contingent upon the OAG's Victims of Crime Act award, as funded through the U.S. Department of Justice, Office for Victims of Crime formula grant program.

### ARTICLE 5. FINANCIAL CONSEQUENCES

In accordance with section 215.971, Florida Statutes, provisions specifying the financial consequences that apply if the Provider fails to perform the minimum level of service required by this Agreement are set forth in this paragraph. The Provider will be held responsible for maintaining a victim services program that will be available to provide direct services to victims of crime who are identified by the Provider or are presented to the Provider, and meeting the deliverables and the performance standards as outlined in the current year VOCA Grant Application and approved by the OAG, included within the OAG E-Grants Management System, and incorporated herein by reference in the approved application, unless otherwise modified as approved by the OAG in writing. If the Provider does not maintain a victim services program that will be available to provide direct services to victims of crime as outlined in the approved application without an approved justification, the OAG may impose a corrective action plan and will reduce the final payment for the grant period under this Agreement by five percent of the total award amount listed in Article 11. Additionally, failure of Provider to comply with all provisions of this agreement, including but not limited to compliance with audits, maintenance of documentation, monitoring, and report submissions will result in the withholding of payments until such issues are resolved as determined by the OAG. The provisions in this Article do not limit the OAG's rights under the law with regard to breach of this agreement or specified termination provisions.

### ARTICLE 6. REGISTRATION REQUIREMENTS



Prior to execution of this Agreement, the Provider will be registered electronically with the State of Florida at MyFloridaMarketPlace.com. If the parties agree that exigent circumstances exist that would prevent such registration from taking place prior to execution of this Agreement, then the Provider will register within 21 days from execution. The online registration can be completed at:

<http://dms.myflorida.com/dms/purchasing/myfloridamarketplace>

The Provider will comply with the applicable requirements regarding registration with the System for Award Management (SAM) (or with a successor government-wide system officially designated by the Federal Office of Management and Budget and the DOJ's Office of Justice Programs), and to acquire and provide a Data Universal Numbering System (DUNS) number. The Provider will comply with applicable restrictions on subcontractors that do not acquire and provide a DUNS number. The details of Provider obligations are posted on the Office of Justice Programs' website at <https://www.ojp.gov/funding> (Award condition: Registration with the System for Award Management and Universal Identifier Requirements), and are incorporated by reference. This special condition does not apply to the Provider who is an individual and received the grant award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

#### ARTICLE 7. W-9 REQUIREMENT

The State of Florida Department of Financial Services requires that vendors have a verified Substitute Form W-9 on file to avoid delays in payments. Information on how to register and complete your Substitute Form W-9 can be found at <http://flvendor.myfloridacfo.com/>. The Vendor Management Section can also be reached at (850) 413-5519.

#### ARTICLE 8. E-GRANT SYSTEM REQUIREMENT

The PROVIDER's administrator has the authority to grant access to the E-Grant system to the PROVIDER'S employees. The PROVIDER will immediately remove access to the E-Grants system when an employee is no longer employed at the PROVIDER's agency or when an employee's access is no longer necessary to perform their job duties at the PROVIDER's agency. The PROVIDER will perform quarterly checks to ensure that only authorized employees have access to the E-Grant system and will report quarterly to the OAG their compliance with this provision.

#### ARTICLE 9. AUTHORIZED EXPENDITURES

Only expenditures which are detailed in the approved budget of the grant application, a revised budget, or an amended budget approved by the OAG are eligible for reimbursement with grant funds. Any requested modification to the budget must be submitted by the Provider in writing to the OAG and will require prior approval by the OAG. Budget modification approval is at the sole discretion of the OAG. Any grant funds reimbursed under this Agreement must be used in accordance with the rules implementing the provisions of VOCA, 34 U.S.C. § 20103, Crime Control and Law Enforcement, 28 C.F.R. §§94.101 through 94.122, the federal government-wide grant rules as set forth in the 2 C.F.R. § 200, and the U.S. Department of Justice, (DOJ), Office of Justice Programs, DOJ Grants Financial Guide, (Financial Guide), incorporated herein by reference, and any other regulations or guidelines currently or subsequently required by the U.S. Department of Justice and State or Federal laws. Expenditures for the acquisition and maintenance of telephones and equipment will be proportional to the percentage of VOCA grant funded staff who utilize the telephones and equipment, as

contemplated by this Agreement.

Grant funds cannot be used as a revenue generating source and crime victims cannot be charged either directly or indirectly for services reimbursed with grant funds. Third party payers such as insurance companies, victim compensation, Medicare or Medicaid may not be billed for services provided by grant funded personnel to clients. Grant funds must be used to provide services to all crime victims, regardless of their financial resources or availability of insurance or third-party reimbursements. Travel expenses will be reimbursed with grant funds only in accordance with section 112.061, Florida Statutes.

Expenditures of state financial assistance must be in compliance with all laws, rules and regulations applicable to expenditures of State funds, including, but not limited to, the Florida Reference Guide for State Expenditures.

Only allowable costs resulting from obligations incurred during the term of this Agreement are eligible for reimbursement, and any balances of unobligated cash that have been advanced or paid that are not authorized to be retained for direct program costs in a subsequent period must be refunded to the OAG. Any funds paid in excess of the amount to which the Provider is entitled under the terms of this Agreement must be refunded to the OAG.

The Provider will reimburse the OAG for all unauthorized expenditures and the Provider will not use grant funds for any expenditures made by the Provider prior to the execution of this Agreement or after the termination date of this Agreement. If the Provider is a unit of local or state government, the Provider must follow the written purchasing procedures of that governmental agency or unit. If the Provider is a non-profit organization, the Provider will obtain a minimum of three written quotes for all single item grant-related purchases equal to or in excess of \$2,500 unless it is documented that the vendor is a sole source supplier. The Provider will use the lowest quote for the purchase.

The Provider will not use any federal funds (including grant funds), either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of the U.S. Department of Justice, Office of Justice Programs.

The Provider must report suspected fraud, waste and abuse to the OAG's Office of the Inspector General at 850-414-3300.

#### ARTICLE 10. PROGRAM INCOME

The Provider will provide services to crime victims, at no charge, through the VOCA grant funded project. Upon request, the Provider will provide the OAG with financial records and internal documentation regarding the collection and disposition of program income, including, but not limited to, Victim Compensation, insurance, Medicare, Medicaid, restitution and direct client fees.

#### ARTICLE 11. AMOUNT OF FUNDS

The OAG will reimburse the Provider for contractual services or availability to provide services for the entire time of

performance, as set forth in Article 3 of this Agreement, and completed in accordance with the terms and conditions of this Agreement. The total sum of monies available for reimbursement to the Provider for services provided will not exceed \$17,976.00.

“Availability to Provide Services” is defined as maintaining sufficient capacity to assist victims during the Provider’s business hours throughout the Agreement term. Provider’s business hours should be set during standard business work hours, which are between 8:00 a.m. to 6:00 p.m. Monday through Friday, unless otherwise approved as alternative standard business work hours by the OAG. Employee leave earned under this grant period is reimbursable; however, the Provider must continue to maintain sufficient capacity to assist victims.

“Contractual Services” are defined as those specified services established within the OAG approved budget for which the Provider is to be paid upon completion at the set rate also established within the OAG approved budget, as authorized expenditures eligible for payment, or reimbursement pursuant to ARTICLE 9, AUTHORIZED EXPENDITURES, of this Agreement.

## ARTICLE 12. METHOD OF PAYMENT

Payment for services performed under this Agreement will be issued in accordance with the provisions of section 215.422, Florida Statutes. The OAG will have 20 days from the receipt of any invoice for the approval and inspection of goods or services.

All required performance reports must be completed by the Provider and received by the OAG to document the provision of the project deliverables. Processing of reimbursement of a monthly invoice is contingent upon timely OAG receipt of performance reports, subject to approval by the OAG of the level of service provided during the invoiced period, and approval by the OAG of all required performance reports. The Provider will provide all performance reports on a quarterly and annual basis unless otherwise requested by the OAG. The quarterly reports for quarters ending December, March, and June must be submitted by the Provider to the OAG by the 15th day of the month immediately following the end of the quarter.

Except for the monthly invoices for December, March and June, each monthly invoice and all required supporting documentation, including a Certificate of Availability, must be submitted by the Provider to the OAG by the last day of the month immediately following the month for which reimbursement is requested, unless otherwise approved by the OAG in writing. The monthly invoices for December, March and June and all required supporting documentation, including a Certificate of Availability, must be submitted by the Provider to the OAG by the 15th day of the month immediately following the month for which reimbursement is requested, unless otherwise approved by the OAG in writing. The Provider will maintain appropriate documentation of all costs for which reimbursement is sought on the invoice. The OAG may require any appropriate documentation of expenditures prior to approval of the invoice and may withhold reimbursement if services are not satisfactorily completed or if the documentation is not satisfactory. The final invoice and final performance reports are due to the OAG no later than the last day of the month immediately following the cancellation, expiration, or termination of this Agreement.

If the Provider submits an invoice that does not accurately reflect the costs associated for that month, the correct costs must be submitted on the next monthly invoice or forfeit reimbursement from the grant for those particular costs. The OAG will not accept any corrected invoices that are not received within this timeframe. If complete and correctly documented invoices are not received within these time frames, all right to reimbursement may be forfeited, the OAG may not honor any subsequent requests for payment.

Any reimbursement due or any approval necessary under the terms of this Agreement will be withheld until all evaluation, financial and program reports due from the Provider, and necessary adjustments thereto, have been approved by the OAG. The Provider is required to inform the OAG if they are being investigated by any governmental agency for financial, programmatic, or other issues. If it comes to the attention of the OAG that the Provider is being investigated, all pending requests for reimbursement may not be processed until the matter is resolved to the satisfaction of the OAG.

The Provider will maintain and timely submit such progress, fiscal, inventory, and other reports as the OAG may require pertaining to this grant.

The Provider is required to match the grant award as required in the rules implementing the Federal Victims of Crime Act. Match contributions equal to 20 percent (cash or in-kind) of the total cost of each VOCA project (VOCA grant funds plus match contributions) must be reported monthly to the OAG. All funds designated as match contributions are restricted in the same manner and to be expended for the same uses as the VOCA victim assistance grant funds and must be expended within the grant period. Unless otherwise approved by the OAG, match contributions must be reported on a monthly basis in an amount consistent with the amount of funding requested for reimbursement.

#### ARTICLE 13. VENDOR OMBUDSMAN

Pursuant to section 215.422(7), Florida Statutes, the Florida Department of Financial Services has established a Vendor Ombudsman, whose duties and responsibilities are to act as an advocate for vendors who may have problems obtaining timely payments from state agencies. The Vendor Ombudsman may be reached at (850) 413-5516.

#### ARTICLE 14. LIABILITY AND ACCOUNTABILITY

The Provider, if a non-profit entity, will provide continuous and adequate director, officer, and employee liability insurance coverage against any personal liability or accountability by reason of actions taken while acting within the scope of their authority during the existence of this Agreement and any renewal and extension thereof. Such coverage may be provided by a self-insurance program established and operating under the laws of the state of Florida.

#### ARTICLE 15. INDEPENDENT CONTRACTOR

The Provider is an independent contractor and not an officer, employee, agent, servant, joint venture, or partner of the state of Florida, except where the Provider is a state Agency. Neither the Provider nor its agents, employees, subcontractors or assignees will represent to others that the Provider has the authority to bind the OAG. This Agreement does not create any right to any state retirement, leave or other benefits applicable to state of Florida personnel as a result of

the Provider performing its duties or obligations under this Agreement. The Provider will take such actions as may be necessary to ensure that each subcontractor of the Provider will be deemed an independent contractor and will not be considered or permitted to be an officer, employee, agent, servant, joint venturer, or partner of the state of Florida. The OAG will not furnish support services (e.g., office space, office supplies, telephone service, and administrative support) to the Provider, or its subcontractor or assignee, unless specifically agreed to in writing by the OAG.

All deductions for social security, withholding taxes, income taxes, contributions to unemployment compensation funds and all necessary insurance for the Provider, the Provider's officers, employees, agents, subcontractors, or assignees will be the sole responsibility of the Provider.

#### ARTICLE 16. DOCUMENTATION, RECORD RETENTION

The Provider will maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all revenues and expenditures of grant funds.

The Provider will maintain a file for inspection by the OAG or its designee, Chief Financial Officer, Auditor General, or U.S. Department of Justice that contains written invoices for all fees, or other compensation for services and expenses, in detail sufficient for a proper pre-audit and post-audit. This includes the nature of the services performed or expenses incurred, the identity of any persons who performed the services or incurred the expenses, the daily time and attendance records and the amount of time expended in performing the services (including the day on which the services were performed), and if expenses were incurred, a detailed itemization of such expenses. All documentation, including audit working papers, will be maintained at the office of the Provider for a period of five years from the termination date of this Agreement, or until any audit has been completed and any findings have been resolved, whichever is later.

The Provider will give authorized representatives of the OAG the right to access, receive and examine all records, books, papers, case files, documents, goods and services related to the grant funds. The Provider, by signing this Agreement specifically authorizes the OAG to receive and review any record reasonably related to the purpose of the grant as authorized in the original approved grant application and or the amendments thereto. Failure to provide documentation as requested by the OAG under the provisions of this Agreement will result in either the termination of the agreement or suspension of further reimbursements to the Provider until all requested documentation has been received, reviewed, and the costs are approved for reimbursement by the OAG.

#### ARTICLE 17. PUBLIC RECORDS

The Provider will comply with Chapter 119, Florida Statutes, Florida's public record law. The Provider will keep and maintain public records required by the OAG to perform all services required under this Agreement. A request to inspect or copy public records relating to this Agreement must be made directly to the OAG. If the OAG does not possess the requested records, the OAG will immediately notify the Provider of the request. Upon request by the OAG to inspect or copy public records relating to this Agreement, the Provider will provide the OAG with a copy of the requested records at no cost to the OAG, or allow the records to be inspected or copied by the member of the public

making the records request at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. The Provider must ensure that in allowing public access to all documents, papers, letters, or other materials made or received in conjunction with this Agreement, those records that are exempt or confidential and exempt from public records disclosure requirements by operation of section 119.071, Florida Statutes or Chapter 119, Florida Statutes, are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Provider does not transfer the records to the OAG.

If the Provider fails to provide the public records to the OAG within a reasonable time, it may be subject to penalties under section 119.10, Florida Statutes, as well as unilateral cancellation of this Agreement by the OAG. In the event the Provider's business closes or the Provider is permanently unable to perform under this Agreement, the Provider will electronically transfer, at no cost, all public records to the OAG upon becoming aware of any impending closure or event that renders the Provider unable to perform said services. Upon completion of this Agreement, the Provider will keep and maintain public records required by the OAG to perform the services to be provided in the scope of this Agreement, or electronically transfer in a file format compatible with the information technology systems of the OAG, at no cost to the OAG, all public records in possession of the Provider. If the Provider transfers all public records to the OAG upon completion or termination of the Agreement, the Provider will destroy all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Provider keeps and maintains public records upon completion of the Agreement, it must meet all applicable requirements for retaining public records, consistent with the state of Florida's records retention schedule. All public records stored electronically must be provided to the OAG, upon request of its Custodian of Public Records, at no cost to the OAG, in a format compatible with the information technology systems of the OAG. The OAG may unilaterally terminate this Agreement if the Provider refuses to allow access to all public records made or maintained by the Provider in conjunction with this Agreement, unless the records are exempt from section 24(a) of Art. I, Florida State Constitution, and sections 119.07(1) or 960.15, Florida Statutes.

**IF THE PROVIDER HAS QUESTIONS REGARDING THE APPLICATION OF  
CHAPTER 119, FLORIDA STATUTES, TO THE PROVIDER'S DUTY TO PROVIDE  
PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE  
CUSTODIAN OF PUBLIC RECORDS AT 850-414-3634,  
[PublicRecordsRequest@myfloridalegal.com](mailto:PublicRecordsRequest@myfloridalegal.com), OFFICE OF THE ATTORNEY  
GENERAL, PL-01, THE CAPITOL, TALLAHASSEE, FL 32399-1050.**

#### ARTICLE 18. PROPERTY

The Provider will be responsible for the proper care and custody of all property purchased with grant funds and agrees not to sell, transfer, encumber, or otherwise dispose of property acquired with grant funds without the written permission of the OAG. If the Provider is no longer a grant funds recipient, all property acquired by grant funds will be subject to the provisions of the Financial Guide.

#### ARTICLE 19. AUDITS; COMPLIANCE WITH THE INSPECTOR GENERAL

Pursuant to section 20.055, Florida Statutes, the Provider, and any subcontractor to the Provider understand and will comply with their duty to cooperate with the Inspector General in any investigations, audit inspection or review.

The administration of funds disbursed by the OAG to the Provider may be subject to audits and or monitoring by the OAG, as described in this section.

Title 2 C.F.R. Part 2, Subpart A, is applicable if the Provider is a non-federal entity, meaning a state, local government, Indian tribe, institution of higher learning, or nonprofit organization that carries out a federal award as a recipient or subrecipient, as defined in that Part.

1. In the event the Provider expends \$750,000 or more during the non-federal entity's fiscal year in federal awards, it must have a single or program-specific audit conducted for that year in accordance with the provisions of federal government-wide grant rules as set forth in 2 C.F.R. § 200, et. seq. Article 11 to this Agreement indicates the amount of federal funds disbursed through the OAG by this Agreement. In determining the federal awards expended in its fiscal year, the Provider will take into account all sources of federal awards, including federal resources received from the OAG. The determination of amounts of federal awards expended should be in accordance with the guidelines established by federal government-wide grant rules as set forth in 2 C.F.R. § 200. An audit of the Provider conducted by the Auditor General in accordance with the 2 C.F.R. § 200.500, will meet the requirements of this part.
2. In connection with the audit requirements addressed in this part, the Provider will fulfill the requirements relative to auditee responsibilities as provided in 2 C.F.R. § 200.508.
3. In the event the Provider expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with 2 C.F.R. § 200.500, the cost of the audit must be reimbursed from non-federal funds (i.e., the cost of such an audit must be reimbursed from Provider resources obtained from other than federal entities), as mandated in 2 C.F.R. § 200.400.

#### ARTICLE 20. AUDIT REPORT SUBMISSION

Audit reports must be submitted no later than 150 days following cancellation, termination or expiration of this Agreement.

1. Copies of audit reports for audits conducted in accordance with the 2 C.F.R. § 200.500, and required by this Agreement will be submitted, when required by 2 C.F.R. § 200.512, by or on behalf of the Provider directly to the following:
  - A. Office of the Attorney General  
Bureau of Advocacy and Grants Management  
PL-01, The Capitol  
Tallahassee, Florida 32399-1050
2. Any reports, management letters, or other information required to be submitted to the OAG pursuant to this Agreement will be submitted timely in accordance with federal government-wide grant rules as set forth in 2 C.F.R. § 200, et. seq., as applicable.
3. Providers should indicate the date the financial reporting package was delivered in correspondence accompanying the financial reporting package.

#### ARTICLE 21. MONITORING

In addition to reviews of audits conducted in accordance with 2 C.F.R. § 200.500, the Provider will comply and cooperate with any monitoring procedures and processes and additional audits deemed appropriate by the OAG, including but not limited to on-site visits. The Provider will also comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the OAG or its designee, Chief Financial Officer, Auditor General or the U.S. Department of Justice.

The Provider may not accept duplicate funding for any cost, position, service or deliverable funded by the OAG. Duplicative funding is defined as more than 100 percent payment from all funding sources for any cost, position, service or deliverable. If there are multiple funding sources and a program is funded by the OAG, the OAG or its designee has the right to review all documents related to those funding sources to determine whether duplicative funding is an issue. If duplicate funding is found, this Agreement may be suspended, terminated or both while the extent of the overpayment is determined. Failure to comply with state or federal law, and the U.S. Department of Justice Programs, Financial Guide, may also result in the suspension, termination or both of this Agreement while the extent of the overpayment is determined. Absent fraud, in the event that there has been an overpayment to the Provider for any reason, if the amount of the overpayment cannot be determined to a reasonable degree of certainty, as determined in the sole discretion of the OAG, the Provider will reimburse to the OAG one half of the monies previously paid to the Provider for that line item for the grant year in question.

#### ARTICLE 22. RETURN OF FUNDS

The Provider will return to the OAG any overpayments made to the Provider for unearned income or disallowed items pursuant to the terms and conditions of this Agreement. In the event the Provider or any outside accountant or auditor determines that an overpayment has been made, the Provider will immediately return to the OAG such overpayment without prior notification from the OAG. In the event the OAG discovers that an overpayment has been made, the contract manager, on behalf of the OAG, will notify the Provider and the Provider will forthwith return the funds to the OAG. Should the Provider fail to immediately reimburse the OAG for any overpayment, the Provider will be charged interest at the rate in effect on the date of the overpayment, as determined by the State of Florida, Chief Financial Officer, pursuant to Chapter 55, Florida Statutes, on the amount of the overpayment or outstanding balance thereof. Interest will accrue from the date of the Provider's initial receipt of funds up to the date of reimbursement of said overpayment funds to the OAG.

#### ARTICLE 23. PUBLIC ENTITY CRIME

Pursuant to section 287.133, Florida Statutes, the following restrictions are placed on persons convicted of public entity crimes to transact business with the OAG: When a person or affiliate has been placed on the convicted vendor list following a conviction for a public entity crime, he/she may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity, may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids, proposals or replies on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. The Provider certifies that neither it nor any affiliate has been placed on such convicted vendor list and will notify the OAG within five days of its, or any of its affiliate's, placement thereon.

#### ARTICLE 24. GRATUITIES



The Provider will not offer or give any gift or any form of compensation to any OAG employee. As part of the consideration for this Agreement, the parties intend that this provision will survive this Agreement for a period of two years. In addition to any other remedies available to the OAG, any violation of this provision will result in referral of the Provider's name and description of the violation of this term to the Department of Management Services for the potential inclusion of the Provider's name on the suspended vendors list for an appropriate period. The Provider will ensure that its subcontractors, if any, comply with these provisions.

#### ARTICLE 25. PATENTS, COPYRIGHTS, AND ROYALTIES

The Provider agrees that if any discovery or invention arises or is developed in the course of or as a result of work or services performed under this Agreement, or in any way connected herewith, the discovery or invention will be deemed transferred to and owned by the state of Florida. Any and all patent rights accruing under or in connection with the performance of this Agreement are hereby reserved to the state of Florida.

In the event that any books, manuals, films, or other copyrightable materials are produced, the Provider will identify all such materials to the OAG. The Provider does hereby assign to the OAG and its assigns or successors, all rights accruing under or in connection with performance under this Agreement, including the United States Copyright, all other literary rights, all rights to sell, transfer or assign the copyright, and all rights to secure copyrights anywhere in the world.

The Provider will indemnify and hold the OAG and its employees harmless from any claim or liability whatsoever, including costs and expenses, arising out of any copyrighted, patented, or unpatented invention, process, or article manufactured or used by the Provider in the performance of this Agreement. The Provider will indemnify and hold the OAG and its employees harmless from any claim against the OAG for infringement of patent, trademark, copyright or trade secrets. The OAG will provide prompt written notification of any such claim. During the pendency of any claim of infringement, the Provider may, at its option and expense, procure for the OAG, the right to continue use of, or to replace or modify the article to render it non-infringing. If the Provider uses any design, device, or materials covered by letters patent, or copyright, it is mutually agreed and understood without exception the compensation paid pursuant to this Agreement includes all royalties or costs arising from the use of such design, device, or materials in any way involved in the work contemplated by this Agreement.

Subcontracts must specify that all patent rights and copyrights are reserved to the state of Florida.

#### ARTICLE 26. INDEMNIFICATION AND ASSUMPTION OF LIABILITY

The Provider will be liable for and indemnify, defend, and hold the OAG, and all of its officers, agents, and employees, harmless from all claims, suits, judgments, or damages, including attorney's fees and costs, arising out of any act or omission or neglect by the Provider and its agents, employees and subcontractors during the performance or operation of this Agreement or any subsequent modifications or extensions thereof.

The Provider's evaluation or inability to evaluate its liability will not excuse the Provider's duty to defend and to indemnify the OAG within seven days after notice by the OAG. The Provider will pay all costs and fees including attorney's fees related to these obligations and their enforcement by the OAG. The OAG's failure to notify the Provider of a claim will not release the Provider from these duties. The Provider will not be liable for any claims, suits, judgments, or damages arising solely from the negligent acts of the OAG.

The Provider will assume all liability associated with providing services under the terms and conditions of this Agreement. This includes, but is not limited to, premises liability and any travel taken by any employee of Provider or any recipient of Provider's services.

**NOTE: The indemnification provisions of this Article are not applicable to entities identified in section 768.28(2), Florida Statutes, and do not constitute a waiver of sovereign immunity, or increase the limited waiver of sovereign immunity specified in section 768.28, Florida Statutes.**

#### ARTICLE 27. TERMINATION

This Agreement may be terminated by the OAG for any reason upon five days written notice via certified U.S. mail, hand delivery, or email to the Provider to the physical or email address provided by the Provider in the application.

In the event funds for payment pursuant to this Agreement become unavailable, the OAG may terminate this Agreement upon no less than 24 hours written notice to the Provider. The notice will be sent by a method of email, or by hand delivery with proof of delivery, to the representative of the Provider responsible for administration of the program. The OAG will be the final authority as to the availability and adequacy of funds.

In the event this Agreement is terminated by the OAG, the Provider will deliver documentation of ownership or title, if appropriate for all supplies, equipment and personal property purchased with grant funds to the OAG, within 30 days after termination of this Agreement. Any finished or unfinished documents, data, correspondence, reports and other products prepared by or for the Provider under this Agreement will be made available to and for the exclusive use of the OAG.

Notwithstanding the above, the Provider will not be relieved of liability to the OAG for damages sustained by the OAG by any termination by the OAG of this Agreement by the Provider. In the event this Agreement is terminated by the OAG, the Provider will be reimbursed for satisfactorily performed and documented services provided prior to the effective date of termination.

#### ARTICLE 28. AMENDMENTS

Modification of any provision of this Agreement must be mutually agreed upon by all parties and requires a written and fully executed amendment to this Agreement, except as provided for budget modifications submitted by the Provider in writing which have been previously approved by the OAG pursuant to the terms of ARTICLE 9, AUTHORIZED EXPENDITURES.

#### ARTICLE 29. NONDISCRIMINATION

Recipients of federal financial assistance must comply with applicable federal civil rights laws, which may include the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. §§ 10228(c) and 10221(a)); the Victims of Crime Act of 1984, as amended (34 U.S.C. § 20110(e)); The Juvenile Justice and Delinquency Prevention Act of 1974, as amended (34 U.S.C. § 11182(b)); Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131-34); Title IX of the Education Amendments of 1972 (20 U.S.C. §§ 1681, 1683, 1685-86); the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-07); and Exec. Order 13279 (67 Fed. Reg. 241).

Pursuant to applicable federal laws and Chapter 760, Florida Statutes, the Provider will not discriminate against any client or employee in the performance of this Agreement or against any applicant for employment because of age, race, religion, color, disability, national origin, marital status or sex. All contractors, subcontractors, sub-grantees, or others that the Provider engages to provide services or benefits to clients or employees in connection with any of its programs and activities will not discriminate against those clients or employees because of age, race, religion, color, disability,

national origin, marital status or sex.

The Provider must have policies and procedures in place for responding to complaints of discrimination that employees and beneficiaries file directly with the Provider. Information provided by the U.S. Department of Justice, Office of Justice Programs, to assist with policy and procedure development is available at <http://ojp.gov/about/offices/ocr.htm>.

In the event a federal or state court, or a federal or state administrative agency, makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin, marital status or sex against the Provider, the Provider will forward a copy of the findings to the Office of Justice Programs, Office for Civil Rights (OCR), and the OAG.

As clarified by Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination on the basis of limited English proficiency (LEP). To ensure compliance with the Safe Streets Act and Title VI of the Civil Rights Act of 1964, the Provider must take reasonable steps to ensure that LEP persons have meaningful access to its programs and activities. Meaningful access may entail providing language assistance services, including oral and written translation, where necessary. The Provider is encouraged to consider the need for language services for LEP persons served or encountered both in developing its budgets and in conducting its programs and activities. Additional assistance and information regarding your LEP obligations can be found at <http://www.lep.gov>.

In accordance with federal civil rights laws, the Provider will not retaliate against individuals for taking action or participating in action to secure rights protected by these laws.

All Providers must complete a review of the Office of Justice Programs, Office for Civil Rights training modules and confirm compliance with this requirement to the OAG through self-reporting by December 31, 2021. The training modules are available at <http://ojp.gov/about/ocr/assistance.htm>.

Pursuant to section 287.134, Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a response on a contract to provide any goods or services to a public entity; may not submit a response on a contract with a public entity for the construction or repair of a public building or public work; may not submit a response on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

The Provider will notify the OAG if it or any of its suppliers, subcontractors, or consultants have been placed on the convicted vendor list or the discriminatory vendor list during the life of this Agreement.

The OCR issued an advisory document for federal grant recipients on the proper use of arrest and conviction records in making hiring decisions. See Advisory for Recipients of Financial Assistance from the U.S. Department of Justice on the U.S. Equal Employment Opportunity Commission's Enforcement Guidance: Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964 (June 2013), available at [http://ojp.gov/about/ocr/pdfs/UseofConviction\\_Advisory.pdf](http://ojp.gov/about/ocr/pdfs/UseofConviction_Advisory.pdf). Recipients should be mindful that the misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. If warranted, recipients should also incorporate an analysis of the use of arrest and conviction records in their Equal Employment Opportunity Plans.

## ARTICLE 30. NONDISCRIMINATION IN PROGRAMS INVOLVING STUDENTS

The Provider will not use award funding to discriminate against students that are participating in (or benefiting from) programs that are funded by those same federal funds. As an example, provided by the Office for Victims of Crime, Office of Justice Programs, the Provider cannot use VOCA funding to treat a Catholic student differently than a non-Catholic student when both are applying for, or receiving benefits from, the VOCA program. This same protection also applies to the students' parents or legal guardians.

## ARTICLE 31. ACKNOWLEDGMENTS

All publications, advertising or written descriptions of the sponsorship of the program will state: "This project was supported by Award No. VOCA-2021-Clermont Police Department-00318 awarded by the Office for Victims of Crime, Office of Justice Programs. Sponsored by (name of Provider) and the State of Florida."

The Provider is required to display a civil rights statement prominently on all publications, websites, posters and informational materials mentioning USDOJ programs in bold print and no smaller than the general text of the document. The full civil rights statement must be used whenever possible. Single page documents that do not have space for the full civil rights statement may contain a condensed version in a print size no smaller than the text used throughout the document. If the civil rights statement is missing on a publication, the statement must be included the next time the publication is revised or reprinted and printed copies of the statement must be attached to the current supply of the publication until the next revision is reprinted.

Full Civil Rights Statement: In accordance with federal law and U.S. Department of Justice policy, this organization is prohibited from discriminating on the basis of race, color, national origin, religion, sex, age, or disability. To file a complaint of discrimination, write the Florida Department of Legal Affairs, Federal Discrimination Complaint Coordinator, PL-01 The Capitol, Tallahassee, Florida, 32399-1050, or call 850-414-3300, or write Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice, 810 7th Street, NW, Washington, DC 20531 or call 202-307-0690 (Voice) or 202-307-2027 (TDD/TYY) or <https://www.ojp.gov/program/civil-rights/filing-civil-rights-complaint>. Individuals who are hearing impaired or have speech disabilities may also contact OCR through the Federal Relay Service at 800-877-8339 (TTY), 877-877-8982 (Speech), or 800-845-6136 (Spanish).

Condensed Civil Rights Statement: The Clermont Police Department is an equal opportunity provider and employer.

The Provider is required to display the OAG's "Civil Rights Fact Sheet" at locations open to the public. The "Civil Rights Fact Sheet" will be made available to the Provider via the OAG E-Grants Management System.

## ARTICLE 32. EMPLOYMENT

The employment of unauthorized aliens by the Provider is considered a violation of section 274A(a) of the Immigration and Nationality Act. If the Provider knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement. Any services performed by any such unauthorized aliens will not be paid.

In accordance with section 448.095 (2), Florida Statutes, the Contractor must register with and use the U.S. Department of Homeland Security's E-Verify system: <https://www.uscis.gov/e-verify/employers>, to verify the work authorization status of all new employees hired to perform services specified in the Purchase Order. Subcontractors must also be registered in the E-Verify system and provide the Contractor with an affidavit stating that the subcontractor

does not employ, contract with, or subcontract with an unauthorized alien. The Contractor will maintain a copy of such affidavit for the duration of the contract. The OAG may request documentation of compliance with this provision at any time during the Contract term. The Contract may be subject to termination for failure to comply with the requirements set forth in this Article, as specified in section 448.095(2)(a), Florida Statutes.

### ARTICLE 33. NO THIRD-PARTY RIGHTS

This Agreement and the rights and obligations created by it are intended for the sole benefit of the OAG and the Provider. No third party to this Agreement, including the victims served by the Provider, have any rights under this Agreement. No third party may rely upon this Agreement or the rights and representations created by it for any purpose.

### ARTICLE 34. ADMINISTRATION OF AGREEMENT

All approvals referenced in this Agreement must be obtained from the parties' contract administrators or their designees. All notices must be given to the parties' contract administrators respectively.

The OAG's contract administrator is Christina F. Harris, Chief, Bureau of Advocacy and Grants Management. The Provider's contract administrator will be provided at the time of execution.

The parties will provide each other with written notification of any change in its designated representative for this Agreement. Such changes do not require a formal written amendment to this Agreement.

### ARTICLE 35. CONTROLLING LAW AND VENUE

This Agreement will be governed by the laws of the state of Florida. All litigation arising under this Agreement will be instituted in the appropriate court of general jurisdiction in Leon County, Florida.

### ARTICLE 36. ENTIRE AGREEMENT

This Agreement and the approved 2021-2022 grant application in the E-Grants Management System, embody the entire agreement of the parties. There are no provisions, terms, conditions, or obligations other than those contained herein. This Agreement supersedes all previous communications, representations or agreements on this same subject, verbal or written, between the parties.

There are no representations or statements that are relied upon by the parties that are not expressly set forth herein.

The Provider's signature below specifically acknowledges understanding of the fact that the privilege of obtaining a VOCA grant is not something this or any Provider is entitled to receive. This Agreement is for one-time funding only and will not exceed one federal fiscal year. There is absolutely no expectation or guarantee, implied or otherwise, the Provider will receive VOCA funding in the future. The OAG strongly encourages the Provider to secure funding from other sources if the Provider anticipates the program will continue beyond the current grant year. Each of the parties executing this Agreement have full authority to do so and have received all lawfully necessary approvals to enter into this Agreement.

IN WITNESS WHEREOF, the OFFICE OF THE ATTORNEY GENERAL and Clermont Police Department,  
have executed this agreement.

*Lt. Malcolm Draper*

\_\_\_\_\_  
Authorizing Official

Lt. Malcolm Draper

\_\_\_\_\_  
Print Name

Feb 18, 2022

\_\_\_\_\_  
Date

*/s/ Richard H. Martin*

\_\_\_\_\_  
OAG Authorizing Official

Richard H. Martin

\_\_\_\_\_  
Print Name

Feb 16, 2022

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorizing Official\*

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorizing Official\*

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

02/18/2022

\_\_\_\_\_  
FEID# of Provider

\_\_\_\_\_  
Flair Code

\* Provided for use if multiple signatures are required by your organization.

**Office of the Attorney General**  
**Grant Award Project Summary**

|                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                   |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|  <p>Office of the Attorney General<br/>Division of Victim Services<br/>Bureau of Advocacy and Grants<br/>Management<br/>PL-01 The Capitol<br/>Tallahassee, Florida</p>                                                                                                                                                  | <p><b>Office of the Attorney<br/>General Victims of Crime<br/>Act Grant</b></p>                                                   | <p><b>2021-2022</b></p>                 |
| <p>Subrecipient Name and Address<br/>Clermont Police Department<br/>3600 S. Hwy. 27<br/>Clermont, Florida 34711-6735</p>                                                                                                                                                                                                                                                                                 | <p>OAG Grant Number<br/><br/>VOCA-2021-Clermont Police Departmen-00318</p>                                                        |                                         |
| <p>Subrecipient DUNS Number<br/><br/>110461584</p>                                                                                                                                                                                                                                                                                                                                                       | <p>Project Period: From 10/1/2021 To 9/30/2022</p>                                                                                |                                         |
| <p>Subrecipient IRS/Vendor/FEIN Number<br/><br/>596000290</p>                                                                                                                                                                                                                                                                                                                                            | <p>Budget Period: From 10/1/2021 To 9/30/2022</p>                                                                                 |                                         |
| <p>Project Title<br/><br/>OVC FY 19 VOCA Victim Assistance Formula<br/>OVC FY 20 VOCA Victim Assistance Formula</p>                                                                                                                                                                                                                                                                                      | <p>Award Date</p>                                                                                                                 | <p>Award is R&amp;D (Y/N)<br/>No</p>    |
|                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Federal Indirect Cost Rate or De Minimis Rate</p>                                                                              |                                         |
| <p>Previous Award Amount<br/><br/>\$0.00</p>                                                                                                                                                                                                                                                                                                                                                             | <p>Amount of this Award<br/><br/>\$17,976.00</p>                                                                                  | <p>Total Award<br/><br/>\$17,976.00</p> |
| <p>Special Conditions<br/>The above grant project is approved subject to such conditions or limitations as are set forth in the Office of the Attorney General contract.</p>                                                                                                                                                                                                                             |                                                                                                                                   |                                         |
| <p>Catalog of Domestic Federal Assistance (CFDA Number)<br/><br/>16.575 - Crime Victim Assistance</p>                                                                                                                                                                                                                                                                                                    |                                                                                                                                   |                                         |
| <p>Summary Description of Project<br/><br/>This grant award provides funds from the Crime Victims Fund to enhance crime victim services in the State of Florida. Victims of Crime Act (VOCA) assistance funds are typically competitively awarded by the Office of the Attorney General to public agencies and/or local, not-for-profit organizations that provide direct services to crime victims.</p> |                                                                                                                                   |                                         |
| <p>Federal Award Agency<br/>U.S. Department of Justice<br/>Office of Justice Programs<br/>Office for Victims of Crime</p>                                                                                                                                                                                                                                                                                | <p>OVC Project Period<br/><br/>2018-2019: From 10/1/2017 to 9/30/2022 (pending)<br/>2019-2020: From 10/1/2018 to 9/30/2022</p>    |                                         |
| <p>OVC Federal Award Number<br/><br/>2018-V2-GX-0018 - Awarded 08-09-2018<br/>2019-V2-GX-0047 - Awarded 09-13-2019</p>                                                                                                                                                                                                                                                                                   | <p>OVC Total Award to OAG<br/><br/>\$210,755,732<br/>\$143,823,948</p>                                                            |                                         |
| <p>OAG Staff Contact<br/>Christina Harris, Bureau Chief<br/>(850) 414-3380</p>                                                                                                                                                                                                                                                                                                                           | <p>Bureau Contact<br/><a href="mailto:contact.voca@myfloridalegal.com">contact.voca@myfloridalegal.com</a><br/>(850) 414-3380</p> |                                         |
| <p>Signature, OAG Authorizing Official, Date<br/><i>/s/ Richard H. Martin</i><br/>Feb 16, 2022</p>                                                                                                                                                                                                                                                                                                       | <p>Signature, Agency Executive Director, Date<br/><i>Lt. Malcolm Draper</i><br/>Feb 18, 2022</p>                                  |                                         |

# VOCA-2021-Clermont Police Departmen-00318

Final Audit Report

2022-02-18

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Created:        | 2022-02-16                                       |
| By:             | Rebekah Smith (rebekah.smith@myfloridalegal.com) |
| Status:         | Signed                                           |
| Transaction ID: | CBJCHBCAABAAWZziodCNZX8cn9XtEdKrvoNUek-Lz2jI     |

## "VOCA-2021-Clermont Police Departmen-00318" History

-  Document created by Rebekah Smith (rebekah.smith@myfloridalegal.com)  
2022-02-16 - 2:48:08 PM GMT- IP address: 164.51.33.5
-  Document emailed to /s/ Richard H. Martin (richard.martin@myfloridalegal.com) for signature  
2022-02-16 - 9:07:06 PM GMT
-  Email viewed by /s/ Richard H. Martin (richard.martin@myfloridalegal.com)  
2022-02-16 - 9:35:02 PM GMT- IP address: 164.51.33.5
-  Document e-signed by /s/ Richard H. Martin (richard.martin@myfloridalegal.com)  
Signature Date: 2022-02-16 - 9:35:45 PM GMT - Time Source: server- IP address: 164.51.33.5
-  Document emailed to Lt. Malcolm Draper (cbroadway@clermontfl.org) for signature  
2022-02-16 - 9:35:47 PM GMT
-  Email viewed by Lt. Malcolm Draper (cbroadway@clermontfl.org)  
2022-02-16 - 9:59:24 PM GMT- IP address: 72.239.138.61
-  Document e-signed by Lt. Malcolm Draper (cbroadway@clermontfl.org)  
Signature Date: 2022-02-18 - 7:09:34 PM GMT - Time Source: server- IP address: 162.248.64.130
-  Agreement completed.  
2022-02-18 - 7:09:34 PM GMT



POWERED BY  
Adobe Sign





# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Interlocal Agreement and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Consider approval of the interlocal agreement between Lake County Water Authority and the City of Clermont and a corresponding Budget Amendment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <p>The attached interlocal agreement between Lake County Water Authority and the city is to provide annual funding to the Clermont Police Department for the annual salaries and benefits for two (2) police officers up to a maximum of \$220,000 annually. Clermont Police shall provide two (2) officers to patrol the Clermont Chain of Lake waterways as permitted under the Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Lake County Sheriff's Office and the City of Clermont Concerning Jurisdiction on Adjacent Waterways executed on September 17, 2020. Officers shall have as their primary duties the patrolling of the Clermont Chain of Lakes for the purpose of enforcing Florida law, Lake County and City of Clermont Ordinances. The Agreement is for a period of three (3) years from April 1, 2022 to April 30, 2025 and shall automatically renew on an annual basis thereafter unless either party provides notice at least thirty (30) days prior to the end of the initial term or any renewal term. The budget amendment will recognize the Lake County Water Authority funding for the annual salaries and benefits for two (2) police officer positions.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| Lake County Water Authority shall pay up to a maximum of \$220,000 payable in quarterly installments. The budget amendment will recognize this funding and the costs associated with the two (2) police officer positions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| 1. CPD - LCWA Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CPD - LCWA Agreement.docx          |                                |
| 2. Mutual Aid Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Mutual Aid Agreement.pdf           |                                |

## **INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY WATER AUTHORITY AND CITY OF CLERMONT**

**THIS AGREEMENT** is made and entered into by Tim Murry, as Mayor of the City of Clermont, Florida, whose address is 685 W. Montrose St, Clermont, FL 34711, (hereinafter referred to as "CLERMONT POLICE") and the Lake County Water Authority, whose address is 27351 S.R. 19, Tavares, Florida 32778, (hereinafter referred to as LCWA).

**WHEREAS**, one of the purposes of the LCWA is fostering the tourism business in Lake County and providing recreational facilities for tourists and citizens and taxpayers of Lake County; and

**WHEREAS**, the LCWA believes that an integral part of fulfilling the aforementioned purposes is through enhanced enforcement of boating laws; and

**WHEREAS**, the LCWA believes the CLERMONT POLICE is uniquely qualified to perform these tasks intends to dedicate two police officers to patrol the waterways of the Clermont Chain of Lakes for the purposes of enforcing the laws of the State of Florida and Lake County as well as promoting boating safety on the waters of Lake County; and

**WHEREAS**, both the LCWA and the CLERMONT POLICE are public agencies under the terms of the Florida Interlocal Cooperation Act of 1969 with the power to exercise jointly their common interests; and

**WHEREAS**, pursuant to the Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Lake County Sheriff's Office and the City of Clermont Concerning Jurisdiction on Adjacent Waterways, dated September 17, 2020 (and any extensions thereof), CLERMONT POLICE may render law enforcement services on waterways bordered by and concerning both Lake County and the City of Clermont.

**NOW THEREFORE, BE IT AGREED** by and between the LCWA and the CLERMONT POLICE as follows:

1. The initial term of this Agreement shall be for three year from March 1<sup>st</sup>, 2022 to and including April 30, 2025, and shall automatically renew on an annual basis thereafter unless a party provides notice at least thirty (30) days prior to the end of the initial term or any renewal term thereafter of its intent not to renew this Agreement.
2. Subject to annual funding approval by the LCWA Board of Trustees, the LCWA shall annually pay to the CLERMONT POLICE the actual annual salaries and related benefits and personnel costs for two (2) police officers up to a maximum of TWO HUNDRED TWENTY THOUSAND DOLLARS (\$220,000.00) payable in Quarterly Installments, equal to those hours that the Officers worked, (Billed at \$50 per hour) to CLERMONT POLICE. The positions will be filled on a rotating basis until such time as the positions can be filled on a permanent basis.
3. CLERMONT POLICE shall provide two (2) full-time police officers assigned to patrolling the Clermont Chain of Lakes waterways in fulfillment of this Agreement and as permitted under the Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Lake County Sheriff's Office and the City of Clermont Concerning Jurisdiction on Adjacent Waterways, dated September 17, 2020 (and any extensions thereof). Officers shall have as their primary duties the patrolling of

Clermont Chain of Lakes waterways for the purpose of enforcing Florida law and Lake County Ordinances, as well as promoting boating safety.

4. The CLERMONT POLICE shall furnish to the LCWA monthly reports regarding the activities of the assigned officers. The reports shall be provided in a format mutually agreed upon by the LCWA and the CLERMONT POLICE and should specifically identify the nature of and time spent on the water and patrolling LCWA preserves. Said reports shall further outline at a minimum the hours and statistics for each LCWA funded officer as recommended by LCWA staff or as agreed upon by the parties.
5. CLERMONT POLICE shall be responsible for obtaining and maintaining its own boats, motors, trailers, and any other equipment necessary for its fulfillment of its obligations pursuant to this Agreement.
6. Attendance at the LCWA meetings by CLERMONT POLICE is not required; however if directed by the Chief of Police, CLERMONT POLICE officers assigned to patrolling the Clermont Chain of Lakes shall attend meetings of the Board of Trustees of the LCWA.
7. CLERMONT POLICE officers assigned pursuant to this Agreement shall assist the LCWA by investigating and advising the LCWA of the condition and placement of speed zones and other markers in the waterways.
8. CLERMONT POLICE officers assigned pursuant to this Agreement shall assist the LCWA by notifying LCWA and investigating navigational hazards problems within the lakes, canal and rivers.
9. CLERMONT POLICE officers assigned pursuant to this Agreement shall assist the LCWA by patrolling LCWA owned properties and investigating problems within the boundaries of these properties.
10. CLERMONT POLICE's liability, personal injury, automobile, and worker's compensation insurance shall cover all CLERMONT POLICE's employees and volunteers for all activities while acting pursuant to this Agreement on LCWA property.
11. Any operational matters arising under this Agreement, including, but not limited to, navigation obstructions, signage inspection, citizen requests, public events, etc., shall be directed to the following points of contact for LCWA and CLERMONT POLICE:

| <u>LCWA</u>                                                                   | <u>CLERMONT POLICE</u>                                        |
|-------------------------------------------------------------------------------|---------------------------------------------------------------|
| Executive Director<br>27351 SR 19<br>Tavares, FL 32778<br>Phone: 352-324-6141 | 3600 S. Hwy 27<br>Clermont, FL 34711<br>Phone: (352) 394-5588 |

12. This Agreement may be cancelled by either party upon thirty (30) days written notice. Upon such cancellation, the payments described in paragraph two (2) shall be prorated through the effective date of cancellation and the appropriate financial adjustment made between the parties.

**IN WITNESS WHEREOF**, the parties to this Agreement have caused their names to be affixed hereto by the proper officer thereof on the dates indicated below.

**CITY OF CLERMONT POLICE DEPARTMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Tim Murry, Mayor  
City of Clermont  
Clermont, Florida

**LAKE COUNTY WATER AUTHORITY**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Courtney Stokes, Chairman  
Board of Trustees  
Lake County Water Authority

**VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE**  
**MUTUAL AID AGREEMENT BETWEEN**  
**THE LAKE COUNTY SHERIFF'S OFFICE AND**  
**THE CITY OF CLERMONT CONCERNING**  
**JURISDICTION ON ADJACENT WATERWAYS**

This Agreement is entered into by Peyton C. Grinnell, Sheriff of Lake County, Florida and Clermont, Florida on this 17 day of <sup>September</sup> ~~August~~, 2020. This Agreement is for the sole purpose of establishing voluntary cooperation and operational assistance for adjacent waterways.

WHEREAS, the subscribing law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to violations of Florida law and ensure public safety on the waterways bordered by and concerning both Lake County and the City of Clermont;

WHEREAS, the parties have authority under §23.1225, Fla.Stat. to enter into a voluntary cooperation and mutual aid agreement which permits the voluntary cooperation and assistance of law enforcement across jurisdictional lines; and

WHEREAS, the parties seek assistance from the other to patrol, assist the citizenry and enforce Florida statutes along the adjacent waterways between Lake County and City of Clermont where a citizen or law enforcement officer may require assistance on waterways or an event may occur closer to one jurisdiction than another and the timely response of a law enforcement agency with property jurisdiction will best serve the community.

NOW THEREFORE, the parties incorporate the above recitals as Agreement terms and further agree as follows:

1. **VOLUNTARY COOPERATION:** The parties approve and enter into this Agreement whereby the Sheriff's Office and the Clermont Police Department have requested and may render law enforcement services as detailed herein to adequately respond to violations of Florida law and ensure public safety on the waterways bordered by and concerning both Lake County and the City of Clermont.
2. **COMMAND AND SUPERVISORY RESPONSIBILITY:** The respective personnel and equipment of each party shall remain under the command and control of each respective agency.
3. **LIABILITY:** Each party engaging in any actions or duties pursuant to this Agreement, agrees to assume responsibility for the acts, omissions, or conduct of each party's own employees while engaged in rendering such aid pursuant to this Agreement.
4. **POWERS, PRIVILEGES, IMMUNITIES AND COSTS:**
  - a. Employees of each party when acting under this Agreement shall have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside employee's own political subdivision.
  - b. Each party agrees to furnish necessary personnel, equipment, resources, and facilities and to render services to the other as set forth herein, provided, however, that no party shall

be required to deplete unreasonably its own personnel, equipment, resources, facilities, and services in furnishing such mutual aid.

- c. A party which furnishes equipment pursuant to this Agreement must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.
  - d. The party furnishing aid pursuant to this Agreement shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of his employees while they are rendering such aid, including any amount paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.
  - e. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death and other benefits that apply to the activity of an employee of a party when performing his/her duties within territorial limits of his agency also apply to the same degree, manner, and extent while engaged in the performance of the employee's duties extraterritorially under the provisions of this mutual aid Agreement. The provisions of this section shall apply with equal effect to paid, volunteer, and auxiliary employees.
5. **LIABILITY INSURANCE:** Each party shall maintain its current insurance during this Agreement.
6. **FORFEITURE PROVISIONS:** In the event a party seizes any real property, vessel, motor vehicle, aircraft, currency or other property pursuant to the Florida Contraband Forfeiture Act during the performance of this Agreement, the seizing party shall be responsible for maintaining any forfeiture action pursuant to Chapter 932, Florida Statutes. The party pursuing the forfeiture action shall have the exclusive right to control and the responsibility to maintain the property in accordance with Chapter 932, Florida Statutes, including, but not limited to, the complete discretion to bring the action, settle the action, dismiss the action and/or dispose of the proceeds.
7. **EFFECTIVE DATE:** This Agreement shall take effect upon execution and approval and shall continue in full force and effect until December 31, 2024. The parties to this Agreement may agree in writing to extend or renew the terms of this Agreement for successive four (4) year terms.
8. **CANCELLATION:** Either party may cancel this Agreement, for any reason or no reason at all, upon delivery of written notice to the other.
9. **NOTICE:** All notices, demands, or other writings required to be given, made or sent in this Agreement, or which may be given, made or sent by either party to the other, shall be deemed to have been fully given, made or sent when in **WRITING** and **RECEIVED** as follows:

Peyton C. Grinnell, Sheriff  
Lake County Sheriff's Office  
360 West Ruby Street  
Tavares, Florida 32778

Chief Charles Broadway  
City of Clermont  
3600 US-27  
Clermont, FL 34711

10. **SOVEREIGN IMMUNITY/THIRD PARTIES:** The parties to this Agreement are state agencies or political subdivisions as defined in §768.28, Fla.Stat. and agree to be fully responsible for the acts and omissions of their own agents or employees to the extent permitted by law. Nothing herein shall operate as a waiver of the parties' sovereign immunity pursuant to the Florida Constitution and §768.28, Fla.Stat. There are no intended third party beneficiaries to this agreement, and nothing herein shall be construed to grant any person, firm, or other entity which is not a signatory to this Agreement any rights, benefits, or privileges to rely on or demand performance of any provision of this Agreement.

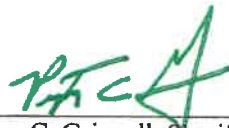
Accepted and Acknowledged:

Date: September 17, 2020



Charles Broadway, Police Chief  
City of Clermont

Date: September 17, 2020



Peyton C. Grinnell, Sheriff  
Lake County Sheriff's Office

Date: September 17, 2020



Darren Gray, City Manager  
City of Clermont



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Ordinance No. 2022-002 <i>Final Wellness Way</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Recommend approval of Ordinance 2022-002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p>This is the adoption hearing of the Future Land Use Element that includes the addition of the Wellness Way Goals, Objectives, and Policies. The City Council approved transmittal on November 9, 2021. The final hearing scheduled for February 8, 2022 was tabled to a date certain of February 22, 2022 and then to March 22, 2022. The transmittal included sending the proposed amendment along with the appropriate supporting materials to several state and regional agencies for review and comment. A total of nine agencies were notified of the proposed changes. The city has received responses from three state agencies and the Lake County School Board. Two State Agencies, the Florida Department of Economic Opportunity and the St. Johns River Water Management District, had “no comment.” The Florida Department of Transportation provided one technical comment that requested continued coordination with FDOT and all parties involved relative to future development within the general area. This is captured in the proposed document under Objective 2.7, Intergovernmental Coordination and Policy 2.7.1.</p> <p>The Lake County School Board requested school sites to be considered in the area during the review of projects, since there is a need for three elementary schools, one middle school and one high school to serve the overall Wellness Way area. Under Policy 2.6.6 Provision of Education Facilities and Objective 2.7 Intergovernmental Coordination and Policy 2.7.1, the Lake County School Board will be a part of the review and comment process of future developments. This would provide an opportunity for the School Board to discuss potential school sites and solutions. Therefore, no changes to the proposed transmitted Future Land Use element will be made due to the Lake County School Board comment.</p> <p>However, the adopted element will have 2 updated graphics based upon the CFX delivery of the 60% design plans for the Lake-Orange Connector. Figure 1 on page I-18 and Figure 2 on page I-23 have been updated since considerable lands will be needed by CFX at the 455 interchange and this has adjusted the land use slightly in this area. Adjustments to the Development District designation within close proximity to the CR 455 interchange were made to make up for land lost to CFX right-of-way needs. This will ensure that the interchange area remains as a future concentration of employment activities. The adjustments are not expected to have a significant impact to the overall land use program and occur mainly in the County's jurisdiction.</p> <p>In addition, 6 changes are being added to the proposed adoption packet as a result of the City Council Workshop and suggestions by Lake County, property owners and consultants. Two are new policies and four are under existing proposed policies. These changes have been highlighted in Attachment A and they occur on page I-21, I-22, I-24, I-25, I-30 and I-38.</p> <p>Staff recommends approval of the adoption of the Future Land Use Element with the Wellness Way Goal, Objectives, and Policies through Ordinance 2022-002 with the changes as presented by staff.</p> |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |



| Fiscal Impact                                            |                                          | Fund Number and Description                   | Available Budget Amount |
|----------------------------------------------------------|------------------------------------------|-----------------------------------------------|-------------------------|
| <b>Exhibits Attached</b> (copies of original agreements) |                                          |                                               |                         |
| 1.                                                       | Ord 2022-002 - Wellness Way (03.03.2022) | Ord 2022-002 - Wellness Way (03.03.2022).docx |                         |
| 2.                                                       | Ord 2022-002- Attachment A               | Ord 2022-002- Attachment A.docx               |                         |
| 3.                                                       | Combined Agency Responses - WW           | Combined Agency Responses - WW.pdf            |                         |
| 4.                                                       | 2022-002 Wellness Way FLU legal ad       | 2022-002 Wellness Way FLU legal ad.pdf        |                         |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHING AN ADDITIONAL GOAL, OBJECTIVES AND POLICIES FOR WELLNESS WAY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

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

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

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

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

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

**SECTION 1.**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-002**

**SECTION 2: CONFLICT**

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

**SECTION 3: SEVERABILITY**

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

**SECTION 4: ADMINISTRATIVE CORRECTION**

This Ordinance may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

**SECTION 5: PUBLICATION AND EFFECTIVE DATE**

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-002**

**ORDAINED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of March, 2022.

---

Tim Murry, Mayor

ATTEST:

---

Tracy Ackroyd Howe, MMC  
City Clerk

APPROVED AS TO FORM AND LEGALITY:

---

Daniel F. Mantzaris, City Attorney

Attachment A



CITY OF CLERMONT  
COMPREHENSIVE PLAN

CHAPTER I  
FUTURE LAND USE ELEMENT

Adopted June 23, 2009  
Amended February 28, 2017  
Amended August 28, 2018  
Amended August 25, 2020  
Amended March 22, 2022

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CHAPTER I  
FUTURE LAND USE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

**Objective 1.6: Residential Land Use Categories.** The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

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

**Policy 1.6.2: Medium-Density Residential.** Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. To encourage higher density adjacent to Downtown and provide enhanced walkability between housing and the Central Business District, land designated as Medium-Density Residential Future Land Use adjacent to the Downtown Mixed Use Future Land Use may have a density of up to 12 units per acre. However, densities higher than eight units per acres shall require a Conditional Use Permit. The Medium-Density Residential Future Land Use area eligible for density up to 12 units per acre is north of SR 50, South of Lake Minneola, West of 5<sup>th</sup> Street and East of 12<sup>th</sup> Street. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums, accessory dwelling units, and apartments.

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

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

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

**Objective 1.7: Mixed-Use Land Use Categories.** The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow a bonus density of up to 40 units per acre through a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The maximum density

for residential uses shall be 12 units per acre in the Master Planned Development Use Category except in the SR 50 and US 27 Overlay District, which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. Densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

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

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

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

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

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

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.

- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

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

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

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

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

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

**Policy 1.9.2:** The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except in the SR 50 and US 27 Overlay District, which may allow a bonus density of up to 25 units per acre through an affordable housing component as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

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

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

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

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

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

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

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

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

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

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

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

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

**Policy 1.12.1:** The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines,

Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City's transportation concurrency management system.

**Policy 1.12.2:** All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

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

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

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

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

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

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

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

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

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

- Limitations on development density and intensity;

- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.

- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.
- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

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

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

**GOAL 2: To create a long-term master plan for the Wellness Way area which promotes significant economic development while encouraging fiscally efficient and well- balanced development patterns that minimize environmental impacts and leverage existing resources.**

**Objective 2.1: Significant Initiatives of Wellness Way.**

The City shall pursue the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

**Policy 2.1.1:** To achieve these initiatives, these Goals, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long-term horizon of development in Wellness Way. Further, to provide predictability, there are six (6) future land use categories (FLUC) as described below:

- A. Multi Use
- B. US 27
- C. Neighborhood
- D. Wellness Way North
- E. Conservation Subdivision
- F. Water Conserv II

These six future land use categories are depicted on the Future Land Use Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be determined in the Planned Unit Development (PUD) process or through an independent alignment study.

**Policy 2.1.2:** Wellness Way is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each PUD to ensure internal open space connectivity as well as connectivity to Lake Louisa State Park and Orange County.

**Objective 2.2: Economic Development Branding Strategy.**

The City, in collaboration with Lake County, shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within wellness way by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them.

**Policy 2.2.1: Jobs-To-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides**

The City shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within Wellness Way. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within the planning area. The City shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio for the overall wellness way planning area.

To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage, a FLUC specific minimum FAR (as shown in Policy 2.3.2.) is applied to the non-residential square footage requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required non-residential square footage at the minimum average FAR. Land use types that can be counted towards the non-residential square footage requirements include traditional, job-generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses, such as secondary education facilities, hotels, technical schools and hospitals/medical.

**Policy 2.2.2: Target Industries**

Non-residential employment development within Wellness Way shall target, but are not limited to, a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

- A. Ag-Tech
- B. Eco-tourism and Agri-tourism
- C. Education and Health Services
- D. Human Performance, Sports Medicine and Sports Training
- E. Leisure and Hospitality
- F. Manufacturing
- G. Medical and bio-medical
- H. Professional and Business Services
- I. Research Facilities
- J. Retail Trade
- K. Transportation, Trade and Utilities

**Policy 2.2.3: Technology Infrastructure**

Key to the success of Wellness Way will be the application of an advanced technology infrastructure network. PUDs within Wellness Way shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long-term viability of the technology infrastructure network.

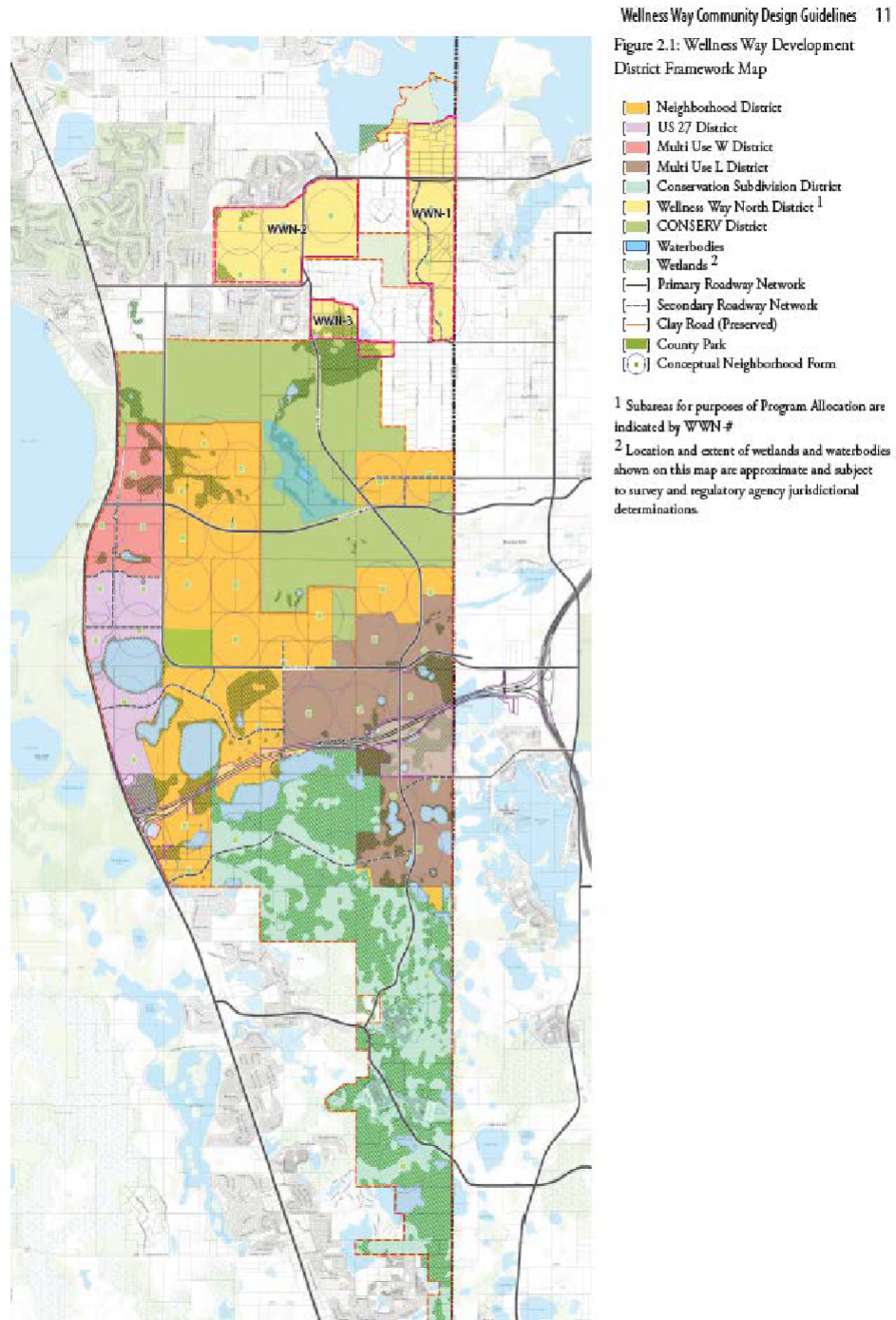
**Policy 2.2.4: Energy Conservation**

A primary component of Wellness Way will be the use of alternative energy sources to promote economic development. The use of sustainable energy generation will attract businesses and foster the proliferation of green technology. Alternative energy resources should be encouraged as a power source for residential and non- residential development alike. PUDs should demonstrate how alternative energy sources will be incorporated into the development when economically feasible.

**Objective 2.3: Land Use, Hierarchy of Place and Wellness Corridors**

The intent of Wellness Way is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The form shall promote land use densities, intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is intended to provide a hierarchy of place within each PUD.

Figure 1 – Framework Map



**Policy 2.3.1: Future Land Use Categories**

The following six future land use categories, as depicted on the Future Land Use Map, are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses. The general purpose of each category is described below. Specific allowable uses shall be provided for in the implementing development regulations, design guidelines and standards.

A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non- residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake- Orange Connector expressway.

B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The district is not intended to create a conventional ‘strip commercial’ frontage along US 27.

C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the boundaries of Wellness Way’s community and employment centers in the US 27 and Multi- Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed residential development while supporting the ecological value of the ‘mosaic’ of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the district.

E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

**Policy 2.3.2: Future Land Use Categories Capacity Allocation**

Development potential within Wellness Way shall be determined utilizing the “Maximum Capacity Allocation Table.” The capacity calculations provided in the “Maximum Capacity Allocation Table” determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 2.3.3 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the “Maximum Capacity Allocation Table.” Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the “Maximum Capacity



Allocation Table.” “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

1. Open Space: Lands comprising the Wellness Space and Green Space areas 2. Center: Area for required non-residential uses and associated residential uses 3. Residential: Area of residential uses

| <u>Future Land Use Category</u> | <u>Open Space Minimum</u> | <u>Residential Maximum</u> | <u>Center Minimum</u> |
|---------------------------------|---------------------------|----------------------------|-----------------------|
| <u>Neighborhood</u>             | <u>30%</u>                | <u>65%</u>                 | <u>5%</u>             |
| <u>US 27</u>                    | <u>30%</u>                | <u>55%</u>                 | <u>15%</u>            |
| <u>Multi-Use</u>                | <u>30%</u>                | <u>50%</u>                 | <u>20%</u>            |
| <u>Conservation Subdivision</u> | <u>50%</u>                | <u>50%</u>                 | <u>N/A</u>            |
| <u>Wellness Way North 1</u>     | <u>30%</u>                | <u>60%</u>                 | <u>10%</u>            |
| <u>Wellness Way North 2</u>     | <u>30%</u>                | <u>60%</u>                 | <u>10%</u>            |
| <u>Wellness Way North 3</u>     | <u>30%</u>                | <u>60%</u>                 | <u>10%</u>            |

Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which maintain their current entitlements until such time as a PUD is approved.

**Maximum Capacity Allocation Table**

| <u>Future Land Use Category</u> | <u>Maximum Capacity / Net Residential Acre</u> | <u>Minimum FAR / Net Non-Residential Acre</u> |
|---------------------------------|------------------------------------------------|-----------------------------------------------|
| <u>Neighborhood</u>             | <u>3.60 (d.u)<sup>1</sup></u>                  | <u>0.30</u>                                   |
| <u>US 27</u>                    | <u>5.75 (d.u)</u>                              | <u>0.25</u>                                   |
| <u>Multi-Use</u>                | <u>8.00 (d.u)</u>                              | <u>0.20</u>                                   |
| <u>Conservation Subdivision</u> | <u>2.70 (d.u)</u>                              | <u>0.00</u>                                   |
| <u>Wellness Way North 1</u>     | <u>3.08 (d.u)</u>                              | <u>0.33</u>                                   |
| <u>Wellness Way North 2</u>     | <u>2.67 (d.u)</u>                              | <u>0.25</u>                                   |
| <u>Wellness Way North 3</u>     | <u>2.25 (d.u)</u>                              | <u>0.17</u>                                   |

<sup>1</sup> This does not include potential right-of-way density bonuses (Policy 2.8.1).

\* - The maximum capacity for the neighborhood district may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:



- A. Public parks
  - B. Public open space
  - C. Public trail system
  - D. Water Conserv II trail system
  - E. Bike/pedestrian bridge over us 27
  - F. Any other contribution to public infrastructure and/or public facilities
2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a final PUD.

Any proposed enhancement to the maximum capacity of the neighborhood district is not a right granted by this policy but must be proffered at the time of consideration of the pud. The proposed maximum capacity enhancement shall be evaluated based on achieving the goal and objectives of the wellness way area plan.

**Policy 2.3.3: Example Residential Capacity and Non-Residential Acreage Set-Aside Calculation:**

A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
  - Residential Maximum: 500 net acres \* 65% Residential = 325 acres
  - Center Minimum: 500 net acres \* 5% Center = 25 acres
  - Open Space Minimum: 500 net acres \* 30% Open Space = 150 acres
- Multi-Use District
  - Residential Maximum: 250 net acres \* 50% Residential = 125 acres
  - Center Minimum: 250 net acres \* 20% Center = 50 acres
  - Open Space Minimum: 250 net acres \* 30% Open Space = 75 acres
- Total Land Allocation
  - Residential Maximum: 450 acres
  - Center Minimum: 75 acres
  - Open Space Minimum: 225 acres

Step 2: Maximum Density Calculation

- Neighborhood District: 500 net acres \* 65% Residential \* 3.6 du/ac = 1,170 dwelling units
- Multi-Use District: 250 net acres \* 50% Residential \* 8.0 du/ac = 1,000 dwelling units
- Total Dwelling Units: 2,170

Step 3: Minimum Non-Residential Calculation

- Neighborhood District: 500 net acres \* 5% Center \* 0.30 FAR = 326,700 sf
- Multi-Use District: 250 net acres \* 20% Center \* 0.30 FAR = 653,400 sf
- Total Minimum Non-Residential Program = 980,100 sf

**Policy 2.3.4: Future Land Use Categories Density and Intensity Calculations**

Within Wellness Way, density and intensity calculations provide guidelines for the construction of residential units and non-residential square footage. Density and intensity calculations do not determine the total number of residential units and non-residential square footage allowed; those calculations are referred to as “capacity” and are provided in Policy 2.3.2. Densities and intensities are calculated utilizing “net buildable acres” (Gross acres minus wetland acres minus water body acres minus designated open space, see Policy 2.3.9 for open space guidelines) within the building footprint for that land use type (residential vs. non-residential). The total number of residential units within a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy 2.3.2.<sup>2</sup>The minimum and maximum net density and intensity for any development site within a PUD is set by the following table:

<sup>2</sup> This does not include potential right-of-way density bonuses (Policy 2.8.1).

**Future Land Use Category Density/Intensity Tier Summary Table**

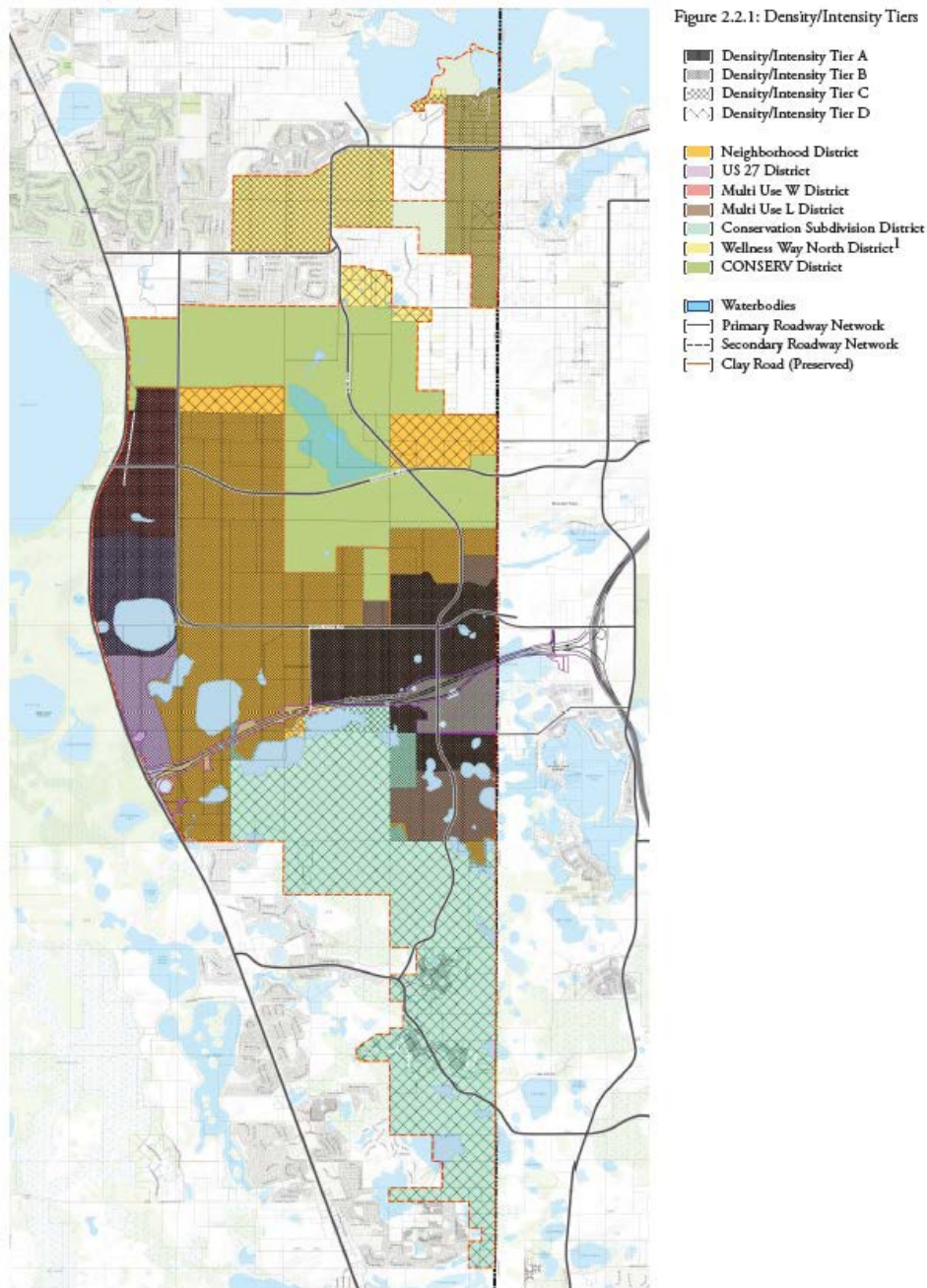
| <u>Density/<br/>Intensity<br/>Tier</u> | <u>Minimum<br/>Density/<br/>Net<br/>Buildable<br/>Acre</u> | <u>Maximum<br/>Density/<br/>Net<br/>Buildable<br/>Acre</u> | <u>Minimum<br/>Average<br/>FAR</u> | <u>Maximum<br/>Average<br/>FAR</u> |
|----------------------------------------|------------------------------------------------------------|------------------------------------------------------------|------------------------------------|------------------------------------|
| <u>Tier A</u>                          | <u>6.00<br/>(d.u)</u>                                      | <u>25.00 (d.u)</u>                                         | <u>0.25</u>                        | <u>2.00</u>                        |
| <u>Tier B</u>                          | <u>3.00<br/>(d.u)</u>                                      | <u>20.00 (d.u)</u>                                         | <u>0.25</u>                        | <u>2.00</u>                        |
| <u>Tier C</u>                          | <u>2.50<br/>(d.u)</u>                                      | <u>15.00 (d.u)</u>                                         | <u>0.15</u>                        | <u>2.00</u>                        |
| <u>Tier D</u>                          | <u>2.00<br/>(d.u)</u>                                      | <u>10.00 (d.u)</u>                                         | <u>0.15</u>                        | <u>2.00</u>                        |

**Policy 2.3.4.1: Flexibility of Future Land Use Category Boundaries within Single Ownership**

If a proposed PUD contains more than one Future Land Use category, a developer may propose the relocation of the boundaries of each FLU category within the boundaries of the PUD, to provide flexibility in overall project design. The resulting development program/entitlement shall not exceed the program/entitlement of the original FLU category boundaries. The burden is on the developer to show how the proposed boundary modification results in a superior project design and how it exceeds the goal and objectives of Wellness Way.

Figure 2 – Density/Intensity Tiers

22 Section 2 | Districts

**Policy 2.3.5: Location and Timing of Non-Residential Construction.**

Land areas set aside for the purposes of non-residential uses will be termed Centers. Non-residential development must occur within a Center. Centers may have a mix of non-residential and residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses. All Centers shall be appropriately placed in commercially viable locations located along an arterial or collector road.

**Policy 2.3.6: Urban Form Guiding Principles**

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. The following are the urban form guiding principle:

- A. The overall community is intended to include a mix of uses that integrate residential, non-residential and open space networks. The overall Framework Plan and standards were developed to ensure the desired percentage distribution of uses within Wellness Way.
- B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way such as Centers, schools, parks as well as neighborhoods.
- C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
- D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
- E. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
- F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.
- G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
- H. Allow interim and/or permanent agricultural uses.
- I. All development will adhere to dark sky standards.
- J. All distribution lines for new development in Wellness Way shall be located underground.

These guiding principles shall be specifically demonstrated in all PUDs.

**Policy 2.3.7: Pedestrian Orientation**

Design decisions must be oriented to the pedestrian scale. The Design Guidelines and Standards that implement this plan must be incorporated in the development standards for each PUD zoning, which culminates at the detailed design level with the specifications for complete street design.

**Policy 2.3.8: Wellness Corridors**

Wellness Corridor (WC) networks connect communities, Multi-use Districts, Centers, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- A. Community farms and gardens
- B. Wetlands
- C. Water bodies
- D. Preserved uplands
- E. Trails, pedestrian ways and bikeways
- F. View sheds and scenic resources
- G. Cultural and environmental resources
- H. Parks/recreation facilities for active and passive use
- I. Stormwater management facilities

**Policy 2.3.9: Open Space**

A significant amount of land area in the form of open space and natural protected areas will be protected in Wellness Way. The natural protected areas include wetlands and water bodies. Open space will be divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

**Policy 2.3.10: Minimum Wellness and Green Space Allocation**

All PUDs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot-wide continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

**Policy 2.3.10.1 Trout Lake Wellness Trail**

All properties having frontage on Trout Lake shall, as part of the Wellness Space requirements, provide at least a 50' wide corridor and multi-use trail adjacent to the lake edge for a publicly accessible trail.

**Policy 2.3.11: Open Space Design**

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be determined during the PUD review process and shall be phased consistent with development.



**Policy 2.3.12: Conservation Lands**

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

**Objective 2.4: Mobility.**

Development within Wellness Way shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the future land use map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

**Policy 2.4.1: Primary Roadway Network**

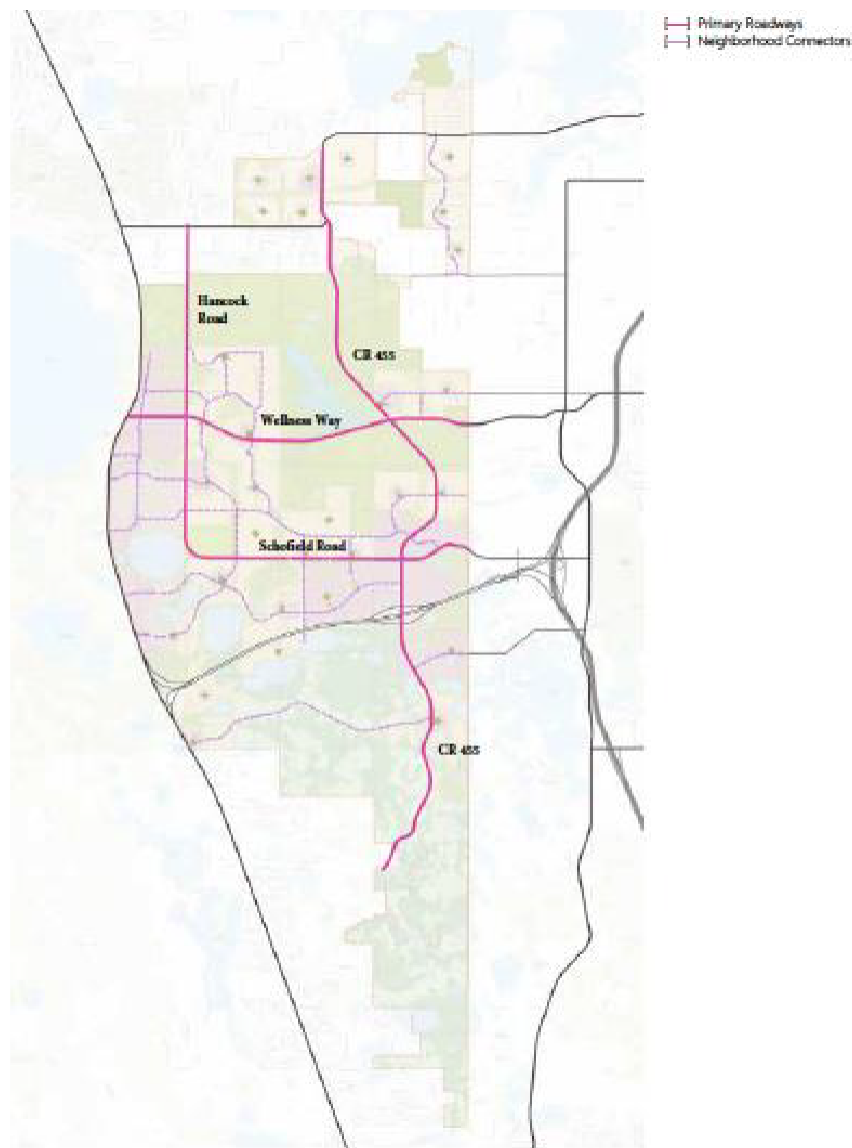
System-wide transportation capacity within Wellness Way shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) shall be generally consistent with the primary roadway network identified on the Framework Map and as listed below. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent a possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

**Primary Roadway Network**

- a. Wellness Way from US 27 to the Orange County Line
- b. Hancock Road from Wellness Way to Hartwood Marsh Road
- c. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
- d. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network, as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.

**FIGURE 3 – PRIMARY ROADWAY NETWORK****Policy 2.4.2 Complete Streets**

Thoroughfares within Wellness Way shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections shall be established in the implementing Design Guidelines and Standards, and shall be used to guide the design of proposed facilities during the PUD process.

**Policy 2.4.3: Pedestrian Facilities**

Through a complementary relationship between transportation, land use and urban design, development within Wellness Way shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

- A. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;
- B. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;
- C. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,
- D. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.
- E. Provision of Wellness Corridors with multi-use paths and trails.

**Policy 2.4.4: Bicycle Facilities**

PUDs shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Multi-Use Districts, Centers, neighborhoods, parks and schools. These facilities may include:

- A. Shared lane markings;
- B. Designated bike lanes;
- C. Separated bike facilities or “cycle tracks”; and/or,
- D. Multi-use paths and trails.

**Policy 2.4.5: The ‘Wellness Ridgeway’**

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

- a. Trunk Trail
- b. Neighborhood Trail
- c. Clay Road
- d. Water Conserv II Trail

The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness Ridgeway is a component part of the overall Wellness Corridor Network.



**Policy 2.4.6: Transit**

Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Multi-use Districts, Centers and other regional destinations.

**Policy 2.4.7: External Trip Reduction**

PUDs within shall introduce measures that produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

**Policy 2.4.8: Level of Service**

The minimum roadway level of service standard within Wellness Way shall be “E,” except for US 27 which shall remain at LOS “D.”

**Policy 2.4.9: Multimodal Street Design Standards**

The City and Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

**Policy 2.4.10: Connectivity**

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

The City and Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east. Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west connections that would benefit the City and both Counties.

**Policy 2.4.11: Land Use and Transportation Integration to Reduce Vehicular Travel**

The land use densities, intensities and mixture of land uses within Wellness Way are intended to integrate and support alternative transportation modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

**Objective 2.5: Natural and Scenic Resources**

Wellness Way is home to many natural resources; the area consists of xeric uplands, wetlands and surface waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the Wellness Corridor (WC) network within Wellness Way. These resources and corridors shall be specifically demonstrated in the PUDs.

The City shall protect its natural resources in Wellness Way through adoption of PUDs that promote the preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage.

**Policy 2.5.1: Identification of Environmentally Sensitive Areas**

The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands. The Conservation Land Map shall guide the preparation of subsequent PUDs and their respective detailed identification of lands for permanent protection or preservation.

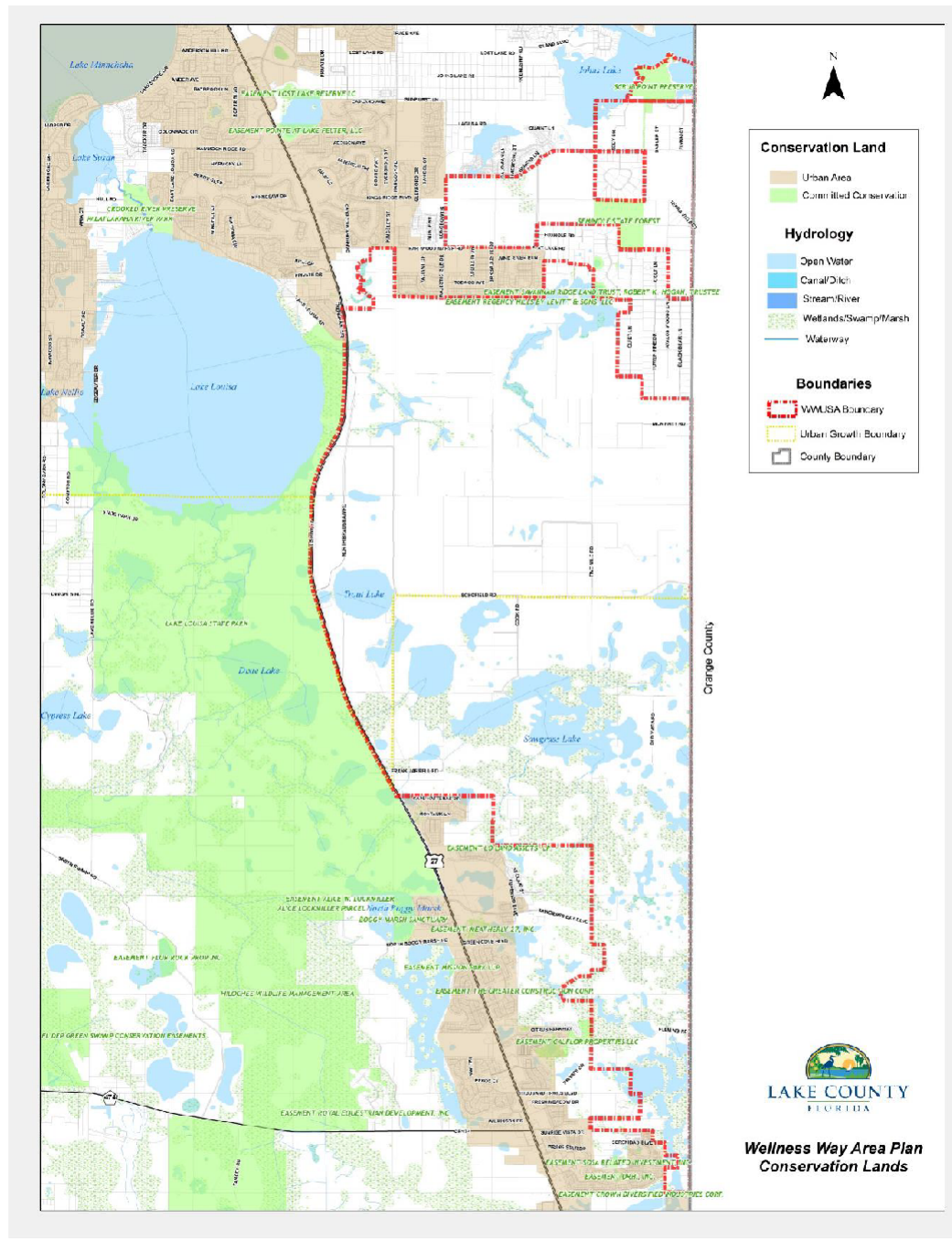
**Policy 2.5.2: Identification and Preservation of Wetlands and Water Bodies**

Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on-site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot-wide buffer shall apply to all retained isolated and non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 25 feet and average width of 50 feet shall be provided.

A Conservation Lands Map of the Wellness Way area is shown in Figure 4:

Figure 4 – Conservation Lands Map



**Policy 2.5.3: Conservation of Regionally Significant Natural Resources**

The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FWWC) databases shall be consulted during the preparation of all PUD. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD.

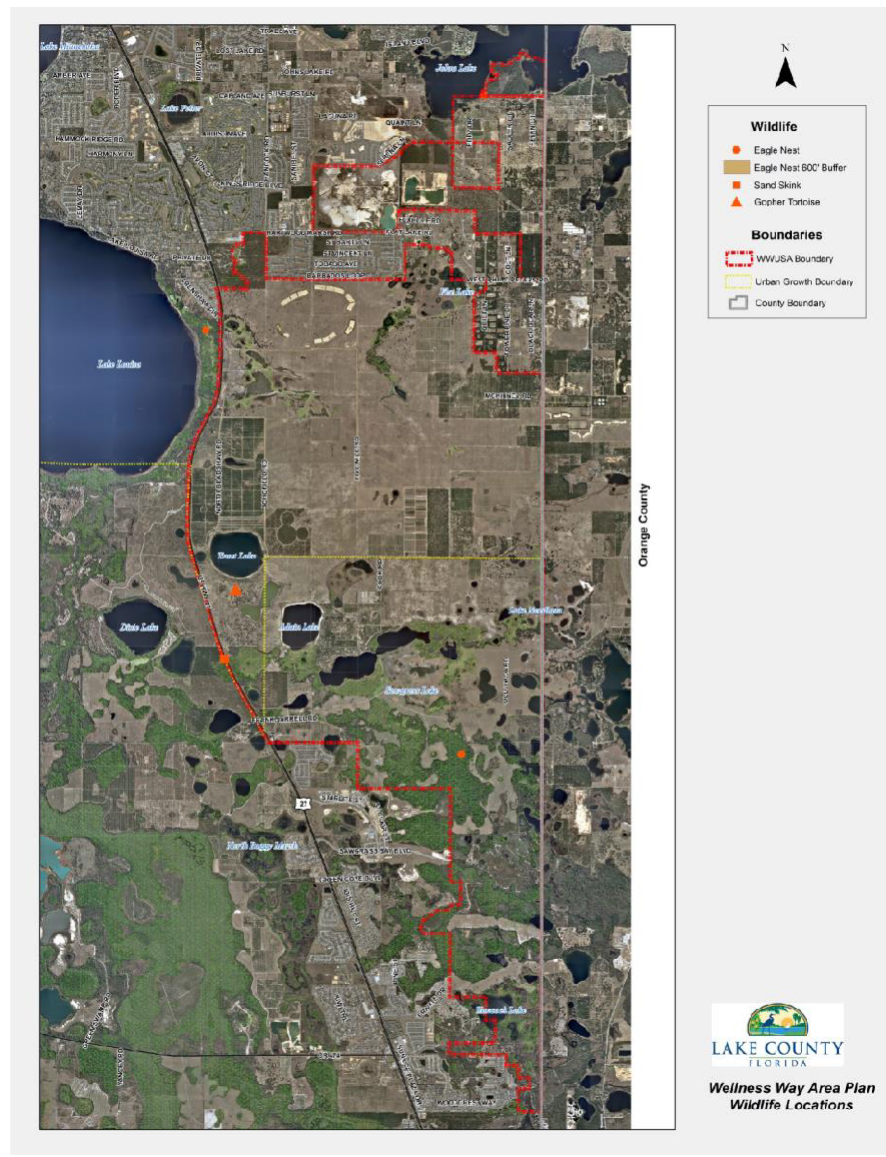
The following chart lists the State of Florida Listed Animal Species with a possibility of occurrence in Lake County.

| <b><u>Common Name</u></b>            | <b><u>Scientific Name</u></b>       | <b><u>Status</u></b>                          |
|--------------------------------------|-------------------------------------|-----------------------------------------------|
| <u>American Alligator</u>            | <u>Alligator mississippiensis</u>   | <u>Federally-designated Threatened (FT)</u>   |
| <u>Bald Eagle</u>                    | <u>Haliaeetus leucocephalus</u>     | <u>Not currently listed</u>                   |
| <u>Eastern Indigo Snake</u>          | <u>Drymarchon couperi</u>           | <u>FT</u>                                     |
| <u>Florida Black Bear</u>            | <u>Ursus americanus floridanus</u>  | <u>State-designated Threatened (ST)</u>       |
| <u>Florida Sandhill Crane</u>        | <u>Grus Canadensis pratensis</u>    | <u>ST</u>                                     |
| <u>Florida Scrub-Jay</u>             | <u>Aphelocoma coerulescens</u>      | <u>FT</u>                                     |
| <u>Florida Burrowing Owl</u>         | <u>Athene cunicularia floridana</u> | <u>State Species of Special Concern (SSC)</u> |
| <u>Florida Mouse</u>                 | <u>Peromyscus floridanus</u>        | <u>SSC</u>                                    |
| <u>Gopher Tortoise</u>               | <u>Gopherus polyphemus</u>          | <u>ST</u>                                     |
| <u>Least Tern</u>                    | <u>Sterna antillarum</u>            | <u>ST</u>                                     |
| <u>Little Blue Heron</u>             | <u>Egretta caerulea</u>             | <u>SSC</u>                                    |
| <u>Red-Cockaded Woodpecker</u>       | <u>Picoides borealis</u>            | <u>Federally-designated Endangered (FE)</u>   |
| <u>Sherman's Fox Squirrel</u>        | <u>Sciurus niger shermani</u>       | <u>SSC</u>                                    |
| <u>Short-tailed Snake</u>            | <u>Lampropeltis extenuate</u>       | <u>ST</u>                                     |
| <u>Sand Skink</u>                    | <u>Plestiodon reynoldsi</u>         | <u>FT</u>                                     |
| <u>Snowy Egret</u>                   | <u>Egretta thula</u>                | <u>SSC</u>                                    |
| <u>Southeastern American Kestrel</u> | <u>Falco sparverius paulus</u>      | <u>ST</u>                                     |
| <u>Tricolored Heron</u>              | <u>Egretta Tricolor</u>             | <u>SSC</u>                                    |
| <u>White Ibis</u>                    | <u>Eudocimus albus</u>              | <u>SSC</u>                                    |
| <u>Wood Stork</u>                    | <u>Mycteria Americana</u>           | <u>FE</u>                                     |
| <u>Osprey</u>                        | <u>Pandion haliaetus</u>            | <u>SSC</u>                                    |



There are no known species that occur in the area that require special management plans or planning considerations other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife Resources Map, shown below, illustrates known wildlife occurrences within the area.

Figure 5 - Wildlife Locations



Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

**Policy 2.5.4: Lake Wales Ridge**

The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink, and scrub mint. The planning area is located east of US Highway 27. Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

**Policy 2.5.5: Wildlife Data**

An applicant for a PUD shall submit baseline data consistent with the guidelines for any state or federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within Wellness Way is having on species diversity and habitat over a period of time.

**Policy 2.5.6: Identification and Preservation of Xeric Uplands**

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Wellness Way and surrounding areas.

**Policy 2.5.7: Creation of The Natural Components of The Wellness Corridor Network**

At build-out, Wellness Way shall contain a large, interconnected WC network comprised of water bodies, wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors.

*Native Vegetation within Corridors*

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

*Movement of Wildlife Crossings*

Collaboration with the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

Each PUD shall be reviewed for consistency with this policy during the approval process.

**Policy 2.5.8: Site Development Standards**

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare a site development plan based on standards that promote preservation of wildlife during development and promote the provision of usable habitat post-development. Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-voltage lighting, berms, and fencing. The City shall also require that vegetative communities and wildlife habitats be protected from adverse effects associated with development.

The PUDs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

**Policy 2.5.9: Water Conservation Based Landscaping**

A significant amount of water resources are used for irrigation of landscaped spaces in traditional developments. In recognition of the limited water resources available in South Lake County, developers in Wellness Way shall base their landscaping plans on water conservation principles and practices. Lake County may develop, and the City may require the implementation of the recommendations in a landscape design handbook which provides examples of water conserving landscape designs for commercial, residential and institutional developments as well as planted right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that require no irrigation once they have been established. The handbook will contain several design examples, listing acceptable plants and providing plan view layouts and pictorial representations of each design concept. Developers within Wellness Way shall utilize the handbook designs or shall propose a landscape design that conforms with water conservation principles for review during the permitting process. Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

**Policy 2.5.10: Regulation for Reclaimed Water Shall Be Enforced to Prevent Adverse Environmental Impacts.**

The intent of Wellness Way is to require 100% of landscape irrigation be provided by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost

consistent with the City of Clermont utility connection policies.

## **Objective 2.6: Public Facilities**

The City shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

### **Policy 2.6.1: Identification of Water Supplies**

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

### **Policy 2.6.2: Potable and Re-Use Water Facilities**

PUDs within Wellness Way shall include an analysis of potable and re-use water demand required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

### **Policy 2.6.3: Sanitary Sewer Facilities**

PUDs within Wellness Way shall include an analysis of sanitary sewer demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

### **Policy 2.6.4: Solid Waste Services**

PUDs within the Wellness Way shall include an analysis of solid waste collection demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such services.

### **Policy 2.6.5 Parks and Trails Facilities**

PUDs within Wellness Way shall include an analysis of parks and trails required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that one or more publicly dedicated park sites within the proposed PUD are needed to accommodate projected impacts, then conditions shall be provided within the PUD approval to ensure that those sites are conveyed with the development of the phase of the project. The Framework Map and Design Guidelines and Standards shall be used as a guide to provide parks and trails facilities within the Wellness Way area.

Trails within a proposed PUD that serve as a component of the multi-modal mobility system shall be identified as part of the PUD process. Conditions for the conveyance of the right-of-way required for such trails shall be established in the PUD approval.



**Policy 2.6.6: Provision of Educational Facilities**

All PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, include mitigation conditions consistent with the policies and procedures identified in the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA). If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed. The City shall act in accordance with Objective 1.7 and associated policies of the Intergovernmental Coordination Element of this Comprehensive Plan when coordinating with the Lake County School Board.

In addition to the PSFE's school facility siting objective and policies, the public school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) shall be followed when identifying and dedicating public school sites.

Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.

When it is not possible to avoid soil conditions on a public school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's capital improvements plan for mitigation of the impacts on public schools.

**Policy 2.6.7: Provision of Law Enforcement, Fire Protection and Emergency Services**

All PUDs within Wellness Way shall include an analysis of law enforcement, fire protection and emergency medical services impacts and shall include coordination with Clermont Fire Department and Clermont Police Department to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, the provision of these lands shall become a condition of approval of the PUD and be conveyed prior to the issuance of building permits for development within the PUD.

Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the South, the City and Lake County should consider coordinating a joint City-County Fire/EMS facility in the center of Wellness Way to provide the highest level of response times at the least cost to the community.

**Policy 2.6.8: Conveyed Land Value**

In order to ensure that new development adequately pays for growth-related impacts, the Clermont City Council shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs of Wellness Way. The value will be agreed upon by both the City and the land owner or

established by appraisals by registered appraisers acceptable to both the City and land owner. The terms of this valuation shall be incorporated into a developer's agreement for a specific development.

Any Developer that conveys land at no cost to the City or other public entity for any public facility, may have the associated development program/entitlement from that conveyed land transferred to the balance of their PUD for use in the over all project.

#### **Policy 2.6.9: Coordinated Development**

While there is separate property ownership within Wellness Way, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the PUD process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are required.

#### **Policy 2.6.10: Concurrency Requirements**

The City shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with Objective 1.2 in the Capital Improvement Element of this Comprehensive Plan.

### **Objective 2.7: Intergovernmental Coordination**

To ensure continued coordination of development plans, infrastructure planning and development approvals, and impacts with affected local governments and public agencies throughout Wellness Way.

#### **Policy 2.7.1 Coordinated Review Of Planned Unit Developments**

To provide for intergovernmental coordination, the City shall provide adjacent municipalities, counties, and regional agencies a copy of applications for a Planned Unit Development (PUD). To ensure communication and coordination are used to minimize any potential adverse impacts, the following government agencies shall be notified:

- A. Lake County
- B. Lake County School Board
- C. Florida Department of Transportation

### **Objective 2.8 Implementation**

To develop a straightforward, predictable and efficient process for the preparation, review and approval of Planned Unit Developments (PUDs) and subsequent development approvals within Wellness Way.

**Policy 2.8.1: Planned Unit Developments (PUDs)**

Development within Wellness Way shall be accomplished utilizing the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the City of Clermont Comprehensive Plan and the Wellness Way Goal, Objectives and Policies.

Each PUD shall be evaluated to determine that adequate facilities and services are or will be available at the time of development. Where facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a funding agreement with Lake County, the City of Clermont and/or Lake County School Board to correct any deficiency and allow development to proceed. All development in the PUD will be served by central sewer and water service.

**Policy 2.8.2: Framework and Hierarchy of Place**

PUDs within Wellness Way should be organized around a conceptual framework and hierarchy of place, as more particularly defined in the Design Guidelines and Standards. The following represents the most important design principles required in each PUD:

- A. PUDs must determine the location and size of the Centers based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.
- B. Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an interconnected wellness Corridor/open space system. This helps define neighborhoods and provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other PUDs, and the State Park.
- C. Along with the Centers neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the PUD level when agreements must be reached to pay for educational facilities roads, utilities and the park. Without such agreements, development may not proceed.

**Policy 2.8.3: Water Conserv II**

Water Conserv II is designated as the Water Conserv II Future Land Use Category and is comprised of properties owned and used by Orange County and the City of Orlando for a water reclamation project. Portions of this property may be deemed unnecessary for either existing or future needs of the project. Therefore, the City (as applicable) may request that such properties be included in PUDs.

**Objective 2.9: Financing**

To develop financing mechanisms that support the economic development goals of Wellness Way while ensuring the equitable distribution of infrastructure costs.

**Policy 2.9.1: Funding Mechanisms for Regional Infrastructure**

Each PUD shall identify the revenue sources implementable by county or City ordinance (or by resolution of a dependent district created by City ordinance) to provide essential regional infrastructure including transportation, public safety and park improvements required to implement the economic development uses incorporated in the PUD. A density bonus of two (2) dwelling units

per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits.

**Policy 2.9.2: Funding Mechanisms for Site Specific Infrastructure**

Within each PUD, the transportation related infrastructure and other infrastructure necessary to accommodate the economic goals of specific sites or individual development shall be incorporated as a cost requirement of site development either directly or provided as a funding component by any dependent or independent district created to provide on-site or regional infrastructure.

**Policy 2.9.3: Phasing of Regional Infrastructure**

The City will rely upon Lake County to enter into Roadway Agreements with all PUDs to ensure that regional infrastructure shall be phased as necessary to support economic development of specific sites or individual developments within each PUD and as required to meet economic expectations of the property bearing the burden of the infrastructure costs.

\*\*\*



**Superintendent:**  
Diane S. Kornegay, M.Ed.

**School Board Members:**  
**District 1**  
Bill Mathias  
**District 2**  
Kristi Burns, Ph.D.  
**District 3**  
Marc Dodd  
**District 4**  
Mollie Cunningham  
**District 5**  
Stephanie Luke

201 West Burleigh Boulevard • Tavares • FL 32778-2496  
(352) 253-6500 • Fax: (352) 253-6503 • [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

December 22, 2021

Mr. John Kruse, Planning Mgr.  
City of Clermont  
685 W. Montrose Street  
Clermont, Florida 34711

**RE: Wellness Way Future Land Use Amendment – Ordinance 2022-002**  
**South County Area Schools**

Dear Mr. Kruse:

In regards to the Wellness Way future land use amendment, please be aware the School District is closely monitoring the continued residential growth in the south County area. To address this growth the School District constructed Lake Pointe Academy K8 and added a classroom addition at Lake Minneola High School to provide capacity relief. However, the district has started to receive school concurrency requests, which are from large developments proposing over 4,200 dwelling units. These projects are located in the Wellness Way Area.

The capital projects recently constructed or proposed may address a small portion of the Wellness Way's impact but were not planned to address the overall Wellness Way Area projects. The District's analysis of the overall impact of the proposed residential development in Wellness Way indicates the need for three elementary schools, one middle school, and one high school to serve the area. Currently the School District does not have the necessary school sites to serve the needs of Wellness Way and is actively searching for acceptable sites.

Please inform applicants submitting for development approvals within the city of the situation and that proportionate share mitigation may be required for a project to move forward in the process. Also, please feel free to refer them to us to discuss potential solutions. Any assistance the City can provide the District in addressing the school site search would be greatly appreciated.

Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Helen LaValley  
Growth Planning Department





## Wellness Way Area Plan

### School Capacity Needs Analysis

The intent of the Wellness Way Area Plan (WWAP) is to create a long-term master plan for the South Lake region, which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

The Wellness Way (WW) Sector Plan and proposed transportation improvements are expected to bring significant housing development to the area that will affect the school district's long-term enrollment. These improvements include major east west roads – Wellness Way and the CFX East-West Connector. Schofield Road will be improved and extended to the Orange County line.

The initial WW area plan proposed a maximum of 16,180 dwelling units. (12,944 SF and 3,236) Based on this number of dwelling units the district would need three elementary schools, one middle school, and one high school to serve the students generated by the Wellness Way area.

The analysis is provided in the following table:

|                    | SF-DU       | MF-DU       | MH-DU       |          | SF Impact | MF Impact | Total Students |
|--------------------|-------------|-------------|-------------|----------|-----------|-----------|----------------|
| New DU Proposed    |             |             |             |          | 12,944    | 3,236     |                |
| Student Generation | <b>.350</b> | <b>.282</b> | <b>.185</b> | Students | 4,530     | 913       | 5,443          |
| Elementary         | .157        | .153        | .095        |          | 2,032     | 495       | 2,527          |
| Middle             | .079        | .061        | .044        |          | 1,023     | 197       | 1,220          |
| High               | .114        | .068        | .046        |          | 1,476     | 220       | 1,696          |

An additional analysis was completed using the total of the maximum densities in the WWAP Worksheet provided at the Stakeholders January 22, 2020 meeting. The maximum density resulted in the need for two elementary schools and/or K-8 schools or a combination of both, one middle school and a high school to serve the WW area.

| SF Impacts                   |
|------------------------------|
| <b>13,090 dwelling units</b> |
| 4,582 Total Students         |
| 2,055 Elementary             |
| 1,034 Middle                 |
| 1,492 High                   |

The Wellness Way Area Plan has evolved with the implementation of the goals and guidelines. At the April 22, 2020 Wellness Way stakeholders meeting a revised maximum density chart was distributed to the group. This third analysis was done using the increased maximum density. **The increased density resulted in the need for three elementary schools and/or K-8 school or a combination of both, one middle school and a high school to serve the WW area.**

|                              |
|------------------------------|
| <b>SF Impacts</b>            |
| <b>19,587 dwelling units</b> |
| 6,855 Total Students         |
| 3,075 Elementary             |
| 1,547 Middle                 |
| 2,233 High                   |

It is understood that the maximum densities proposed will fluctuate as the Wellness Way area develops. It should also be noted that the Wellness Way Area is located in school concurrency service area #14. There are currently active residential developments under construction or proceeding through the final stages of development. The area to the south known as Four Corners has several projects with reserved school capacity. Twelve (12) residential projects totaling 5,364 units estimated to generate approximately 1,726 students.

The standard property size by school level and the associated school capacities are indicated in the table below.

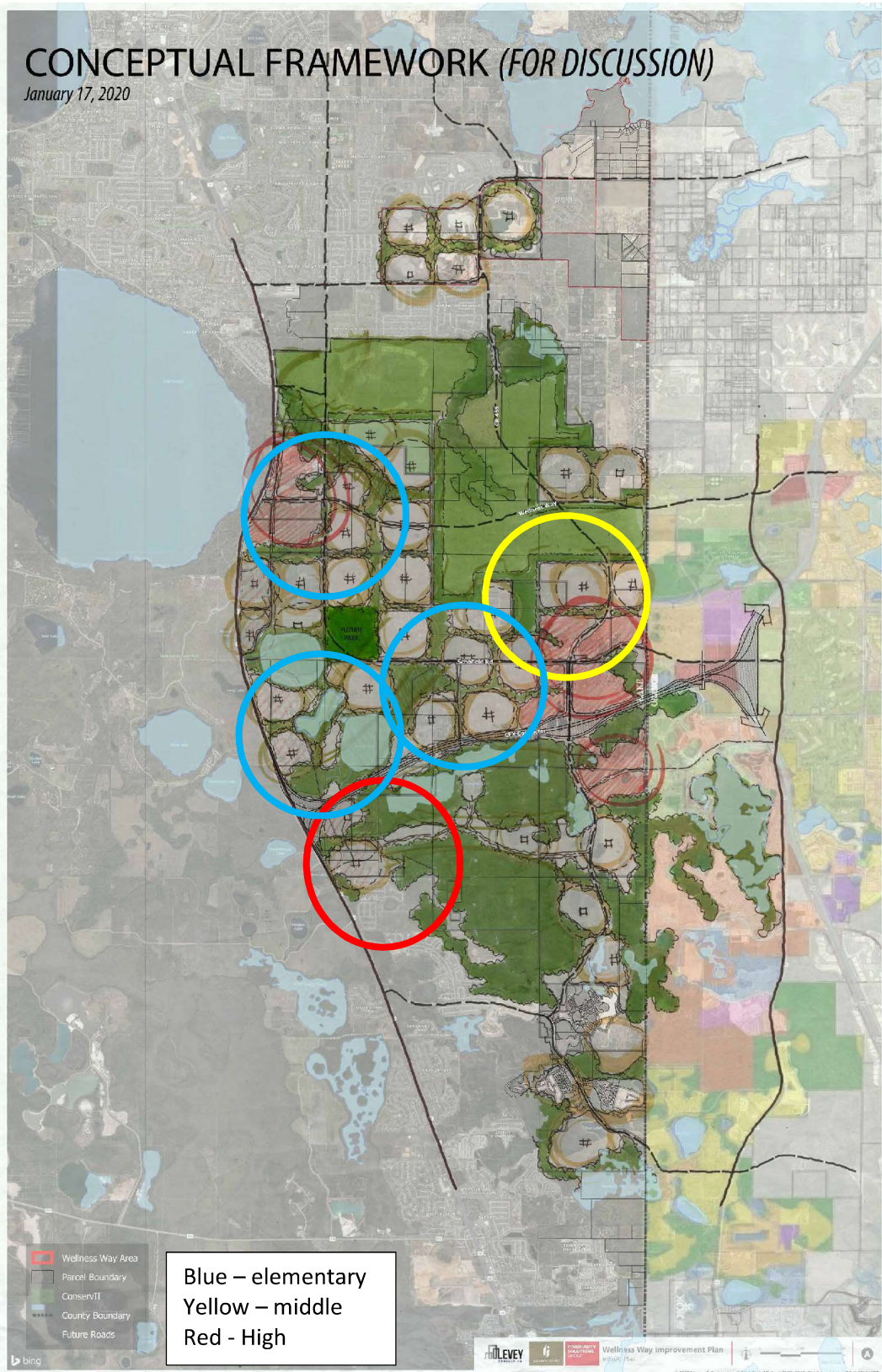
|                   | <b>Acres</b> | <b>Student Capacity</b>       |
|-------------------|--------------|-------------------------------|
| <b>Elementary</b> | 20-30        | 800-950                       |
| <b>Middle</b>     | 40           | 1000-1274                     |
| <b>High</b>       | 60-80        | 1800-2300                     |
| <b>K-8</b>        | 35-40        | 1200<br>(800 elem/400 middle) |

The attached Wellness Way Conceptual Framework map reflects the preferred locations for the various school types. These are preferred locations only and subject to change. There are varying factors or criteria that would dictate the location of a school, including but not limited to, size of proposed site, the availability of infrastructure such as utilities and roads, environmental constraints, existing or proposed charter/private school locations, etc.

At this time, there are no public school sites located within the Wellness Way Plan area. The School District will continue to work with the property owners and developers in order to provide the necessary public school facilities to serve Wellness Way.

# CONCEPTUAL FRAMEWORK (FOR DISCUSSION)

January 17, 2020







## **Florida Department of Transportation**

**RON DESANTIS**  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

**KEVIN J. THIBAUT, P.E.**  
SECRETARY

*December 17, 2021*

*Mr. John E. Kruse, AICP  
Senior Planner  
City of Clermont  
Development Services  
685 W. Montrose Street  
Clermont, Florida 34711*

Subject: *City of Clermont* Proposed Comprehensive Plan Amendment 21-03ESR  
Response Type: *Technical Assistance Comment*

*Dear Mr. Kruse,*

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment 21-03ESR.

### **Ordinance No. 2022-001 (Property Rights Element):**

We appreciate the opportunity to participate in this review process. The proposed Property Rights Element is not anticipated to have significant adverse impacts to the State Highway System (SHS) or the Strategic Intermodal System (SIS); therefore, the Department has no technical assistance comments.

### **Ordinance No. 2022-002 (Wellness Way Future Land Use Element):**

In addition, FDOT is providing a technical assistance comment consistent with Section 163.3168(3), Florida Statutes. The technical assistance comment(s) will not form the basis of a challenge. The technical assistance comment(s) can strengthen the local government's comprehensive plan in order to foster a vibrant, healthy community or is/are technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.):

### **Technical Assistance Comment:**

US 27 (SR 25), within the general vicinity of the proposed Wellness Way Area Plan, is identified as a State Highway System (SHS) and Strategic Intermodal System (SIS); therefore, FDOT identifies the potential for impacts to the SIS secondary to the development of this area.

Due to the volume of potential development area proposed within Ordinance No. 2022-002, in conjunction with the general location of development between U.S. 27 (SR 25), CR 429, and South of SR 50, FDOT respectfully requests the continued coordination with all parties involved relative to future development within the previously identified limits consistent with Objectives 2.7 and 2.7.1. FDOT would also like to add that it is readily accessible to assist in transportation related matters and concerns as this plan continues to progress.

Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption.

Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at [Channing.Maiolo@dot.state.fl.us](mailto:Channing.Maiolo@dot.state.fl.us) or 386-943-5457.

Sincerely,



M. Channing Maiolo  
Systems Planning Coordinator

cc: Tim McClendon, Lake County  
Tara McCue, ECFRPC  
Heather Garcia, FDOT  
Steve Shams, FDOT

Jennifer Carver, FDOT  
D. Ray Eubanks, DEO  
Donna Harris, DEO

December 22, 2021

The Honorable Tim Murry  
Mayor, City of Clermont  
685 West Montrose Street  
Clermont, Florida 34711

Dear Mayor Murry:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 21-03ESR) received on November 23, 2021. The review was completed under the expedited state review process. **We have no comment on the proposed amendment.**

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](https://www.Twitter.com/FLDEO) | [www.Facebook.com/FLDEO](https://www.Facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Tim Murray

December 22, 2021

Page 2 of 2

If you have any questions concerning this review, please contact Dan Evans, Planning Analyst, by telephone at (850) 717-8484 or by email at [dan.evans@deo.myflorida.com](mailto:dan.evans@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Powell". The signature is fluid and cursive, with the first name "Barbara" written in a larger, more prominent script than the last name "Powell".

Barbara Powell, Regional Planning Administrator  
Bureau of Community Planning and Growth

BP/de

Enclosure(s): Procedures for Adoption

cc: John Kruse, Planning Manager, City of Clermont

Hugh Harling, Executive Director, East Central Florida Regional Planning Council

## John E. Kruse

---

**From:** Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>  
**Sent:** Monday, December 20, 2021 1:32 PM  
**To:** John E. Kruse  
**Cc:** DCPexternalagencycomments  
**Subject:** City of Clermont proposed comprehensive plan amendment 21-3ESR

Dear Mr. Kruse,

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 21-3ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment.

If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at [sfitzgibbons@sjrwmd.com](mailto:sfitzgibbons@sjrwmd.com).

Sincerely,  
Steve Fitzgibbons

Steven Fitzgibbons, AICP  
Intergovernmental Planner  
Division of Strategic Planning and Initiatives  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256  
Office (386) 312-2369  
Website: [www.sjrwmd.com](http://www.sjrwmd.com)  
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



[www.sjrwmd.com/ePermit](http://www.sjrwmd.com/ePermit)

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

### Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

## Order Confirmation

Not an Invoice

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 10/08/2021 |
| <b>Order Number:</b>      | 6398295    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1       |
| <b>Line Count:</b>       | 86.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 2           | 10/18/2021 - 01/22/2022 | Govt Public Notices |
| LEE dailycommercial.com | 2           | 10/18/2021 - 01/22/2022 | Govt Public Notices |

Total Order Confirmation

\$261.12

# Ad Preview

## CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-002

The City of Clermont will hold public hearings on Tuesday, November 2, 2021 at 6:30 P.M. before the Planning and Zoning Commission and on Tuesday, November 9, 2021 at 6:30 P.M. before the City Council (transmittal hearings), and on Tuesday, February 8, 2022 at 6:30 P.M. before the City Council (final adoption hearing) to consider proposed changes to the City's adopted comprehensive plan.

### ORDINANCE #2022-002:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHING AN ADDITIONAL GOAL, OBJECTIVES AND POLICIES FOR WELLNESS WAY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

The proposed amendment may be inspected at the City's Development Services Department (first floor, City Hall) between 8 AM and 5 PM, Monday through Friday.

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

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

Tracy Ackroyd Howe, MMC  
City Clerk

6398295  
October 18, 2021 &  
January 22, 2022



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Board Appointments                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Notice was advertised requesting a letter of interest/resume to be submitted to the Clerk's office for individuals interested in serving on the re-established 7 member Code Enforcement Board. Attached are the 11 letters of interest submitted to the City. Members are required to be a registered elector of the city. |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                        | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                    |                                    |                                |
| 1. Spreadsheet - Code Enforcement Board Appointments                                                                                                                                                                                                                                                                        |                                    | CEB Apointment Requests.pdf    |
| 2. Johnson, James                                                                                                                                                                                                                                                                                                           |                                    | Johnson, James.pdf             |
| 3. Duhon, Paul                                                                                                                                                                                                                                                                                                              |                                    | Duhon, Paul.pdf                |
| 4. Norton, Matthew                                                                                                                                                                                                                                                                                                          |                                    | Norton, Matthew.pdf            |
| 5. Walters, Beth                                                                                                                                                                                                                                                                                                            |                                    | Walters, Beth.pdf              |
| 6. Grube, Dieter                                                                                                                                                                                                                                                                                                            |                                    | Grube, Dieter.pdf              |
| 7. Allender, Justin                                                                                                                                                                                                                                                                                                         |                                    | Allender, Justin.pdf           |
| 8. Robinson, Megan                                                                                                                                                                                                                                                                                                          |                                    | Robinson, Megan.pdf            |
| 9. Rini, William                                                                                                                                                                                                                                                                                                            |                                    | Rini, William.pdf              |
| 10. Forth Jr., Charles                                                                                                                                                                                                                                                                                                      |                                    | Forth Jr., Charles.pdf         |
| 11. Falcone, Frances                                                                                                                                                                                                                                                                                                        |                                    | Falcone, Frances.pdf           |
| 12. Myers, Chandra                                                                                                                                                                                                                                                                                                          |                                    | Myers, Chandra.pdf             |
| 13. Code Board Legal Ad                                                                                                                                                                                                                                                                                                     |                                    | Code Board Legal Ad.pdf        |



| REQUESTOR            | ADDRESS                | LIVES IN THE CITY | REGISTERED ELECTOR | PREVIOUSLY APPLIED FOR BOARD APPOINTMENT IN<br>DECEMBER 2021 |
|----------------------|------------------------|-------------------|--------------------|--------------------------------------------------------------|
| Megan Robinson       | 1605 Lake Avenue       | Yes               | Yes                | No                                                           |
| Justin Allender      | 543 W. Minneola Avenue | Yes               | Yes                | Yes, Planning & Zoning                                       |
| Dieter Grube         | 3612 Briar Run Drive   | Yes               | Yes                | Yes, Planning & Zoning                                       |
| Beth Walters         | 1258 Shorecrest Circle | Yes               | Yes                | Yes, Planning & Zoning                                       |
| Matthew Norton       | 126 Orange Avenue      | Yes               | Yes                | Yes, Planning & Zoning                                       |
| Paul Duhon           | 2375 Lakeview Avenue   | Yes               | Yes                | Yes, Planning & Zoning                                       |
| James Johnson        | 854 Zeek Ridge Court   | Yes               | Yes                | Yes, Planning & Zoning, Fire Pension, Police Pension         |
| William J. Rini      | 3919 Scarborough Court | Yes               | Yes                | No                                                           |
| Charles W. Forth Jr. | 939 W. Desoto Street   | Yes               | Yes                | No                                                           |
| Frances Falcone      | 3904 Doune Way         | Yes               | Yes                | No                                                           |
| Chandra Myers        | 1040 Glenraven Lane    | Yes               | Yes                | **** Applied after the deadline****                          |

**JAMES JOHNSON**

Clermont, FL

11/15/2021

Tracy Ackroyd Howe  
City Clerk  
Clermont City Hall

**Dear Tracy Howe:**

This letter is to express my interest in serving as a volunteer on the advisory boards for the city. I have previous experience serving on such boards as indicated in my resume. I look forward to the opportunity to serve my new community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'J-J-1' or similar, written in a cursive style.

**James Johnson**



# JAMES JOHNSON

President/ CEO

## PROFILE

As an entrepreneur for the last 15 years, I have had the ability to learn through experience and study about many subjects surrounding business, finances, and leadership. My passion now is brining what I have learned to others to allow them to learn from my experiences and grow as individuals.

Serving others in my community allows me to give back for all the opportunities and blessings I have received in my life.

## CONTACT

PHONE:  
407-739-8937

EMAIL:  
[jai407@yahoo.com](mailto:jai407@yahoo.com)

## HOBBIES

Reading  
Authoring  
Investing  
Playing sports

## EDUCATION

### **Walden University – B.S.B.A.**

Jan 2005 – Jan 2011

Earned a bachelor's degree in Business Administration while minoring in Information Systems

### **Kemper Military Academy – J.R.O.T.C.**

Study high school core subjects and participated in team leadership study from a military perspective

## WORK EXPERIENCE

### **TCI Financial Inc – President/CEO**

Jan 2017 – Present

Insurance and financial company offering retirement planning, investment options, and insurance products

### **Appreciation Financial LLC – Regional Vice President**

May 2014 – Present

We assist public employees, business owners, and individuals with retirement planning and financial services

### **Maurice's Olde World Furnishings – Operations Manager**

Nov 2008 – May 2014

Oversaw day to day operations of a custom furniture and cabinetry retail location

## OTHER QUALIFICATIONS

### **Business Roundtable Member – Thousand Oaks, CA**

As a member of the Business Roundtable, I advised the City Council of Thousand Oaks, CA on several business-related projects and city redevelopment plans.

### **Investment Advisor Representative**

I hold a series 65 securities license for the ability to advise on investments



Paul Duhon  
2375 Lakeview Ave. Clermont, FL 34711  
407-446-4127  
Paul@ericadiazteam.com

**City Clerk, Attention to Tracy Ackroyd Howe (Clermont City Hall  
685 W. Montrose Street, Clermont, FL 34711**

Dear Tracy,

I am a father of 3 little girls and a husband of 15 years. I was born and raised in a very small town in Louisiana. Growing up in a small town I have always had a strong love for community and being a part of the community. I moved to Orlando at 19 in 1999 and have lived all over the area.

My family just moved last year to Clermont from Downtown Winter Garden where we lived for 10 years. We saw a lot of changes in those 10 years and being a Realtor I took part in some of the development and community growth.

We now live across from Lakeshore Dr. off of Lake Minnehaha. We can see Lake Minnehaha from our house and we like spending our weekends on the lake or hanging around Downtown Clermont. We plan to stay here in Clermont for many many many years as we found our dream home. I would really like to take part in the Planning and Zoning Commission. I really feel that my passion for community, love for Clermont, and Realtor career will work very well with this opportunity.

Warm regards,

**Paul Duhon**  
**Realtor, Erica Diaz Team**

# PAUL DUHON

Realtor

## CONTACT

PHONE:  
407-446-4127

EMAIL:  
Paul@ericadiazteam.com

## EDUCATION

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**Basile High School**  
Aug 1996 – May 2000  
High School Diploma

**Valencia CC**  
June 2001 – June 2003  
Studied for Associates of Art Degree

## WORK EXPERIENCE

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**Coldwell Banker – Realtor**  
July 2014 – September 2017  
Helping families find a home

**The Real Estate Collection – Realtor**  
September 2017 – August 2018  
Helping families find a home, Help develop the area

**Erica Diaz Team – Realtor**  
August 2018 – Present  
Helping families find a home, Create local content, Development of Brand

## SKILLS

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- Customer Service
- Brand Development
- Social Media
- Community Expert
- Sales
- Negotiation

November 22, 2021

Attn: Tracy Ackroyd Howe  
Clermont City Clerk  
685 W. Montrose Street  
Clermont, FL 34711

Matthew Norton  
126 Orange Avenue  
Clermont, FL 34711  
(407) 353-0479  
[Norton922@gmail.com](mailto:Norton922@gmail.com)

Re: Planning and Zoning Commission

Dear Ms. Howe,

I would like to take this opportunity to declare my interest in serving the residents of Clermont, as a member of the Planning and Zoning Commission.

I am originally from Tallahassee, FL and have lived in Clermont since 2011. Since July of 2020, I have lived within walking distance of downtown Clermont, just off the Clermont Waterfront Park and have fallen in love with this community. Before moving to Clermont, I lived in numerous cities across the country including Tallahassee, Austin, Mission Viejo (CA), Chicago, Atlanta, Terre Haute (IN), Gainesville and Tampa. During my time in Gainesville, I worked for Habitat for Humanity and also attended the UF graduate program for Urban & Regional Planning.

I am currently employed by Meritage Homes, as the Purchasing Manager for the Orlando Division. In addition to my role as Purchasing Manager for vertical construction, I am also actively involved in Forward Planning for both our Land Development and Land Acquisition departments.

Throughout my various jobs, education and extracurricular activities, I have gained experience in many relevant skillsets, which include, but are not limited to...

- |                           |                               |
|---------------------------|-------------------------------|
| ➤ Project Management      | ➤ People Management           |
| ➤ Community Development   | ➤ Logistics Management        |
| ➤ Supply Chain Management | ➤ Residential Construction    |
| ➤ Public Speaking         | ➤ Public/Private Partnerships |

My career skills and duties primarily consist of leadership and negotiation with both internal and external clients, in order to achieve project success through fiscal responsibility and organizational efficiency. That said, I believe my fundamental strengths are through collaboration and effective communication, promoting a culture of mutual responsibility and accomplishment. I am confident that my background qualifies me for membership on your board. I am eager to serve the Clermont community and support Clermont's vision for positive economic development.

Thank you in advance for your consideration.

Sincerely,

Matthew Norton

# MATTHEW E.D. NORTON

126 Orange Ave., Clermont, FL 34711 | 407-353-0479 | norton922@gmail.com

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## OPERATIONS/PROJECT MANAGEMENT

Experienced Operations and Project Manager with 20+ years of proven background driving revenue and operational growth. Develop strong, long term partnerships with internal and external clients. Lead and promote internal growth of organization and staff.

- Operations Management
- Construction Management
- Production & Project Management
- Public Speaking
- Estimating & Blueprint Analysis
- Cross-functional Team Leadership
- Client Relationships
- Supply Chain Management
- Quality Control

**TECHNICAL SKILLS:** JD Edwards EnterpriseOne; Hyphen BuildPro; Salesforce; QuickBooks; Google Sketchup; Microsoft Word, Excel, PowerPoint, Access, Teams

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## PROFESSIONAL EXPERIENCE

|                                                                                                                                                                                                                                  |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>MERITAGE HOMES</b> , Orlando, FL<br>Purchasing Manager, July 2021 - Present<br>Sr. Purchasing Agent & Plans Manager, Jun 2019 - Present<br>Sr. Purchasing Agent, Nov 2018 – Jun 2019<br>Purchasing Agent, May 2016 – Nov 2018 | 2016-Present |
| <b>1ST CHOICE DOOR &amp; MILLWORK</b> , Winter Garden, FL<br>Operations Manager                                                                                                                                                  | 2012-2016    |
| <b>NORTON REMODELING SERVICES</b> , Gainesville/Tampa/Orlando, FL<br>Owner-Operator                                                                                                                                              | 2007-2012    |
| <b>ALACHUA HABITAT FOR HUMANITY</b> , Gainesville, FL<br>Director of Construction                                                                                                                                                | 2006-2007    |
| <b>ATOMIZED POWDER COATINGS</b> , Terre Haute, IN<br>Production Manager                                                                                                                                                          | 2005-2006    |
| <b>COX BUSINESS SERVICES (CBS)</b> , Atlanta, GA<br>Compliance Manager: National Education, 2002-2004<br>Sales Support Coordinator, 2001-2002                                                                                    | 2001-2004    |

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## EDUCATION, INTERNSHIPS & BOARDS

**Graduate Coursework, Urban and Regional Planning (URP)**, University of Florida, Gainesville, FL, 2007-2010  
**Bachelor of Arts, Economics**, Southern Methodist University, Dallas, TX, 2002  
**High School Diploma**, Leon High School, Tallahassee, FL, 1995

### Professional Internships

**CQ INSULATION**, Division 7 & 10 Estimating Intern, Tampa, FL 2008-2009  
**ALACHUA FACILITIES MANAGEMENT**, Intern: Capital Improvements Projects, Gainesville, FL 2008

### Board Memberships

**Gainesville Community Redevelopment Agency**, 5<sup>th</sup> Ave/Pleasant St Advisory Board Member, 2007-2008

# BETH WALTERS

## HELLO!

My name is Beth Walters and I'm applying to be a volunteer on the Planning and Zoning Commission. I've been living in Clermont for 20 years as a stay at home mom. My two children went to South Lake High School, one graduated from The University of Florida and one will be graduating from The University of Central Florida next spring. I enjoy spending time with my family and friends and presiding as President on my HOA. My goal is to get more involved in the community. I feel a need to give back to Clermont, the city that has been so good to my family and I'm so proud to call home.

## CONTACT

PHONE:  
352-255-2823

EMAIL:  
[bethwalters@cfl.rr.com](mailto:bethwalters@cfl.rr.com)

ADDRESS:  
1258 Shorecrest Circle  
Clermont, FL 34711

## EDUCATION

**Catholic Central High School. Troy NY**  
1980 – 1984  
Achieved Regents Diploma

**SUNY Albany, Albany NY**  
1984 - 1989  
\*2 credits short of a BA in Psychology

## WORK EXPERIENCE

**Delta Airlines**  
1989-1993  
Flight Attendant/Marketing Admin Assistant/Customer Service Rep

**Delmar Publishers**  
1993–1999  
Administrative Assistant to Business Sales Manager

## VOLUNTEER WORK

Indian Shores of Clermont HOA  
President  
2016-present

South Lake High School PTO  
2013-2016

South Lake High School Football Booster Club  
2012-2015

## SKILLS

Strong Leadership  
Excellent Organizational Skills  
Well Developed Communication Skills  
Able to Multitask  
Microsoft Word  
Microsoft Outlook



City Clerk,  
Att.: Tracy Ackroyd Howe,  
Clermont City Hall  
685 W. Montrose St., Clermont FL 34711

To whom It may concern,

I would like to apply for the position on the P & Z board.

I am a Clermont resident since 2010.

I presently serve on the board of the Clermont Historical Society and volunteer as head usher at the Clermont Performing Arts Center.

I do not nor have I ever had a formal resume. I have never needed one. My entire working career I have had companies seeking me out.

My professional career consisted of the following:

1985-1990 Owned and ran a high end architectural plywood manufacturing company. One of the important projects we produced was the exotic wood paneling in the Nixon Presidential Library.

I worked very closely with the architects and builders for nearly a year.

1990-1993 Consulted on several architectural projects in the Los Angeles area.

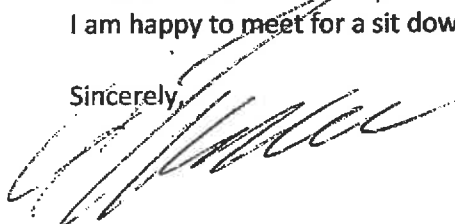
1993-1995 Lead woodworking consultant on the Cerritos Performing Arts Center, one of the most innovative music/arts centers in the country still to this day.

1995-2005 Managed a specialty plywood division for a west coast plywood manufacturer. Brought sales from \$2,000,000 to \$20,000,000 in that time.

2005 retired. My wife, who was an executive at Procter and Gamble was transferred to Geneva, Switzerland and it was impossible for me to get a work permit.

I am happy to meet for a sit down anytime.

Sincerely,



Dieter Grube  
3612 Briar Run Dr., Clermont, FL 34711  
352-223-4901 (cell)  
352-432-5229 (home)

## Tracy Howe

---

**From:** Justin Allender <justinallender@yahoo.com>  
**Sent:** Monday, February 7, 2022 3:32 PM  
**To:** Curt Henschel; Tracy Howe  
**Cc:** Ebo Entsuah  
**Subject:** Code Enforcement Board  
**Attachments:** Allender February 2022 resume.pdf

Hi, Curt & Tracy.

I heard the City is thinking of implementing a Code Enforcement Board. I had applied to the P&Z Board when there was an opening last year. I'd like the chance to serve but I cannot attend tomorrow night's City Council meeting in person.

I wanted to express my interest in the new Board and I have attached my resume.

Thank you,  
**-Justin Allender**

## **JUSTIN G. ALLENDER, M.B.A.**

543 W. Minneola Ave  
Clermont, Florida 34711  
(850) 910-1101 (cell)  
justinallender@yahoo.com

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### **Education:**

Florida State University, Tallahassee, Florida

- M.B.A.
- B.S., Finance

Massachusetts Institute of Technology CoLab, France; Bolivia; Germany; & Boston, Mass.

- 2015-2016 Global Alliance for Banking on Values Leadership Academy

### **Work Experience:**

Commercial Loan Officer, full-time. First National Bank, Mount Dora, FL (5/20 to present)

- Responsible for business development of loans and deposits. Perform complex finance duties and ensure the Bank's compliance with rules and regulatory guidance. Give strategic recommendations to ensure both clients and the Bank grow together.

Mortgage Loan Originator, full-time. Success Mortgage Partners, Montverde, FL (6/19 to 4/20)

- Responsible for business development and advising clients on best home loan options. Experience included FHA, USDA, VA & Conventional loan programs.

Small Business Banker / AVP, full-time. Seacoast Bank, Clermont, FL (10/18 to 5/19)

- Successor by merger to First GREEN Bank. Responsible for leading business development with a primary focus on lending and deposit growth while maintaining market leadership presence in the local community.

Market Executive / AVP, full-time. First GREEN Bank, Clermont, FL (8/16 to 10/18)

- Commercial Lender for the South Lake County market area responsible for a \$50MM+ loan portfolio. Actively solicited new business through outside sales calls and existing customer base; assisted in the implementation of new products and programs to provide better service to customers and stimulate growth; maintained communication between branch operations and management by providing periodic reports regarding operations and productivity.

Portfolio Manager / Officer, full-time. First GREEN Bank, Mount Dora, FL (11/15 to 8/16)

Credit Analyst, full-time. First GREEN Bank, Mount Dora, FL (5/14 to 11/15)

Licensed Relationship Banker, full-time. Chase Bank, Clermont, FL (7/11 to 5/14)

Teller, part-time. Hancock Bank, Tallahassee, FL (10/08 to 5/09)

### **Accomplishments & Skills**

- Proficient in MS Office, specifically Excel
- Conversational Spanish
- Participant in FSU Global Business Seminar in Chile on corporate social responsibility

## Nicole Wisniewski

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**From:** Tracy Howe  
**Sent:** Tuesday, February 22, 2022 6:08 PM  
**To:** Nicole Wisniewski  
**Subject:** FW: Interest in Code Enforcement Board  
**Attachments:** RESUME 022022.pdf

**From:** Megan Robinson <MGRobinson@darden.com>  
**Sent:** Tuesday, February 22, 2022 4:18 PM  
**To:** Tracy Howe <thowe@clermontfl.org>  
**Subject:** Interest in Code Enforcement Board

Greetings, Tracy. I am member of the South Lake Chamber of Commerce and read in the recent newsletter that the City of Clermont is seeking volunteers for the Code Enforcement Board that we are in the process of forming.

I would love the chance to serve this great community by being an active member of the Code Enforcement Board. I am currently involved in many volunteer projects around Clermont such as Christmas Across South Lake, Buckley 5k, Lighted Boat Parade, & more. I completed the Citizen's Academy in Spring 2019, and have become more involved in the South Lake Chamber due to my role with the South Lake Elks Lodge where I am the Chairman of the Board. In this position, I oversee the business side of our operation and preside over our monthly Board of Directors meetings. In these meetings, all major Lodge business is conducted.

Between this role within the Elks and my successful HR career that has spanned more than 20 years, impartiality, fairness, integrity, and kindness have always been in the forefront of my decision making and communication with others. From my role in Human Resources, I am familiar with working within the boundaries of laws, regulations, and policies while making the best possible decisions for the parties involved. I approach conflicts or challenges with a logical and level headed approach so as to find the best solution.

I will represent the City of Clermont with the utmost professionalism and decorum as a member of the Code Enforcement Board. I have attached my resume for your review. I can be reached at this email address or via my personal cell phone at (561)846-2887 should you have any questions.

I look forward to hearing from you. Have a wonderful day!

Megan

Megan Robinson  
1605 Lake Avenue  
Clermont, FL 34711

# ***Megan G. Robinson, MHR, PHR, SHRM-CP***

megangambillrobinson@gmail.com

(561) 846-2887

## **Education**

Masters, Human Resource Management

Rollins College

Winter Park, Florida

Bachelor of Science, Management

The Florida State University

Tallahassee, Florida

## **Experience**

### **Darden Restaurants**

March 2015 – Present

Operations Human Resources Manager/Talent Acquisition

November 2019 – Present

- Strategic business partner to the SVP and Directors of Operations for Seasons 52 and Bahama Breeze, SVP – Human Resources, Training Teams, Employee Relations while providing HR expertise to hire the best talent, ensure high retention through best in class training, develop a strong internal culture, conduct effective engagement conversations, and deliver a robust talent pipeline to aid in effective multiyear succession planning that drives strong business results year after year
- Analyze, develop, and implement creative talent acquisition strategies for recruiting all levels of restaurant managers, ensuring a balance of internal and external candidates while consistently maintaining a management staffing level of 85% or higher over the last 5 years
- Analyze and understand the turnover trends in both Management and Hourly Team Members by partnering with Operations/Human Resources to identify root cause and action planning for remedy. By partnering with the operational leaders, we have reduced Management & Team Member TO by over 20% during my tenure

### **Talent Acquisition Manager, Seasons 52**

March 2015 – November 2019

- Analyze, develop, and implement creative talent acquisition strategies for the recruitment of restaurant leaders by proactively planning, implementing, and evaluating cost effective sourcing strategies
- Develop strong relationships with, and deliver professional talent acquisition services to, operational leaders while providing a positive applicant/candidate experience which promotes our brand image and company reputation
- Conduct and facilitate all management interviews and the selection process with candidates in partnership with the Director of Operations and SVP while accurately executing all TAS responsibilities of resume screening, applicant tracking, background & drug screen checks, and candidate communication

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| The Breakers, Palm Beach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | July 2006 – February 2015     |
| Rooms Division Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | July 2012 – February 2015     |
| <ul style="list-style-type: none"> <li>• Direct operational oversight of the Guest Relations, Guest Services, Housekeeping, and Laundry Operations departments while partnering with all other departments to ensure the luxurious experience our guests expect</li> <li>• Investigation and swift resolution of team member and guest concerns</li> <li>• Supervision of the Training Manager who was responsible for the training and development for our division of 600+ team members</li> </ul>                                                                                                                                  |                               |
| Recruiting Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | July 2006 – July 2012         |
| <ul style="list-style-type: none"> <li>• Review of over 12,000 applications annually for the strategic recruitment, selection, and placement for all guest facing positions</li> <li>• Design, test, and implement new applicant tracking system while successfully partnering with representatives from: First Advantage/HRLogix, finance, internal audit, technology services, and HRIS</li> <li>• Facilitate workshops and training sessions such as: Interviewing &amp; Selection, Breakthrough To Energy, New Hire Orientation, New Manager &amp; Supervisor Orientation, and Applicant Tracking System User sessions</li> </ul> |                               |
| Universal Orlando                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | July 1997 – May 2006          |
| Senior Human Resources Representative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | April 2000 – May 2006         |
| <ul style="list-style-type: none"> <li>• Employee relations support resort wide for Entertainment, Food Services, and the Merchandise divisions</li> <li>• Internal recruiting, including career counseling services for team members and managers for professional positions in the Finance, Information Services, Community Relations, Resort Operations, and Entertainment departments</li> </ul>                                                                                                                                                                                                                                  |                               |
| Talent Coordinator, CityWalk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | February 1999 – August 2000   |
| Employee Relations Coordinator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | February 1998 – February 1999 |
| Performer – Special Projects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | July 1997 – February 1998     |

## Memberships and Honors

|                                           |                                  |
|-------------------------------------------|----------------------------------|
| Society for Human Resources Management    | September 1996 – Present         |
| Professional in Human Resources (PHR)     | June 2006 – Present              |
| Certified Predictive Index® Analyst       | August 2006 – Present            |
| SHRM – Certified Professional (SHRM – CP) | February 2015 – Present          |
| Board Chairperson, South Lake Elks Lodge  | September 2019 – Present         |
| STAR Employee Award – Darden Restaurants  | 3 <sup>rd</sup> Quarter, FY 2020 |
| Pillar Award – Darden Restaurants         | 2021                             |
| Certified Emergenetics Associate          | February 2022 – Present          |

3919 Scarborough Court  
Kings Ridge  
Clermont, FL 34711  
February 23, 2022

City of Clermont  
Code Enforcement Position

I would like to be considered for one of the positions on the newly re-establishment of the City of Clermont Code Enforcement Board.

I previously served on the City of Clermont Code Enforcement Board for a number of years.

I would be proud to serve the City once again.

Please feel free to contact me, if you should like to meet with me or have any questions.

Thank you in advance for your consideration.



William J. Rini  
352.404.6855

**William J. Rini  
3919 Scarborough Court  
King's Ridge  
Clermont, FL 34711  
352.404.6855**

- |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2021 – Current</b>   | <b>King's Ridge Architectural Control Committee<br/>Review all resident requests for exterior changes by following Residential guidelines</b>                                                                                                                                                                                                                                                                                                                                                            |
| <b>6/1999 – 12/2001</b> | <b>Parsons Brinkerhoff<br/>"Senior Project Manager"<br/>Assigned on the State of DE, Dept of Transportation<br/>Worked with the Traffic Management Section on the Fiber Optic installation for signals, cameras, and the intelligent Transportation system<br/>Managed and controlled field work in the installation of Aerial and underground cable<br/>Writing bid and construction standards<br/>Supervised work order process<br/>Expedited proposal requests<br/>Liaison with utility companies</b> |
| <b>3/1997 – 6/2000</b>  | <b>Verizon Communications, Inc.<br/>"Project Engineer"<br/>Co-ordination with all utilities on pole line and Underground lines<br/>Design underground and aerial phone services<br/>Design relocation of services<br/>Obtain Right of Way for Verizon service cabinets<br/>Conduct pre-construction meetings with all utilities, Builders and/or developers<br/>Design commercial and residential aerial and/or underground Conduit systems for phone service distribution</b>                           |
| <b>1/1994 - 11/1995</b> | <b>Med-Lab of Delaware<br/>Asst. Dept. Manager/Driver<br/>Collected specimens from satellite locations (throughout the State of DE) and delivered to the main Lab<br/>Scheduled routes of the drivers to maintain coverage</b>                                                                                                                                                                                                                                                                           |
| <b>1/1990 – 12/1993</b> | <b>London Britain Township PA<br/>"Zoning Officer/Code Enforcement Officer"<br/>Issue Building permits and Tax Assessments</b>                                                                                                                                                                                                                                                                                                                                                                           |



|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <b>Building inspections</b><br><b>Issue Certificate of Occupancies</b><br><b>Erosion and soil control</b><br><b>Notify DER of Wetland violations</b><br><b>Inspect septic systems</b><br><b>Levy Cease and Desist citations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>1/1988 012/1990</b>  | <b>Lend Lease Cars, Inc.</b><br><b>*Consultant for Time Studies</b><br><b>Develop and monitor time study programs</b><br><b>Up-date and implement company forms</b><br><b>Training meetings for productivity/efficiency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>1/1986 – 12/1987</b> | <b>New Castle County</b><br><b>*Soil and Erosion Inspector</b><br><b>Inspect and monitor soil and erosion problems</b><br><b>Prepare oral and written reports of findings</b><br><b>Levy citations on problem sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>1/1984 0012/1986</b> | <b>J. W. Associates</b><br><b>*Owner</b><br><b>Construction of custom homes</b><br><b>Landscape design and planning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>1/1965 – 3/1986</b>  | <b>Delmarva Power and Light Co</b><br><b>*Electrical Engineer/Technician</b><br><b>Responsible for comprehensive drawings of construction</b><br><b>Plans and/or projects</b><br><b>Designed and implement from a single secondary service to a</b><br><b>Single line primary phase on to complex 3 phase construction</b><br><b>And/or sketch of energy use</b><br><b>Provide aerial and/or underground primary to secondary</b><br><b>service drops to commercial, industrial or residential</b><br><b>Customers</b><br><b>Co-ordinate and conduct field construction meeting with</b><br><b>Other utilities as well as with builders, developers and</b><br><b>Land owners</b><br><b>Knowledge of all company tariffs and regulations</b><br><b>Instructor on safety and proper usage of electric</b> |
| <b>1/1960 0 12/1965</b> | <b>Sears</b><br><b>*Assistant Service Manager</b><br><b>Maintain parts department</b><br><b>Customer service</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Education:**            **University of Delaware**  
                             **Electrical Engineering**  
                             **DelTech Community College**  
                             **Electrical Engineering**

**Building Officials Code Administrators Enforcement training**

**Interest and Activities:**

**Masonic Lodge member**  
**Volunteer worker for the National Multiple Sclerosis Society**  
**Volunteer worker for the Blood Bank of DE**

**Military Service:**

**United States Air National Guard**



## Certificate of Appreciation

The City of Clermont honors and recognizes

**William Rini**

For your volunteer service to the  
Code Enforcement Board 2015

Thank you for your excellent representation of the City of Clermont.

  
Mayor Gail L. Ash

December 8, 2015

Date



February 24, 2022

Attn: City Clerk /City of Clermont

Resume for Citizen Code Board Position

Charles W. Forth Jr.  
939 W. Desoto St., Clermont, Fl. 34711

**Experience City of Orlando, Florida**

- City of Orlando-Solid Waste, Box Maintenance/Route/Supplies/Records 1974-1976
- City of Orlando-Parks & Recreation/Facilities & Equipment 1976-1986
- City of Orlando-Planning & Development-Code Enforcement 1986-2005

**Education**

**Southern Building Congress**

**Licensed in the Following:** Building Inspection, Plumbing Inspection, Housing Preservation

**State Certified:** Parking Enforcement Specialist/Tickets & Citations

During my employment in Code Enforcement, my duties included Code Enforcement Board cases to include County Court cases from enforcement of Municipal codes or County approved Citations (Code infractions or Parking Tickets)

Thank you for your consideration,

Charles W. Forth Jr.

February 24, 2022

Tracy Ackroyd Howe  
City Clerk  
685 W. Montrose Street  
Clermont, FL 34711

Dear Ms. Howe:

Please find my "highlights" resume attached to express interest in a volunteer position with the Code Enforcement Board.

I have been a resident of Clermont for the past six years after nearly 40 years in Orlando. And I am currently "mostly retired."

I have worked a variety of types of entertainment over the years: pageants, parades, theme parks, theatre, opera, special event and corporate business meetings. In any of these roles, I am required to be organized, be able to plan and to deal with a vast range of personalities.

Having gone to Catholic school from K-Senior High and worked for Disney for 40 years, I am also very familiar with following the rules. My current housing is within a 55+ gated community. I was drawn to that not just for the amenities (lawn care especially) but because with a system of C&Rs in place, we can maintain a lovely community.

Thank you for your consideration.

Sincerely,



Frances (FRAN) Falcone  
3904 Doune Way  
Clermont, FL 34711  
Email: visitor10309@aol.com

**FRAN FALCONE**  
Career Highlights

**PROFESSIONAL**

|                             |                                                                                                                                                            |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Walt Disney World Resort    | Entertainment Stage Manager<br>Secretary D-MGM Studios Entertainment<br>Secretary Creative Entertainment<br>Secretary – Convention Sales<br>Reservationist |
| w5 Productions              | Production Coordinator/Corporate Events                                                                                                                    |
| Invictus Games              | Opening Ceremony Talent Assistant                                                                                                                          |
| Broadway (1 show)           | Assistant Stage Manager                                                                                                                                    |
| Off Broadway (2 shows)      | Assistant Stage Manager                                                                                                                                    |
| Orlando Theatre Project     | Stage Manager                                                                                                                                              |
| Opera Orlando (several)     | Stage Manager                                                                                                                                              |
| Vero Beach Opera            | Stage Manager                                                                                                                                              |
| Gulfshore Opera             | Stage Manager                                                                                                                                              |
| NY Harlem Productions Opera | Assistant Stage Manager / Props (Europe)                                                                                                                   |
| Grand Rapids Opera          | Assistant Stage Manager                                                                                                                                    |
| Argonne Parades (several)   | On-street Talent Coordinator                                                                                                                               |

**MISCELLANEOUS**

|                  |                                     |
|------------------|-------------------------------------|
| Barry Law School | Exam Proctor                        |
| Clermont PAC     | Volunteer Usher                     |
| Mystery Shopper  | Grocery, Hotel, Retail Stores       |
| Secretary, H&A   | Brighton Neighborhood, King's Ridge |

March 2, 2022

Chandra Myers

1040 Glenraven Lane

Clermont, FL 34711

(407)488-8321

Dear Tracy Ackryod Howe:

I am forwarding my resume, as I understand that the City Council of Clermont is seeking volunteers to serve on the Code Enforcement. As you may be aware I had the distinct honor in serving on this board in the position of the chairwoman.

My many years of service may prove to be helpful once again. Should you be conducting a search for someone with my experience at the present time or in the near future, I would greatly appreciate your consideration.

Sincerely,

  
Chandra Myers

Chandra Myers  
1040 Glenraven Lane, Clermont FL 34711  
Phone: 407-488-8321  
E-mail: [clpmyers@aol.com](mailto:clpmyers@aol.com)

## **Summary**

College- educated woman who chose to be a full time wife and mother-while fulfilling both roles, I also home-educated both our children and volunteered my time to various organizations. I fully believe in helping to make our community a better place to live. Service to the community is honorable and worthy of our time-no matter what form that service takes.

## **Skills**

- Analytical. Outstanding ability to analyze complex problems and to rapidly develop relevant solutions.
- Leadership. Experienced at leading small to medium-sized groups to accomplish goals and objectives.
- Management. Able to manage limited budgets, scarce resources and shortened timelines.
- Communication. Able to clearly articulate thoughts and ideas.

## **Experience**

### **Women of Faith Bible study (2015-present)**

Created a Women's Bible Study to help women gain a deeper understanding of the word of God. This is a weekly, virtual session that helped participants deal with spiritual and practical considerations in life.

### **Department Head of the Greeter Ministry at City of Destiny Church in Apopka, FL. (April 2016-2020)**

I was responsible for making sure our church doors were covered with people to properly greet all visitors to the building. I also organized fund raisers, team building events and staycations. I sent out information and prayer email every week and we had monthly calls. During the lockdown my team and I called



everyone in our ministry, and we made weekly calls to our senior members of our church. We made sure our seniors had groceries delivered to them. If they needed us to pick up medicine for them, we did so. My team leaders and I also had monthly calls to see how the greeters were doing with this new normal.

**Chairwoman of Clermont Code Enforcement (January 2016- September 2016)**

City of Clermont(FL)

**Board Member, Clermont Code Enforcement (September 2011-2016)**

As chairwoman made sure the meetings ran smoothly, and every resident that wanted to speak was given time to do so. Also assured every resident with the same violation received the same time to come into compliance. Also signed any and all documents required by the city.

**Member, Architectural Review Committee (November 2008- April 2015)**

**Nottingham at Legends Country Club Community Association(Clermont, FL)**

Reviewed residents' applications for exterior home improvements; ensured applications complied with community standards and covenants; ensured monuments were cleaned and properly maintained, which included decoration during the holidays and clean-up after incident of vandalism.

**Member, Women's Ministry Board (January 2008- February 2011)**

**Celebration of Praise Women's Board Ministry Board (Clermont, FL)**

Planned and executed numerous major events, to include the: Annual Women's Conference, Annual Tea, Annual Luau, Thanksgiving Food Baskets, Christmas Toy Drive and Christmas Celebration.

**Volunteer, H.E.R.O committee (January 2008- November 2009)**

**Higher Education Resource Organization(HERO) (Clermont, FL)**

Assisted college bound high school juniors and seniors with college applications, college selections and preparation for SAT/ACT aptitude tests.

**Member, Protestant Women of the Chapel(PWOC) (December 2002-August 2004) Fort Bragg, NC)**

Served as the assistant class instructor for bible study course. Helped to facilitate the National Day of Prayer. Led opening prayer for weekly group meetings that served over seventy women.

**Sub-Group Co-Leader, Stewart-Myers Sub-Group** (August 1999- June 2001)

**Community Christian Homeschoolers** ( Gainesville, FL)

Planned field trips, organized educational seminars, encouraged parents and also provided quarterly fellowship opportunities for homeschooling families.

**Chairperson, Decorating Committee** (August 1993- March 1995)

**Officer Wives Club** (Fort Campbell, KY)

Led a committee consisting of five personnel that were responsible for developing and implementing decorating concepts and themes for holidays, fund raisers, and special events throughout the calendar year.

**Group Leader, Family Readiness Group** (August 1993- March 1995)

**B Co./2-187<sup>th</sup>, 3<sup>rd</sup> Bde, 101<sup>st</sup> Airborne Division**(Fort Campbell, KY)

Kept military spouses informed of upcoming deployments: ensuring that all important documents were in order. Planned and organized special events and outings for the entire family, which helped to keep their spirits up. Any family member in need I made sure they were properly assisted. When spouses were in the field or deployed I called and or visited the families to make sure they were doing well. I also helped establish the first-ever food pantry in our organization.

**Brownie Leader,** (August 1993-March 1995)

**Girl Scouts of America** (Fort Benning, GA and Fort Campbell, KY)

We taught them curriculum provided by the Girl Scouts of America. Our approach was to apply it to other daily lives by associating their achievements to that of their father's military service. I shared with them how I was a military child and a Girl Scout.

**Education**

**Central State University, Wilberforce, Ohio**

**Bachelor of Science in Business Administration concentration in Finance**



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

Paola Vasquez  
City Of Clermont-Legals  
P.O. BOX 120219  
CLERMONT FL 34712

STATE OF FLORIDA, COUNTY OF LAKE

The Daily Commercial, a newspaper printed and published in the city of Leesburg, and of general circulation in the Counties of Lake and Sumter, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

02/10/2022, 02/17/2022

and that the fees charged are legal.

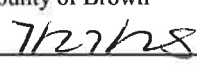
Sworn to and subscribed before on 02/17/2022

### **NOTICE TO THE CITIZENS OF CLERMONT**

The City Council of Clermont is seeking volunteers to serve on the Code Enforcement Board. If you are interested in serving, please send a letter of interest and a resume to the attention of Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711 by February 24, 2022.

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

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*Please do not use this form for payment remittance.*

SARAH BERTELSEN  
Notary Public  
State of Wisconsin





## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Resolution No. 2022-006R<br><i>Hyundai-Genesis</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Recommend approval of Resolution No. 2022-006R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <p>The applicant is requesting a Conditional Use Permit (CUP) to allow the expansion of an existing automobile dealership on a vacant three (3) acre +/- parcel located at the Northeast corner of State Road 50 and Magnolia Pointe Intersection, adjacent to the existing Hyundai of Central Florida dealership. The request would allow the expansion of the Hyundai brand known as Genesis, which provides sales and services of their luxury vehicles at this location. The subject property is located within the Plaza Collina Planned Unit Development (Resolution No. 2015-08) and the Future Land Use is Master Planned Development. The PUD allowed two automobile dealerships as a permitted use, and the development of the Hyundai of Central Florida was the second and final dealership allowed within the development. Therefore, the proposed Hyundai-Genesis brand is an expansion to the existing dealership and not a new project within the PUD. The applicant is also requesting a variance to allow a building façade length greater than 100 feet without any architectural design features and elements to break up the building's walls mass as required by the Architectural Design Standards, Section 110-173. The City Council approved on May 24, 2016, a similar variance for the building facade of the existing Hyundai of Central Florida automobile dealership.</p> <p>The Hyundai expansion is proposing the construction of a new 18,500 square foot sales and service building, in conjunction with employee and inventory parking for the Genesis Vehicle Brand. The site development for the project shall be required to comply with the PUD development standards and conditions of approval.</p> <p><b><u>STAFF RECOMMENDATION:</u></b></p> <p>Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent with the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for development.</p> <p><b>Staff recommends approval of Resolution No. 2022-006R.</b></p> <p><b><i>The Planning and Zoning Commission voted unanimously to recommend approval.</i></b></p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
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| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |

|                                                               |                                                                |
|---------------------------------------------------------------|----------------------------------------------------------------|
| <b>Exhibits Attached</b> (copies of original agreements)      |                                                                |
| 1. Staff Report Analysis-Hyundai-Genesis CUP                  | Staff Report Analysis-Hyundai-Genesis CUP.pdf                  |
| 2. 2022-006R - Hyundai-Genesis Expansion CUP (02.24.2022 v.3) | 2022-006R - Hyundai-Genesis Expansion CUP (02.24.2022 v.3).pdf |
| 3. LOCATION MAP                                               | LOCATION MAP.pdf                                               |
| 4. 2022-01-13_ConditionalUsePlan_Landscape                    | 2022-01-13_ConditionalUsePlan_Landscape.pdf                    |
| 5. 2022-01-28_GenesisBldgPlans                                | 2022-01-28_GenesisBldgPlans.pdf                                |
| 6. Conditional_Use_Application                                | Conditional_Use_Application.pdf                                |
| 7. LEGAL AD                                                   | LEGAL AD.pdf                                                   |



## **CITY OF CLERMONT**

### **Staff Analysis Report**

**OWNER:** Hyundai of Central Florida, LLC, Gerald L. Mullinux, Managing

**APPLICANT:** Plaza Collina (Orlando) ASLI VI, LLLP, C/O Avanti Properties Group, II

**PROJECT NAME:** Hyundai of Central Florida - Genesis Expansion CUP

**REQUESTED ACTION:** Conditional Use Permit request to allow for the expansion of an existing car dealership, Hyundai of Central Florida located in the Plaza Collina Master Development Plan (PUD Resolution No. 2015-08).

**SIZE OF PARCEL:** 3.0 acres +/-

**LOCATION:** Vacant parcel located on the Northeast corner of State Road 50 & Magnolia Point Intersection, adjacent to the existing Hyundai dealership.

**EXISTING ZONING:** Planned Unit Development PUD (Resolution No. 2015-08)

**EXISTING LAND USE:** Vacant Commercial

**FUTURE LAND USE CATEGORY:** Master Planned Development

**SITE UTILITIES:** City of Clermont Water and Sewer

#### **ANALYSIS:**

The applicant is requesting a Conditional Use Permit (CUP) to allow the expansion of an existing automobile dealership on a vacant three (3) acres +/- parcel located at the Northeast corner of State Road 50 and the Magnolia Point Intersection, adjacent to the existing Hyundai of Central Florida dealership. The request would allow the expansion of the Hyundai brand known as Genesis, which provides sales and services of their electric and fuel-efficient vehicles at this location. The subject property is located within the Plaza Collina Planned Unit Development (Resolution No. 2015-08) and the Future Land Use is Master Planned Development. The PUD allowed two automobile dealerships as a permitted use, and development of the Hyundai of Central Florida was the second and final dealership allowed within the master development plan. Therefore, the proposed Hyundai-Genesis brand is an expansion to the existing

dealership and not reviewed as a new project within the PUD. The applicant is also requesting a variance to allow a building façade length greater than 100 feet without any architectural design features and elements to break up the building's walls mass, as required by the Architectural Design Standards, Section 110-173. The City Council approved on May 24, 2016, a similar variance for the existing Hyundai of Central Florida dealership.

The Hyundai expansion is proposing the construction of a new 18,500 square foot sales and service building, in conjunction with employee and inventory parking for the Genesis Vehicle Brand. The site development for the project shall be required to comply with the PUD development standards and conditions of approval.

**STAFF RECOMMENDATION:**

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for development.

**Staff recommends approval of Resolution No. 2022-006R.**

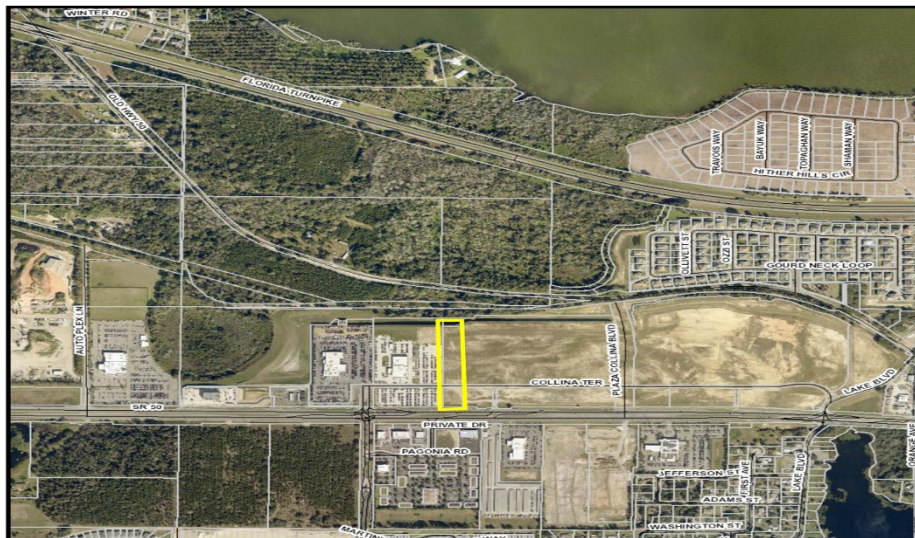
**CITY OF CLERMONT  
RESOLUTION NO. 2022-006R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP IN THE PLAZA COLLINA PLANNED UNIT DEVELOPMENT ( RESOLUTION NO 2015-08) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held March 1, 2022 recommended approval of this Conditional Use Permit to allow for an expansion to the Hyundai-Genesis of Central Florida automobile dealership, at the following location:

**LOCATION:  
Plaza Collina PUD**

Vacant property located on the northeast corner of State Road 50,  
Adjacent to the Hyundai of Central Florida  
(Alternate Key #3924622 and 3924523)  
3.00 Acres +/-



**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location





*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-006R**

**WHEREAS**, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

**WHEREAS**, the property owner requested this Conditional Use Permit (CUP) to allow for an expansion to the existing automobile dealership Hyundai-Genesis of Central Florida in the Plaza Collina Planned Unit Development (Resolution No. 2015-08) zoning district; and

**WHEREAS**, the City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit to allow for an expansion of an existing car dealership Hyundai-Genesis of Central Florida in the Planned Unit Development PUD (Resolution No. 2015-08) zoning district shall be granted subject to the following conditions:

**SECTION 1 - GENERAL CONDITIONS**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the Clermont City Clerk within 90 days of the date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all building and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-006R**

the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.

7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

**SECTION 2: LAND USES AND SPECIFIC CONDITIONS**

1. This Conditional Use Permit will allow the development and expansion of the Hyundai-Genesis Brand automobile dealership, which shall include the construction of a new 18,500 square foot building and inventory and employee parking for the project. The site development and expansion shall be used in conjunction to the existing Hyundai of Central Florida Automobile Dealership.
2. The site may also be used for any other permitted uses in the C-2 General Commercial zoning district.
3. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A) prepared by Florida Engineering Group, and submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and is only used for conceptual purposes.
4. The site shall be developed in accordance to the provision of the Master Development Plan (PUD-2015-08), and the Clermont Land Development Regulations and the C-2 General Commercial zoning district in the Codes of Ordinances. All landscape buffers and required screening must be in accordance to the codes. All buildings and structures must comply with Clermont Architectural Design Standards.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-006R**

5. The site shall provide a cross access driveway from the existing Hyundai of Central Florida automobile dealership, to facilitate and help minimize traffic impacts on State Road 50 and other roads.
6. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
7. No outside speaker systems shall be permitted.
8. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
9. All fencing shall be ornamental metal or decorative PVC/Vinyl. Any fences and walls shall provide aesthetically pleasing design features adjacent to any public streets.
10. All signage must comply with Clermont Sign Code, Section 102-Signs.
11. The clearing of any vacant land shall require conformance to the requirements of The Florida Endangered Species Protection Act.

**SECTION 3: CONFLICT**

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 4: SEVERABILITY**

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

**SECTION 5: ADMINISTRATIVE CORRECTION**

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-006R**

**DONE AND RESOLVED** by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 22<sup>nd</sup> day of March 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to Form and Legality:

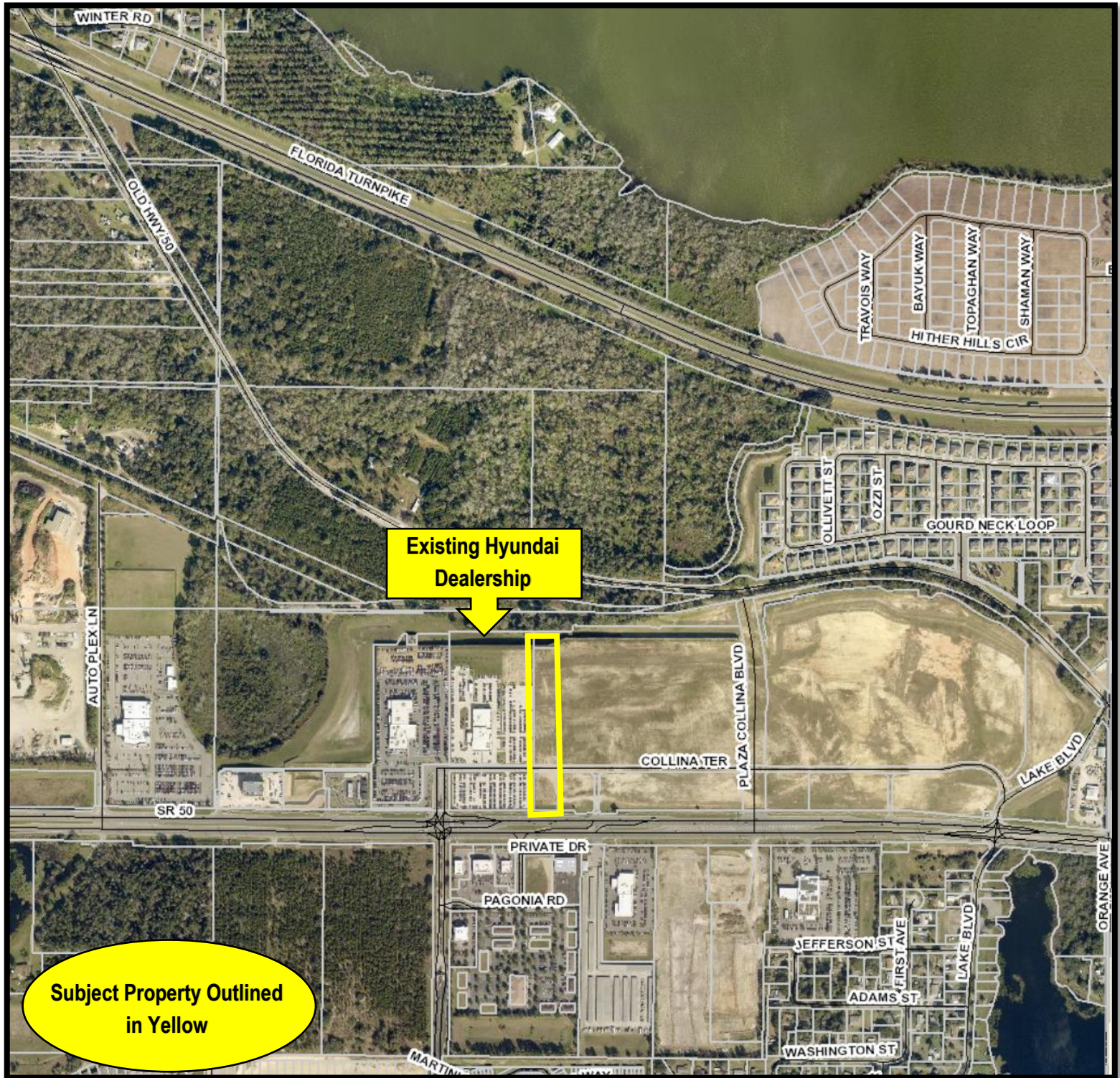
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Daniel F. Mantzaris, City Attorney

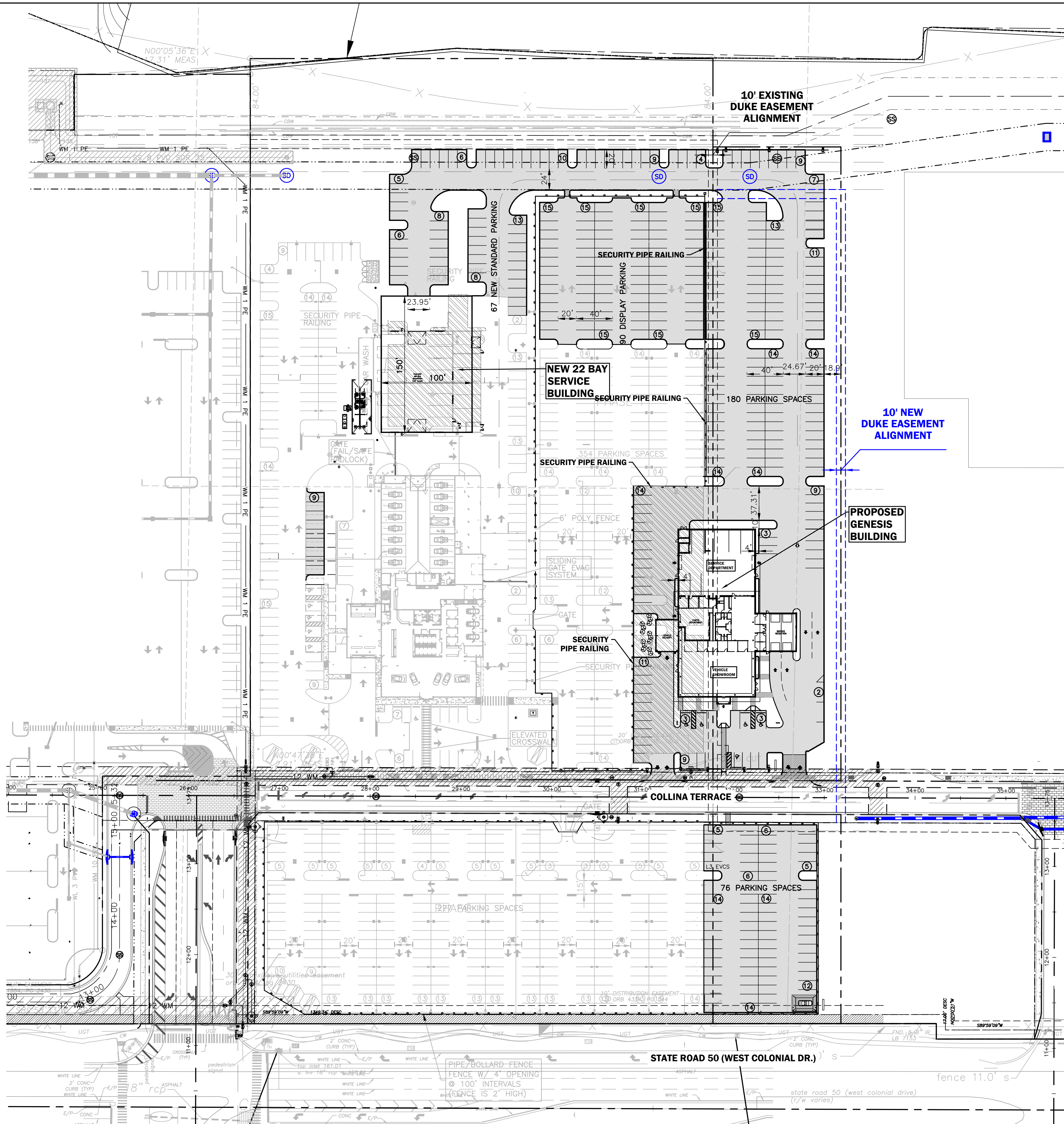
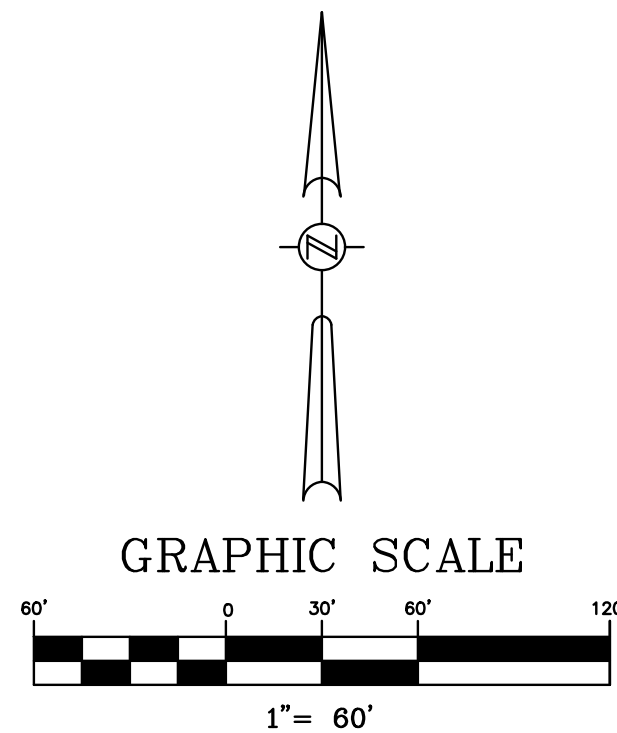




# LOCATION MAP







|                                                                           |  |                                                                                                     |  |
|---------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------|--|
| <b>SITE DATA</b>                                                          |  | STATE ROAD 50, LAKE COUNTY, FL                                                                      |  |
| PROPERTY LOCATION:                                                        |  | P.U.D.                                                                                              |  |
| PROPERTY ZONING:                                                          |  | MASTER PLANNED DEVELOPMENT                                                                          |  |
| PROPERTY FUTURE LAND USE DESIGNATION:                                     |  | VACANT                                                                                              |  |
| EXISTING USE:                                                             |  | CAR DEALERSHIP                                                                                      |  |
| PROPOSED USE:                                                             |  | 15.0± ACRES                                                                                         |  |
| <b>PROJECT AREA</b>                                                       |  | 12.0± ACRES                                                                                         |  |
| EXISTING AREA:                                                            |  | 3.0± ACRES                                                                                          |  |
| ADDITIONAL AREA:                                                          |  |                                                                                                     |  |
| <b>BUILDING AREA</b>                                                      |  |                                                                                                     |  |
| EXISTING BUILDING                                                         |  | 38,531 S.F.                                                                                         |  |
| NEW 22-BAY SERVICE BUILDING                                               |  | 12,320 S.F.                                                                                         |  |
| PROPOSED GENESIS BUILDING                                                 |  | 18,476 S.F.                                                                                         |  |
| TOTAL BUILDING                                                            |  | 69,327 S.F.                                                                                         |  |
| ALLOWABLE FAR                                                             |  | 1.0                                                                                                 |  |
| ACTUAL FAR                                                                |  | 0.1                                                                                                 |  |
| <b>MAX. BUILDING HEIGHT</b>                                               |  | (REQUIRED) 70'                                                                                      |  |
| HABITABLE PORTION                                                         |  |                                                                                                     |  |
| <b>BUILDING CONSTRUCTION TYPE</b>                                         |  | TYPE II-B - SPRINKLERED                                                                             |  |
| <b>BUILDING SETBACKS</b>                                                  |  | (REQUIRED) 50' (PROPOSED) 362'                                                                      |  |
| FRONT S.R.50 R.O.W.                                                       |  |                                                                                                     |  |
| SETBACK NOTE:                                                             |  | THERE ARE NO BUILDING SETBACK REQUIREMENTS FROM INTERIOR LOT LINES OR FROM PRIVATE ROADS PER C.U.P. |  |
| <b>BUFFERS</b>                                                            |  | (REQUIRED) 10' (PROPOSED) 12'                                                                       |  |
| FRONT S.R.50 R.O.W.                                                       |  | 10' 12'                                                                                             |  |
| REAR                                                                      |  | 10' >10'                                                                                            |  |
| SIDE (EAST)                                                               |  | 10' 10'                                                                                             |  |
| SIDE (WEST)                                                               |  | 10' 12'                                                                                             |  |
| <b>MAXIMUM IMPERVIOUS REQUIREMENTS (SJRWM REQUIREMENTS)</b>               |  | 80% PER SJRWM                                                                                       |  |
| <b>EXISTING SITE AREA CALCULATIONS</b>                                    |  |                                                                                                     |  |
| BUILDING FOOTPRINT (1ST FLOOR)                                            |  | 29,175 ±S.F.                                                                                        |  |
| ASPHALT PAVING, SIDEWALK & CONCRETE                                       |  | 320,537 ±S.F.                                                                                       |  |
| IMPERVIOUS AREA                                                           |  | 349,712 ±S.F. 8.03 ±AC. 66.88 %                                                                     |  |
| PERVIOUS AREA                                                             |  | 173,172 ±S.F. 3.97 ±AC. 33.12 %                                                                     |  |
| TOTAL SITE AREA                                                           |  | 522,884 ±S.F. 12.00 ±AC. 100.00 %                                                                   |  |
| <b>UPDATED SITE AREA CALCULATIONS (ADDED 3 AC. SITE)</b>                  |  |                                                                                                     |  |
| BUILDING FOOTPRINT (1ST FLOOR)                                            |  | 29,175 ±S.F.                                                                                        |  |
| NEW 22-BAY SERVICE BUILDING                                               |  | 12,320 ±S.F.                                                                                        |  |
| PROPOSED GENESIS BUILDING                                                 |  | 18,476 ±S.F.                                                                                        |  |
| ASPHALT PAVING, SIDEWALK & CONCRETE                                       |  | 268,132 ±S.F. (LESS 52,405 ±S.F.DEMO PAVEMENT)                                                      |  |
| ADDITIONAL ASPHALT PAVING & CONCRETE                                      |  | 166,654 ±S.F.                                                                                       |  |
| IMPERVIOUS AREA                                                           |  | 494,757 ±S.F. 11.36 ±AC. 75.73 %                                                                    |  |
| PERVIOUS AREA                                                             |  | 158,545 ±S.F. 3.64 ±AC. 24.27 %                                                                     |  |
| TOTAL SITE AREA                                                           |  | 653,302 ±S.F. 15.00 ±AC. 100.00 %                                                                   |  |
| <b>PARKING</b>                                                            |  |                                                                                                     |  |
| <b>EXISTING HYUNDAI CAR DEALERSHIP - PARKING REQUIRED</b>                 |  |                                                                                                     |  |
| CAR DEALERSHIP                                                            |  | (38,531 S.F. - 2,000 S.F. SERVICE WRITE-UP)                                                         |  |
| TOTAL PARKING REQUIRED                                                    |  | = 36,531 S.F. x (1 SPACE/225 S.F.)                                                                  |  |
| SPACES REQUIRED TO BE RESERVED FOR HANDICAP                               |  | 162 SPACES                                                                                          |  |
| <b>PROPOSED GENESIS &amp; SERVICE BUILDINGS - PARKING REQUIRED</b>        |  |                                                                                                     |  |
| SERVICE BUILDING                                                          |  | = 12,320 S.F. x (1 SPACE/225 S.F.)                                                                  |  |
| GENESIS BUILDING                                                          |  | = 18,476 S.F. x (1 SPACE/225 S.F.)                                                                  |  |
| TOTAL STANDARD PARKING REQUIRED                                           |  | 137 SPACES                                                                                          |  |
| SPACES REQUIRED TO BE RESERVED FOR HANDICAP                               |  | 5 SPACES                                                                                            |  |
| <b>TOTAL PARKING REQUIRED (HYUNDAI, GENESIS &amp; SERVICE BUILDINGS)</b>  |  | 299 SPACES                                                                                          |  |
| STANDARD PARKING SPACES                                                   |  | 299 SPACES                                                                                          |  |
| SPACES REQUIRED TO BE RESERVED FOR HANDICAP                               |  | 11 SPACES                                                                                           |  |
| <b>PARKING PROVIDED (EXISTING HYUNDAI CAR DEALERSHIP)</b>                 |  |                                                                                                     |  |
| STANDARD PARKING SPACES                                                   |  | 181 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 6 SPACES                                                                                            |  |
| TOTAL PARKING PROVIDED                                                    |  | 187 SPACES                                                                                          |  |
| <b>EXISTING PARKING SPACES REMOVED (DUE TO GENESIS BUILDING ADDITION)</b> |  |                                                                                                     |  |
| STANDARD PARKING SPACES                                                   |  | 37 SPACES                                                                                           |  |
| DISPLAY PARKING NORTH                                                     |  | 115 SPACES                                                                                          |  |
| SUB-TOTAL PARKING REMOVED                                                 |  | 152 SPACES                                                                                          |  |
| <b>EXISTING PARKING SPACES REMAINING</b>                                  |  |                                                                                                     |  |
| STANDARD PARKING SPACES (181 - 37)                                        |  | 144 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 5 SPACES                                                                                            |  |
| TOTAL PARKING REMAINING                                                   |  | 150 SPACES                                                                                          |  |
| DISPLAY PARKING NORTH REMAINING (354 - 115)                               |  | 239 SPACES                                                                                          |  |
| DISPLAY PARKING SOUTH REMAINING                                           |  | 277 SPACES                                                                                          |  |
| TOTAL DISPLAY PARKING REMAINING                                           |  | 516 SPACES                                                                                          |  |
| <b>NEW PARKING PROVIDED (GENESIS &amp; SERVICE BUILDINGS)</b>             |  |                                                                                                     |  |
| STANDARD PARKING SPACES (SERVICE BUILDING)                                |  | 76 SPACES                                                                                           |  |
| STANDARD PARKING SPACES (GENESIS BUILDING)                                |  | 175 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 5 SPACES                                                                                            |  |
| SUB-TOTAL PARKING PROVIDED                                                |  | 256 SPACES                                                                                          |  |
| NEW DISPLAY PARKING NORTH                                                 |  | 0 SPACES                                                                                            |  |
| NEW DISPLAY PARKING SOUTH                                                 |  | 76 SPACES                                                                                           |  |
| <b>TOTAL PARKING PROVIDED (HYUNDAI, GENESIS &amp; SERVICE BUILDINGS)</b>  |  |                                                                                                     |  |
| STANDARD PARKING SPACES (144 + 256)                                       |  | 400 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 11 SPACES                                                                                           |  |
| TOTAL PARKING PROVIDED                                                    |  | 411 SPACES                                                                                          |  |
| <b>TOTAL DISPLAY PARKING PROVIDED</b>                                     |  |                                                                                                     |  |
| DISPLAY PARKING NORTH (EXISTING)                                          |  | 239 SPACES                                                                                          |  |
| DISPLAY PARKING SOUTH (EXISTING)                                          |  | 277 SPACES                                                                                          |  |
| ADDITIONAL DISPLAY PARKING SOUTH                                          |  | 76 SPACES                                                                                           |  |
| TOTAL DISPLAY PARKING PROVIDED                                            |  | 592 SPACES                                                                                          |  |

**LEGEND:**

REMOVED PAVEMENT IN HATCHED AREAS

NEW PAVEMENT AREAS

|                                                        |           |    |         |
|--------------------------------------------------------|-----------|----|---------|
| NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK |           |    |         |
| DATE                                                   | REVISIONS | BY | CHECKED |
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PLAZA COLLINA  
HYUNDAI OF CENTRAL FLORIDA  
CONSTRUCTION PLANS  
STATE ROAD 50, LAKE COUNTY, FLORIDA

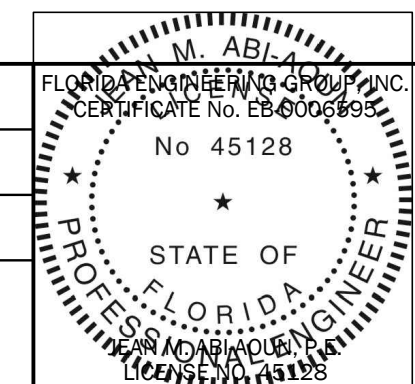
**FEG** FLORIDA ENGINEERING GROUP  
Engineering the Future

5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feg-inc.us

PROPOSED GENESIS BUILDING EXPANSION  
PLAN

|             |          |            |             |
|-------------|----------|------------|-------------|
| DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY |
| JAA         | VP       | JAA        | JAA         |

|             |                  |
|-------------|------------------|
| PROJECT NO. | 21-118           |
| SCALE       | 1" = 60'         |
| DATE        | OCTOBER 05, 2021 |
| SHEET NO.   | C-1              |
| SHEET       | 1 OF 1           |

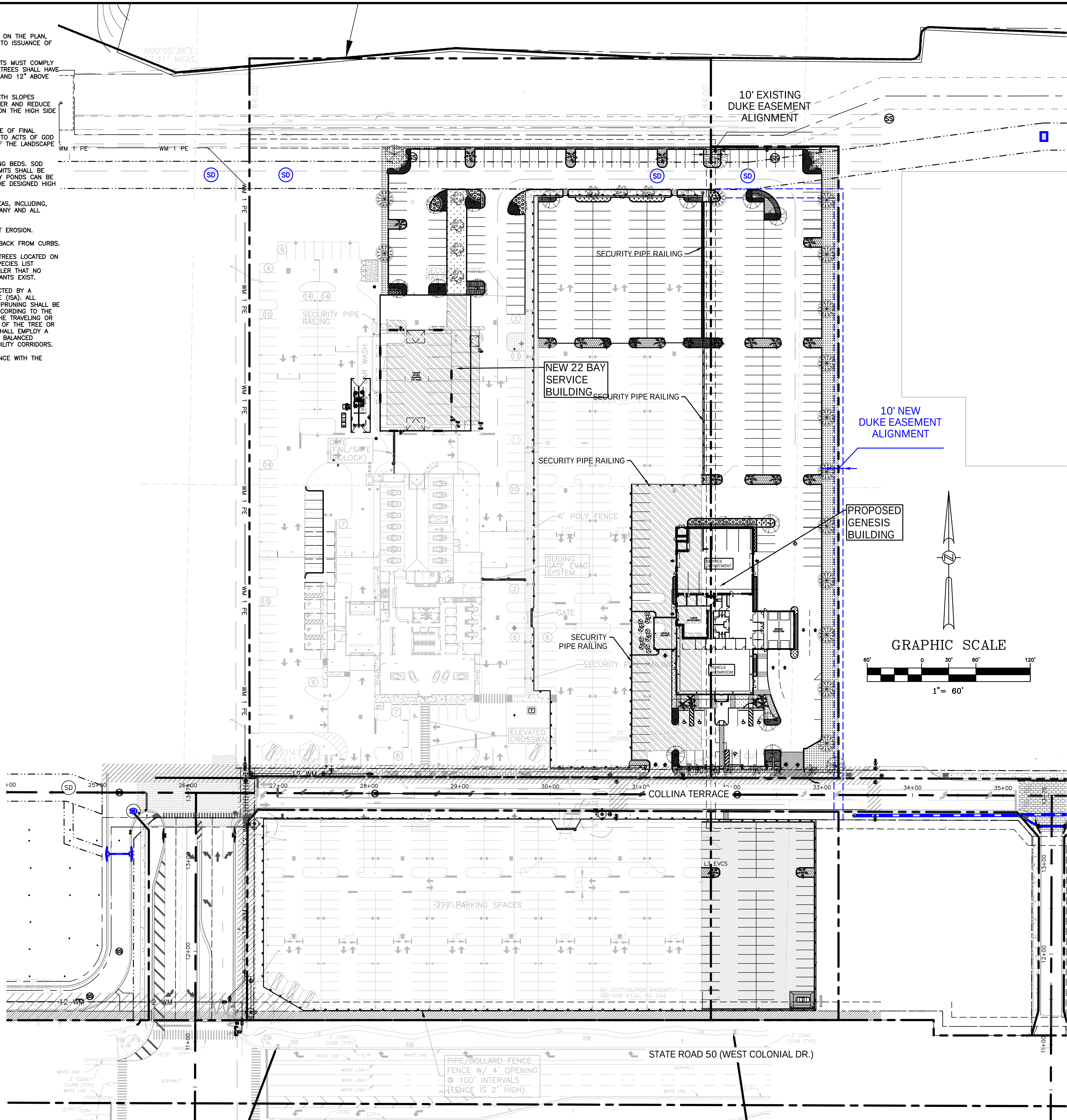


21-118\_BuildingExpansion-Plan.dwg



LANDSCAPE NOTES

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
2. ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL, ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
3. ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACES IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
4. A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
5. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
7. GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
8. ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE, OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES. PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
10. ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
11. IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.



LANDSCAPE SCHEDULE

|                     | SYMBOL | ABR. | BOTANICAL NAME                  | COMMON NAME          | MINIMUM SIZE                       | QUANTITY               | REMARKS                                                               |
|---------------------|--------|------|---------------------------------|----------------------|------------------------------------|------------------------|-----------------------------------------------------------------------|
| TREES               |        | QV   | QUERCUS VIRGINICA 'HIGH RISE'   | HIGH RISE LIVE OAK   | 12" HT. 3" CAL. 6" SPRD. 65 GALLON | X                      | SINGLE STRAIGHT TRUNK                                                 |
|                     |        | MG   | MAGNOLIA GRANDIFLORA            | LITTLE GEM MAGNOLIA  | 8'-10" HT.                         | X                      | SINGLE STRAIGHT TRUNK                                                 |
| U/S-ORNAM. TREES    |        | QS   | QUERCUS SHUMARDII               | SHUMARD OAK          | 12" HT. 3" CAL. 6" SPRD. 65 GALLON | X                      | SINGLE STRAIGHT TRUNK                                                 |
|                     |        | IA   | ILEX ATENUJATA                  | EAGLESTON HOLLY      | 8" HT. 4" SPRD. CONTAINER GROWN    | X                      |                                                                       |
|                     |        | LL   | LIGUSTRUM LUCIDUM               | TREE LIGUSTRUM       | 8" HT. 4" SPRD. CONTAINER GROWN    | X                      |                                                                       |
|                     |        | LI   | LAGERSTROEMIA INDICA 'NATCHEZ'  | NATCHEZ CRAPE MYRTLE | 10' HT                             | X                      | MULTI TRUNK 3-5 TRUNKS MIN.                                           |
| PALMS               |        | PS   | PHOENIX SYLVESTRIS PALM         | SILVER DATE PALM     | 15'-20' CLEAR TRUNK                | X                      | SPECIMEN                                                              |
|                     |        | WR   | WASHINGTONIA ROBUSTA            | WASHINGTONIAN PALM   | 8'-20' HT. C.T.                    | X                      | STRAIGHT TRUNK, HURRICANE CUTS REMITEL, CT. MEASURED TO BASE OF CROWN |
|                     |        | SP   | SABAL PALMETTO                  | CABBAGE PALM         | 8'-20' HT. C.T.                    | X                      | VARY HGTS                                                             |
| SHRUBS/GROUNDCOVERS |        | CS   | CORTADERIA SELLOANA             | PAMPAS GRASS         | 3 GAL. 36" O.C.                    | X                      |                                                                       |
|                     |        | VO   | VIBURNUM ODORATISSIMA           | SWEET VIBURNUM       | 3 GAL. 18" HT. 30" O.C. 2' HT.     | X                      |                                                                       |
|                     |        | CJ   | CAMELLIA JAPONICA               | CAMELLIA             | 7 GAL. 30" HT.                     | X                      |                                                                       |
|                     |        | BM   | BUXUS MICROPHYLLA               | COMMON BOXWOOD       | 3 GAL. 18" HT. 36" O.C.            | X                      |                                                                       |
|                     |        | NO   | NERIUM OLEANDER                 | DWARF OLEANDER       | 3 GAL. 24"-30" 36" O.C.            | X                      | FULL                                                                  |
|                     |        | LC   | LOROPETALUM CHINENSE            | LORPETALUM           | 3 GAL. 24" HT. 36" O.C.            | X                      | FULL                                                                  |
|                     |        | LM   | LIRIOPE MUSCARI EVERGREEN GIANT | E.G. LIRIOPE         | 1 GAL. 12" O.C.                    | X                      |                                                                       |
|                     |        | RI   | RAPHANOCARPIS INDICA ALBA       | INDIAN HAWTHORN      | 3 GAL. 12"x15" 36" O.C.            | X                      |                                                                       |
|                     |        | IV   | VOMITORIA                       | SHELLINGS DWARF      | 3 GAL. 12"x15" 24" O.C.            | X                      |                                                                       |
|                     |        | JS   | JUNIPERUS CHINENSIS             | PARSONS JUNIPER      | 3 GAL. 24" O.C.                    | X                      | FULL                                                                  |
|                     |        | AA   | AGAPANTHUS AFRICANUS            | AFRICAN LILY         | 1 GAL. 18" O.C.                    | X                      |                                                                       |
|                     |        | LA   | LANTANA CAMARA                  | GOLD MOUND LANTANA   | 1 GAL. 18" O.C.                    | X                      | FULL                                                                  |
|                     |        | PP   | ARACHIS GLABRATA                | PERENNIAL PEANUT     | 4" POTS 12" O.C.                   | X                      |                                                                       |
|                     |        | ZY   | ZOYSIA SP.                      | ZOYSIA SOD           |                                    | X SF                   | WHERE SHOWN IN ROW                                                    |
|                     |        | BA   | PASPALUM NOTATUM                | BAHIA SOD            |                                    | X SF                   | WHERE SHOWN IN ROW                                                    |
| SOD                 |        | SOD  | CUNODON DACTYLON                | BERMUDA SOD          |                                    | ALL OTHER SODDED AREAS | WHERE SHOWN IN ROW                                                    |

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

| DATE | REVISIONS | BY | CHECKED |
|------|-----------|----|---------|
|      |           |    |         |
|      |           |    |         |
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PLAZA COLLINA  
HYUNDAI OF CENTRAL FLORIDA  
CONSTRUCTION PLANS  
STATE ROAD 50, LAKE COUNTY, FLORIDA

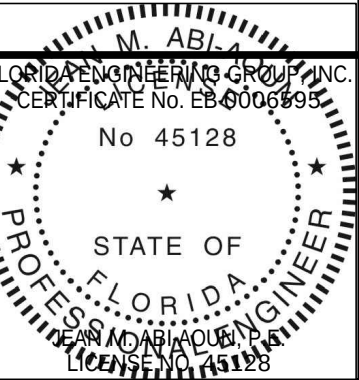
**FEG** FLORIDA ENGINEERING GROUP  
Engineering the Future

5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feg-inc.us

PROPOSED GENESIS BUILDING EXPANSION  
PLAN

|                    |                |                   |                    |
|--------------------|----------------|-------------------|--------------------|
| DESIGNED BY<br>JAA | DRAWN BY<br>VP | CHECKED BY<br>JAA | APPROVED BY<br>JAA |
|--------------------|----------------|-------------------|--------------------|

|                          |
|--------------------------|
| PROJECT NO.<br>21-118    |
| SCALE<br>1" = 60'        |
| DATE<br>OCTOBER 05, 2021 |
| SHEET NO.<br>L-1         |
| SHEET 1 OF 1             |



21-118\_Landscape Irrigation.dwg





0 4 8 16 32  
PROJECT NORTH

1 A201 1/8" = 1'-0"

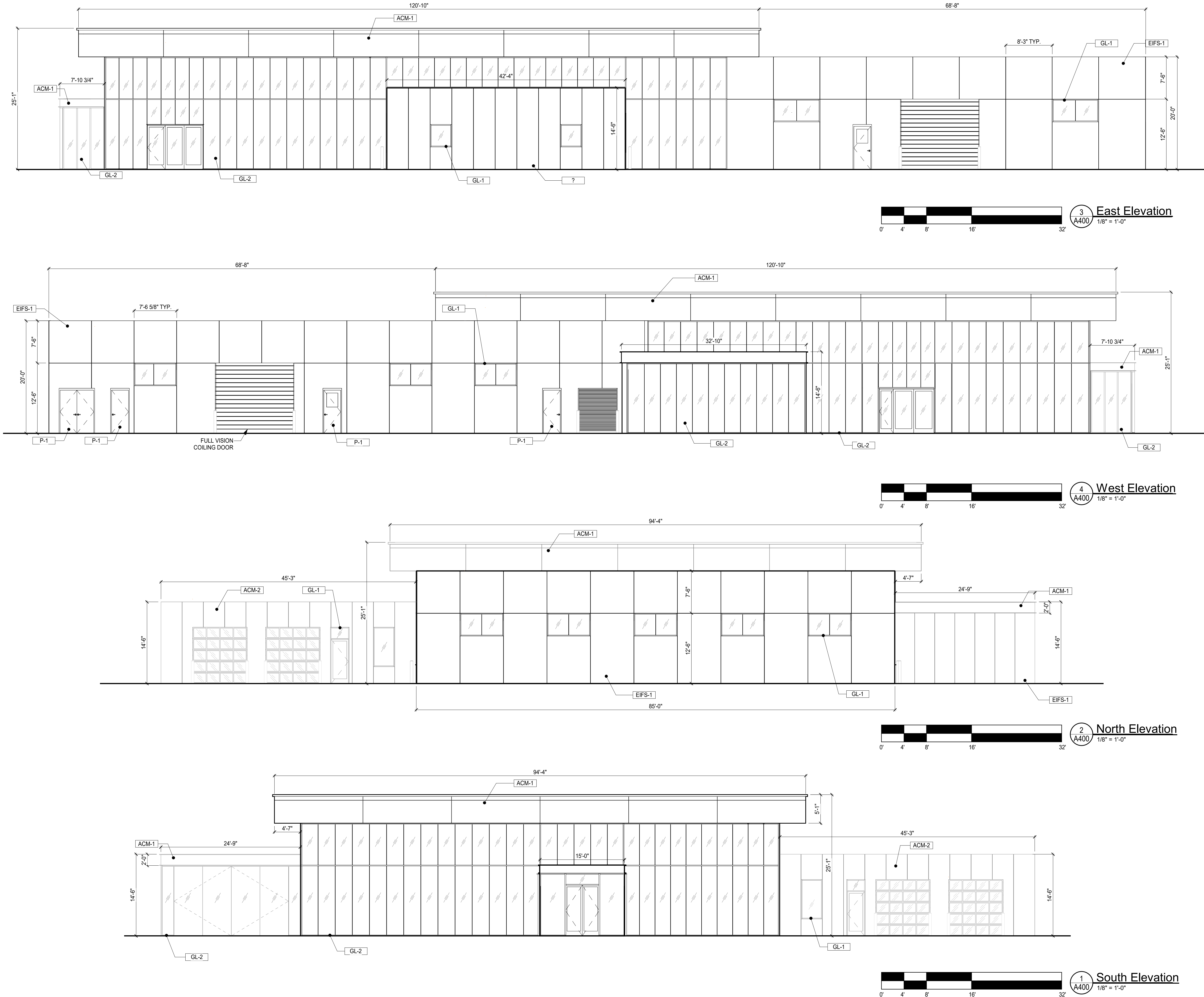
First Floor Plan - Overall



1/28/2022 10:47:20 AM

Exterior Finish Material Schedule

| EXTERIOR     | MATERIAL | MANUFACTURER                          | COLOR/FINISH     | PRODUCT/TYPE          | REMARKS                  |
|--------------|----------|---------------------------------------|------------------|-----------------------|--------------------------|
|              |          |                                       |                  |                       |                          |
| METAL PANEL  | ACM-1    | ALUMINUM COMPOSITE METAL PANEL        | ALUCOBOND        | BASALT GRAY           |                          |
|              | ACM-2    | ALUMINUM COMPOSITE METAL PANEL        | ALUCOBOND        | TRICORN BLACK         |                          |
| PAINT        | P-1      | EXTERIOR PAINT SYSTEM                 | SHERWIN WILLIAMS | SW 7076 CYBERSPACE    | SEE SPEC.                |
|              | GL-1     | STOREFRONT                            | OLDCASTLE        | CLEAR                 | 1" CLEAR INSULATED GLASS |
| CURTAIN WALL | GL-2     | CURTAIN WALL                          | OLDCASTLE        | CLEAR                 | 1" CLEAR INSULATED GLASS |
|              | EIFS-1   | EXTERIOR INSULATION AND FINISH SYSTEM |                  | MATCH 7076 CYBERSPACE |                          |



PRAXIS3

100 Peachtree St NW  
Suite 1450  
Atlanta, GA 30303

404-875-4500 tel  
404-876-8884 fax  
www.praxis3.com

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Praxis3. It is to be returned upon request. Scales as stated are valid on the original  
drawings.

| Rev | Date     | Comments      |
|-----|----------|---------------|
|     | 01/25/22 | CUP AMENDMENT |

Client:

Hyundai of Central  
Florida, LLC

Project Number: 21257

Project Name:

Hyundai of Central  
Florida - Genesis  
Expansion

17325 E Highway 50  
Clermont, FL 34711

Sheet Title:

Exterior  
Elevations

Sheet Number:

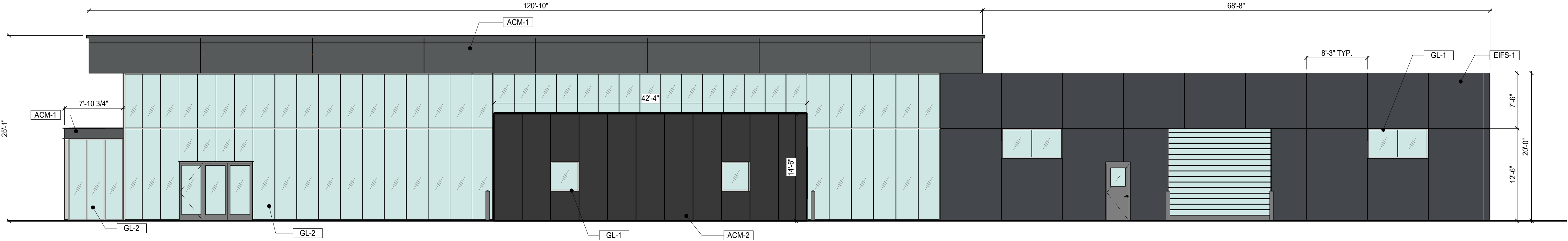
A400



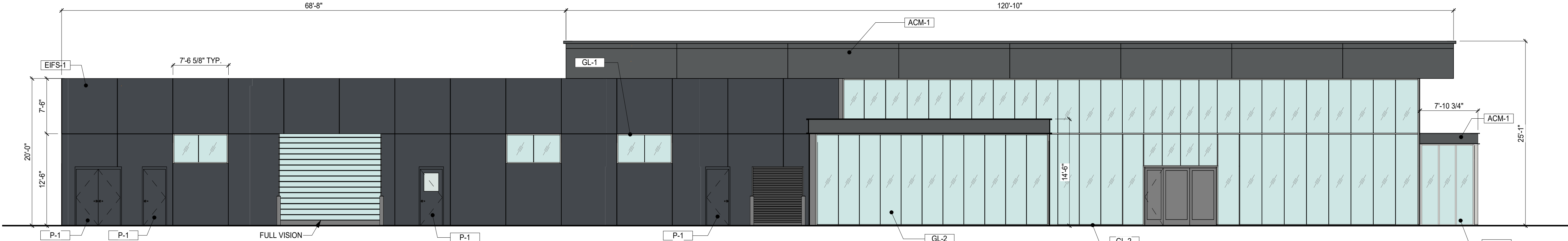
1/28/2022 10:47:22 AM

Exterior Finish Material Schedule

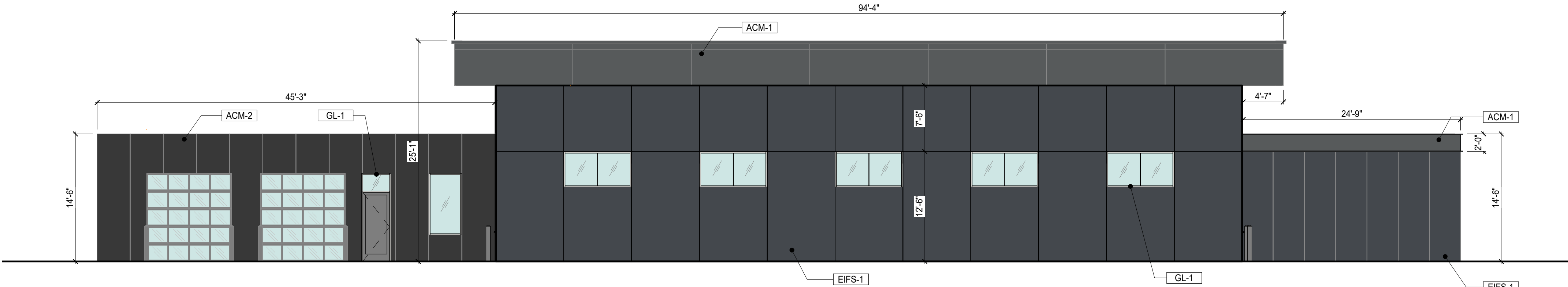
| EXTERIOR    | MATERIAL                              | MANUFACTURER                   | COLOR/FINISH          | PRODUCT/TYPE       | REMARKS                  |
|-------------|---------------------------------------|--------------------------------|-----------------------|--------------------|--------------------------|
|             |                                       |                                |                       |                    |                          |
| METAL PANEL | ACM-1                                 | ALUMINUM COMPOSITE METAL PANEL | ALUCOBOND             | BASALT GRAY        |                          |
|             | ACM-2                                 | ALUMINUM COMPOSITE METAL PANEL | ALUCOBOND             | TRICORN BLACK      |                          |
| PAINT       | P-1                                   | EXTERIOR PAINT SYSTEM          | SHERWIN WILLIAMS      | SW 7076 CYBERSPACE | SEE SPEC.                |
|             | GL-1                                  | STOREFRONT                     | OLDCASTLE             | CLEAR              | 1" CLEAR INSULATED GLASS |
|             | GL-2                                  | CURTAIN WALL                   | OLDCASTLE             | CLEAR              | 1" CLEAR INSULATED GLASS |
| EIFS-1      | EXTERIOR INSULATION AND FINISH SYSTEM |                                | MATCH 7076 CYBERSPACE |                    |                          |



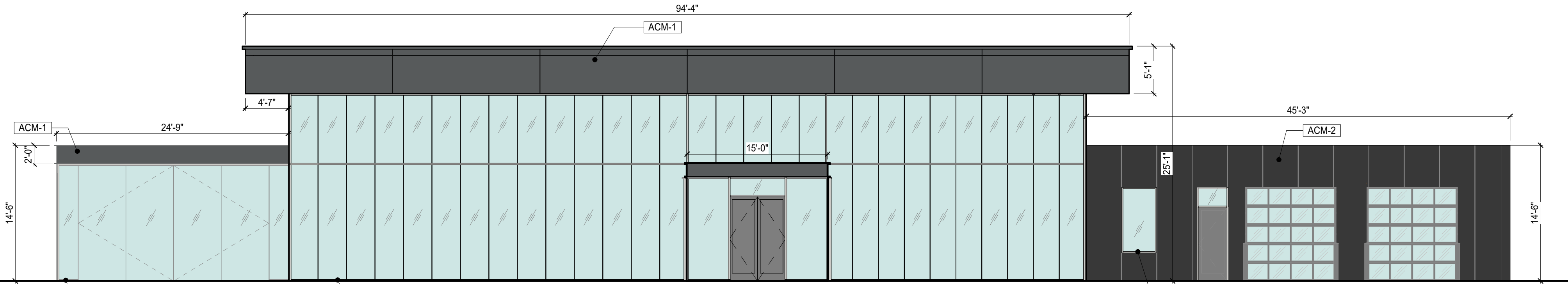
4 East Elevation  
A401 1/8" = 1'-0"



3 West Elevation  
A401 1/8" = 1'-0"



2 North Elevation  
A401 1/8" = 1'-0"



1 South Elevation  
A401 1/8" = 1'-0"

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| Rev | Date     | Comments      |
|-----|----------|---------------|
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Client:

Hyundai of Central  
Florida, LLC

Project Number: 21257

Project Name:

Hyundai of Central  
Florida - Genesis  
Expansion

17325 E Highway 50  
Clermont, FL 34711

Sheet Title:

Exterior  
Elevations

Sheet Number:

A401





# CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

|                                                                                           |                  |                                    |              |
|-------------------------------------------------------------------------------------------|------------------|------------------------------------|--------------|
| Date January 12, 2022                                                                     |                  | FEE: \$845 + cost of advertisement |              |
| Project Name (if applicable) Plaza Collina - Hyundai Of Central Florida Genesis Expansion |                  |                                    |              |
| Applicant Plaza Collina (Orlando)ASLI VI, LLLP, C/O Avanti Properties Group, II           |                  |                                    |              |
| Contact Person: Jean Abi-Aoun                                                             |                  |                                    |              |
| Address 5127 S. Orange Avenue                                                             | City Orlando     | State FL                           | Zip 32809    |
| Telephone 407-895-0324                                                                    | Fax              |                                    |              |
| Email JAbiaoun@feg-inc.us                                                                 |                  |                                    |              |
| <b>OWNER INFORMATION</b>                                                                  |                  |                                    |              |
| Owner's Name Hyundai Of Central Florida, LLC, Gerarld L. Mullinux, Managing               |                  |                                    |              |
| Owner Address 1551 E. Semoran Blvd.                                                       | City Apopka      | State FL                           | Zip 32704    |
| Telephone 407-889-7600 x 2000                                                             | Fax              |                                    |              |
| <b>PROPERTY INFORMATION</b>                                                               |                  |                                    |              |
| Address of Subject Property<br>SR 50, Lake County, FL                                     | City<br>Clermont | State<br>FL                        | Zip<br>34711 |
| General Location<br>Plaza Collina- NE Corner of SR 50 & Magnolia Point Intersection.      |                  |                                    |              |
| Legal Description (include copy of survey)<br>LOT 5 AND LOT 6 - PLAZA COLLINA PLAT        |                  |                                    |              |
| Land Use (City verification required)<br>Master Planned Development                       |                  |                                    |              |
| Zoning (City verification required)<br>P.U.D.                                             |                  |                                    |              |



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT  
APPLICATION**

Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

THE PROPOSED EXPANSION WILL ENTAIL THE CONSTRUCTION OF A STANDARD 20 BAY SERVICE BUILDING TO BE CONSTRUCTED NORTH OF THE EXISTING HYUNDAI CAR DEALERSHIP BUILDING. MOREOVER, A NEW BUILDING APPROXIMATELY 18,476 S.F. IN SIZE WILL BE CONSTRUCTED TO HOUSE THE GENESIS BRAND. IN ADDITION, ADDITIONAL PARKING WILL BE BUILT FOR EMPLOYEES, CAR INVENTORY, AND CUSTOMERS. ALL THE PROPOSED IMPROVEMENTS WILL BE BUILT ON LOTS 5 AND 6 OF PLAZA COLLINA PLAT OWNED BY HYUNDAI OF CENTRAL FLORIDA.

Jean Abi-Aoun

Applicant Name (print)

x

Applicant Name (signature)

Gerald Mullinax

Owner Name (print)

x

Owner Name (signature)

\*\*\*\*\*NOTICE\*\*\*\*\*

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

**City of Clermont**

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

03/03/2020



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

## Order Confirmation

Not an Invoice

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 02/14/2022 |
| <b>Order Number:</b>      | 6925550    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 52.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 2           | 02/22/2022 - 03/15/2022 | Govt Public Notices |
| LEE dailycommercial.com | 2           | 02/22/2022 - 03/15/2022 | Govt Public Notices |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Total Order Confirmation</b> | <b>\$151.84</b> |
|---------------------------------|-----------------|



## Ad Preview

### LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request to amend the Plaza Collina Planned Unit Development (Resolution No. 2015-08), this amendment would allow for an expansion to the existing car dealership (Hyundai- Phase 2) to be located at the following location:

#### LOCATION:

Plaza Collina PUD

Vacant parcel located on the northeast corner of State Road 50, Adjacent to the Hyundai Dealership (Alternate Key 3924622 and 3924623) 3.00 +/- Acres

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, March 1, 2022 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting on Tuesday, March 22, 2022 at 6:30 PM.

All public meetings will be held at the Clermont City Hall, First Floor Council Chambers, located at 685 West Montrose Street, Clermont FL.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC  
City Clerk

6925550 2/22, 3/15



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                |
| Variance Request<br><i>Hyundai-Genesis</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                |
| Recommend approval of requested variance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                |                                |
| <p>The property owner is requesting a variance to allow a building façade wall to exceed 100 feet without a minimum 3-foot architectural design element break or feature as required by the Land Development Code; Architectural Design Standards, Section 110-173. The proposed 18,500 square foot building will be the new home for the Hyundai-Genesis automotive dealership. The Genesis dealership is part of the Hyundai automotive brand, which provides the sales and services of the luxury model vehicles for the dealerships. The proposed development will include construction of a new building with associated inventory and employee parking on site. The Genesis dealership is part of the Hyundai brand, which would be an expansion to the existing dealership located within the Master Development Plan. The Hyundai of Central Florida was the second and final dealership allowed within the Plaza Collina Planned Unit Development (PUD).</p> <p>Hyundai Motors America has a program called Global Dealership Space Identity (GDSI), which allows the brand to identify and crystalize the Hyundai Brand around the world. All Hyundai dealers in the United States are required to comply with this corporate image program and implement the branding elements as part of their agreement with Hyundai Motors America. The applicant indicates that Hyundai Motor America has strict compliance requirements with the GDSI program guidelines for their branding design, which is critical to their image and marketing plan for all dealerships. The required changes to the building façade would be in conflict with the global building design requirements for the brand.</p> <p>The Architectural Design Standards, Section 110-173, requires all building walls greater than 100 feet must provide horizontal relief with façade design treatments and elements to break up blank walls. The intent of the code is to promote quality designed buildings and commercial development within the City.</p> <p>The City Staff <b><u>does not oppose</u></b> the variance request to the Land Development Codes.</p> |                                                |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Fund Number and Description</b>             | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                |                                |
| 1. New 86-174 Review Criteria-Hyundai Genesis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | New 86-174 Review Criteria-Hyundai Genesis.pdf |                                |
| 2. 2022-01-13_SitePlan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2022-01-13_SitePlan.pdf                        |                                |
| 3. Building Elevation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Building Elevation.pdf                         |                                |



|    |                        |                            |
|----|------------------------|----------------------------|
| 4. | Variance_Justification | Variance_Justification.pdf |
| 5. | Variance_Application   | Variance_Application.pdf   |
| 6. | Legal AD               | Legal AD.pdf               |

## Hyundai-Genesis -- Variance

### **The requirements for a variance are as follows:**

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

#### **FINDINGS:**

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;  
*Applicant response: The Genesis prototype is a unique design, so our building will still be an attractive, dynamic façade. This will be a handsome building for the community, which complements the existing Hyundai. The shop building uses the same language as the existing Hyundai building.*

*Staff comments: The variance request to allow a building façade over 100 feet without any façade treatments and architectural elements to break up the building walls as required by the Land Development Code, Section 110-173. The property is part of the Plaza Collina Mixed Use PUD, and the intent of the PUD is to provide a unique shopping and dining experience, which includes building designed to comply with the Architectural Design Standards. Other similar building within the PUD were able to meet the design criteria and regulations of the codes. The proposed development is located within the State Road 50 commercial corridor gateway into the City, which sets the standards for quality development in the City.*

#### **Negative finding**

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;  
*Applicant response: The buildings are an extension of the Hyundai dealership, which was granted the same variance. The other adjacent parcels are also of a retail nature, so the building will be in character with the other properties.*

*Staff comments: The variance request is the minimum allowed to make reasonable use of the property for future development. .*

#### **Positive finding**

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;  
*Applicant response: The design is not intended to ignore the intent of the Ordinance, which appears to provide an interesting façade with high quality materials. The size and configuration is dictated by the Genesis brand.*

*Staff comments: The requested variance to the land development code will not further any legitimate city objective, and will provide the opportunity for business development and growth of the existing Hyundai dealership to allow the Genesis Brand Luxury vehicles at this location.*

#### **Positive finding**

- (4) The granting of the variance is consistent with the city's comprehensive plan;  
Applicant response: *The variance is an extension of the previously approved Hyundai variance on the same site.*

Staff comments: *The variance request is not in conflict with the Clermont Comprehensive Plan goals, objectives and policies for commercial development.*

**Positive finding**

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

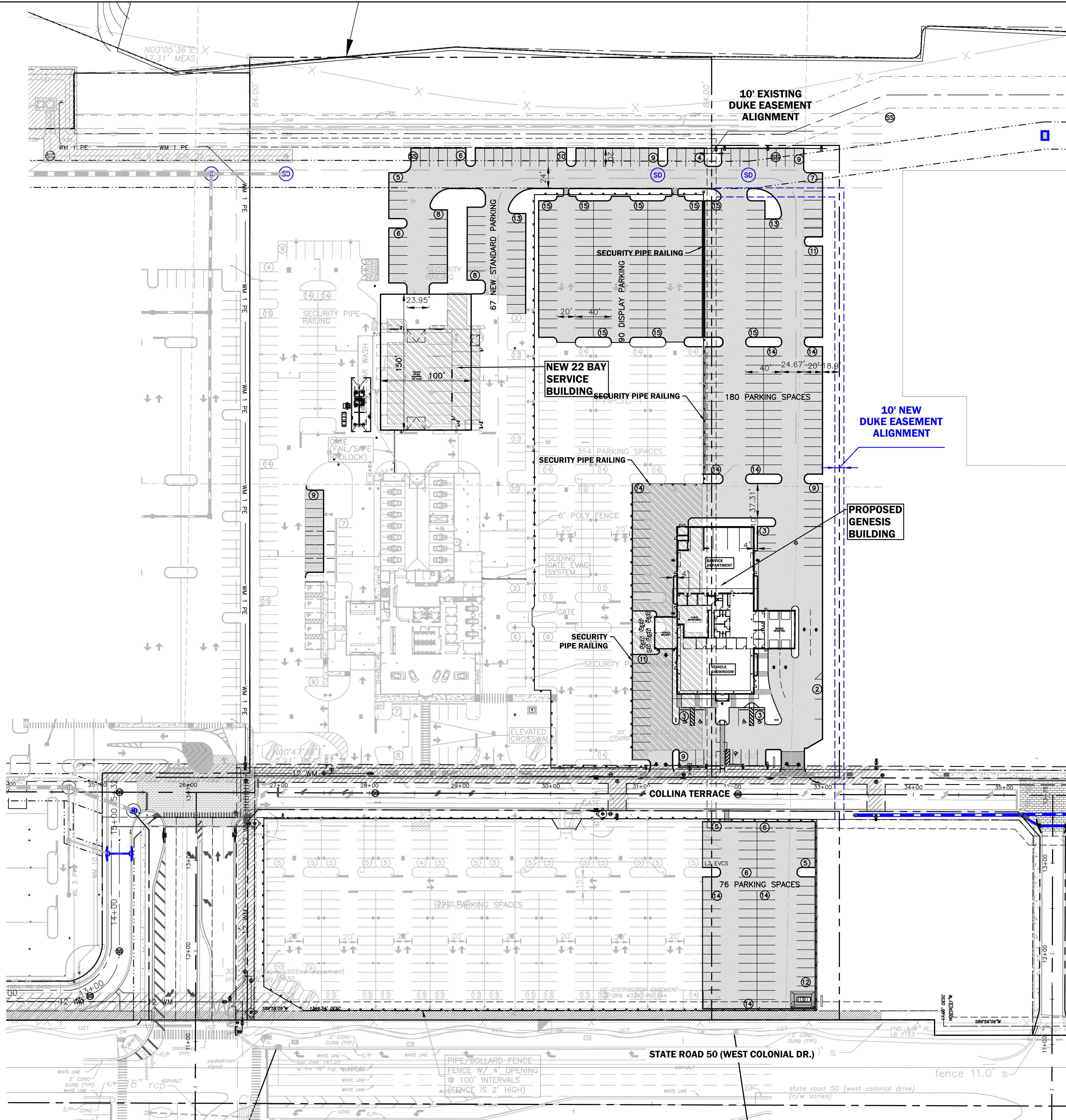
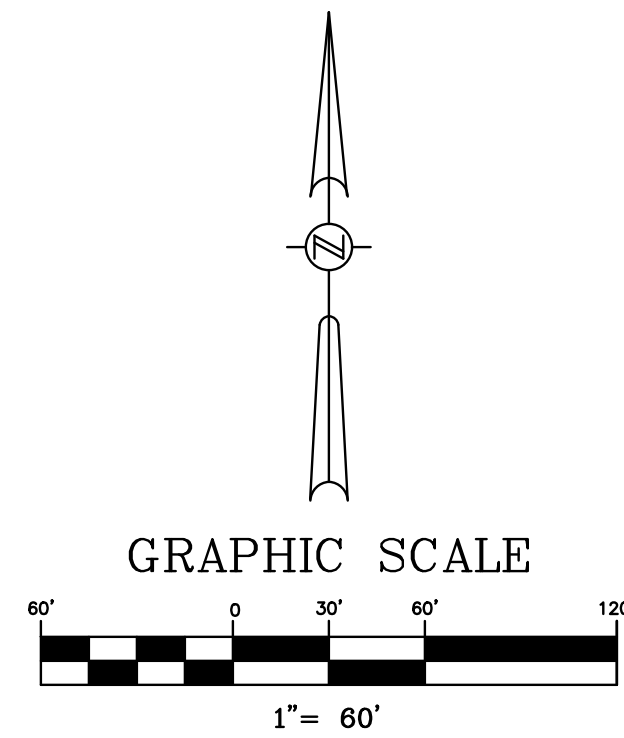
Applicant response: *The variance is being requested so the Dealer/Owner can comply with the Genesis and Hyundai brand requirements, and no further.*

Staff comments: *The requested variance to allow building walls to exceed the maximum 100 feet without providing architectural design treatments to break up the building wall massing is inconsistent with the intent of the Architectural Design Guidelines and the intent of the PUD. All other buildings located within the development have been able to comply with the required building design standards.*

**Negative finding**

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





|                                                                           |  |                                                                                                     |  |
|---------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------|--|
| <b>SITE DATA</b>                                                          |  | STATE ROAD 50, LAKE COUNTY, FL                                                                      |  |
| PROPERTY LOCATION:                                                        |  | P.U.D.                                                                                              |  |
| PROPERTY ZONING:                                                          |  | MASTER PLANNED DEVELOPMENT                                                                          |  |
| PROPERTY FUTURE LAND USE DESIGNATION:                                     |  | VACANT                                                                                              |  |
| EXISTING USE:                                                             |  | CAR DEALERSHIP                                                                                      |  |
| PROPOSED USE:                                                             |  | 15.0± ACRES                                                                                         |  |
| <b>PROJECT AREA</b>                                                       |  | 12.0± ACRES                                                                                         |  |
| EXISTING AREA:                                                            |  | 3.0± ACRES                                                                                          |  |
| ADDITIONAL AREA:                                                          |  |                                                                                                     |  |
| <b>BUILDING AREA</b>                                                      |  |                                                                                                     |  |
| EXISTING BUILDING                                                         |  | 38,531 S.F.                                                                                         |  |
| NEW 22-BAY SERVICE BUILDING                                               |  | 12,320 S.F.                                                                                         |  |
| PROPOSED GENESIS BUILDING                                                 |  | 18,476 S.F.                                                                                         |  |
| TOTAL BUILDING                                                            |  | 69,327 S.F.                                                                                         |  |
| ALLOWABLE FAR                                                             |  | 1.0                                                                                                 |  |
| ACTUAL FAR                                                                |  | 0.1                                                                                                 |  |
| <b>MAX. BUILDING HEIGHT</b>                                               |  | (REQUIRED) 70'                                                                                      |  |
| HABITABLE PORTION                                                         |  |                                                                                                     |  |
| <b>BUILDING CONSTRUCTION TYPE</b>                                         |  | TYPE II-B - SPRINKLERED                                                                             |  |
| <b>BUILDING SETBACKS</b>                                                  |  | (REQUIRED) 50' (PROPOSED) 362'                                                                      |  |
| FRONT S.R.50 R.O.W.                                                       |  |                                                                                                     |  |
| SETBACK NOTE:                                                             |  | THERE ARE NO BUILDING SETBACK REQUIREMENTS FROM INTERIOR LOT LINES OR FROM PRIVATE ROADS PER C.U.P. |  |
| <b>BUFFERS</b>                                                            |  | (REQUIRED) 10' (PROPOSED) 12'                                                                       |  |
| FRONT S.R.50 R.O.W.                                                       |  | 10' 12'                                                                                             |  |
| REAR                                                                      |  | 10' >10'                                                                                            |  |
| SIDE (EAST)                                                               |  | 10' 10'                                                                                             |  |
| SIDE (WEST)                                                               |  | 10' 12'                                                                                             |  |
| <b>MAXIMUM IMPERVIOUS REQUIREMENTS (SJRWM REQUIREMENTS)</b>               |  | 80% PER SJRWM                                                                                       |  |
| <b>EXISTING SITE AREA CALCULATIONS</b>                                    |  |                                                                                                     |  |
| BUILDING FOOTPRINT (1ST FLOOR)                                            |  | 29,175 ±S.F.                                                                                        |  |
| ASPHALT PAVING, SIDEWALK & CONCRETE                                       |  | 320,537 ±S.F.                                                                                       |  |
| IMPERVIOUS AREA                                                           |  | 349,712 ±S.F. 8.03 ±AC. 66.88 %                                                                     |  |
| PERVIOUS AREA                                                             |  | 173,172 ±S.F. 3.97 ±AC. 33.12 %                                                                     |  |
| TOTAL SITE AREA                                                           |  | 522,884 ±S.F. 12.00 ±AC. 100.00 %                                                                   |  |
| <b>UPDATED SITE AREA CALCULATIONS (ADDED 3 AC. SITE)</b>                  |  |                                                                                                     |  |
| BUILDING FOOTPRINT (1ST FLOOR)                                            |  | 29,175 ±S.F.                                                                                        |  |
| NEW 22-BAY SERVICE BUILDING                                               |  | 12,320 ±S.F.                                                                                        |  |
| PROPOSED GENESIS BUILDING                                                 |  | 18,476 ±S.F.                                                                                        |  |
| ASPHALT PAVING, SIDEWALK & CONCRETE                                       |  | 268,132 ±S.F. (LESS 52,405 ±S.F.DEMO PAVEMENT)                                                      |  |
| ADDITIONAL ASPHALT PAVING & CONCRETE                                      |  | 166,654 ±S.F.                                                                                       |  |
| IMPERVIOUS AREA                                                           |  | 494,757 ±S.F. 11.36 ±AC. 75.73 %                                                                    |  |
| PERVIOUS AREA                                                             |  | 158,545 ±S.F. 3.64 ±AC. 24.27 %                                                                     |  |
| TOTAL SITE AREA                                                           |  | 653,302 ±S.F. 15.00 ±AC. 100.00 %                                                                   |  |
| <b>PARKING</b>                                                            |  |                                                                                                     |  |
| <b>EXISTING HYUNDAI CAR DEALERSHIP - PARKING REQUIRED</b>                 |  |                                                                                                     |  |
| CAR DEALERSHIP                                                            |  | (38,531 S.F. - 2,000 S.F. SERVICE WRITE-UP)                                                         |  |
| TOTAL PARKING REQUIRED                                                    |  | = 36,531 S.F. x (1 SPACE/225 S.F.)                                                                  |  |
| SPACES REQUIRED TO BE RESERVED FOR HANDICAP                               |  | 162 SPACES                                                                                          |  |
| <b>PROPOSED GENESIS &amp; SERVICE BUILDINGS - PARKING REQUIRED</b>        |  |                                                                                                     |  |
| SERVICE BUILDING                                                          |  | = 12,320 S.F. x (1 SPACE/225 S.F.)                                                                  |  |
| GENESIS BUILDING                                                          |  | = 18,476 S.F. x (1 SPACE/225 S.F.)                                                                  |  |
| TOTAL STANDARD PARKING REQUIRED                                           |  | 137 SPACES                                                                                          |  |
| SPACES REQUIRED TO BE RESERVED FOR HANDICAP                               |  | 5 SPACES                                                                                            |  |
| <b>TOTAL PARKING REQUIRED (HYUNDAI, GENESIS &amp; SERVICE BUILDINGS)</b>  |  | 299 SPACES                                                                                          |  |
| STANDARD PARKING SPACES                                                   |  | 299 SPACES                                                                                          |  |
| SPACES REQUIRED TO BE RESERVED FOR HANDICAP                               |  | 11 SPACES                                                                                           |  |
| <b>PARKING PROVIDED (EXISTING HYUNDAI CAR DEALERSHIP)</b>                 |  |                                                                                                     |  |
| STANDARD PARKING SPACES                                                   |  | 181 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 6 SPACES                                                                                            |  |
| TOTAL PARKING PROVIDED                                                    |  | 187 SPACES                                                                                          |  |
| <b>EXISTING PARKING SPACES REMOVED (DUE TO GENESIS BUILDING ADDITION)</b> |  |                                                                                                     |  |
| STANDARD PARKING SPACES                                                   |  | 37 SPACES                                                                                           |  |
| DISPLAY PARKING NORTH                                                     |  | 115 SPACES                                                                                          |  |
| SUB-TOTAL PARKING REMOVED                                                 |  | 152 SPACES                                                                                          |  |
| <b>EXISTING PARKING SPACES REMAINING</b>                                  |  |                                                                                                     |  |
| STANDARD PARKING SPACES (181 - 37)                                        |  | 144 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 5 SPACES                                                                                            |  |
| TOTAL PARKING REMAINING                                                   |  | 150 SPACES                                                                                          |  |
| DISPLAY PARKING NORTH REMAINING (354 - 115)                               |  | 239 SPACES                                                                                          |  |
| DISPLAY PARKING SOUTH REMAINING                                           |  | 277 SPACES                                                                                          |  |
| TOTAL DISPLAY PARKING REMAINING                                           |  | 516 SPACES                                                                                          |  |
| <b>NEW PARKING PROVIDED (GENESIS &amp; SERVICE BUILDINGS)</b>             |  |                                                                                                     |  |
| STANDARD PARKING SPACES (SERVICE BUILDING)                                |  | 76 SPACES                                                                                           |  |
| STANDARD PARKING SPACES (GENESIS BUILDING)                                |  | 175 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 5 SPACES                                                                                            |  |
| SUB-TOTAL PARKING PROVIDED                                                |  | 256 SPACES                                                                                          |  |
| NEW DISPLAY PARKING NORTH                                                 |  | 0 SPACES                                                                                            |  |
| NEW DISPLAY PARKING SOUTH                                                 |  | 76 SPACES                                                                                           |  |
| <b>TOTAL PARKING PROVIDED (HYUNDAI, GENESIS &amp; SERVICE BUILDINGS)</b>  |  |                                                                                                     |  |
| STANDARD PARKING SPACES (144 + 256)                                       |  | 400 SPACES                                                                                          |  |
| HANDICAP PARKING                                                          |  | 11 SPACES                                                                                           |  |
| TOTAL PARKING PROVIDED                                                    |  | 411 SPACES                                                                                          |  |
| <b>TOTAL DISPLAY PARKING PROVIDED</b>                                     |  |                                                                                                     |  |
| DISPLAY PARKING NORTH (EXISTING)                                          |  | 239 SPACES                                                                                          |  |
| DISPLAY PARKING SOUTH (EXISTING)                                          |  | 277 SPACES                                                                                          |  |
| ADDITIONAL DISPLAY PARKING SOUTH                                          |  | 76 SPACES                                                                                           |  |
| TOTAL DISPLAY PARKING PROVIDED                                            |  | 592 SPACES                                                                                          |  |

|                |                                   |
|----------------|-----------------------------------|
| <b>LEGEND:</b> |                                   |
|                | REMOVED PAVEMENT IN HATCHED AREAS |
|                | NEW PAVEMENT AREAS                |

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

|      |           |    |         |  |
|------|-----------|----|---------|--|
|      |           |    |         |  |
|      |           |    |         |  |
|      |           |    |         |  |
|      |           |    |         |  |
| DATE | REVISIONS | BY | CHECKED |  |

PLAZA COLLINA  
HYUNDAI OF CENTRAL FLORIDA  
CONSTRUCTION PLANS  
STATE ROAD 50, LAKE COUNTY, FLORIDA

FLORIDA ENGINEERING GROUP  
Engineering the Future

5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feg-inc.us

PROPOSED GENESIS BUILDING EXPANSION  
PLAN

|             |          |            |             |
|-------------|----------|------------|-------------|
| DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY |
| JAA         | VP       | JAA        | JAA         |

|             |                  |
|-------------|------------------|
| PROJECT NO. | 21-118           |
| SCALE       | 1" = 60'         |
| DATE        | OCTOBER 05, 2021 |
| SHEET NO.   | C-1              |
| SHEET       | 1 OF 1           |

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No 45128  
W. AS/INC

21-118\_BuildingExpansion-Plan.dwg

Page 405



Exterior Finish Material Schedule

| EXT. FINISH | CODE  | MATERIAL                              | MANUFACTURER     | COLOR/FINISH          | PRODUCT TYPE             | REMARKS |
|-------------|-------|---------------------------------------|------------------|-----------------------|--------------------------|---------|
| METAL PANEL | ACM-1 | ALUMINUM COMPOSITE METAL PANEL        | ALUCOBOND        | BASALT GRAY           |                          |         |
|             | ACM-2 | ALUMINUM COMPOSITE METAL PANEL        | ALUCOBOND        | TRI-CORN BLACK        |                          |         |
| PAINT       | P-1   | EXTERIOR PAINT SYSTEM                 | SHERWIN WILLIAMS | SW 7076 CYBERSPACE    | SEE SPEC.                |         |
|             | GL-1  | STOREFRONT                            | OLDCASTLE        | CLEAR                 | 1" CLEAR INSULATED GLASS |         |
|             | GL-2  | CURTAIN WALL                          | OLDCASTLE        | CLEAR                 | 1" CLEAR INSULATED GLASS |         |
|             | IFB-1 | EXTERIOR INSULATION AND FINISH SYSTEM |                  | MATCH 7076 CYBERSPACE |                          |         |



**PRAXIS3**  
100 Peachtree St NW  
Suite 1450  
Atlanta, GA 30303  
404-875-4000 fax  
404-875-8884 fax  
www.praxis3.com

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| Rev | Date     | Comments      |
|-----|----------|---------------|
| 1   | 01/25/22 | CIP AMENDMENT |

Client:  
**Hyundai of Central Florida, LLC**

Project Number: 21257  
Project Name:  
**Hyundai of Central Florida - Genesis Expansion**

17325 E Highway 50  
Clemont, FL 34711

Sheet Title:  
**Exterior Elevations**

Sheet Number:  
**A401**

**Date:** January 20, 2022

**Subject:** Hyundai Central Florida Shop building, and Genesis Central Florida Expansion building  
**VARIANCE JUSTIFICATION**

**To:** Curt Henschel, Planning and Development Director

**From:** Sarah Butler, RA, RID on behalf of Mullinax Auto Group  
678-904-7445 | sbutler@praxis3.com

**Notes:** Mullinax Auto Group, the owner and operator of Hyundai of Central Florida, proposes to expand their facility with the addition of a new shop building (behind the main Hyundai building, built in 2016/2017), as well as a free-standing Genesis dealership (sales and service).

The Hyundai shop is designed to be compatible with the main shop, in terms of height, materials, colors, and rhythm of openings.

The Genesis dealership is an exciting new building design being presented by Hyundai Motor America. As a relatively new brand, all Dealers who wish to have a Genesis dealership must meet the prototypical design. The prototype design consists of an all-glass showroom with a floating “cap” in a grey metallic Aluminum Composite Material. This volume of the Showroom is consistent all around the building, and the other areas of the building engage the main volume at lower parapet heights.

In terms of the intent of the Architectural Standards, we are generally compliant with the intent of the regulations, with a variety of roof line heights, materials, no blank walls, and high quality materials.

In 2016, we were granted a variance for the Hyundai to have a façade longer than 100' without a change in plane or height, based on the requirements of the Hyundai brand global prototype. We are requesting that this variance to be extended to the Hyundai shop and Genesis dealership, as they also each facades that are greater than 100' without a change in roof plane or height. The Shop is 150' x 105', however it is behind the main building and does not face public right of way. Genesis side elevations are 120' long. (The length facing the public right of way is 94'.)

As noted on the application, the design of these buildings is meant to be compatible with the existing building materials (in the case of the Shop), and compatible in terms of scale and materials (in the case of the Genesis). The buildings are articulated with awnings, many glazed openings, and variations in color and scale. The variance is required to allow the dealership to meet the requirement set forth in their Dealer agreement with Hyundai Motor America, and are consistent with the character of the other buildings along this street (other car dealerships, proposed Costco).

The Dealership is currently very successful, and the addition of more shop service and the additional Genesis Showroom and shop will enhance the Dealer's ability to serve the community. The Genesis will feature electric vehicle sales and repair, which is a progressive product that will be an asset to Clermont.



CITY OF CLERMONT  
**VARIANCE**  
 APPLICATION

|                                                                                                            |  |                                    |                                        |
|------------------------------------------------------------------------------------------------------------|--|------------------------------------|----------------------------------------|
| <b>DATE</b> 1-19-22                                                                                        |  | <b>FEE:</b> \$600.00               |                                        |
| <b>Project Name (if applicable)</b> Hyundai of Central Florida and Genesis of Central Florida              |  |                                    |                                        |
| <b>Applicant</b> Florida Engineering Group, Inc.                                                           |  |                                    |                                        |
| <b>Contact Person</b> Jean Abi-Aoun, P.E.                                                                  |  |                                    |                                        |
| <b>Address</b> 5127 S. Orange Avenue, Suite 200                                                            |  | <b>City</b> Orlando                | <b>State</b> FL <b>Zip</b> 32809       |
| <b>Telephone</b> 407 895-0324                                                                              |  | <b>Fax</b>                         |                                        |
| <b>Email</b> JAbiAoun@feg-inc.us                                                                           |  |                                    |                                        |
| <b>OWNER INFORMATION</b> <input type="checkbox"/> (Check box if information is same as Applicant)          |  |                                    |                                        |
| <b>Owner's Name</b> Hyundai of Central Florida, LLC Gerald L. Mullinax, Manager                            |  |                                    |                                        |
| <b>Owner Address</b> 1551 E. Semoran Blvd.                                                                 |  | <b>City</b> Orlando                | <b>State</b> FL <b>Zip</b> 32704       |
| <b>Telephone</b> 407 889-7600 x 2000                                                                       |  | <b>Email</b> SJFrancis99@gmail.com |                                        |
| <b>PROPERTY INFORMATION</b>                                                                                |  |                                    |                                        |
| <b>Address of Subject Property</b><br>17325 E. Highway 50                                                  |  | <b>City</b><br>Clermont            | <b>State</b><br>FL <b>Zip</b><br>34711 |
| <b>General Location</b><br>Plaza Collina - NE corner of SR 50 and Magnolia Point intersection              |  |                                    |                                        |
| <b>Legal Description &amp; Alternate Key (include copy of survey)</b><br>Lots 5 and 6 - Plaza Collina Plat |  |                                    |                                        |
| <b>Land Use (City verification required)</b> Master Planned Development                                    |  |                                    |                                        |
| <b>Zoning (City verification required)</b> P.U.D.                                                          |  |                                    |                                        |



## CITY OF CLERMONT VARIANCE APPLICATION

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

**City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:**  
City of Clermont Architectural Standards

**What are you proposing to do that would require a variance and why?**

There are two proposed expansion buildings: a new Genesis dealership, and a new shop building. Both buildings have a facade length that exceeds 100' without a change in plane or height.

**How does the Code create a hardship?**

The dealerships must conform to the corporate standards for Hyundai and Genesis. If the Dealer/Owner does not provide the buildings as required by those brands, he may be unable to build the project.

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

**Variance requested – subject and code section:**

Item #5.b.4 (note: these buildings are an extension of the existing Hyundai, so we are seeking to extend this same variances from that project. These buildings are technically smaller than 20,000 sf, but we are referencing the same variance as the Hyundai store, which was larger)

**Sec. 86-174. Review criteria and findings.**

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;  
The Genesis prototype is a very unique design, so our building will still be an attractive, dynamic facade. This will be a handsome building for the community, which complements the existing Hyundai. The shop building uses the same language as the existing Hyundai building.
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;  
The buildings are an extension of the Hyundai dealership, which was granted the same variance. The other adjacent parcels are also of a retail nature, so this building will be in character with the other properties (other car dealers, Costco)
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;  
The design is not intended to ignore the intent of the ordinance, which appears to be to provide an interesting facade with high quality materials. The size and configuration is dictated by the Genesis brand. In the case of the Shop, the new building is compatible and harmonious with the existing Hyundai shop, and is not on a public right of way.





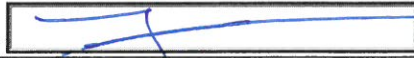
CITY OF CLERMONT  
**VARIANCE**  
**APPLICATION**

(4) The granting of the variance is consistent with the city's comprehensive plan; and  
This variance is an extension of the previously approved Hyundai variance on the same site.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.  
The variance is being requested so the Dealer/Owner can comply with the Genesis and Hyundai brand requirements, and no further.

Jean M. Abi-Aoun

Applicant Name (print)

x   
Applicant Name (signature)

Gerald L. Mullinax

Owner Name (print)

x   
Owner Name (signature)

**NOTICE**

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

**City of Clermont**

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



## CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

### ***Check List***

The following information shall be provided:

- ☒ Proof of ownership (i.e. Lake County Property record card, tax receipt, or deed.)
- ☒ Legal description of the property – may be on information above.
- ☒ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☒ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those five (5) items in mind to justify the variance request.
- ☐ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☒ The original application and all supplemental materials. All materials can be submitted in PDF format on a CD or via email to [planning@clermontfl.org](mailto:planning@clermontfl.org)
- ☒ Fee: \$300.<sup>00</sup> plus advertisement for existing single-family residential.  
\$600.<sup>00</sup> plus advertisement for all others.

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



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

## Order Confirmation

Not an Invoice

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 02/14/2022 |
| <b>Order Number:</b>      | 6925688    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 46.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 1           | 03/15/2022 - 03/15/2022 | Govt Public Notices |
| LEE dailycommercial.com | 1           | 03/15/2022 - 03/15/2022 | Govt Public Notices |

Total Order Confirmation

\$82.68

## Ad Preview

### LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for the following Variance: To allow a building façade to exceed 100 feet horizontally without a 3-foot architectural design break as required by the Land Development Code, Section 110-173, at the following location:

### LOCATION

Plaza Collina PUD

Vacant parcel located on the northeast corner of State Road 50, Adjacent to the Hyundai Dealership (Alternate Key 3924622 and 3924623) 3.00+/- Acres

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

The Clermont City Council will consider this request at a public meeting that will be on Tuesday, March 22, 2022 at 6:30 P.M. in the Clermont City Hall, Council Chambers, located at 685 West Montrose Street, Clermont Florida.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe  
City Clerk, MMC

6925688 3/15 11



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Resolution No. 2022-007R<br><i>CubeSmart</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Recommend approval of Resolution No. 2022-007R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p>The applicant is requesting a Conditional Use Permit (CUP) to allow the Phase 2 expansion of an existing self-storage facility previously known as Cubesmart. The proposed expansion to the site would allow for the outside parking and storage of large vehicles, which may include recreational vehicles, boats and other large commercial vehicles. The subject property is located on Hancock Road and Trade Avenue. The current zoning for the property is C-2 General Commercial with a Future Land Use of Commercial. The Land Development Codes, Section 122-224, requires a Conditional Use Permit (CUP) for any residential self-storage facility including any expansions to the site. The City Council approved on February 13, 2018, a Conditional Use Permit (Resolution No. 2017-55) to allow a self-storage facility with up to 57,000 square feet of floor area. Phase 1 of the project is complete and open for business.</p> <p>The total property area is approximately 5.74 acres, with the proposed phase 2 project area consisting of 2.12 acres of the overall site. The code requires that any outside storage and display must provide an opaque screen buffer to help minimize the visual impact on surrounding properties. The applicant is proposing an enhanced landscape buffer and to provide an opaque covered canopy screening for the outside parking and vehicle storage on site. All proposed development will be required to comply with Clermont Land Development Regulations and all buildings and structures shall be designed and constructed in accordance to the provision of the Architectural Design Standards.</p> <p><b><u>STAFF RECOMMENDATION:</u></b></p> <p>Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The existing self-storage facility and proposed expansion to the site will not be detrimental to the health, safety and general welfare of the community. The use of the site is not changing and the proposed expansion will allow the maximum development intensity and provide the opportunity to grow and expand the business. The proposed changes to the site will not be out of character with the surrounding neighborhoods or adjacent properties because the current use is existing and the proposed site expansion may be considered as minor to the overall site development. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The City's water and sewer service has sufficient capacity to serve the proposed expansion.</p> <p><b>Staff recommends approval of Resolution No. 2022-007R.</b></p> <p><b><i>The Planning and Zoning Commission voted unanimously to recommend approval.</i></b></p> |  |

|                                                                |                                                                 |                                |
|----------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------|
| <b>Additional Analysis</b>                                     |                                                                 |                                |
| <b>Fiscal Impact Summary</b>                                   |                                                                 |                                |
| <b>Fiscal Impact</b>                                           | <b>Fund Number and Description</b>                              | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)       |                                                                 |                                |
| 1. Staff Report Analysis Report 2                              | Staff Report Analysis Report 2.pdf                              |                                |
| 2. 2022-007R - Cubesmart Self-Storage Phase 2-CUP (03.14.2022) | 2022-007R - Cubesmart Self-Storage Phase 2-CUP (03.14.2022).pdf |                                |
| 3. LOCATION MAP                                                | LOCATION MAP.pdf                                                |                                |
| 4. 15131 02 Conditional Use Site Plan 01-27-2022               | 15131 02 Conditional Use Site Plan 01-27-2022.pdf               |                                |
| 5. 15131 03 Architectural Site Plan 11-14-2021                 | 15131 03 Architectural Site Plan 11-14-2021.pdf                 |                                |
| 6. Building Elevations                                         | Building Elevations.pdf                                         |                                |
| 7. 15131 CUP-Application-2020 Signed                           | 15131 CUP-Application-2020 Signed.pdf                           |                                |
| 8. LEGAL AD                                                    | LEGAL AD.pdf                                                    |                                |



## CITY OF CLERMONT Staff Analysis Report

**OWNER:** GSI Clermont

**APPLICANT:** GSI Clermont – Evan Stephens @Madison Group

**PROJECT NAME:** Cubesmart @ Hancock Road

**REQUESTED ACTION:** Conditional Use Permit to allow the Phase 2 Expansion at the existing self-storage facility to allow for large vehicle parking and outside storage as a permitted use.

**SIZE OF PARCEL:** 5.74 acres +/-

**LOCATION:** 12665 Hancock Road

**EXISTING ZONING:** C-2 General Commercial District

**EXISTING LAND USE:** Self-Storage Facility

**FUTURE LAND USE CATEGORY:** Commercial

**SITE UTILITIES:** City of Clermont Water and Sewer

### **ANALYSIS:**

The applicant is requesting a Conditional Use Permit (CUP) to allow the Phase 2 expansion of an existing self-storage facility previously known as Cubesmart. The proposed expansion to the site would allow for the outside parking and storage of large vehicles, which may include recreational vehicles, boats and other large commercial vehicles. The subject property is located on Hancock Road and Trade Avenue. The current zoning for the property is C-2 General Commercial with a Future Land Use of Commercial. The Land Development Codes, Section 122-224, requires a Conditional Use Permit (CUP) for any residential self-storage facility including any expansions to the site. The City Council approved on February 13, 2018, a Conditional Use Permit (Resolution No. 2017-55) to allow a self-storage facility with up to 57,000 square feet of floor area. Phase 1 of the project is complete and open for business.

The total property area is approximately 5.74 acres, with the proposed phase 2 project area consisting of 2.12 acres of the overall site. The code requires any outside storage and display must provide an opaque screen buffer to help minimize any visual impacts to surrounding properties. The applicant is proposing an enhanced landscape buffer and to provide an opaque covered canopy screening for the outside parking and vehicle storage on site.

All proposed development will be required to comply with Clermont Land Development Regulations and all buildings and structures shall be designed and constructed in accordance to the provision of the Architectural Design Standards.

### **STAFF RECOMMENDATION:**

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The self-storage facility is existing and the proposed expansion to the site will not be detrimental to the health, safety and general welfare of the community. The use of the site is not changing and the proposed expansion will allow the maximum development intensity and provide the opportunity to grow and expand the business. The proposed changes to site will not be out of character with the surrounding neighborhoods or adjacent properties because the current use is existing and the proposed site expansion may be considered as minor to the overall site development. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The City's water and sewer service has sufficient capacity to serve the proposed expansion.

**Staff recommends approval of Resolution No. 2022-007R.**



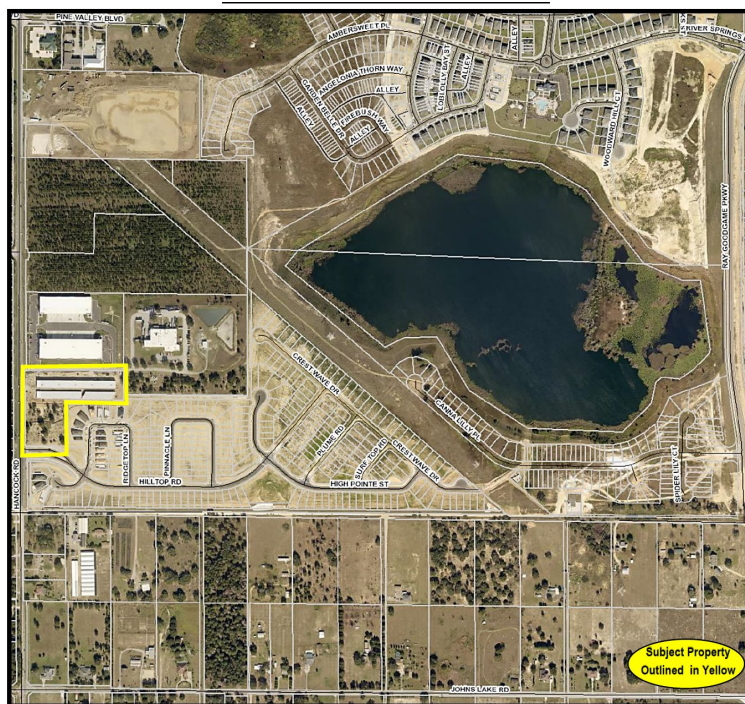
**CITY OF CLERMONT  
RESOLUTION NO. 2022-007R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION OF AN EXISTING SELF-STORAGE FACILITY TO ALLOW OUTSIDE STORAGE AND PARKING OF VEHICLES IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held March 1, 2022 recommended approval of this Conditional Use Permit to allow for the expansion of an existing self-storage facility (Phase 2) for the use of outside storage and parking of large vehicles that may include commercial vehicles, recreational vehicles, boats and other similar type vehicles at the following location:

**LOCATION:**

16625 Hancock Road, Alternate Key 3823387



**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-007R**

**WHEREAS**, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

**WHEREAS**, the City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit (CUP) to allow for the outside storage, and parking of vehicles in the “C-2” General Commercial District shall be granted subject to the following conditions:

**SECTION 1: GENERAL CONDITIONS**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of the final approval date by the City Council or the permit shall become null and voided.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and any code violations must be corrected prior to the issuance of the Certificate of Occupancy.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-007R**

7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction To of required improvements ultimately finalized at completion.

**SECTION 2: LAND USES AND SPECIFIC CONDITIONS**

1. This Conditional Use Permit (CUP) will allow for the expansion (Phase 2) of an existing self-storage facility for the outside storage and parking of large and commercial vehicles as a permitted use. The property must also be in compliance to the conditions and requirements for (Resolution No. 2017-55) unless otherwise specified in this Resolution.
2. The parking and outside storage of any vehicles shall be arranged and kept in the required designated parking areas to prevent clutter and maintain an orderly appearance of the property. At no time shall the parking and storage display of any vehicles impede or block any public and private access points, streets, public and private easements, or any adjacent properties.
3. The site may also be used for any other permitted uses in the "C-2" General Commercial zoning district.
4. Any new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or permitted uses and is only used for conceptual purposes.
5. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the "C-2" General Commercial zoning district in the Land Development Codes. All buildings and structures must comply with Clermont Architectural Design Standards.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-007R**

6. The parking, storage and display of any onsite vehicles shall be arranged and kept in an orderly state of maintenance to ensure the appearance of the property will not be considered a nuisance.
7. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
8. No outside speaker systems will be allowed at this location.
9. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
10. All fencing shall be ornamental metal or decorative PVC/Vinyl. All outside storage must provide opaque screening from any public streets and adjacent residential zoned properties.
11. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.
12. The project shall be required to provide enhanced landscape buffers that shall provide an additional 30 percent of plant materials to create an opaque screen at time of planting.
13. A driveway permit will be required for access to any public streets. The permit process will require the coordination with the appropriate City, County or State Agency prior to any construction.

**SECTION 3: CONFLICT**

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 4: SEVERABILITY**

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

**SECTION 5: ADMINISTRATIVE CORRECTION**

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-007R**

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-007R**

**DONE AND RESOLVED** by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 22nd day of March 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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Tracy Ackroyd Howe, MMC  
City Clerk

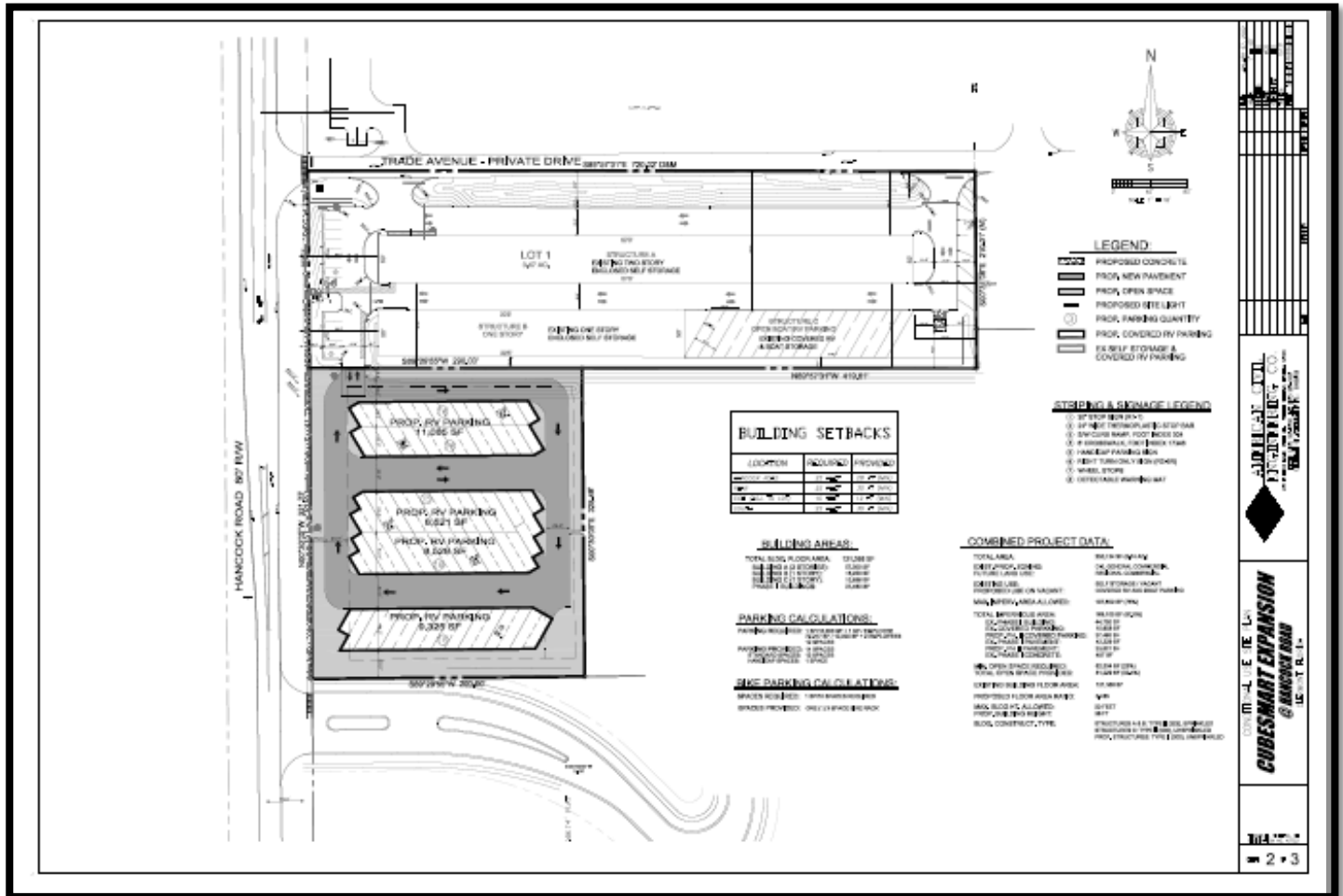
Approved as to Form and Legality:

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Daniel F. Mantzaris, City Attorney

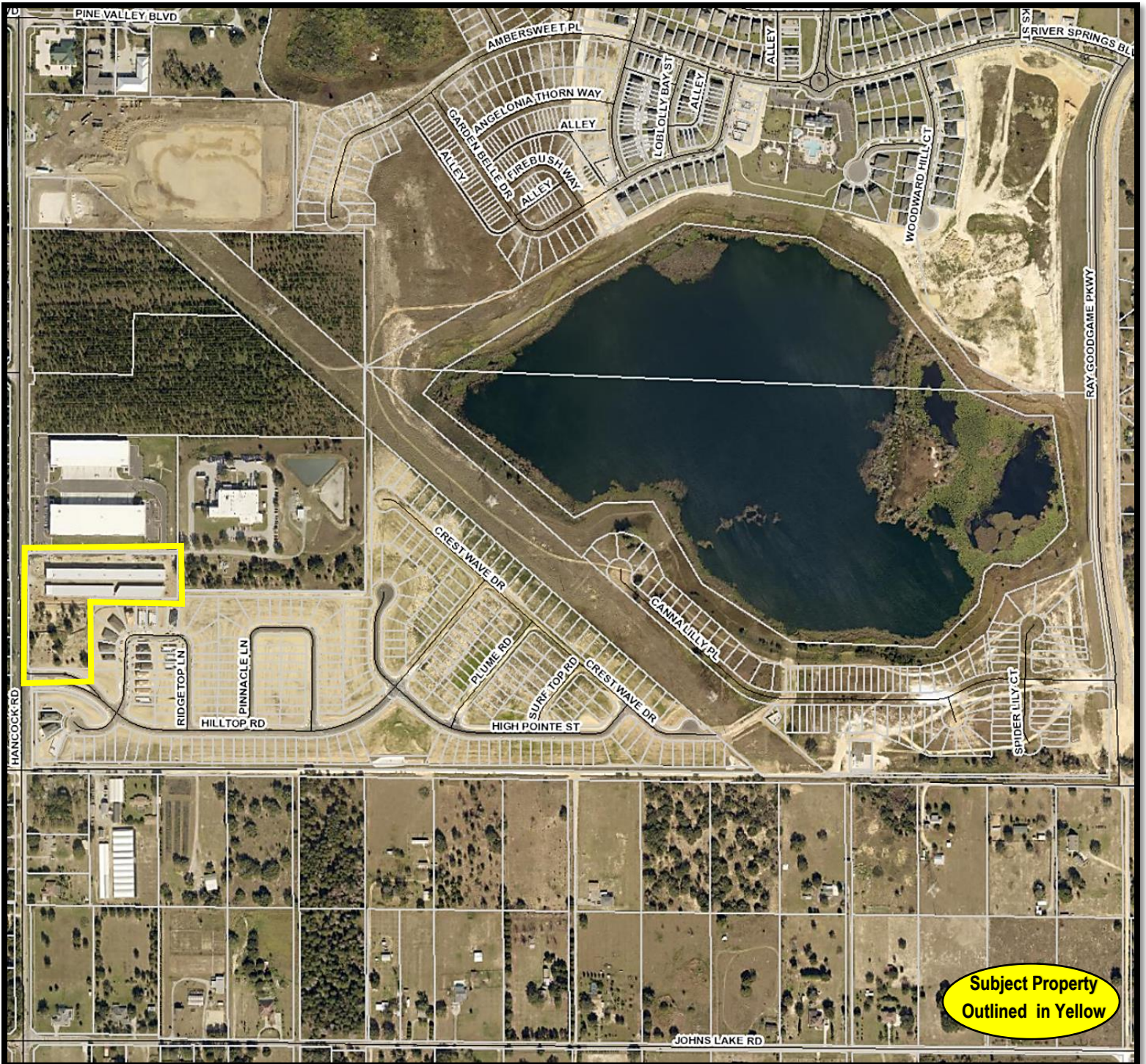
**CITY OF CLERMONT**  
**RESOLUTION NO. 2022-007R**

**Exhibit A:**

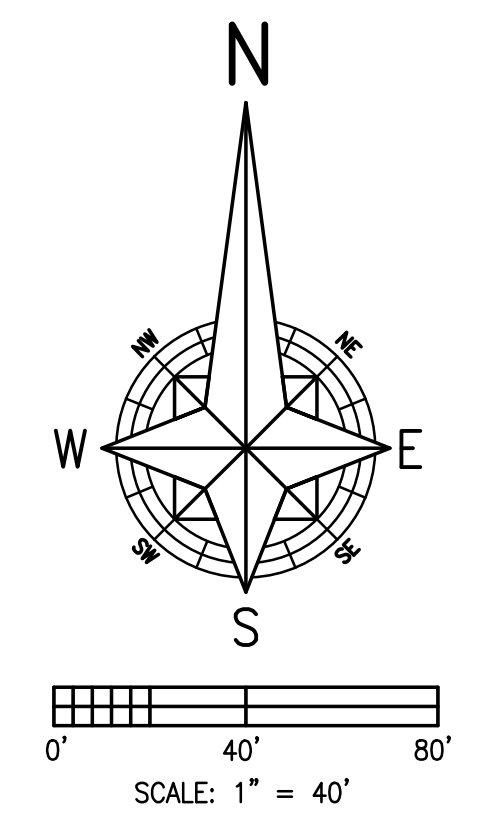
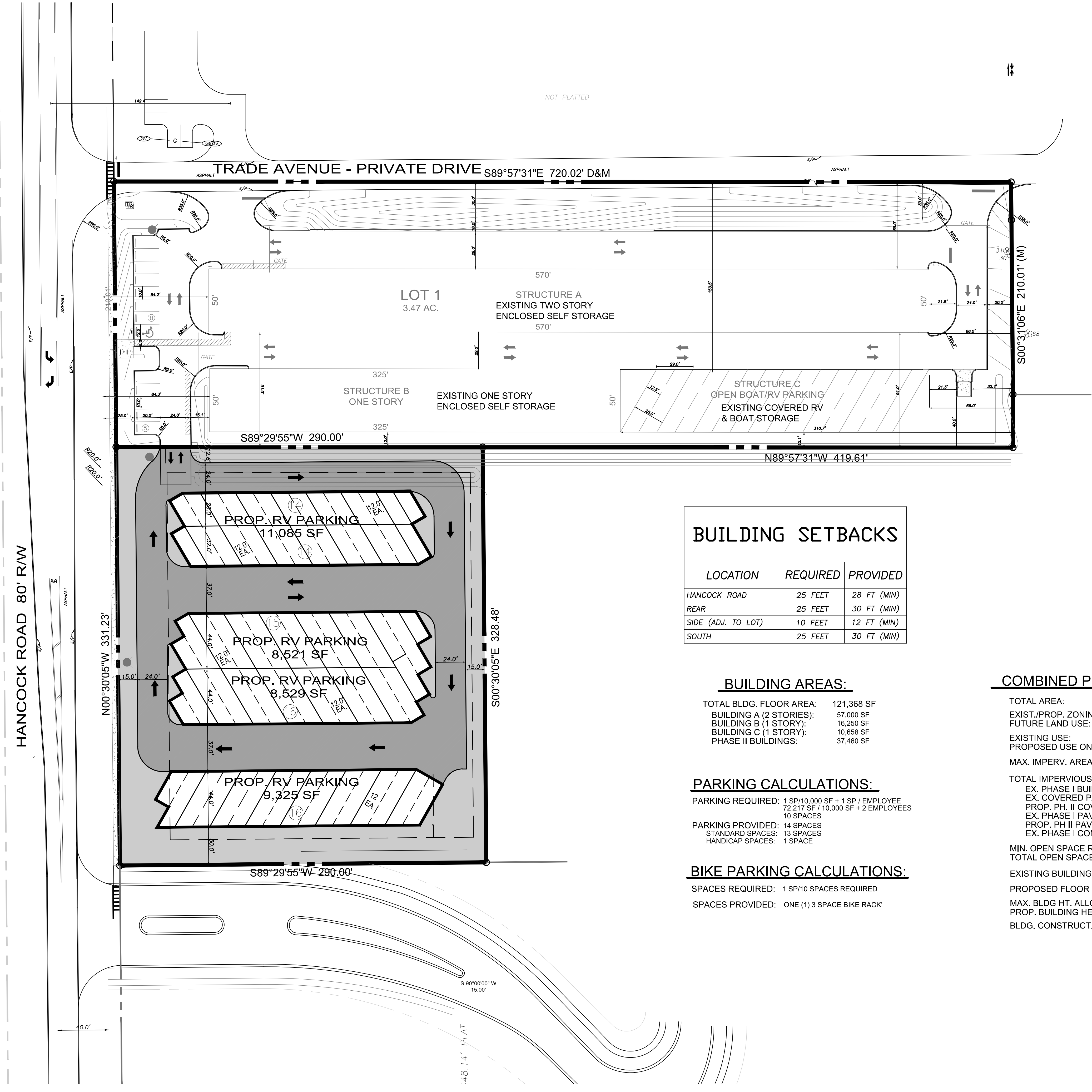




# LOCATION MAP







- LEGEND:**
- PROPOSED CONCRETE
  - PROP. NEW PAVEMENT
  - PROP. OPEN SPACE
  - PROPOSED SITE LIGHT
  - PROP. PARKING QUANTITY
  - PROP. COVERED RV PARKING
  - EX SELF STORAGE & COVERED RV PARKING

- STRIPING & SIGNAGE LEGEND**
- ① 30" STOP SIGN (R1-1)
  - ② 24" WIDE THERMOPLASTIC STOP BAR
  - ③ S/W CURB RAMP, FDOT INDEX 304
  - ④ 6' CROSSWALK, FDOT INDEX 17346
  - ⑤ HANDICAP PARKING SIGN
  - ⑥ RIGHT TURN ONLY SIGN (R3-5R)
  - ⑦ WHEEL STOPS
  - ⑧ DETECTABLE WARNING MAT

**BUILDING SETBACKS**

| LOCATION           | REQUIRED | PROVIDED    |
|--------------------|----------|-------------|
| HANCOCK ROAD       | 25 FEET  | 28 FT (MIN) |
| REAR               | 25 FEET  | 30 FT (MIN) |
| SIDE (ADJ. TO LOT) | 10 FEET  | 12 FT (MIN) |
| SOUTH              | 25 FEET  | 30 FT (MIN) |

**BUILDING AREAS:**

|                         |            |
|-------------------------|------------|
| TOTAL BLDG. FLOOR AREA: | 121,368 SF |
| BUILDING A (2 STORIES): | 57,000 SF  |
| BUILDING B (1 STORY):   | 16,250 SF  |
| BUILDING C (1 STORY):   | 10,658 SF  |
| PHASE II BUILDINGS:     | 37,460 SF  |

**PARKING CALCULATIONS:**

|                                                    |                                     |
|----------------------------------------------------|-------------------------------------|
| PARKING REQUIRED: 1 SP/10,000 SF + 1 SP / EMPLOYEE | 72,217 SF / 10,000 SF + 2 EMPLOYEES |
| 10 SPACES                                          |                                     |
| PARKING PROVIDED: 14 SPACES                        |                                     |
| STANDARD SPACES: 13 SPACES                         |                                     |
| HANDICAP SPACES: 1 SPACE                           |                                     |

**BIKE PARKING CALCULATIONS:**

|                                            |  |
|--------------------------------------------|--|
| SPACES REQUIRED: 1 SP/10 SPACES REQUIRED   |  |
| SPACES PROVIDED: ONE (1) 3 SPACE BIKE RACK |  |

**COMBINED PROJECT DATA:**

|                               |                                                                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL AREA:                   | 250,134 SF (5.74 AC.)                                                                                                                  |
| EXIST./PROP. ZONING:          | C-2, GENERAL COMMERCIAL                                                                                                                |
| FUTURE LAND USE:              | REGIONAL COMMERCIAL                                                                                                                    |
| EXISTING USE:                 | SELF STORAGE / VACANT                                                                                                                  |
| PROPOSED USE ON VACANT:       | COVERED RV AND BOAT PARKING                                                                                                            |
| MAX. IMPERV. AREA ALLOWED:    | 187,600 SF (75%)                                                                                                                       |
| TOTAL IMPERVIOUS AREA:        | 169,105 SF (67.6%)                                                                                                                     |
| EX. PHASE I BUILDING:         | 44,750 SF                                                                                                                              |
| EX. COVERED PARKING:          | 10,658 SF                                                                                                                              |
| PROP. PH. II COVERED PARKING: | 37,460 SF                                                                                                                              |
| EX. PHASE I PAVEMENT:         | 42,229 SF                                                                                                                              |
| PROP. PH II PAVEMENT:         | 33,521 SF                                                                                                                              |
| EX. PHASE I CONCRETE:         | 487 SF                                                                                                                                 |
| MIN. OPEN SPACE REQUIRED:     | 62,534 SF (25%)                                                                                                                        |
| TOTAL OPEN SPACE PROVIDED:    | 81,029 SF (32.4%)                                                                                                                      |
| EXISTING BUILDING FLOOR AREA: | 121,368 SF                                                                                                                             |
| PROPOSED FLOOR AREA RATIO:    | 0.485                                                                                                                                  |
| MAX. BLDG HT. ALLOWED:        | 50 FEET                                                                                                                                |
| PROP. BUILDING HEIGHT:        | 36 FT                                                                                                                                  |
| BLDG. CONSTRUCT. TYPE:        | STRUCTURES A & B: TYPE II (222), SPRINKLED<br>STRUCTURES C: TYPE II (000), UNSPRINKLED<br>PROP. STRUCTURES: TYPE II (000), UNSPRINKLED |

DATE: JANUARY 27, 2022  
SCALE: 1" = 40'  
DESIGNED: THS  
DRAWN: MOS  
CHECKED BY: THS  
JOB NO.: 15131  
EMAIL: tomaskelton468@gmail.com

REVISED  
CHECKED  
DATE

AMERICAN CIVIL  
ENGINEERING CO.  
307 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708  
(407) 770-7000 FAX (407) 527-0000  
CERTIFICATE OF AUTHORIZATION NO.: 00006720

CONDITIONAL USE SITE PLAN  
**CUBESMART EXPANSION**  
@ HANCOCK ROAD  
CLERMONT, FLORIDA

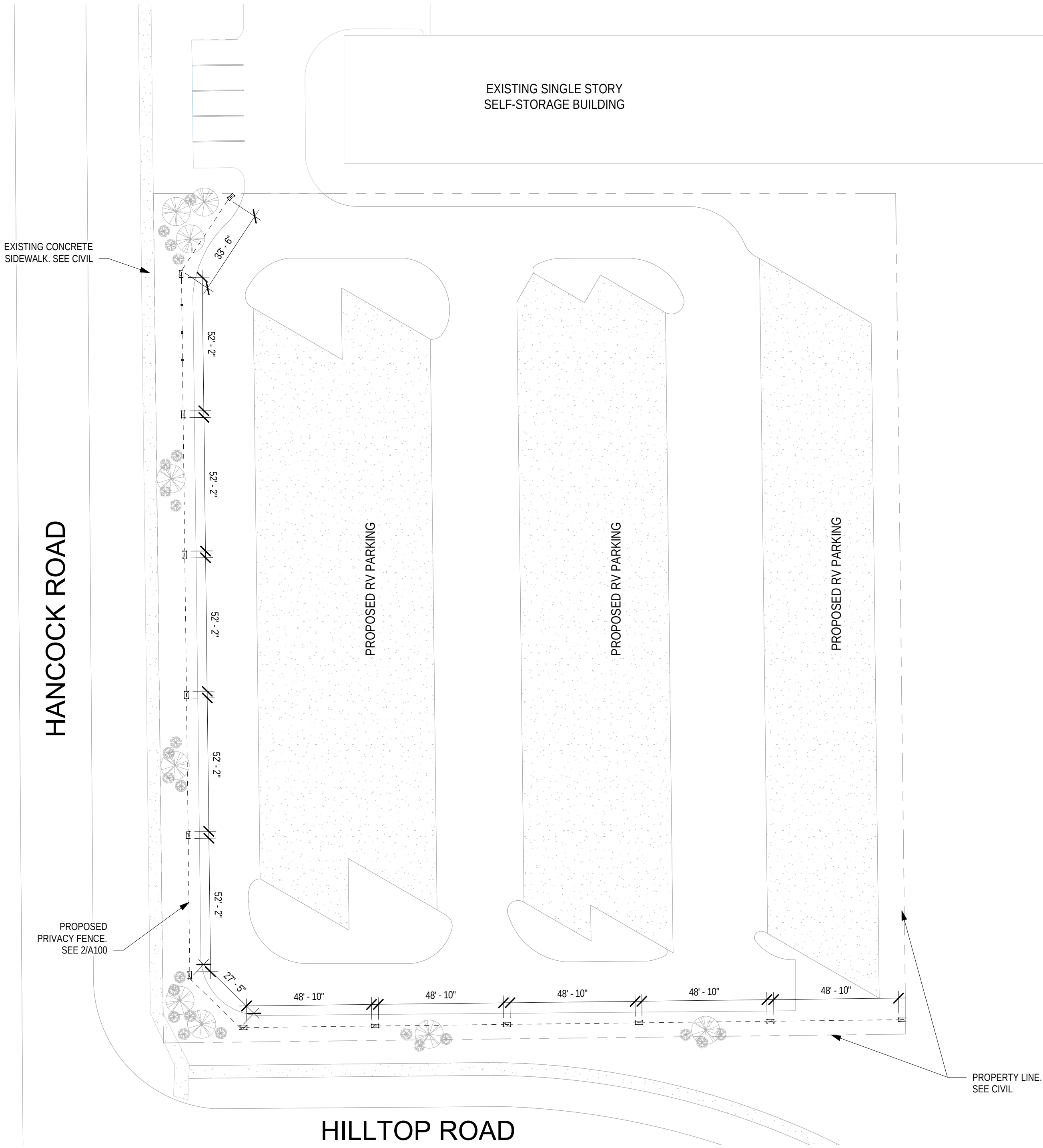
THOMAS H. SKELTON, PE  
REGISTRATION NO. 42752

SHEET: 2 OF 3

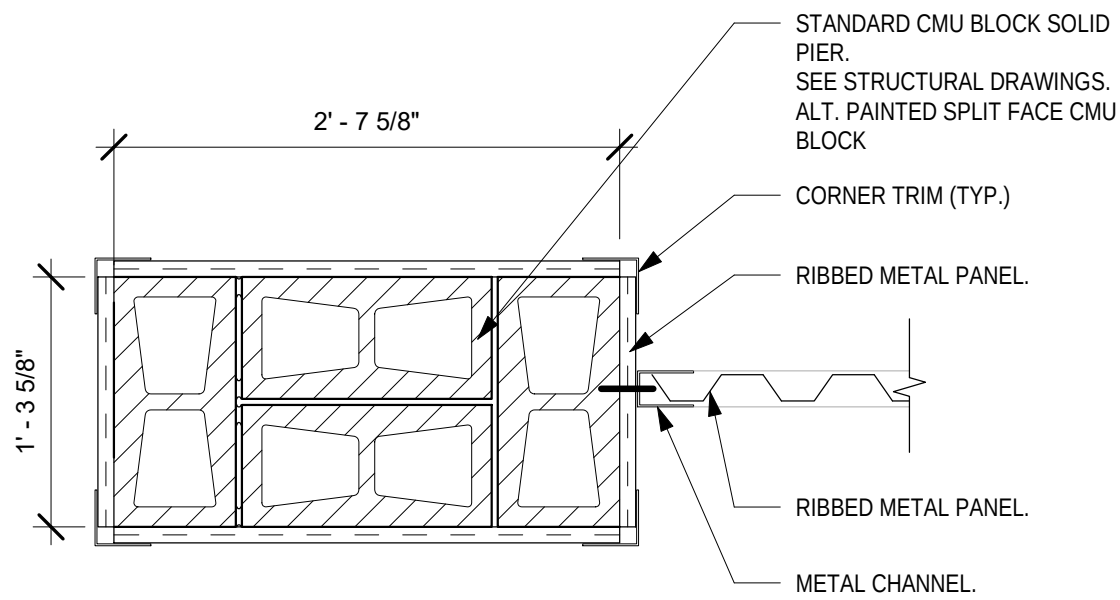




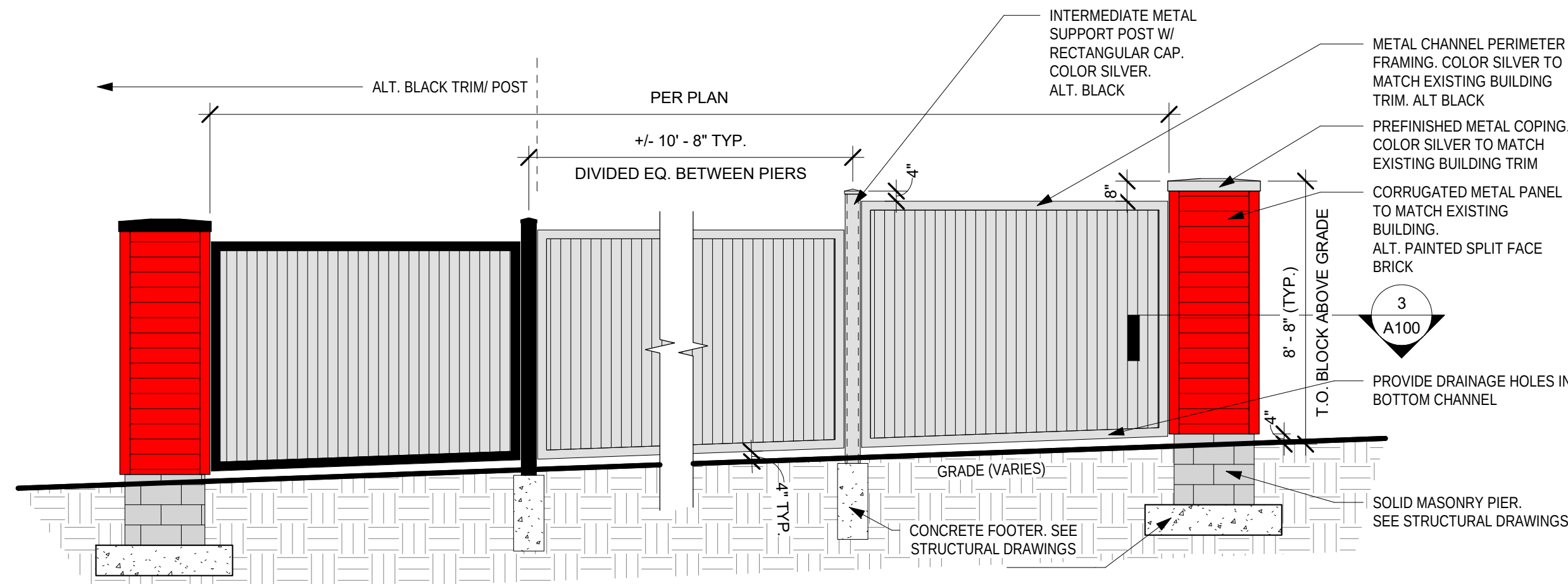
EXISTING BUILDING



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 30'-0"



3 PIER DETAIL  
1" = 1'-0"



2 PRIVACY FENCE DETAIL  
1/4" = 1'-0"

OWNER:  
**MADISON  
CAPITAL  
GROUP, LLC**

**C4**  
**ARCHITECTURE**  
135 W Central Blvd., Suite 340  
Orlando, Florida 32801  
TEL: 407.363.6136  
AA26001097

**CUBESMART  
EXPANSION**

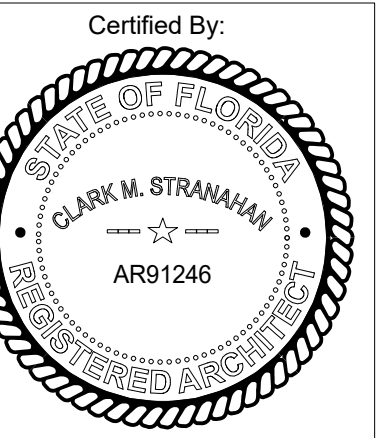
HANCOCK RD.  
CLERMONT, FL 34711

**Scope Drawings:**  
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.  
  
The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract.  
  
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Drawing Title:  
**ARCHITECTURAL  
SITE PLAN**

| Revisions: |        |  |
|------------|--------|--|
| 02/05/21   | ISSUED |  |
|            |        |  |
|            |        |  |
|            |        |  |
|            |        |  |

| Issue Date | Drawn By | Checked By |
|------------|----------|------------|
| 10/20/21   | MS       | CMS        |



Drawing Number:  
**A100**

Job Number:  
**21100**









## CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director or appointed designee, is required. Call 352-394-4083 to schedule a meeting.
2. After meeting with the Development Services Director or appointed designee, the applicant shall prepare and submit one set of preliminary site plans and one PDF on CD for review by the Site Review Committee (SRC) (if required). The material can also be emailed to [planning@clermontfl.org](mailto:planning@clermontfl.org). The preliminary site plan shall clearly depict the proposed project, showing the location and dimension of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the Conditional Use Permit (CUP) application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, **and is not an approved site plan for construction.**
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1<sup>st</sup> of the month will be tentatively scheduled for public hearing the following month, pending City Manager approval. Public hearings are scheduled for the 1<sup>st</sup> and 4<sup>th</sup> Tuesdays of the following month for the Planning and Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

*\*The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



## CITY OF CLERMONT **CONDITIONAL USE PERMIT FILING INSTRUCTIONS**

In addition to the attached application, the applicant shall provide the following information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property provided in a word document to be used for the legal advertising and in the CUP. It may be included on the CD as a word document or emailed to [planning@clermontfl.org](mailto:planning@clermontfl.org)
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (if provided electronically, applicant does not need to provide paper copies)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

**APPLICATION FEE:** \$845.00 plus the cost of advertisement, plus the cost of traffic review fee\*, if necessary.

\*If the conditional use impacts traffic, a third party review through the City's traffic consultant will be necessary. The cost of review will be the responsibility of the applicant.



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT  
APPLICATION**

|                                                                                                                                           |  |                                                                                   |                    |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|--------------------|
| <b>Date</b> February 09, 2022                                                                                                             |  | <b>FEE:</b> \$845 + cost of advertisement + cost of traffic review (if necessary) |                    |
| <b>Project Name (if applicable)</b> Go Store It Clermont - Phase II (FKA Cubesmart @ Hancock)                                             |  |                                                                                   |                    |
| <b>Applicant</b> GSI CLERMONT 12665 HANCOCK ROAD LLC                                                                                      |  |                                                                                   |                    |
| <b>Contact Person</b> Evan Stephens                                                                                                       |  |                                                                                   |                    |
| <b>Address</b> 6805 Morrison Blvd., Ste. 250                                                                                              |  | <b>City</b> Charlotte                                                             | <b>State</b> NC    |
|                                                                                                                                           |  | <b>Zip</b> 28211                                                                  |                    |
| <b>Telephone</b> 859-229-9670                                                                                                             |  | <b>Fax</b> NA                                                                     |                    |
| <b>Email</b> evan@madisoncapgroup.com                                                                                                     |  |                                                                                   |                    |
| <b>OWNER INFORMATION</b> <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)                        |  |                                                                                   |                    |
| <b>Owner's Name</b>                                                                                                                       |  |                                                                                   |                    |
| <b>Owner Address</b>                                                                                                                      |  | <b>City</b>                                                                       | <b>State</b>       |
|                                                                                                                                           |  |                                                                                   | <b>Zip</b>         |
| <b>Telephone</b>                                                                                                                          |  | <b>Fax</b>                                                                        |                    |
|                                                                                                                                           |  |                                                                                   |                    |
| <b>PROPERTY INFORMATION</b>                                                                                                               |  |                                                                                   |                    |
| <b>Address of Subject Property</b><br>12665 Hancock Road                                                                                  |  | <b>City</b><br>Clermont                                                           | <b>State</b><br>FL |
|                                                                                                                                           |  | <b>Zip</b><br>34711                                                               |                    |
| <b>General Location</b><br><br>NE corner of Hancock Road and Hilltop Road.                                                                |  |                                                                                   |                    |
| <b>Legal Description &amp; Alternate Key (include copy of survey)</b><br><br>Parcel ID: 34-22-26-0002-000-01000<br>See the attached Legal |  |                                                                                   |                    |
| <b>Land Use (City verification required)</b><br>Regional Commercial                                                                       |  |                                                                                   |                    |
| <b>Zoning (City verification required)</b><br>C-2, General Commercial                                                                     |  |                                                                                   |                    |



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT  
APPLICATION**

**Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.**

To construct covered RV and Boat Storage on the remaining part of the parcel. The development will be enclosed by a decorative fence. There will be very little to no impacts to drinking water and sanitary sewer. Stormwater is handled by the residential subdivision to the east.

Evan Stephens

Applicant Name (print)

x Evan Stephens

Digitally signed by Evan Stephens  
Date: 2022.02.09 14:23:01 -05'00'

Applicant Name (signature)

Owner Name (print)

x

Owner Name (signature)

**\*\*\*\*\*NOTICE\*\*\*\*\***

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

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

5/26/2020



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

## Order Confirmation

Not an Invoice

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 02/14/2022 |
| <b>Order Number:</b>      | 6923748    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 50.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category       |
|-------------------------|-------------|-------------------------|----------------|
| LEE Daily Commercial    | 2           | 02/22/2022 - 03/15/2022 | Public Notices |
| LEE dailycommercial.com | 2           | 02/22/2022 - 03/15/2022 | Public Notices |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Total Order Confirmation</b> | <b>\$156.00</b> |
|---------------------------------|-----------------|



**LEGAL NOTICE**

Notice is hereby given that the City of Clermont will consider a request to amend Conditional Use Permit (Resolution No. 2017-55) to allow for outside storage at an existing residential self-storage facility located in the C-2 General Commercial zoning district, as required for Section 122-224.

**LOCATION**

12665 Hancock Road, Clermont, FL  
Alternate Key 3823387

5.74 acres

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

The Clermont Planning and Zoning Commission will consider the request at a public meeting that will be held on Tuesday, March 1, 2022 at 6:30 PM.

A public meeting will be held before the Clermont City Council to consider this request on Tuesday, March 22, 2022 at 6:30 PM.

All public meetings are held in the Clermont City Hall, first Floor Council Chambers, located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings

Tracy Ackroyd Howe, MMC

City Clerk

Daily Commercial

February 22, 2022 & March 15, 2022



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| Tuesday, March 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Resolution No. 2022-013R Litigation Settlement, Land Purchase and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Approval of a settlement agreement with VP Development & Art District and authorizing the Mayor to enter in to said agreement; Authorizing the purchase of .856 +/- acres from Nexbiz LLC in the amount of \$1,566,000.00, and authorizing a budget amendment in the amount of \$1,816,000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <p>This is a request for the City Council to approve Resolution No. 2022-013R which authorizes the City Manager to take actions necessary in order to resolve litigation with VP Development Enterprises and the Art District, LLC. In furtherance of the aforementioned action, the City Council is also asked to approve the Global Settlement Agreement between VP Development Enterprises, The Art District, Nexbiz, LLC. and the City of Clermont. These two actions will resolve all claims maintained in the pending litigation between VP Development Enterprises, The Art District and the City.</p> <p>The City Council is asked to authorize the payment of \$250,000.00 from the City to VP Development Enterprises, approving the completion by the City of certain sidewalk/access path, water, sewer and stormwater improvements.</p> <p>The City Council is asked to approve the purchase of approximately .856 +/- acres of real property from Nextbiz, LLC. for \$1,566,000.00 for the City's intended use as a parking facility.</p> <p>The City Council is also asked to approve approximately .0009 +/- acres of real property as surplus property and approve the transfer thereof to the Art District.</p> <p>A Budget Amendment in the amount of \$1,816,000 is required for the preceding actions.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| The funding for these items is not in the current approved budget. A formal resolution will be brought forward at a later date incorporating the above transactions into a budget amendment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| 1. Resolution 2022-013R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Resolution 2022-013R.pdf           |                                |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-013R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT APPROVING THE GLOBAL SETTLEMENT AGREEMENT BETWEEN VP DEVELOPMENT ENTERPRISES, THE ART DISTRICT, NEXBIZ, LLC AND THE CITY OF CLERMONT RESOLVING ALL CLAIMS MAINTAINED IN THE PENDING LITIGATION BETWEEN VP DEVELOPMENT ENTERPRISES, THE ART DISTRICT AND THE CITY; AUTHORIZING THE PAYMENT OF TWO HUNDRED AND FIFTY THOUSAND DOLLARS \$250,000 FROM THE CITY TO VP DEVELOPMENT ENTERPRISES, APPROVING THE COMPLETION BY THE CITY OF CERTAIN SIDEWALK/ACCESS PATH, WATER, SEWER AND STORMWATER IMPROVEMENTS; APPROVING THE PURCHASE OF APPROXIMATELY .856 ACRES OF REAL PROPERTY FROM NEXBIZ, LLC FOR \$1,566,000 FOR THE CITY’S INTENDED USE AS A PARKING FACILITY; AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT THEREFOR; DECLARING APPROXIMATELY .0009 ACRES OF REAL PROPERTY AS SURPLUS PROPERTY AND APPROVING THE TRANSFER THEREOF TO THE ART DISTRICT; AUTHORIZING THE MAYOR AND/OR CITY MANAGER TO EXECUTE ALL DOCUMENTS AND PERFORM ALL ACTS NECESSARY AND APPROPRIATE TO COMPLETE THE TRANSACTIONS; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVINERS ERROR, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Disputes have arisen between VP and Art District, and the City resulting in litigation in the cases styled *VP Development Enterprises, LLC v The Art District, LLC*, Case No. 2020-CA-1009 and *VP Development Enterprises, LLC v Bella Rio, LLC and The Art District, LLC*, Case No. 2021-CA-000226, in the Circuit Court in and for Lake County, Florida (the “Litigation”);

**WHEREAS**, as set forth in the Global Settlement agreement attached hereto and incorporated herein as Exhibit “A”, VP development Enterprises, LLC and The Art District, LLC have agreed to dismiss all pending claims and to release each other and the City of Clermont from any liability of cause of action maintained our which could have been maintained in the Litigation; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to resolve the Litigation as set forth herein.

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

**SECTION 1:**

The City Council does hereby approve and authorize the Mayor to enter into the Global Settlement Agreement attached hereto and incorporated herein as Exhibit “A” and authorizes the payment of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000) to VP Development



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-013R**

Enterprises, LLC and the completion of certain sidewalk/access pathway, water, sewer and stormwater improvements.

**SECTION 2:**

The City Council does hereby approve and authorize the Mayor to enter into the purchase and sale agreement set forth in Exhibit “A” hereto providing for the purchase of .856 +/- acres of real property generally located at the corner of 7<sup>th</sup> Street and West Minneola Avenue from Nexbiz, LLC for \$1,566,000 plus the closing costs.

**SECTION 3:**

The City Council does hereby declare as surplus that certain property located South of Minneola Avenue and adjacent to the Art District building and consisting of approximately .0009 acres and approves the transfer thereof to the Art District as set forth in Exhibit “A”.

**SECTION 4:**

The City Council further authorizes the City Manager, after consultation with the City Attorney, to approve revisions to the Global Settlement Agreement and related documents provided such revisions are consistent with the intent and action authorized hereunder. The City Manager is further authorized and directed to perform all acts necessary and appropriate to close on the property, including, but not limited to, executing all documents related to the closing of the purchase of property, the transfer of property, and the granting or releasing of easements consistent with the Global Settlement Agreement set forth in Exhibit “A”.

**SECTION 5: AUTHORIZATION**

The City Manager is specifically authorized to withhold any document contemplated herein and completion of the contemplated transaction upon determination of any matter or factor, hereafter coming to his attention which may indicate such action is not in the City’s best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City council, in session, for review and direction.

**SECTION 6: ADMINISTRATIVE CORRECTION:**

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener’s errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

**SECTION 7: EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-013R**

**DONE AND RESOLVED** by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 22nd day of March 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to Form and Legality:

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Daniel F. Mantzaris,  
City Attorney

## GLOBAL SETTLEMENT AGREEMENT

**THIS AGREEMENT** is entered into by and between VP DEVELOPMENT ENTERPRISES, LLC, a Florida limited liability company (“VP”), the CITY OF CLERMONT, a municipal corporation of the State of Florida, (“the City”), THE ART DISTRICT, LLC, a Florida limited liability company, (“Art District”) and NexBiz, LLC, (“NexBiz”) (or collectively “Parties”) who each freely and voluntarily enter into this Settlement Agreement (“Agreement”) and therefore do recite as follows:

### RECITALS

A. VP owns the property located at 752 West Montrose Street (“VP’s Property”) and a building addressed 751 West Minneola Avenue (“VP’s North Building”), both in downtown Clermont, Florida, and;

B. Art District owns the property located at 756 West Montrose Street, and;

C. VP’s Property and VP’s North Building are adjacent to property directly north and west, owned by Art District, and;

D. Disputes have arisen between VP and the City of Clermont, and The Art District resulting in litigation in the case styled *VP Development Enterprises, LLC v The Art District, LLC*, Case No. 2020-CA-1009 and *VP Development Enterprises, LLC v Bella Rio, LLC and The Art District, LLC*, Case No. 2021-CA-000226, in the Circuit Court in and for Lake County, Florida (the “Litigation”), and;

E. Nexbiz, LLC, not party to the litigation is the owner of that certain real property which for reference purposes herein is made up of three parcels identified as:

Parcel 1: Paved Parking Lot and Land as set forth in Exhibit “A” attached hereto and incorporated herein.

Parcel 2: Nexbiz commercial lot at the corner of Minneola Avenue and the Art Walk. As set forth in Exhibit “B”.

Parcel 3: Nexbiz commercial lot on 7<sup>th</sup> Street. As set forth in Exhibit “C”.

F. Nexbiz and City as a condition precedent to this settlement agreement, agree to enter into and complete the sale of Parcel 1, Exhibit “A” in accordance with the terms herein, to City for City’s intended use as a public parking lot/facility, hereinafter referred to as the “Nexbiz Property Transaction”; and

G. This Agreement serves to resolve all claims and damages that the Parties asserted or could have asserted against each other in the Litigation, no term or condition herein shall act as or be construed as an admission of any liability for any alleged claim of any kind that one party may have against the other.

**NOW THEREFORE**, in consideration of the mutual covenants and the terms and conditions

contained herein the Parties agree as follows:

1. Recitals Incorporated. The above-stated recitals are true and correct and are hereby incorporated in and made a part of this agreement by reference.
2. City Obligations and Acknowledgments. The City does hereby agree and/or acknowledge as follows:
  - a. Prior to the closing of the Nexbiz Property as set forth in paragraph 3 and as a condition precedent to closing said transaction, the City shall deliver to Art District evidentiary proof that City has obtained and held in trust all executed documents required to fulfill the March 25, 2019 Agreement between Art District and the City, as set forth in Exhibit "1" (Revocation Agreement). In sum, all prior utility easements over Art District property for which VP is the grantee shall be fully released and removed (including, but not limited to, the easement set forth in Exhibit "1-A").
  - b. Prior to or contemporaneously with the closing of the Nexbiz Transaction as set forth in paragraph 3, the City shall transfer to Art District that certain property generally located at the northwest corner of the Art District building and as more particularly described in Exhibit "D" attached hereto and incorporated herein. The property shall be transferred by Quit Claim deed from City without any warranties of any kind.
  - c. Prior to or contemporaneously with the closing of the Nexbiz Transaction as set forth in paragraph 3, the City shall pay to VP the sum of TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00).
  - d. In accordance with paragraph 4(a), below, the City shall construct and maintain in perpetuity a public sidewalk/access pathway with utility reservations for The Art District in the location set forth in Exhibit "E" north of and adjacent to the VP North Building to provide ADA compliant access to the general public from the Parcel 1 parking lot to the VP North Building. The sidewalk/access pathway shall be constructed in accordance with all applicable codes, laws and regulations and entirely within the area dedicated to the City by Art District as described in Exhibit 3 (Access ROW Construction Details). Nothing herein shall be construed as providing any easement or access to VP across the Art District property. VP shall have access across all city property.
  - e. The City acknowledges and confirms that a parking credit of 25 standard vehicle spaces shall be provided in perpetuity for the benefit of VP property identified as Parcel ID- 24-22-25-0100-092-00001. The credit herein shall be for the purposes of compliance with any applicable City code provision or requirement related to minimum off-street parking as set forth in the City Code.
  - f. City of Clermont acknowledges and agrees that pursuant to *Sec. 98-17. Parking in the Central Business District (CBD) Zoning District*, the existing building square footage of the VP North Building of 1949 is exempt from needing parking spaces as

a non-residential structure. No additional parking spaces shall be required for a change in use to another nonresidential use, provided the occupancy capacity and square footage for the structure is not increased above that approved as part of the Certificate of Occupancy dated \_\_\_\_\_, 2021. The credit as described in 2i. is over and above the existing credit and exemption calculated by the existing building.

- g. At or contemporaneously with the Closing of the NexBiz Property Transaction, the City will facilitate and cause to be completed the exchange of the water line easements as set forth in Exhibit “F” attached hereto and incorporated herein and the release or abandonment by VP of the water line easement recorded on the Art District property as set forth in Exhibit “1-A”.
- h. With regard to Phase 1 of the Art Walk Project, the City acknowledges and confirms as follows:
  - i. Art District has fully complied with all terms and conditions of the USE LICENSE, IMPROVEMENT, MAINTENANCE AND COST SHARING AGREEMENT between the City and the Art District dated FEBRUARY 26, 2019 (the “Cost Share Agreement”). Art District and the City agree that paragraph 4 of the Cost Share Agreement has been satisfied. Art District and the City agree that paragraph 5 of the Cost Share Agreement has been satisfied, other than the City’s maintenance obligation which shall remain in full force and effect. Art District and the City agree that paragraph 6 of the Cost Share Agreement has been satisfied, and the City has released its buy-back interest. The remainder of the Cost Share Agreement shall remain in full force and effect.
  - ii. That all funds obtained through the plaque fundraiser have been used to fund the public portions of the Art Walk.
  - iii. That any and all Conditional Use Permits issued to the Art District or its tenants are in full compliance with the City Code and the applicable conditional use permit. Further, except for as may be inconsistent with Section 86-146 of the city Code, as amended, the City shall provide to Art District ninety (90) days written notice, with an opportunity to cure, prior to initiating any formal action to revoke or suspend an approved conditional use permit issued for the Art District property.
  - iv. That the City shall continue to diligently maintain and keep all of the Art Walk and grounds owned by the City clean, in repair and good condition as set forth in the Cost Sharing Agreement.
  - v. That all tenants on the Art District property are entitled to apply for and receive a sidewalk café permit, subject to compliance with City Code Section 122.357, as amended, to use the Art Walk.



- i. In Concert with the improvements of Parcel 1 by the City for its intended use as a public parking lot/facility, the City shall:
  - i. Cause to provide Utilities (Stormwater, irrigation, fire protection, Sewer and electrical) by bringing the Utilities to the boundary of Nexbiz Parcel 2 (Exhibit “B”). If there are existing utilities already established for, on, or to the Nexbiz Parcel 2 (Exhibit “B”), the City shall not interfere with, impair, or diminish any existing utilities. As part of the City’s improvements, City agrees to provide and establish separate Utilities (Stormwater, irrigation, fire protection, Sewer and electrical) to Parcel 2 (Exhibit “B”), and City public parking lot as needed.
  - ii. Re-route existing parking lot on Parcel 1 stormwater to Minneola Avenue or such other connection point as the City deems appropriate. In addition, after completion of the re-routing, the City shall close off and grout existing parking lot storm water connections currently discharging through the northern area of the Art District property.
  - iii. Designate through appropriate signage a minimum of three standard parking spaces as “15 min Parking for Pick-up and Delivery Only”.
  - iv. Provide open and unimpeded access from Parcel 1, including any developed or improved parking lot/facility, to Nexbiz’s Parcel 2 (Exhibit B). The City shall provide any ground level access from the Parcel 1 parking lot or parking facility to Nexbiz’s Parcel 2 (Exhibit B). In the event that the City parking facility on Parcel 1 is a multi-level facility and Nexbiz wants to access a higher level than the ground floor, the City shall allow such access but Nexbiz shall bear the costs of such access.
- j. At or contemporaneously with the Closing of the Nexbiz Property Transaction, the City shall provide to the Art District a limited, perpetual access easement across Parcel 1 for purposes of accessing the Art District’s dumpster and grease trap areas and for off-site parking, deliveries, maintenance, renovation and temporary construction purposes for Art District’s buildings. Additionally, in the event that the City constructs a parking garage facility on Parcel 1, the City shall relocate or make available a convenient (within 300 feet walk) solid waste collection area for the use of the Art District property and tenants. City shall provide open and unimpeded access from Art District property to City’s parking lot/facility.
- k. City hereby agrees and acknowledges that Nexbiz’s Parcels 2 and 3 are currently zoned Central Business District (CBD) under the City’s and Development Code and therefore is entitled to use Parcels 2 and 3 for any permitted use thereunder subject to all applicable building code and zoning regulations. City of Clermont acknowledges and agrees that the acquisition of Parcel 1 for use by the City as a parking facility creates available parking for the area adjacent to the Art District Property, Parcel 2 and Parcel 3 and therefore, pursuant to *Sec. 98-17. Parking in the Central Business*

*District (CBD) Zoning District*, the future development of Parcels 2 and 3 by Nexbiz or its assigns or successors for a use permitted in the CBD and shall be entitled to a parking credit for up to 17,000 square feet of retail space toward the off-street parking requirement set forth in the code.

- l. As part of the City's planned streetscape project on W Montrose and 7<sup>th</sup> Streets, the City shall install a minimum 4" water connection stub out and bring an adequate Storm water connection stub out to the northwest corner of Parcel 1. City agrees to provide access to the existing 15" storm drain grate adjacent to Parcel 1 for pre- and post-development storm water uses for the Nexbiz Parcel 3 (as more described in Exhibit "C").
  - m. At or contemporaneously with the Closing of the Nexbiz Property Transaction, the City and Nexbiz shall exchange mutual easements for utility placement in an area as close in proximity to the ten foot (10') existing utility easement described in Exhibit "G" attached hereto and incorporated herein. The terms of the Easement shall be negotiated between the City and Nexbiz, and the parties shall have sole and absolute discretion to negotiate a mutually agreeable Easement. The parties expressly acknowledge and agree that the granting of a mutually agreeable easement as set forth herein is a material term of this Agreement and a condition precedent to the effectiveness of this Agreement, and if the parties do not reach an agreement on the Easement language within sixty days from execution of this Agreement, then the parties have failed to agree to a material term and this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed.
3. Nexbiz, LLC Property Sale to City. NexBiz agrees to sell Parcel 1 to City for a purchase price of ONE MILLION FIVE HUNDRED SIXTY-FIVE THOUSAND DOLLARS (1,565,000) with the Closing to occur within seventy-five (75) days of the effective date of this Settlement Agreement and in accordance with the Purchase and Sale Agreement attached set forth in Exhibit 4 attached hereto and incorporated herein. It is expressly agreed and understood that the Closing of the purchase and sale agreement is a condition precedent to the effectiveness of this Global Settlement Agreement. If the Nexbiz transaction does not close, then this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed. Notwithstanding anything else in this Agreement to the contrary, the Closing shall not take place until at least 75 days from the execution of this Agreement, so that all easements and other agreements to be negotiated shall either have been agreed upon or failed to be resolved. If the other agreements are not resolved, the Nexbiz Purchase and Sale Agreement shall be deemed terminated.
  4. Art District Obligations. At or contemporaneously with the Closing of the NexBiz Transaction, Art District agrees as follows:
    - a. Execute and deliver to the City a public access right-of-way dedication deed for pedestrian access for the benefit of the general public with utility reservations for The

Art District in the location set forth in Exhibit “E”. The property dedicated shall be as minimally required for the City to construct and maintain a 60-inch ADA compliant public access way from the VP Property to connect to the public sidewalk. The terms of the Dedication and Easement shall be negotiated between the City and Art District, and the parties shall have sole and absolute discretion to negotiate a mutually agreeable Easement. The parties expressly acknowledge and agree that the granting of a mutually agreeable easement as set forth herein is a material term of this Agreement and a condition precedent to the effectiveness of this Agreement, and if the parties do not reach an agreement on the Easement language within sixty days from execution of this Agreement, then the parties have failed to agree to a material term and this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed. Nothing herein shall be construed as proving any easement or access to VP across the Art District property.

- b. Pay or cause to be paid to VP the sum of FIFTY THOUSAND DOLLARS (\$50,000).
- c. Grant to City as may be applicable, a limited use agreement as described in paragraph 2(d) above to Art District’s private stormwater system as reasonably necessary to accomplish the stormwater connections and improvements referred to herein. The limited use agreement shall specify that  $\frac{1}{4}$  of the total costs of maintenance or repair of the Art District’s private stormwater system shall be borne by the City. The grant hereunder shall be in the form of a limited stormwater discharge easement. The terms of the Easement shall be negotiated between the City, Art District, and VP development, and the parties shall have sole and absolute discretion to negotiate a mutually agreeable Easement. The parties expressly acknowledge and agree that the granting of a mutually agreeable easement as set forth herein is a material term of this Agreement and a condition precedent to the effectiveness of this Agreement, and if the parties do not reach an agreement on the Easement language within sixty days from execution of this Agreement, then the parties have failed to agree to a material term and this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed.
- d. Fully execute and Deliver to City the water line easement set forth in Exhibit 4 attached hereto and incorporated herein.
- e. Execute a mutual easement with VP for the maintenance and improvement of the zero lot line buildings. The parties expressly acknowledge and agree that the granting of a mutually agreeable easement as set forth herein is a material term of this Agreement and a condition precedent to the effectiveness of this Agreement, and if the parties do not reach an agreement on the Easement language within sixty days from execution of this Agreement, then the parties have failed to agree to a material term and this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed.

- f. Execute a release of the City, its elected officials, officers, employees and agents and VP Development, its officers, employees and agents, Patrick Bianchi and Joao Victor Berriel from any and all claims, causes of actions or damages of any kind that have been maintained or could have been maintained in the Litigation. The Release shall be as set forth in Exhibit 6 attached hereto and incorporated herein.
  - g. As soon as practical after the Closing of the Nexbiz Property Transaction, file a Notice of Dismissal with Prejudice of all Art District's pending claims in the Litigation.
5. VP Obligations. At or contemporaneously with the Closing of the Nexbiz Transaction, VP Development shall:
- a. Prior to the Nexbiz transaction -- Deliver to City the release and waiver of all rights in both utility easements existing on the Art District property set forth in Exhibit "1" and Exhibit "1-A" attached hereto and incorporated herein.
  - b. Execute a mutual easement with The Art District for the maintenance and improvement of the zero lot line buildings. The parties expressly acknowledge and agree that the granting of a mutually agreeable easement as set forth herein is a material term of this Agreement and a condition precedent to the effectiveness of this Agreement, and if the parties do not reach an agreement on the Easement language within sixty days from execution of this Agreement, then the parties have failed to agree to a material term and this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed.
  - c. Execute a release of the City, its elected officials, officers, employees and agents and The Art District, NexBiz, and Bella Rio, LLC, their officers, owners, members, employees and agents, Jayson Stringfellow, Alex Stringfellow, Troy Stackhouse, Ryan Stringfellow, and Guy Graford from any and all claims, causes of actions or damages of any kind that have been maintained or could have been maintained in the Litigation. The Release shall be as set forth in Exhibit 7 attached hereto and incorporated herein.
  - d. As soon as practical after the Closing of the Nexbiz Property Transaction, file a Notice of Dismissal with Prejudice of all VP's pending claims in the Litigation. If VP fails to file a Notice of Dismissal with Prejudice of all VP's pending claims in either currently pending case within five (5) days of Art District's payment to VP, VP shall immediately pay to Art District the sum of FIFTY THOUSAND DOLLARS (\$50,000). This payment is not a termination or default under this Agreement, and the Agreement shall still be enforceable. VP's failure to timely dismiss the pending claims shall forfeit VP's claim or entitlement to payment from Art District.
  - e. Grant to City a temporary construction and access easement to VP's property for purposes of the performance of all applicable City obligations. The parties expressly acknowledge and agree that the granting of a mutually agreeable easement as set forth herein is a material term of this Agreement and a condition precedent to the

effectiveness of this Agreement, and if the parties do not reach an agreement on the Easement language within sixty days from execution of this Agreement, then the parties have failed to agree to a material term and this Agreement shall be void and of no further force and effect. If that happens, the parties shall be returned to their status in the litigation as if this Agreement was not executed.

6. Each Party Bears its Own Attorney Fees and Costs. The Parties agree that they shall each bear their own attorney fees and costs related to the Litigation and this Global Settlement Agreement. In the event any party to this Agreement files suit or takes any other action to enforce this Agreement or its provisions, or with respect to any matter regarding the subject matter herein, the substantially prevailing party in such suit shall be entitled to recover attorneys' fees, paralegals' fees, expert witness fees and costs incurred in such suit at trial or on appeal or in connection with any bankruptcy or similar proceedings.
7. Reservation of Right to Enforce this Agreement. It is understood and agreed by the parties that the General Releases described in Sections 4 and 5, do not waive nor include in any way the parties' rights and ability to enforce against each other the terms and covenants contained in this Agreement.
8. Opportunity to Cure. In the event of a breach of (i.e., failure of a party to comply with) any obligation or covenant under this Agreement, the non-breaching party shall give the breaching party written notice of the specifics of the breach, and the breaching party shall have ninety (90) days (the "Cure Period") in which to cure the breach if such breach is capable of cure. If it is commercially impractical to cure the alleged breach within the Cure Period, the breaching party shall have such commercially reasonable time as may be necessary to cure the breach. If the breach is not cured within said Cure Period, the non-breaching party, subject to the provisions herein, shall be entitled to pursue any remedies it may have by reason of the breach. A waiver of any breach of this Agreement shall not constitute a waiver of any future breaches of this Agreement, whether of a similar or dissimilar nature.
9. Enforcement of Agreement. If any party shall seek to enforce or protect its rights under this Agreement or under any document or instrument executed and delivered in connection herewith, in any action, suit, arbitration, or other proceeding, prior to initiating such action, the parties agree that they will participate in pre-suit mediation. The mediation shall take place at Clermont City Hall, Clermont, Lake County, Florida by a mediator as mutually agreed to by the parties. Each party shall bear an equal share of the cost of the mediation. In the event the mediation does not resolve the pending dispute any party may enforce its rights hereunder in such manner as available at law. The Parties agree that venue for any such action shall be in the appropriate court in and for Lake County or the Middle District of Florida, that each party waives its right to a jury trial.
10. Entire Agreement. This Agreement shall constitute the entire agreement between the parties, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent it has been expressly incorporated into this Agreement. No waiver, modification, or amendment of any term, condition, or provision of this Agreement shall be valid or have any force or

effect unless made in writing and signed by all Parties to this Agreement.

11. No Warranty by City. Nothing contained herein shall be construed or act as a warranty of any kind, either general or specific, regarding the performance, operation or any act, improvement or approval by City related hereto.
12. Binding Effect. This Agreement shall be binding upon the Parties, their successors and assigns.
13. No Waiver of Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the City beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
14. Notice. Any notice required to be given or documents required to be delivered by the terms of this Agreement shall be deemed properly given or delivered if hand delivered, or if mailed to the proper party or parties by United States Mail, return receipt requested, at the following addresses:

ART DISTRICT:

PO Box 40746  
Nashville TN 37204  
Attn.: Ryan Stringfellow

VP DEVELOPMENT:

1885 Ridge Valley St.  
Clermont, FL 34711  
Attn.: \_\_\_\_\_

NEXBIZ:

1455 W. Lakeshore Drive  
Clermont, FL 34711  
Attn.: Jayson Stringfellow

CITY:

685 W. Montrose Street  
Clermont, Florida 34711  
Attn: City Manager

15. Effective Date. This Agreement shall take effect as of the last date that a signatory below has executed.
16. Joint Participation. Each of the Parties has jointly participated in the negotiation and drafting of this Agreement. In the event of an ambiguity or a question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by each of the Parties hereto and no presumptions or burdens of proof shall arise favoring either Party by virtue of the authorship of any provisions of this Agreement.

17. Agreement Understanding and Legal Counsel. Each Party to this Agreement represents and warrants to each other Party that such Party has read and fully understands the terms and provisions hereof, has had an opportunity to review this Agreement with legal counsel, and has executed this Agreement based upon such Party's own judgment, and acknowledge that are executing this document as their free and voluntary act.
18. Assignability. To the extent not otherwise addressed in an Exhibit or referenced agreement, all of the rights and privileges set forth herein are freely assignable by the respective parties.
19. Authority. By signing below, each of the undersigned represents and warrants that he or she has the actual and apparent authority and has obtained all necessary and proper corporate or other legal authority and authorization to bind their respective entities to the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Global Settlement Agreement as of the dates set forth below.

THE ART DISTRICT, LLC

VP DEVELOPMENT ENTERPRISES, LLC

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Ryan Stringfellow, Authorized Member

Date: \_\_\_\_\_

\_\_\_\_\_  
Patrick Bianchi, Member

Date: \_\_\_\_\_

NEXBIZ, LLC

By: \_\_\_\_\_

Jayson Stringfellow, Member

Date: \_\_\_\_\_

Attest:

CITY OF CLERMONT

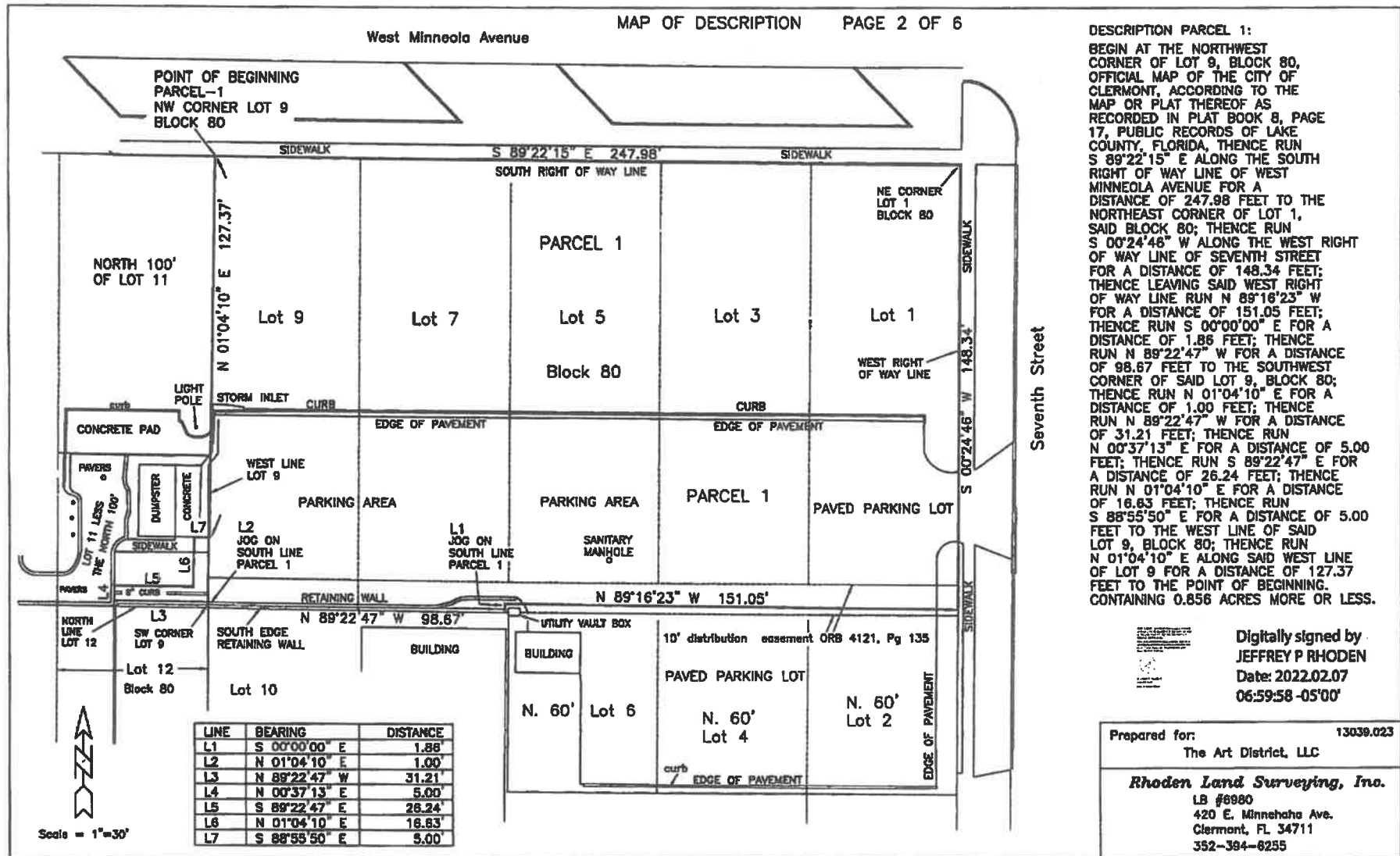
\_\_\_\_\_  
Tracy Ackroyd Howe, City Clerk

\_\_\_\_\_  
Tim Murry, Mayor

Date: \_\_\_\_\_

As Approved by Action of the City Council  
at its Regular Meeting of March 22, 2022

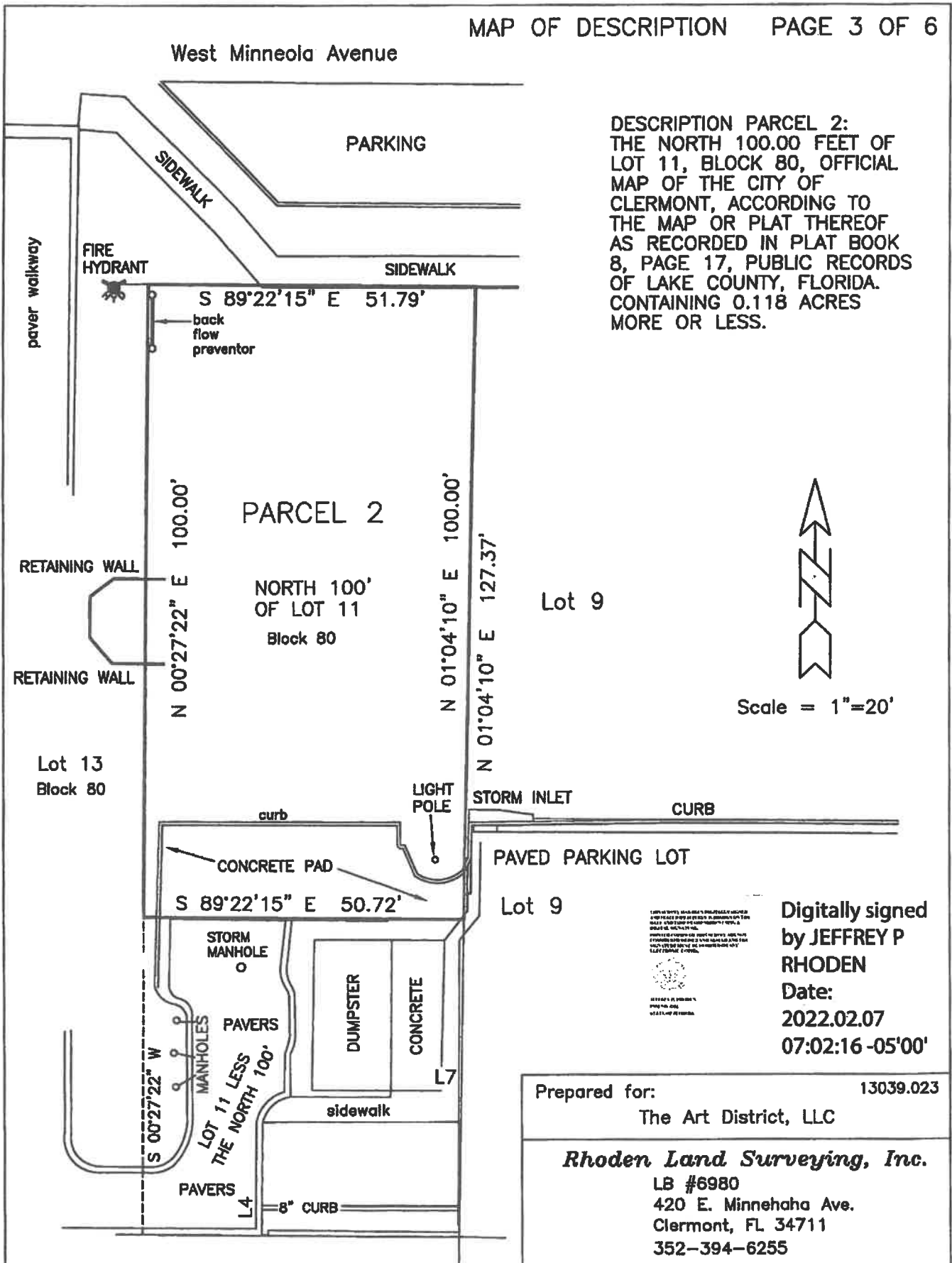
# Exhibit A





# Exhibit B

MAP OF DESCRIPTION PAGE 3 OF 6

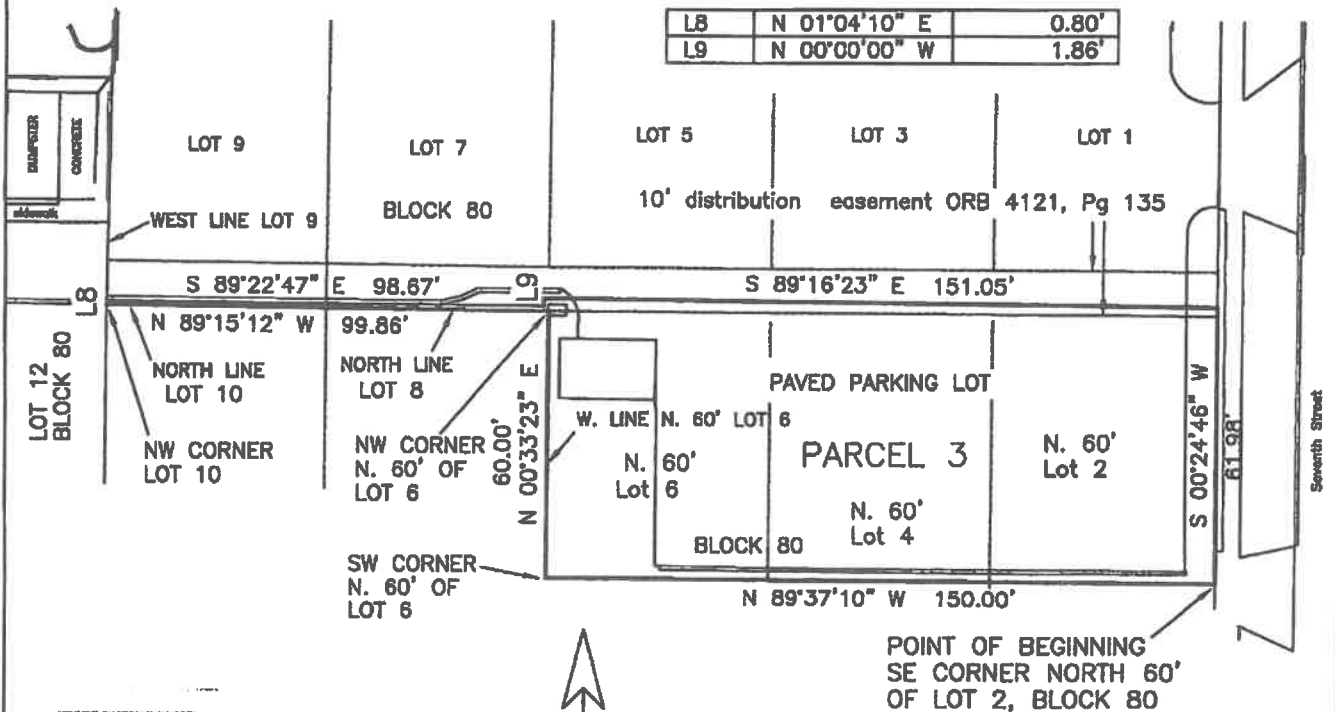


# Exhibit C

MAP OF DESCRIPTION PAGE 4 OF 6

## DESCRIPTION PARCEL 3:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 60.00 FEET OF LOT 2, BLOCK 80, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,  
THENCE RUN N 89°37'10" W ALONG THE SOUTH LINE OF SAID NORTH 60.00 FEET OF LOT 2, THE SOUTH LINE OF THE NORTH 60.00 FEET OF LOT 4, SAID BLOCK 80 AND THE SOUTH LINE OF THE NORTH 60.00 FEET OF LOT 6, SAID BLOCK 80 FOR A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 60.00 FEET OF LOT 6, SAID BLOCK 80; THENCE RUN N 00°33'23" E ALONG THE WEST LINE OF SAID NORTH 60.00 FEET OF LOT 6 FOR A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 60.00 FEET OF LOT 6; THENCE RUN N 89°15'12" W ALONG THE NORTH LINE OF LOTS 8 AND 10, SAID BLOCK 80 FOR A DISTANCE OF 99.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE RUN N 01°04'10" E ALONG THE WEST LINE OF LOT 9, SAID BLOCK 80 FOR A DISTANCE OF 0.80 FEET; THENCE RUN S 89°22'47" E FOR A DISTANCE OF 98.67 FEET; THENCE RUN N 00°00'00" W FOR A DISTANCE OF 1.86 FEET; THENCE RUN S 89°16'23" E FOR A DISTANCE OF 151.05 FEET TO THE WEST RIGHT OF WAY LINE OF SEVENTH STREET; THENCE RUN S 00°24'46" W ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 61.98 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.217 ACRES MORE OR LESS.



Digitally signed  
by JEFFREY P  
RHODEN  
Date:  
2022.02.07  
07:04:15 -05:00'

Prepared for: 13039.023  
The Art District, LLC

**Rhoden Land Surveying, Inc.**

LB #6980  
420 E. Minnehaha Ave.  
Clermont, FL 34711  
352-394-6255

# **Exhibit 1**

## **AGREEMENT**

THIS AGREEMENT (this "Agreement") is made this 35 day of March 2019 ("Effective Date") by and between **CITY OF CLERMONT**, a Florida municipality, whose mailing address is 685 W. Montrose Street, Clermont, FL 34711 (hereafter referred to as "CITY"), and **THE ART DISTRICT, LLC**, a Florida limited liability company (hereinafter referred to as "THE ART DISTRICT"). CITY and THE ART DISTRICT may be referred to as the Parties.

### **WITNESSETH:**

**WHEREAS**, the CITY and THE ART DISTRICT are under contract for CITY to sell and THE ART DISTRICT to purchase Lot 11, Block 80, a portion of Lot 12, Block 80 and a portion of Lot 14, Block 80, all of the Official Map of the City of Clermont, Plat Book 8, Page 17, Public Records of Lake County, Florida, hereafter referred to as the "Property"; and

**WHEREAS**, a utility easement recorded in O.R. Book 5173, Page 422 Public Records of Lake County, Florida, and re-recorded in O.R. Book 5231, Page 966, Public Records of Lake County, Florida, granted by the CITY in favor of VP Development Enterprises, LLC (hereinafter the "Easement") encumbers the Property; and

**WHEREAS**, the Easement provides that the CITY may require VP Development Enterprises, LLC, its successors and assigns, (VP Development) to relocate the Easement area as may be required by the CITY; and

**WHEREAS**, a backflow preventer for VP Development's property is located on the Property and must be relocated by VP Development onto its own property; and

**WHEREAS**, THE ART DISTRICT has asserted a title objection to the easement and the back flow preventer located on the Property; and

**WHEREAS**, VP Development has been unwilling to voluntarily enter into an agreement to release the Easement in exchange for a new easement from the CITY and/or THE ART DISTRICT within which to relocate the utilities, including the back flow preventer; and

**WHEREAS**, the CITY has agreed to exercise its rights under the terms of the Easement to require VP Development, at its sole expense, to relocate the potable water services consistent with one of the two alternatives attached hereto as **Exhibit A**, and has agreed the CITY'S obligation to do so shall survive the March 25, 2019 closing of THE ART DISTRICT'S purchase from the CITY.

**WHEREAS**, the Parties have agreed to the terms and conditions as recited above and desire to set forth such terms and conditions herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, CITY and THE ART DISTRICT hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct in all material respects and are hereby incorporated herein by this reference.

2. The City's Obligations. THE ART DISTRICT has identified and presented to the CITY two alternative routes for a PVC potable water line to the VP Development's property. The two alternatives are attached hereto as Exhibit A. Once the alternative route has been determined during THE ART DISTRICT'S site plan process, in accordance with an approved site plan and construction plans CITY shall immediately provide VP Development written notice pursuant to the Easement that the Future Utility Easement area is clear and available for relocation of the potable water line and back flow preventer and associated facilities, and require VP Development to complete the relocation and placement of the water line and back flow preventer and associated facilities within the Future Utility Easement, at its own expense. CITY shall ensure that within 60 days of the CITY providing VP Development written notice, VP DEVELOPMENT shall complete the relocation.

Also within 60 days of the CITY providing VP Development written notice pursuant to the Easement, CITY shall also secure from VP Development a properly executed amendment to the Utility Easement ("Future Utility Easement") amending the legal description and sketch of description to reflect the alternative route. The Future Utility Easement can either be in the form of an amendment or a new form of easement. If a new form of easement, then the CITY shall secure a properly executed, original Termination and Release of Utility Easement from VP Development and deliver it to THE ART DISTRICT for recording in the public records of Lake County, Florida.

Time is of the essence as to all of CITY's obligations as stated in this paragraph. CITY'S obligations shall also survive closing on March 25, 2019. CITY shall be obligated to take any and all enforcement action legally available to CITY against VP Development to accomplish the relocation of the utilities.

4. The Art District's Obligations. THE ART DISTRICT shall execute, if necessary, a utility easement consistent with one of the two alternative routes as determined through THE ART DISTRICT'S site plan process.

5. Cooperation of the Parties. In connection with the individual parties' performance of its duties and obligations hereunder, each party covenants that it will act in good faith and will act in a cooperative and timely manner in the performance of its duties and obligations.

6. Failure to Comply. In the event that a party shall fail to perform any or all of its obligations as stated in this Agreement, then a non-defaulting shall provide written

notice of default to the defaulting party. In the event a party has received such a notice of default, such defaulting party shall be allowed a period of fifteen (15) days, from receipt of notice of said default from the non-defaulting party, within which to cure said default. If the defaulting party does not agree that it is in default or has failed to timely cure said default, then the dispute resolution procedures set forth below shall be utilized. The party alleging default and the alleged defaulting party shall meet within five (5) days from the end of the fifteen (15) day cure period and discuss and attempt to resolve the issue. Should they be unsuccessful in resolving the issues, the parties are free to pursue any legal remedies available, including specific performance of the terms of this Agreement and monetary damages, including but not limited to, permit fees, engineering costs, legal fees (including attorneys' fees on appeal) and contingent costs, together with any damages either direct or consequential, which a party may sustain on account of the failure of a party to comply with its obligations.

7. Right to Attorney's Fees. In any action at law or in equity between the parties hereto occasioned by a default hereunder, the Prevailing Party shall be entitled to collect its reasonable attorney's fees actually incurred in the action from the non-prevailing party. As used herein, the term "Prevailing Party" shall mean the party who receives substantially the relief sought. If the Prevailing Party utilizes "in-house" counsel, such party's reasonable costs, expenses and overhead for the time expended by the Prevailing Party for such in-house counsel in the aforementioned action shall be recoverable by the Prevailing Party in the same manner as other attorney's fees. Both parties hereby fully waive any right to trial by jury to the extent that any such right shall exist with respect to this Agreement, or any claim, counterclaim or other action arising in connection therewith.

8. Remedies. If and to the extent any party's obligations set forth herein are not satisfied as and when required under the terms of this Agreement, or applicable Laws, then the performing party shall have all of the remedies available under applicable law, including, but not limited to, the right to seek any and all legal, or equitable remedies in the event of such default. Any party's pursuit of any one or more of the remedies stated above and/or available at law or in equity shall not constitute an election of remedies precluding pursuit of any other remedy provided in this Agreement or any other remedy or remedies provided for or allowed by law or in equity, separately or concurrently or in any combination, nor shall it constitute a forfeiture or waiver of amounts payable under this Agreement, or of any damages or other sums accruing to either party by reason of the other party's failure to fully and completely comply with all of the terms of this Agreement. Either party's forbearance in pursuing or exercising one or more of its remedies shall not be deemed or construed to constitute a waiver of any event of default or any remedy. No waiver by either party of any right or remedy on one occasion shall be construed as a waiver of that right or remedy on any subsequent occasion or as a waiver of any other right or remedy then or thereafter existing. No failure to pursue or exercise any of such party's powers, rights or remedies or to insist upon strict and exact compliance by the other party with any term of this Agreement, and no custom or practice at variance with the terms of this Agreement, shall constitute a

waiver of the right to demand strict and exact compliance with terms and conditions of this Agreement.

9. Notice. All notices, demands, statements, and requests (collectively "Notice") required or permitted to be given under this Agreement must be in writing and shall be deemed to have been properly given as of the date hereinafter specified: (i) on the date of personal delivery or electronic mail transmission to the person to whom the notice is addressed or, if such person is not available, the date such notice is left at the address of the person to whom it is directed; or (ii) on the date one (1) day after the notice is postmarked by the United States Post Office, provided it is sent prepaid, registered or certified mail, return receipt requested.

City of Clermont  
Attn: Darren Gray, City Manager  
685 West Montrose Street  
Clermont, FL 34711  
Email: [dgray@clermontfl.org](mailto:dgray@clermontfl.org)

WITH A REQUIRED  
COPY TO:

de Beaubien Knight, Simmons;  
Mantzaris Neal, LLP  
332 North Magnolia Avenue  
Orlando, Florida 32801  
Attn: Daniel F. Mantzaris, Esquire  
Phone: (407) 422-2454  
Fax: (407) 992-3541  
E-mail: [dmantzaris@dsklawgroup.com](mailto:dmantzaris@dsklawgroup.com)

The Art District, LLC  
P.O. Box 120788  
Clermont, FL 34712  
Attn.: Jayson Stringfellow  
[ennvx1@gmail.com](mailto:ennvx1@gmail.com)

WITH A REQUIRED  
COPY TO:

Law Office of Anita Geraci-Carver, P.A.  
1560 Bloxam Avenue  
Clermont, FL 34711  
Attention: Anita Geraci-Carver, Esq.  
Email: [anita@agclaw.net](mailto:anita@agclaw.net)

10. Miscellaneous.

(a) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties' successors and assigns.

(b) Entire Agreement: Modifications. This Agreement, together with the attached exhibits (if any), embodies the entire agreement between the parties

concerning the subject matter hereof. This Agreement shall not be waived or amended except by written instrument executed by all parties with the same formalities as this Agreement.

(c) Applicable Law. This Agreement shall be construed and interpreted under the laws of the State of Florida and, where applicable, the laws of the United States of America. Venue shall be in Lake County, Florida.

(d) No Waiver. Failure of either party to insist upon strict and exact compliance with any provisions hereof shall not constitute a waiver of the rights of such party to subsequently insist upon compliance with that provision or any other provision of this Agreement. Failure of either party to pursue or exercise any power, right or remedy on one occasion shall not constitute a waiver of the rights of such party to exercise such power, right or remedy on any subsequent occasion. No custom or practice at variance with the terms of this Agreement shall constitute a waiver by any party to this agreement of the right to demand strict and exact compliance with terms and conditions of this Agreement.

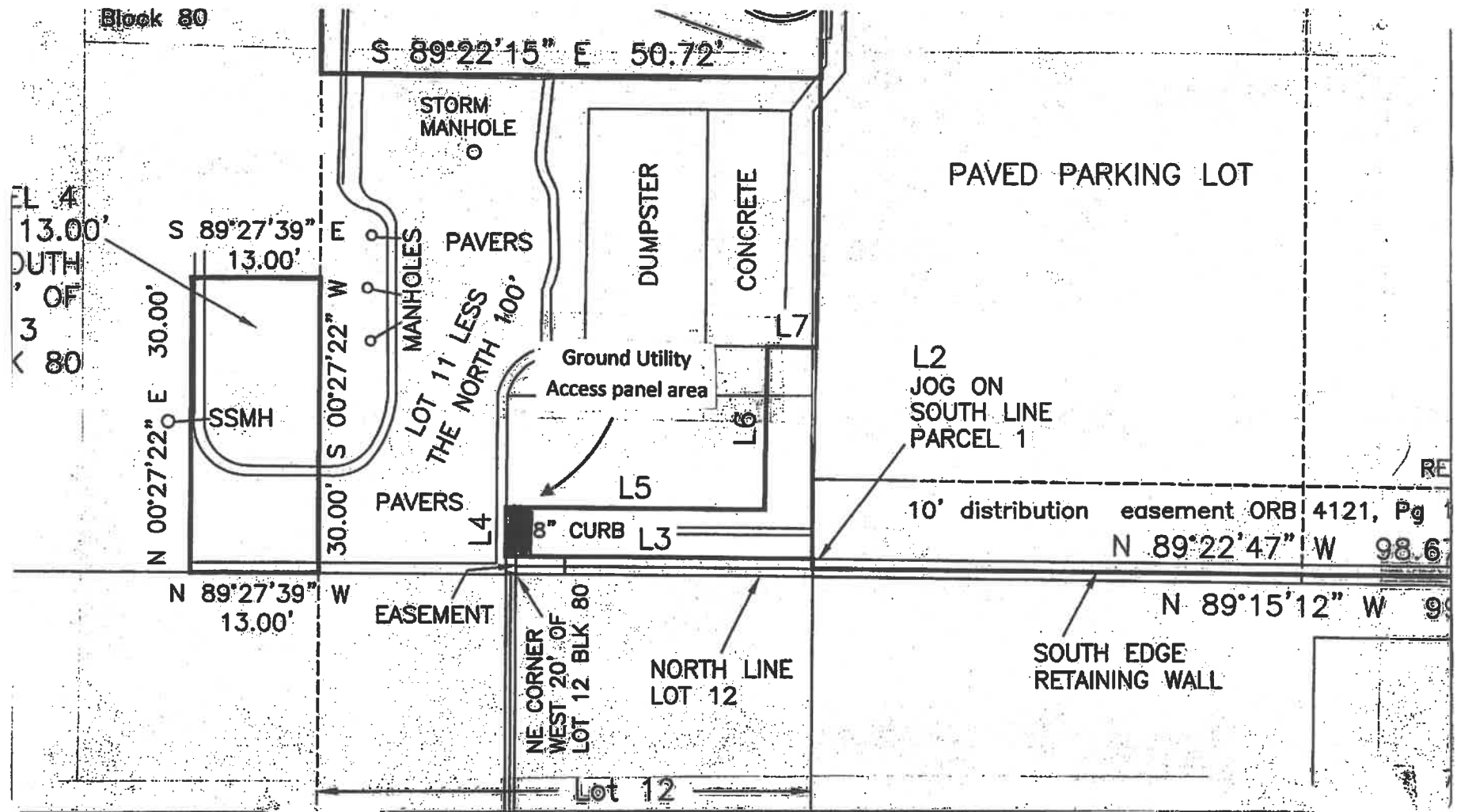
(e) Right Cumulative. All rights, remedies, powers and privileges conferred on the parties under this Agreement shall be cumulative of and in addition to, but not restrictive of or in lieu of, those conferred by law and/or available in equity.

(f) Severability. The provisions of this Agreement are intended to be independent, and in the event any clause or provision hereof should be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason whatsoever, such illegality, unenforceability, or invalidity shall not affect the remainder of this Agreement. In lieu of each clause or provision of this Agreement that is declared illegal, invalid or unenforceable, there shall be substituted as part of this Agreement a clause or provision as nearly identical as possible that is legal, valid and enforceable.

(g) Captions. Titles or captions of sections contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof.

(h) Construction of Agreement. All parties to this Agreement acknowledge that they have read, understand and have had the opportunity to be advised by legal counsel as to each and every one of the terms, conditions, and restrictions and the effect of all of the provisions of this Agreement and all parties to this Agreement agree to the enforcement of any and all these provisions and execute this Agreement with full knowledge of the same. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the provisions shall not apply the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the document. Typewritten or handwritten provisions inserted in this Agreement that are initialed by the parties shall control over all

## Page 457





## Exhibit 1-A

This instrument prepared by and return to:  
Tyler S. Van Voorhees, Esquire  
P.O. Box 120280  
Clermont, FL 34712-0280  
Property Appraiser's ID: 242225010008001200  
Grantee: VP Development Enterprises, LLC

Space Above This Line for Recording Data

### AGREEMENT TO ESTABLISH AND GRANT SINGLE PURPOSE CONDITIONAL UTILITY EASEMENT

#### 1. IDENTIFICATION OF GRANTOR

The Art District, LLC  
Post Office Box 120788  
Clermont, FL 34711

#### 2. IDENTIFICATION OF GRANTEE

VP Development Enterprises, LLC  
752 W. Montrose Street  
Clermont, FL 34711

#### 3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

#### 4. DESCRIPTION OF GRANTEE PROPERTY

Real Property owned by VP Development Enterprises, LLC is described on attached Exhibit A as Lot 12. This Real Property is herein referred to as "VP Development Property."

#### 5. DESCRIPTION OF GRANTOR PROPERTY

Real Property owned by The Art District, LLC is described on attached Exhibit A as Lot 11. This Real Property is herein referred to as "Art District Property."

## **6. LOCATION OF ACCESS/WATER EASEMENT**

The parties herein hereby agree to the Grantee's use of a 1' - 0" wide utility easement located on southern boundary line of lot 11, and extending a maximum of 1' - 0" - beyond and parallel to lot 12 as described in the attached Exhibit. This easement shall be used for the installation of potable water plumbing for Grantee. The maximum depth shall not exceed 1' - 0" below finished grade. The parties agree that this easement is only for the use of potable water (and to construct, maintain, repair and replace same), and shall be reflected as such in any future surveys or development maps. The piping for potable water must also be encased inside a minimum 2" pink protective sleeve the entire route through the easement. No part, valve or access panel of any kind associated with this line shall be above ground through the easement area. The installation must be coordinated with The Art District LLC and City of Clermont so as not to be in conflict with multiple utilities within the same area.

In further consideration of the rights granted herein and specific recognition of Grantee's benefit of using Grantor's property for a utility easement, Grantee, on behalf of itself, its heirs, transfers, assigns and subcontractors agrees, without limitation, to indemnify and hold harmless Grantor for any demands, claims, causes of action, or suits of any kind, whether actual or threatened and for any and all damages, including attorney fees, at all levels including appeal, resulting from said demands, claims, causes of action or suits and indirectly or directly related to the construction, maintenance and use of the easement area by Grantee.

## **7. EXPRESS CONVEYANCE OF EASEMENT**

Notwithstanding any previously recorded grant of easement, Grantor does hereby convey, remise, and quit-claim to the Grantee the easement rights to that certain potable water easement more specifically indicated on the attached Exhibit A, which shall constitute an easement to run with the land, subject to the following terms:

- A. The existing access easement shall not be extended or expanded beyond the legal description indicated in Exhibit A.
- B. The Grantee, and its assigns, transferees, and successors-in-interest shall be responsible for repair and maintenance of the access easement.
- C. No permanent structure may be built by Grantee on the easement, nor shall any piping, valve, or other plumbing parts be exposed above ground. After installation of the water line, Grantor may ultimately install certain landscape, hardscape, or otherwise finish the surface area above the easement (the "Surface Condition"). If the Surface Condition is disturbed as a result of Grantee's use of the easement, Grantee shall restore the Surface Condition as it existed prior to the disturbance caused by Grantee's use of the easement.

## **8. EXECUTION**

The said parties have signed and sealed these presents the day and year first above written.

AS

PM

Signed, sealed and delivered  
in the presence of:

Alex Stringfellow  
ALEX STRINGFELLOW o/b/o THE ART  
DISTRICT, LLC

Witness

Print Name: April A. Torri

Address: 17301 Pagonia Rd Ste 310  
Clermont FL 34711

Witness

Print Name: Kimberly Bolderson

Address: 17301 Pagonia Rd. Ste. 310  
Clermont FL 34711

STATE OF FLORIDA

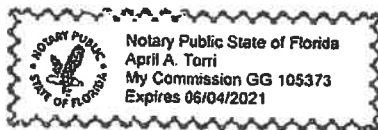
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this the 9th day of December, 2019  
2019, by Alex Stringfellow as member of The Art District, LLC.

Sign: April A. Torri

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known X ; OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



Signed, sealed and delivered  
in the presence of:

April A. Torri

Witness

Print Name: April A Torri

Address: 752 W. Montross St.  
Clermont, FL 34711

Patrick Bianchi  
PATRICK BIANCHI o/b/o VP  
DEVELOPMENT ENTERPRISES, LLC

Witness

Print Name: Kirabury Bolderson

Address: 17301 Pagonia Rd. SE 310  
Clermont, FL 34711

STATE OF FLORIDA

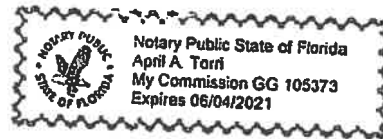
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this the 16<sup>th</sup> day of December, 2019  
2019, by Patrick Bianchi as member of VP Development Enterprises, LLC.

Sign: April A. Torri

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known X ; OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



## "THIS IS NOT A SURVEY"

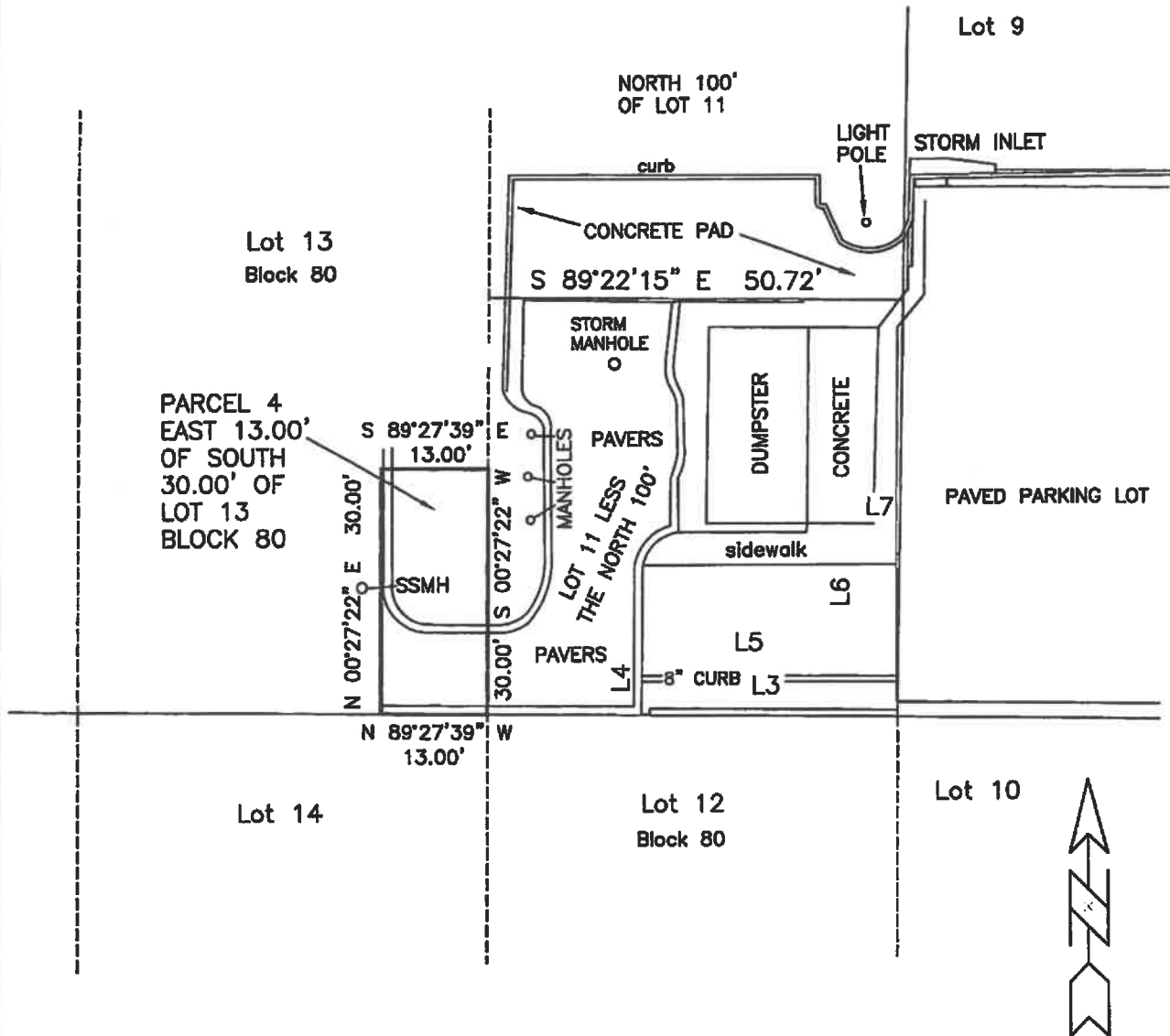
Page 462

# Exhibit D

MAP OF DESCRIPTION PAGE 5 OF 6

## DESCRIPTION PARCEL 4:

THE EAST 13.00 FEET OF THE SOUTH 30.00 FEET OF LOT 13,  
BLOCK 80, OFFICIAL MAP OF THE CITY OF CLERMONT,  
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN  
PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.  
CONTAINING 0.009 ACRES MORE OR LESS.



Digitally  
signed by  
**JEFFREY P  
RHODEN**  
Date:  
2022.02.07  
07:06:03  
-05'00'

THIS DOCUMENT IS A DIGITALLY SIGNED COPY OF A SURVEY MAP. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHOULD CONSULT THE ORIGINAL SURVEY MAP FOR A COMPLETE UNDERSTANDING OF THE INFORMATION CONTAINED HEREIN.



Prepared for:

13039.023

The Art District, LLC

***Rhoden Land Surveying, Inc.***

LB #6980

420 E. Minnehaha Ave.

Clermont, FL 34711

352-394-6255

# Exhibit E

MAP OF DESCRIPTION

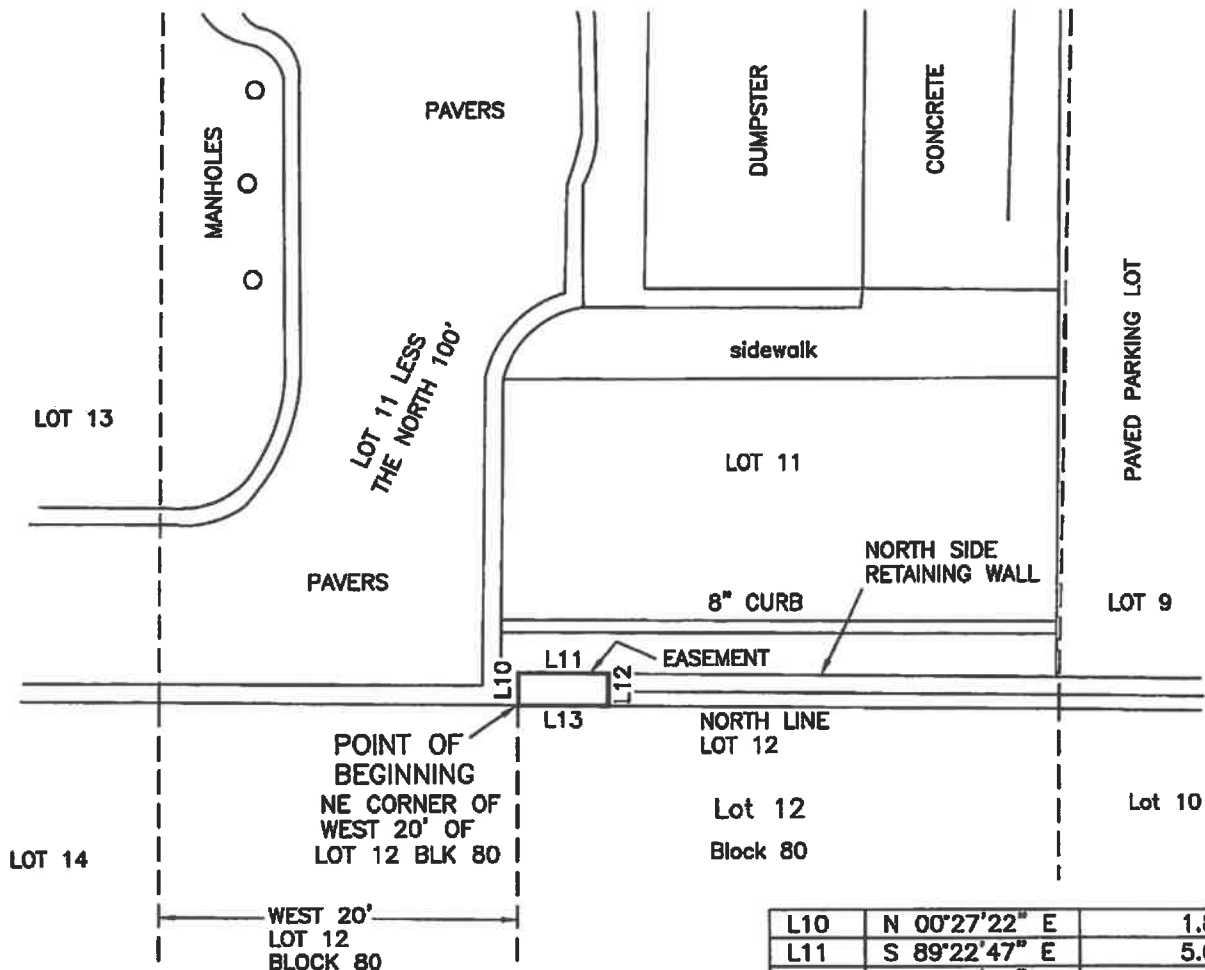
PAGE 6 OF 6

## DESCRIPTION EASEMENT:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 20.00 FEET OF LOT 12, BLOCK 80, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 00°27'22" E FOR A DISTANCE OF 1.84 FEET; THENCE RUN S 89°22'47" E FOR A DISTANCE OF 5.00 FEET; THENCE RUN S 00°27'22" W FOR A DISTANCE OF 1.83 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE RUN N 89°27'39" W ALONG SAID NORTH LINE OF LOT 12 FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.



Scale = 1"=10'



|     |               |       |
|-----|---------------|-------|
| L10 | N 00°27'22" E | 1.84' |
| L11 | S 89°22'47" E | 5.00' |
| L12 | S 00°27'22" W | 1.83' |
| L13 | N 89°27'39" W | 5.00' |

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE SURVEYOR. THE STATE OF FLORIDA HAS ELECTRONICALLY SIGNED AND SEALED THIS SURVEY. THE SURVEYOR'S SEAL IS LOCATED AT THE BOTTOM OF THE PAGE.



Digitally signed  
by JEFFREY P  
RHODEN  
Date:  
2022.02.07  
07:07:54 -05'00'

Prepared for:

13039.023

The Art District, LLC

**Rhoden Land Surveying, Inc.**

LB #6980

420 E. Minnehaha Ave.

Clermont, FL 34711

352-394-6255

## Exhibit F

### DESCRIPTION WATER LINE EASEMENT:

A 10.00 FEET WIDE INGRESS/EGRESS EASEMENT OVER AND ACROSS THE EAST 13.00 FEET OF THE SOUTH 30.00 FEET OF LOT 13, BLOCK 80 AND LOT 11, BLOCK 80, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
 COMMENCE AT THE NORTHWEST CORNER OF THE EAST 13.00 FEET OF THE SOUTH 30.00 FEET OF LOT 13, BLOCK 80, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN S 89°27'39" E ALONG THE NORTH LINE OF SAID EAST 13.00 FEET OF THE SOUTH 30.00 FEET OF LOT 13 FOR A DISTANCE OF 5.77 FEET TO THE POINT OF BEGINNING; THENCE RUN S 13°48'10" E FOR A DISTANCE OF 9.91 FEET; THENCE RUN S 54°55'47" E FOR A DISTANCE OF 11.82 FEET; THENCE RUN S 60°40'06" E FOR A DISTANCE OF 12.84 FEET; THENCE RUN S 49°57'45" E FOR A DISTANCE OF 12.84 FEET; THENCE RUN S 49°57'45" E FOR A DISTANCE OF 3.66 FEET TO THE POINT OF TERMINATION.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 13°48'10" E | 9.91'    |
| L2   | S 54°55'47" E | 11.82'   |
| L3   | S 60°40'06" E | 12.84'   |
| L4   | S 49°57'45" E | 3.66'    |
| L5   | S 89°27'39" E | 5.77'    |

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 POT = POINT OF TERMINATION  
 WM = WATER MAIN

2" POTABLE WATER LINE

LOT 11  
 BLOCK 80

Scale = 1"=20'

PARCEL 4  
 EAST 13.00'  
 OF SOUTH  
 30.00' OF  
 LOT 13  
 BLOCK 80

PAVER WALKWAY

POC  
 NW CORNER  
 E. 13' OF  
 S. 30' OF  
 LOT 13

POB

L5

WM

L2

5'

L3

WM

L4

5'

POT

PARCEL 1

sidewalk

PARKING AREA

EAST LINE LOT 11

THIS IS NOT  
 A SURVEY.

BUILDING

#756

WEST MONTROSE STREET

2" SERVICE CONNECTION

PROPERTY LINE

Map of Description

Prepared for: 13039.024  
 TRAVERSE GROUP

**Rhoden Land Surveying, Inc.**

LB #6980  
 420 E. Minnehaha Ave.  
 Clermont, FL 34711  
 352-394-6255

JEFFREY P. RHODEN PSM #5322 03/01/2022

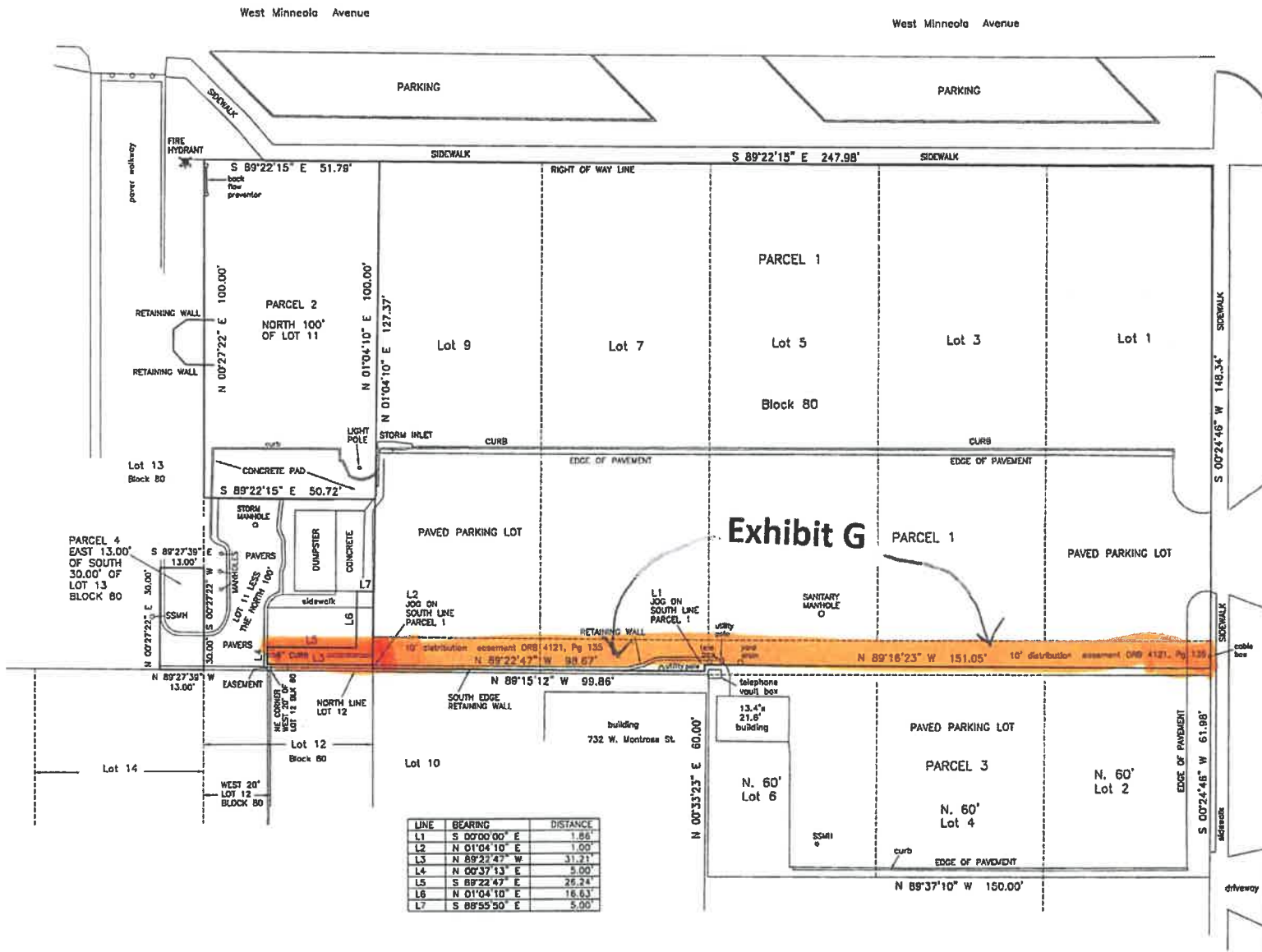
STATE OF FLORIDA

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



# MAP OF DESCRIPTION

PAGE 1 OF 6



Digitally signed by  
JEFFREY P RHODEN  
Date: 2023.02.07  
06:57:30 -05'00'

Prepared for: 13039.023  
The Art District, LLC

**Rhoden Land Surveying, Inc.**  
LB #6980  
420 E. Minnehaha Ave.  
Clermont, FL 34711  
352-394-8255

### **Exhibit 3**

#### **Access ROW Construction details**

- City shall construct and maintain in perpetuity a public sidewalk/access pathway north of and adjacent to the VP North Building to provide ADA compliant access to the general public as set forth in Exhibit “A”. The sidewalk/access pathway shall be constructed in accordance with all applicable codes, laws and regulations and entirely within the area dedicated to the City by Art District as described in Exhibit “A”. All slopes, grade changes to transition from VP’s property to this sidewalk/access pathway must be accomplished within the VP Property and corridor. Finished grades in the access area deeded from Art District (and /or Nexbiz) to the City shall remain as close to existing grade as possible for access to utilities and valves, and in no case shall the City’s work impact Art District’s use of its property as to grade; The dedication of this sidewalk/access pathway area by Art District to the City shall be encumbered as follows: (a) no private party shall be permitted to utilize this area for purposes other than ingress/egress, i.e., a prohibition running with the land against sidewalk café seating or other outdoor commercial use; (b) Art Walk shall retain a perpetual easement for utilities.
- Contemporaneously with the construction of the public access walkway in 2d but in no case before the closing of the Nexbiz Property Transaction, the City shall install an access panel or junction box on the public sidewalk/access pathway described above for Art District use to access utilities. The panel or junction box shall be in the general area as depicted on Exhibit “B” attached hereto and incorporated herein.
- The City shall install a trench grate within the easement area as set forth in Exhibit “C” at the property line between the VP North Building and the public sidewalk/access path to capture stormwater collected and discharged from VP’s corridor walkway, which volume of discharge is limited to storm water collected from the transition slope area only as described herein, within the VP corridor. No buildings (North Building) existing or future structures on VP’s property shall be discharged into the Art District’s stormwater system, on or across its property.
- The City shall remove and relocate the existing curbing and bamboo landscape on the north side of the VP North Building and relocate the curb and Bamboo landscaping the entire length of the new public access walkway on the north and eastern side of the new sidewalk/access pathway.

Exhibit 4

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (the "Contract") is made and entered into on \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between CITY OF CLERMONT, a Florida Municipal Corporation, whose address is 685 West Montrose Street, Clermont, FL 34711 ("Buyer"), and NEXBIZ, LLC, whose address is \_\_\_\_\_, Clermont, FL. 34711 ("Seller")

WITNESSETH:

WHEREAS, Seller is the owner of certain property located in Lake County as more particularly described below; and

WHEREAS, Seller desires to convey said real property to Buyer and Buyer desires to purchase the same from Seller;

NOW THEREFORE, for and in consideration of the premises hereof, the sums of money to be paid hereunder, the mutual covenants herein contained, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do covenant, stipulate and agree as follows, to wit:

1. Agreement to Sell and Purchase. Seller hereby agrees to sell and convey and Buyer hereby agrees to purchase and accept the Property upon the terms and subject to the conditions set forth in this Contract.

2. Description of Property. The property that is to be sold and conveyed by Seller and purchased and accepted by Buyer pursuant to this Contract shall consist of that certain property as described in the survey attached hereto and incorporated herein as Exhibit "A" together with all tenements, hereditaments, rights, privileges and easements thereunto belonging consisting of approximately .856 acres and subject to the survey provisions contained in paragraph 5 herein.

3. Purchase Price and Method of Payment. Subject to credits, adjustments and proration for which provisions are hereinafter made in this Contract, the total purchase price for the Property to be paid by Buyer and received and accepted by Seller (the "Purchase Price") shall be ONE MILLION FIVE HUNDRED SIXTY-SIX THOUSAND DOLLARS (\$1,566,000.000). The Purchase Price shall be paid by Buyer to Seller in the manner and at the times following, to wit:

A. Earnest Money Deposit. Within 5 business of the Effective Date, the sum of TWENTY THOUSAND and no/100 DOLLARS (\$20,000) shall be deposited by Buyer with Bowen and Schroth Attorneys 600 Jennings Ave Eustis FL, 32726 (the "Escrow Agent"), as an earnest money deposit hereunder ("Earnest Money Deposit"). The Earnest Money Deposit shall not be refundable except as set forth herein.

B. Cash Delivered at Closing. At Closing the Earnest Money Deposit plus the balance of the Purchase Price shall be delivered to Seller in United States funds by wire transfer. All deposits shall be applied to the Purchase Price.

C. This Contract shall serve as escrow instructions and an executed copy of this Contract shall be deposited with Escrow Agent. In the event of a termination of this Contract or a default under this Contract, the Earnest Money shall be delivered or disbursed by the Escrow Agent as provided in this Contract. If either party shall declare the other party in default under this Contract pursuant to Paragraph 14 hereof and shall make demand (the "Demand") on Escrow Agent for possession of the Earnest Money, said party must provide the other party with a copy of such Demand made upon the Escrow Agent. Except with respect to a Demand for the Earnest Money made by Buyer pursuant to Paragraphs 4 or 5, which shall be promptly honored, Escrow Agent shall not disburse the Earnest Money in accordance with any Demand unless and until the demanding party delivers to Escrow Agent evidence (e.g., return receipt issued by U.S. Postal Service) of the other party's receipt of the Demand, and Escrow Agent has not received written objection to such Demand within five (5) business days following said party's receipt of the copy of such Demand. If any dispute or difference arises between the Buyer and Seller or if any conflicting demands shall be made upon the Escrow Agent, the Escrow Agent shall not be required to determine the same or to take any action thereon. Rather, the Escrow Agent may await settlement of the controversy or deposit the escrow sums into the Registry of the Circuit Court of Lake County, Florida, in an interpleaded action or otherwise for the purpose of having the respective rights of the parties adjudicated. Upon making such deposit or upon institution of such interpleaded action or other actions, the Escrow Agent shall be fully relieved and discharged from all further obligations hereunder with respect to the sums so deposited. Buyer acknowledges that Escrow Agent is also serving as Seller's counsel in the transaction contemplated by this Contract, and notwithstanding any dispute between the parties pertaining to Escrow Agent's duties hereunder or the disbursement of the Earnest Money or for any other reason, Escrow Agent may continue to represent Seller in this transaction and in any litigation that may arise hereunder.

4. Title. Within ten (10) days of the Effective Date, the Closing Agent Buyer at Buyer's expense shall deliver to Buyer and Seller an original commitment for title insurance committing to issue an Owner's policy to Buyer as purchaser of the Property in the amount of the Purchase Price (the "Title Commitment"). The title company shall be \_\_\_\_\_ and the issuing and Closing agent shall be \_\_\_\_\_. Buyer shall have ten (10) days from the date of Buyer's receipt of the Title Commitment to examine the same. Buyer shall, on or before the end of said ten (10) day period, notify Seller in writing specifying any objections Buyer may have regarding the status of title as shown on the Title Commitment, otherwise Buyer shall be deemed to have waived the right to any such objections. Seller shall, within five (5) days from receipt of Buyer's notice of objection to title, commence a good faith effort to cure Buyer's title objections within fifteen (15) business days of receipt of Buyer's notice of objection to title (the "Title Cure Period"). In the event Seller is unable to cure title within the Title Cure Period, Buyer shall have, as its sole and exclusive remedy, the option of (i) accepting title to the Land in an "as is" condition without recourse to Seller and without a reduction in the Purchase Price and the remaining title objections shall become Permitted Exceptions, or (ii) terminating this Agreement and receiving a refund of

the Deposit which Escrow Agent shall forthwith return to the Buyer, or (iii) granting Seller an extension of the Title Cure Period. If Seller is unable, after a good faith effort, to cure title during the extended Title Cure Period, Buyer shall have, as its sole and exclusive remedy, the option of the preceding (i) or (ii). Buyer's option of terminating this Agreement under this paragraph 4 and receiving a refund of the Deposit must be exercised within seven (7) days following the expiration of Seller's Title Cure Period or any extension thereof. In the event Buyer does not terminate this Agreement pursuant to this Section 4, Buyer shall be deemed to have waived any remaining uncured objections to title and agreed to (a) accept title to the Land in an "as is" condition without a reduction in the Purchase Price and without recourse to Seller and (b) close on the date specified in Section 8 herein, unless Buyer terminates this Agreement under paragraph 5, below, or as otherwise specifically permitted in this Agreement.

5. Survey. Buyer may have the Property surveyed at its expense on or before the expiration of fifteen (15) days from the Effective Date. The survey of the Property (the "Survey") shall be prepared by a licensed Florida surveyor and in accordance with the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code, shall specify the dimensions, location and legal description of the site and the size of the acreage of the Property in square feet to no less than two (2) decimal places. In the event that the Survey is not acceptable to Buyer, Buyer shall have the option of terminating this Agreement. In the event that the Survey is rejected by Buyer for any reason, this Agreement shall terminate effective immediately, without consequence to either party and any deposit shall be returned to Buyer.

6. Conveyance of Property. At Closing, Buyer shall deliver to Seller the Purchase Price of the Property and Seller shall deliver to Buyer: (i) a duly executed Special Warranty Deed in recordable form conveying fee simple title to the Property free and clear of all liens, encumbrances and exceptions except for the exceptions approved or deemed approved by Buyer ("Permitted Exceptions"); (ii) an affidavit from Seller certified to Buyer and to the title company in form required by the title company to delete from Buyer's title insurance policy all standard exceptions for construction liens and parties in possession exceptions and any other standard exceptions the title company may delete based on Seller's affidavit; (iii) a certification by Seller which indicates that Seller is not a foreign person as defined in the Internal Revenue Code; (iv) written affirmation that the representations and warranties set forth in Paragraph 11 hereof remain true at the time of Closing; (v) a duly executed closing statement; (vi) such documents as the title company requires in order to evidence the authority and good standing of Seller to complete this transaction; and (vii) other documents reasonably required by Buyer or the title company in order to consummate the transaction contemplated herein. All documents to be executed at Closing by Seller, shall be provided to Buyer no later than Five (5) days prior to the expiration of the Inspection Period.

7. Closing.

A. Subject to the Title Review and Survey provisions set forth in Paragraphs 4 and 5 above, the sale and purchase transaction contemplated in this Contract shall be closed and the aforesaid closing documents delivered on or before the expiration of Seventy-Five (75) days from the earlier of the Global Settlement Agreement City Council approval (the "Closing Date"). Notwithstanding the foregoing or anything in this Agreement to the contrary, this Agreement is subject to the Global Settlement Agreement, and this Agreement shall not close unless all conditions set forth in the Global Settlement Agreement for closing have been satisfied. If any

requirement of the Global Settlement Agreement is not satisfied, or Seller is made aware of any threat or challenge to the enforceability of the Global Settlement Agreement, Seller, in its sole and absolute discretion, may elect to terminate this Agreement or offer to extend the Closing Date for satisfaction of the outstanding obligations. Seller's termination due to unsatisfied conditions of the global settlement agreement is not a default, and Buyer cannot compel Seller to close. Provided however, the Earnest Money Deposit shall be immediately refunded to the Buyer.

B. The Closing shall be completed by an attorney as selected by Seller and shall take place at Clermont City Hall, in Lake County, or by express mail, and at such time as mutually agreed upon between Buyer and Seller.

8. Closing Costs. The Buyer agrees to pay for all closing costs, including, but not limited to, applicable state documentary stamps as may be required to be affixed to the Special Warranty Deed, the premium for the owner's title insurance policy to be issued pursuant to the Title Commitment, the cost of recording any and all other documents necessary to deliver good and clear title other than any documents necessary to satisfy or extinguish any lien or mortgage existing on the Property which shall be borne by Seller, the cost of recording the Special Warranty Deed and any endorsements requested by Buyer. Buyer and Seller shall each bear its own attorneys' fees. The Closing Agent shall provide Buyer with an estimate of the Closing Costs to be borne by Buyer during the Title Review Period. Any objection by Buyer to the Closing Costs estimate shall be considered a Title Objection, subject to the review, Title Cure measures and termination provisions set forth in Paragraph 4.

9. Possession. Possession of the Property shall be delivered by Seller to Buyer at the time of Closing hereunder, subject to the Permitted Exceptions. Prior to Closing and the delivery of possession as aforesaid, Seller shall remain the owner of the Property and shall bear the risk of all loss of whatever nature. In the event that prior to Closing all or a portion of the Property being acquired is condemned or condemnation proceedings have been instituted for any public or quasipublic use or purpose, then Buyer shall have the option to terminate this Contract, in which event the payments previously made by Buyer to Seller shall be returned to Buyer, this Contract shall be deemed null and void and Buyer and Seller shall be relieved from all liabilities and responsibilities hereunder except as specifically provided otherwise herein.

10. Proration. Ad valorem real and personal property taxes, if any, or assessments of any kind for the year of closing shall be prorated as of the date of closing. If, however, the amount of such taxes or assessments for the year of closing cannot be ascertained, the rates, millages and assessed valuations for the previous year, with known changes and utilizing full discounts, shall be used as an estimate, and tax proration based on such estimate shall be readjusted by the Buyer and Seller when the actual tax bills for the year of sale are received, which obligation shall expressly survive closing for a period of twelve (12) months.

11. Representations, Obligations and Warranties of Seller. Except for the representations and warranties in this Paragraph 11, Seller makes no representations or warranties to Buyer and shall convey the Property 'AS IS, WHERE IS, WITH ALL FAULTS.' Buyer shall, by closing on the Property, be deemed to have acknowledged that Buyer has relied solely upon its own inspections and investigations to determine the physical condition of the Property and its suitability for Buyer's purposes. Seller represents and warrants (which warranties shall survive the closing hereunder to the Buyer that:

A. Seller has not received any actual notice of any existing or threatened lawsuit by which any party claims an interest in the Property.

B. Seller owns fee simple title to the Property and has the full power, right and authority, and is duly authorized, to enter into this Contract, to perform each and all of the matters and acts herein provided, and to execute and deliver all documents provided hereunder.

C. Possession of the Property shall be delivered to Buyer by Seller free of rights or claims of any tenants, occupants or parties in possession, except for the rights of parties pursuant to the Permitted Exceptions or as may otherwise be disclosed in the Commitment.

D. To Seller's present, actual knowledge, without any investigation whatsoever, there has not been and there is not now: (i) any presence of any Hazardous Substances (as hereinafter defined) on, over, under or around the Property in violation of applicable law; (ii) any present or past generation, recycling, use, reuse, sale, storage, handling, transport and/or disposal of any Hazardous Substances on, over, under or around the Property in violation of applicable law; (iii) any failure to comply with any applicable local, state or federal environmental laws; (iv) any spills, releases, discharges or disposal of Hazardous Substances that have occurred or are presently occurring on or onto the Property or any adjacent properties in violation of applicable law; or (v) any spills or disposal of Hazardous Substances that have occurred or are presently occurring off the Property as a result of any construction or operation and use of the Property in violation of applicable law. For purposes of this Paragraph 11, the term "Hazardous Substances" means and includes, without limitation, any toxic or hazardous substances or materials, petroleum or other pollutants and substances, whether or not naturally occurring, including, without limitation, asbestos, radon, and methane gas, generated, treated, stored or disposed of, or otherwise deposited in or located on or under the Property, and also includes, without limitation, the surface and subsurface waters of the Property, and any activity undertaken or hereafter undertaken on the Property which would cause: (i) the Property to become a hazardous waste treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. 6901 et seq., or any similar state law or local ordinance; (ii) a release or threatened release of hazardous waste from the Property within the ambit of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. 9601-9657, or any similar state law or local ordinance or any other environmental law; (iii) the discharge of pollutants or effluent into any water source or system, or the discharge into the air of any emissions which would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. 1251 et seq., or the Clean Air Act, 42 U.S.C. 7401 et seq., or any similar state law or local ordinance; or (iv) any substances or conditions in, on or under the Property which may

support a claim or cause of action under RCRA, CERCLA or any other federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirement, including the presence of any underground storage tanks or underground deposits located on the Property.

E. Seller, to the best of Seller's knowledge, has received no written notice of any existing or pending special assessments affecting the Property which may be assessed by any governmental authority, water or sewer authority, drainage district or any other special taxing district or other entity.

F. Other than as may be set forth herein, there is no litigation or legal proceeding pending or to Seller's present, actual knowledge threatened which relates to or affects the Property or which would impair or otherwise adversely affect this Contract, Seller's performance hereunder and/or Buyer's use of the Property for the Intended Use.

Seller has not entered into any other contracts, agreements or understandings, verbal contracts or agreements, oral or written, for the sale or transfer of any portion of the Property, other than as set forth herein.

G. Seller has not made any commitments to any governmental unit or agency, utility company, authority, school board, church or other religious body, or to any other organization, group or individual relating to the Property which would impose any obligations upon Buyer to make any contributions of money or land or to install or maintain any improvements, except as may be set forth in the Commitment or the global settlement agreement to which Buyer and Seller are parties.

H. To Seller's present, actual knowledge, without any investigation whatsoever, the Property has not been registered or certified as "historic" by any local, state or federal governmental entity or historic commission.

I. To Seller's present, actual knowledge, neither the execution and delivery of this Contract, nor compliance with the terms and conditions of this Contract by Seller, nor the consummation of the sale, constitutes or will constitute a violation or breach of any agreement or other instrument to which it is a party, to which it is subject or by which it is bound.

J. Seller has no present or actual knowledge, without any investigation whatsoever, of any encroachments affecting the Property, any encroachments of structures or improvements on the Property onto rights of way or the property of others, or any setback encroachments or violations.

K. For purposes of this Paragraph 11, the term "to Seller's knowledge" or words of similar import shall mean the current conscious awareness of facts or other information of the Seller, its officers, agents and employees, without any inquiry or investigation whatsoever, all of whom are acting solely in their capacity as officers, agents or employees of Seller or an affiliate of Seller and are in no manner expressly or impliedly making any of these representations in an individual capacity. The statements and representations of Seller set forth in this contract shall be true and reaffirmed in writing at the Closing and shall survive the Closing.



L. If, after the Effective Date, any event occurs or condition exists of which Seller has knowledge or about which Seller receives information which renders any of the representations contained herein untrue or misleading, Seller shall promptly notify Buyer in writing and Buyer, as Buyer's sole and exclusive remedy, shall thereafter have the option to terminate this Contract within ten (10) calendar days of receipt of Buyer's written notice. In the event of such termination, Escrow Agent shall disburse the Earnest Money Deposit (or the portion thereof prior to closing, theretofore deposited with Escrow Agent), to Buyer in which event all payments made by Buyer to Seller shall remain the sole property of Buyer, this Contract shall be deemed null and void and Buyer and Seller shall be relieved from all liabilities and responsibilities hereunder.

12. Representations, Acknowledgments and Warranties of Buyer. Buyer represents, acknowledges and warrants to Seller that:

A. Buyer has the power, right and authority, and is duly authorized, to enter into this Contract, to perform each and all of the matters and acts herein provided, and to execute and deliver all documents provided hereunder.

B. To the best of Buyer's knowledge, neither the execution and delivery of this Contract, nor the compliance with the terms and conditions of this Contract by Buyer, nor the consummation of the sale, constitutes or will constitute a violation or breach of any agreement or other instrument to which it is a party, to which it is subject or by which it is bound.

13. Seller's Option to Repurchase Property. For a period of ten (10) years from the Closing Date, Seller, at its sole option, shall have the right to repurchase the Property from Buyer as set forth herein:

A. The Repurchase Option shall be only effective and applicable upon the any of the following triggering events:

- 1) Buyer ceases to use the property for a parking lot/facility, or Buyer otherwise fails to adhere to the parking entitlements vested to Seller and The Art District, LLC;
- 2) Buyer constructs and maintains a parking lot/facility at a downtown location other than the Property which eliminates the need for a parking lot/facility on the Property; or
- 3) Buyer accepts an offer to sell the Property.

B. The Repurchase Option shall, at a minimum, be subject to the following terms and conditions:

- 1) Purchase price shall be ONE MILLION FIVE HUNDRED SIXTY-SIX THOUSAND DOLLARS (\$1,566,000).
- 2) Buyer shall notify Seller within 10 days of its future intent, advertising, or City Council discussions or plan to consider any of the triggering events. Trigger Notice.

Upon occurrence of the above triggering events, Seller shall notify Buyer in writing within thirty

(30) days of its intention to exercise the right hereunder. Seller's failure to timely notify Buyer shall act as a waiver of Seller's rights hereunder.

- 3) At the closing pursuant to this Repurchase Right, Seller shall pay for state documentary stamps as may be required to be affixed to the Special Warranty Deed, any taxes or assessments prorated as of the date of closing, the premium for the owner's title insurance policy to be issued pursuant to the Title Commitment, the cost of recording any and all other documents necessary to deliver good and clear title, any document preparation fees, the cost of recording the Special Warranty Deed and any and all costs associated with the recording of any satisfaction or release of any note, mortgage and security agreement attached to the Property. The Closing Agent for the transaction shall be selected by Seller and the Closing shall take place in Clermont, Florida or by express mail. Buyer and Seller shall each bear its own attorneys' fees

C. As part of the consideration of the Repurchase Option, the Buyer expressly agrees that the Buyer shall not enter into any sales agreement or long term lease of the Property without a provision that such sales agreement or lease is subject to the Repurchase Option. To ensure that right is protected, Buyer consents to Seller recording a notice of the Repurchase Option terms, so that any sale or long term lease will be subject to the Repurchase Option.

14. Default. In the event that either party defaults under this Agreement and the Agreement fails to Close, this Agreement shall be terminated and the transaction shall be deemed failed to close for the purposes of the global settlement agreement. If the Agreement is terminated due to Buyer's default, Seller may keep the Earnest Money Deposit. If the termination is due to the failure to complete the subject Global settlement Agreement or due to Seller's default, the Earnest Money Deposit shall be immediately returned to Buyer.

15. Assignability. The rights, obligations and duties herein are not assignable by either party, except the right of repurchase, which shall be assignable.

16. Survival of Provisions. The provisions of this Contract shall not survive the closing hereunder except as expressly provided elsewhere in this Contract.

17. Time of Essence. It is expressly agreed by both the Seller and Buyer that time is of the essence of this Contract and in the performance of all conditions, covenants, requirements, obligations and warranties to be performed or satisfied by the parties hereto. Waiver of performance or satisfaction of timely performance or satisfaction of any condition, covenant, requirement, obligation or warranty by one party shall not be deemed to be a waiver of the performance or satisfaction of any other condition, covenant, requirement, obligation or warranty unless specifically consented to in writing. Unless otherwise expressly provided herein, all periods for performance, approval, delivery or review and the like shall be determined on a "calendar" day basis. If any day for performance, approval, delivery or review shall fall on a Saturday, Sunday or legal holiday, the time therefore shall be extended to the next business day.

18. Notices. Any notice or other communication permitted or required to be given hereunder by one party to the other shall be in writing, shall be effective upon receipt and shall be delivered by registered or certified United States Mail, postage prepaid, return receipt

requested, or electronic mail, with acknowledgment of receipt upon transmission (provided that if notice is sent by electronic mail, it must also be sent by one of the other methods of delivery specified herein), to the party entitled or required to receive the same, as follows:

TO BUYER: City of Clermont  
685 West Montrose Street  
Clermont, FL 34711  
Attn.: Brian Bulthuis  
City Manager

WITH A REQUIRED COPY TO: de Beaubien Knight, Simmons, Mantzaris  
Neal, LLP  
332 North Magnolia Avenue  
Orlando, Florida 32801  
Attention: Daniel F. Mantzaris, Esquire  
Phone: (407) 422-2454  
Fax: (407) 992-3541  
e-mail: [dmantzaris@dsklawgroup.com](mailto:dmantzaris@dsklawgroup.com)

TO SELLER: NexBiz, LLC  
1455 W. Lakeshore Drive  
Clermont, FL 34711  
Attn.: Jayson Stringfellow

WITH A REQUIRED COPY TO: Ryan Stringfellow  
PO Box 40746  
Nashville TN 37204  
[ryan@makertn.com](mailto:ryan@makertn.com)

And  
Zachary T. Broome, Esq.  
Bowen & Schroth, P.A.  
600 Jennings Ave  
Eustis, FL 32726  
[zbroome@bowenschroth.com](mailto:zbroome@bowenschroth.com)

19. Governing Law and Binding Effect. This Contract and the interpretation and enforcement of the same shall be governed by and construed in accordance with the laws of the State of Florida and shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns.

20. Integrated Contract, Waiver and Modification. This Contract represents the complete and entire understanding and agreement between the parties hereto with regard to all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, shall

be binding on either party hereto. This Contract may not be modified or amended nor may any covenant, agreement, condition, requirement, provision, warranty or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures. This provision is notwithstanding that the Agreement is part of a global settlement resolution involving multiple other agreements, and this Agreement shall be interpreted and enforced according to the global settlement agreement.

21. Brokerage. Seller and Buyer acknowledge and agree no agent or broker has acted on behalf of Seller or Buyer. The Seller and Buyer agree to indemnify, defend and hold the other harmless from and against any commissions or fees or claims for commissions or fees arising under the indemnifying party, which indemnification shall expressly survive the termination of this Contract and the closing of the sale and purchase of the Property contemplated by this Contract.

22. Joinder of Escrow Agent. , Bowen and Schroth Attorney join in the execution of this Contract for the express purpose of agreeing and acknowledging the terms and conditions related to the retention and disbursement of the Earnest Money Deposit funds herein.

23. Effective Date. The “Effective Date” of this Contract shall be the date upon which this Contract is last signed by Seller and Buyer.

24. Counterparts. This Contract may be executed in counterparts by the parties hereto and each shall be considered an original, but all such counterparts shall be construed together and constitute one Contract between the parties hereto.

25. Interpretation. Seller and Buyer acknowledge each to the other that both they and their counsel have reviewed this Contract and that the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Contract or any Exhibits hereto.

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26. PDF. PDF copies of this Contract executed by Seller or Buyer shall operate as and may be relied upon as an original signature.

IN WITNESS WHEREOF, Seller and Buyer have each caused this Contract for Sale and Purchase to be executed as of dates set forth below.

SELLER:

City of Clermont

By: \_\_\_\_\_  
Tracy Ackroyd Howe, City Clerk

By \_\_\_\_\_  
Mayor Tim Murry  
Date: \_\_\_\_\_

BUYER:

NexBiz, LLC

Witnesses:

\_\_\_\_\_  
Name: \_\_\_\_\_  
\_\_\_\_\_  
Name \_\_\_\_\_

By \_\_\_\_\_  
Jayson Stringfellow, Manager  
Date: \_\_\_\_\_

Escrow Agent:

Bowen and Schroth Att

By: \_\_\_\_\_  
Date: \_\_\_\_\_