



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

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

Governmental Entity Information

Name of Governmental Entity: City of Clermont
Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Shannon Schmidt
Title: Economic Development Director
Mailing Address: 685 W. Montrose Street
Clermont, FL 34711
Phone Number: 352-241-7355
Email: sschmidt@clermontfl.org

Secondary Contact Name: James Kinzler
Title: Capital Projects Director
Phone Number: 352-241-7356

Public Infrastructure Grant Eligibility

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

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

1. Program Requirements:

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

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

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

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

C. Is this infrastructure currently owned by the public? Yes No

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

D. Provide current property owner.
See attached.

E. Is this infrastructure for public use or does it predominately benefit the public?
 Yes No
See attached.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?
 Yes No
See attached.

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

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

See attached.

2. Additional Information:

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

Yes No

See attached.

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

Yes No

See attached.

G. Does this project have a local match amount? Yes No

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

See attached.

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

See attached.

3. Program Budget

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

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

1.) **Total Amount Requested** \$4,500,000.000
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ _____

Private Sources \$ _____

Other (grants, etc.) \$ _____

Please Specify: See attached

Total Other Funding \$4,500,000.00

B. Public Infrastructure Project Costs:

Construction \$ _____

Reconstruction \$ _____

Design & Engineering \$ _____

Land Acquisition \$ _____

Land Improvement \$ _____

Other \$ _____

Please Specify: _____

Total Project Costs \$ _____

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

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

4. Approvals and Authority

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

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

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

See attached.

- B.** If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:
- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
 - ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

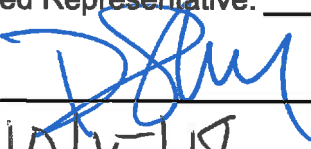
See attached.

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

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

Name of Governmental Entity: City of Clermont

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

Representative Signature: 

Signature Date: 10/15/18



City of Clermont
Florida Job Growth Grant Application

1. Program Requirements

- A. **Provide a detailed description of the public infrastructure improvements.**
- B.

About City of Clermont Utility Infrastructure Grant Request

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

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

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

The City of Clermont provides potable water, wastewater, and reclaimed water utility services to its customers. Utility extension and service is critical to the advancement and attainment of the city economic objective.

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

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

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

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

The City plans to expand the water and wastewater systems to serve the Olympus development. It is proposed that a 16-inch water main and 12-inch forcemain be constructed along US27 to serve the development. The 16-inch water main will connect to an existing 16-inch water main to ensure adequate flow and pressure to the development. A master lift station will be constructed within Olympus and a 12-inch forcemain will be routed along US27 and tied into an existing 12-inch forcemain.

About Project Olympus:

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

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

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

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

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

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

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

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

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

Net Fiscal Impacts

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

Phasing of Olympus

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

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

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

The public wastewater, water and associated water utility infrastructure, will be located along South US27 in right-of-way.

D. Is this infrastructure owned by the public?

Yes, the infrastructure would be located in FDOT right of way.

E. Provide current property owner

See Map.

The attached maps highlight both the utility corridor in which City of Clermont utilities will be extended along the US27 corridor. This is the direct route, in which the City of Clermont will extend water and waste water from the current plant operations on (insert address) US27.

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

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

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

result from the project, known as Project Olympus. Lastly, public benefit and value is derived from the access to water, waste water and reuse services.

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

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

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

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

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

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

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

Site Program

Size (SF)	Size (AC)	USE
1,020,431	23.43	Conservation
1,289,924	29.61	Stormwater
1,169,546	26.85	Internal Roads
351,726	8.07	Championship Tennis Center
265,712	6.10	Track and Field
203,310	4.67	Sports Medicine
211,825	4.86	Smaller Mixed Use Padsites
9,627	0.22	Sports Performance Center
99,991	2.27	Ice Sports Center
89,596	2.06	Multi-sport training Center
70,809	1.63	Olympus Fitness and Health Club
363,174	8.34	Soccer Stadium
323,900	7.44	Soccer Practice Fields
393,731	9.04	Sports Medicine Professional Office
755,001	17.33	Surf Park
89,772	2.06	O Zone
266,676	6.12	Boutique Inn/Athletic Lodging
235,573	5.41	Champions Plaza
230,860	5.30	Condo Hotel, Retail, Office
174,359	4.00	Epic Center
156,936	3.60	Aquatics Center
452,543	10.39	Tennis Villas
194,893	4.47	Surf Hotel/Restaurants/Retail
9,456	0.22	Restaurant Pad 3
83,693	1.92	Epic Commercial
433,708	9.96	Multi-Family Village
2,280,860	52.36	Northwest Outparcel

41,069	0.94	Main Gates
1,020,413	23.43	Conservation
1,289,924	29.61	Reserve and Storm Water Management
1,169,546	26.85	Internal Roads
147,505	3.39	Theater District
30,572	0.70	Welcome Center
220,924	5.07	Brand hotel
174,655	4.01	Wellness Spa
145,605	3.34	Conference Center
87,255	2.00	Wellness Spa
112,418	2.58	Village Retail/Office
452,543	10.39	Tennis Villas
533,169	12.24	Multi-Family
14,431	0.33	Restaurant Pad 1
58,811	1.35	Restaurant Pad 2
18,023	0.41	Restaurant Pad 4
25,499	0.59	Restaurant Pad 5
162,700	3.74	Lakeside District

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

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Phasing of Olympus

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

G2.

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

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

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

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

- Lake County- Right of Way Permit

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

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

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

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

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

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

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

G. Does the project have a local match amount? Yes, the City of Clermont local match amount is \$4.5 million

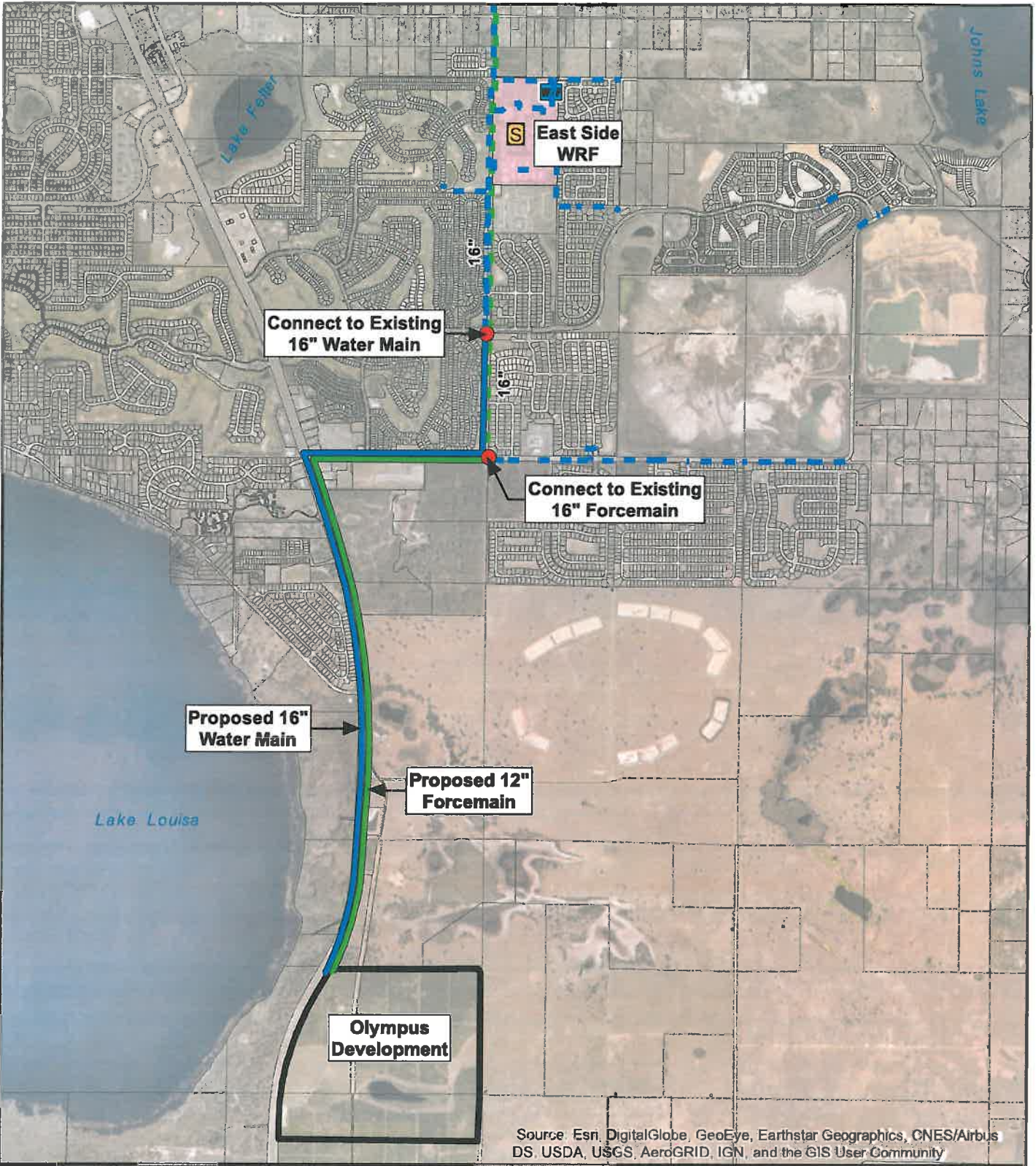
H. Maps attached.

**Olympus Development - Water/Sewer US 27 Route
City of Clermont**

Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	Mobilization/Demobilization (2%)	1	LS	\$ 171,000.00	\$ 171,000.00
2	General Requirements, Bonds and Insurance (2%)	1	LS	\$ 171,000.00	\$ 171,000.00
3	Maintenance of Traffic (1%)	1	LS	\$ 86,000.00	\$ 86,000.00
4	Audio-V/ideo Record	1	LS	\$ 5,000.00	\$ 5,000.00
5	Locate Utilities in Advance of Construction	1	LS	\$ 40,000.00	\$ 40,000.00
6	Furnish and Install 16" DR-18 PVC Watermain	17,500	LF	\$ 250.00	\$ 4,375,000.00
7	Furnish and Install 12" DR-18 PVC Forcemain	15,000	LF	\$ 200.00	\$ 3,000,000.00
8	Lift Station	1	LS	\$ 500,000.00	\$ 500,000.00
9	16" Gate Valve ¹	18	EA	\$ 6,000.00	\$ 105,000.00
10	12" Plug Valves ²	15	EA	\$ 5,000.00	\$ 75,000.00
11	Construct 2" ARV ³	8	EA	\$ 4,000.00	\$ 32,000.00
12	Connect Watermain to existing system	1	LS	\$ 5,000.00	\$ 5,000.00
13	Connect Forcemain to existing system	1	LS	\$ 5,000.00	\$ 5,000.00
				Subtotal	\$ 8,570,000.00
				Contingency (30%)	\$ 2,571,000.00
				Total	\$ 11,150,000.00

NOTES:

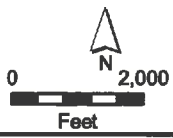
1. Assume gate valves every 1,000 feet
2. Assume plug valves every 1,000 feet
3. Assume 4 ARVs for both watermain and forcemain



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: City of Clermont Utilities, Lake County GIS

LEGEND	
Existing	Proposed
16" Water Main	12" Forcemain
16"	16" Water Main
	Connection Points



CITY OF CLERMONT, FLORIDA

OLYMPUS DEVELOPMENT -
US 27 ROUTE -UTILITY CONNECTIONS

FIGURE 2

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September 19, 2018

Ms. Shannon Schmidt
Director Economic Development
City of Clermont
685 West Montrose Avenue
Clermont, FL 34711

RE: UTILITY INSTALLATION – Project Olympus/Wellness Way

Dear Shannon:

I am pleased to provide the following summary highlighting the job creation forecasted by the Economic Impact Study prepared by Fishkind & Associates and submitted to Olympus Sports & Entertainment Group on August 16, 2018.

Top Ten Businesses	Employment	Labor Income	Total Output
Offices of physicians	1,425.8	\$119,700,767	\$180,798,734
Business support services	1,247.1	\$23,564,868	\$48,767,116
Hotels and motels	656.8	\$18,563,195	\$67,210,721
Fitness and recreational sports centers	582.1	\$7,948,048	\$23,595,494
Limited-service restaurants	521.2	\$8,962,935	\$41,208,277
Retail	368.8	\$9,374,896	\$24,925,421
Private households	357.4	\$5,797,310	\$5,802,008
Full-service restaurants	298.4	\$6,572,513	\$14,240,660
Real estate	198.2	\$1,797,782	\$21,003,930
Business Services	72.0	\$1,113,782	\$2,325,289

The Olympus Development Program has been carefully crafted by expert land planners and visionaries to deliver Sports, Wellness and Fitness within a unique and vibrant Master Planned community. As such, the project will spearhead future development within Wellness Way Area Plan, a 15,000± acre area within south Lake County.

The most critical requirement to moving forward with implementation of the project is the extension of utility lines from the existing Clermont plant to the

Olympus property. This extension will cross through private property that will also benefit from the extension and permit multiple additional development of the area.


We appreciate the efforts that you and your colleagues in the City of Clermont have provided throughout the past year as we organized planning and engineering prior to formal application for annexation. At this time, however, the need for Clermont to install new lines to the project is of the highest priority.

It is essential that we seek all available assistance in funding, planning and implementing the utility extension to Olympus and surrounding properties. Without this extension, the project simply cannot move forward.

We look forward to assisting in any way and hope to see a formal plan in the near future.

Please contact me directly at 407.754.6945 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Carroll". The signature is fluid and cursive, written over a white background.

Michael J. Carroll
C.E.O. & Founder



LAKE COUNTY FLORIDA

September 25, 2018

Florida Department of Economic Opportunity
107 East Madison Street
Caldwell Building
Tallahassee, Florida 32399-4120

To Whom It May Concern:

It is with great pleasure that I submit this letter on behalf of the Lake County Board of County Commissioners in support of the City of Clermont's Florida Job Growth Grant application for a utility infrastructure project located in south Lake County within the Wellness Way Urban Services Area.

As collaborative partners, the Wellness Way Urban Services Area is the product of tremendous effort and vision between Lake County and the City of Clermont, and part of the larger strategy to diversify the County's economic base. The more than 15,500-acre area has been planned and designed to smartly accommodate the high degree of growth that we are facing as a county, while simultaneously addressing the attraction of economic development opportunities and high paying jobs. The City of Clermont's request for funding to place utility infrastructure within their utility boundary in the Wellness Way Services Area is critical to realizing those economic and job creation outcomes.

As a traditional bedroom community to the city of Orlando, it is imperative that Lake County pursue economic development strategies that will facilitate the creation of high wage jobs within our geographic boundaries. The Wellness Way Urban Services Area is one of Lake County's strategic corridors for economic development, and we are focused and committed to working with our partners at the City of Clermont to bring new jobs to this community.

On behalf of the Lake County Board of County Commissioners, we appreciate your consideration of this application and hope that you will support this vitally important utility infrastructure project.

Best regards,

Timothy I. Sullivan, Chairman
Lake County Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS' OFFICE
P.O. BOX 7800 ♦ 315 W. MAIN ST. ♦ SUITE 316 ♦ TAVARES, FLORIDA 32778-7800 ♦ P 352.343.9850 ♦ F 352.343.9495
Board of County Commissioners ♦ www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5

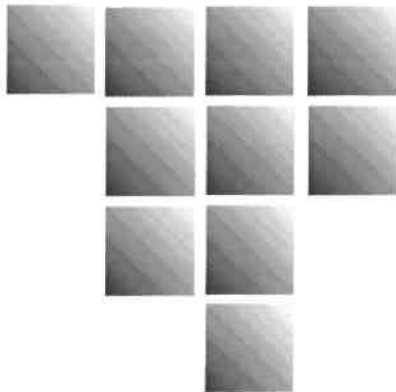
OLYMPIC SPORTS PROJECT ECONOMIC & FISCAL IMPACTS

June 25, 2018

Prepared By:

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

**FISHKIND
& ASSOCIATES**



Executive Summary

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

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

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

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

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

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

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

1.0 Introduction

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

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

2.0 Development Summary and Assumptions

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

3.0 Economic Impacts

3.1 Economic Impact of the Olympic Sports Project

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

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

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

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

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

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

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

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

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

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

Table 2. Annual Direct and Indirect Economic Impacts-Permanent

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

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

4.0 Fiscal Impacts of Olympic Sports Project Place

4.1 Introduction

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

4.2 Fiscal Impacts – City of Clermont

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

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

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

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

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

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

4.3 Capital Fiscal Impacts

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

Table 4: Impact Fees – The City of Clermont

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

4.4 Fiscal Impacts –Lake School District

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

Table 5: Lake School District Ad Valorem Revenue

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

5.0 Methodology

5.1 Economic Impact Methodology

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

5.2 Fiscal Impact Methodology

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

5.3 Fiscal Impact Analysis Model Calibration

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

5.4 Modified Per Capita Method

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

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

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

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

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

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

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

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

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

5.5 Fiscal Impact Calculations

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

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

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

5.6 Assumptions

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

5.7 School Methodology

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

APPENDIX TABLES

**Appendix Table 1
Olympus Sports
Development Impact Summary**

(End of Year Totals)	2020	2021	2022	2023	2024	2025	2026	2027	2028
Households	218	435	653	870	1,088	1,088	1,088	1,088	1,088
Peak Population	395	790	1,185	1,580	1,975	1,975	1,975	1,975	1,975
Resident Population	395	790	1,185	1,580	1,975	1,975	1,975	1,975	1,975
Seasonal Population	0	0	0	0	0	0	0	0	0
Full-Time Equivalent Population	193	773	1,159	1,545	1,932	1,932	1,932	1,932	1,932
Employment									
Office	522	1,044	1,566	2,087	2,609	2,609	2,609	2,609	2,609
Retail / Commercial	77	154	231	308	386	386	386	386	386
Restaurant	127	255	382	510	637	637	637	637	637
Hotel	131	262	394	525	656	656	656	656	656
Golf Course	0	0	0	0	0	0	0	0	0
Clubhouse / Recreation	0	0	0	0	0	0	0	0	0
Total Employees	858	1,715	2,573	3,430	4,288	4,288	4,288	4,288	4,288
Full-Time Equivalent Employees	102	408	613	817	1,021	1,021	1,021	1,021	1,021
Full-Time Equivalent Visitors	216	866	1,299	1,732	2,165	2,165	2,165	2,165	2,165
City of Clermont	2020	2021	2022	2023	2024	2025	2026	2027	2028
Total Operating Revenues Generated	\$349,992	\$2,017,791	\$3,636,642	\$5,298,334	\$7,003,776	\$8,283,890	\$8,394,622	\$8,506,928	\$8,620,831
Total Operating Expenditures Generated	\$340,546	\$1,382,617	\$2,105,035	\$2,848,813	\$3,614,432	\$3,668,649	\$3,723,678	\$3,779,533	\$3,836,226
Net Fiscal Impact of Operations	\$9,445	\$635,174	\$1,531,608	\$2,449,520	\$3,389,344	\$4,615,241	\$4,670,944	\$4,727,395	\$4,784,604
Net Present Value of Operating Impact	<u>5 Years</u> \$5,461,815	<u>10 Years</u> \$16,565,460	<u>20 Years</u> \$28,719,808	<u>30 Years</u> \$34,013,967					
Total Capital Revenue	\$1,281,961	\$1,281,961	\$1,281,961	\$1,281,961	\$1,281,961	<u>Total</u> \$6,409,803			
County School District	2020	2021	2022	2023	2024	2025	2026	2027	2028
Students	65	130	195	260	325	325	325	325	325
Operating Ad Valorem	\$158,003	\$1,371,761	\$2,780,589	\$4,227,255	\$5,712,546	\$7,237,266	\$7,335,192	\$7,434,482	\$7,535,153
Capital Ad Valorem	\$46,200	\$401,100	\$813,038	\$1,236,039	\$1,670,335	\$2,116,160	\$2,144,793	\$2,173,825	\$2,203,281
Total Ad Valorem	\$204,203	\$1,772,861	\$3,593,626	\$5,463,294	\$7,382,881	\$9,353,425	\$9,479,985	\$9,608,307	\$9,738,414

**Appendix Table 1
Olympus Sports
Development Impact Summary**

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

**Appendix Table 1
Olympus Sports
Development Impact Summary**

(End of Year Totals)	2038	2039	2040
Households	1,088	1,088	1,088
Peak Population	1,975	1,975	1,975
Resident Population	1,975	1,975	1,975
Seasonal Population	0	0	0
Full-Time Equivalent Population	1,932	1,932	1,932

Employment

Office	2,609	2,609	2,609
Retail / Commercial	386	386	386
Restaurant	637	637	637
Hotel	656	656	656
Golf Course	0	0	0
Clubhouse / Recreation	0	0	0
Total Employees	4,288	4,288	4,288
Full-Time Equivalent Employees	1,021	1,021	1,021

Full-Time Equivalent Visitors	2,165	2,165	2,165
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City of Clermont

	2038	2039	2040
Total Operating Revenues Generated	\$9,852,913	\$9,985,977	\$10,120,937
Total Operating Expenditures Generated	\$4,452,097	\$4,518,879	\$4,586,662
Net Fiscal Impact of Operations	\$5,400,815	\$5,467,098	\$5,534,275

Net Present Value of Operating Impact

Total Capital Revenue

County School District

	2038	2039	2040
Students	325	325	325
Operating Ad Valorem	\$8,622,339	\$8,739,574	\$8,858,446
Capital Ad Valorem	\$2,521,152	\$2,555,431	\$2,590,189
Total Ad Valorem	\$11,143,491	\$11,295,005	\$11,448,634

Appendix Table 2
Olympus Sports
Development Scenario

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

Appendix Table 3
Olympus Sports
Taxable Property Values

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Residential Development								
Multifamily	\$7,966,880	\$79,668,800	\$160,930,976	\$243,810,429	\$328,331,377	\$414,518,364	\$418,663,547	\$422,850,183
Single Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Taxable Value	\$7,966,880	\$79,668,800	\$160,930,976	\$243,810,429	\$328,331,377	\$414,518,364	\$418,663,547	\$422,850,183
Commercial Development								
Office - General (sq.ft.)	\$3,365,608	\$22,437,387	\$45,547,886	\$69,346,671	\$93,849,162	\$119,071,124	\$120,857,191	\$122,670,048
Office - Medical/Professional (sq.ft.)	\$5,256,934	\$35,046,225	\$71,143,836	\$108,316,490	\$146,568,316	\$185,983,926	\$188,773,685	\$191,605,291
Commercial (sq.ft.)	\$2,112,962	\$14,066,414	\$28,585,420	\$43,539,526	\$58,919,432	\$74,754,030	\$75,875,340	\$77,013,470
Restaurant - Sit Down (sq.ft.)	\$895,230	\$5,968,200	\$12,115,446	\$18,445,767	\$24,963,271	\$31,672,150	\$32,147,232	\$32,629,440
Restaurant - Fast Food/Drive thru	\$548,770	\$3,658,466	\$7,426,886	\$11,307,129	\$15,302,315	\$19,414,812	\$19,706,035	\$20,001,625
Hotel (rooms)	\$10,653,440	\$106,534,400	\$216,284,832	\$329,263,207	\$445,602,873	\$565,358,645	\$573,839,025	\$582,446,610
Golf Course (holes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletic Club (sq.ft.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multipurpose Recreation Facility (acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Taxable Value	\$22,832,944	\$187,731,091	\$381,084,115	\$580,215,790	\$785,225,369	\$986,254,687	\$1,011,198,507	\$1,026,366,485
Total Taxable Value	\$30,799,824	\$267,399,891	\$542,025,091	\$824,026,219	\$1,113,556,746	\$1,410,773,051	\$1,429,862,055	\$1,449,216,668

Taxable values are shown in the year following construction

**Appendix Table 3
Olympus Sports
Taxable Property Values**

	2028	2029	2030	2031	2032	2033	2034	2035
Residential Development								
Multifamily	\$427,078,685	\$431,349,472	\$435,662,966	\$440,019,596	\$444,419,792	\$448,863,990	\$453,352,630	\$457,886,156
Single Family	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Taxable Value	\$427,078,685	\$431,349,472	\$435,662,966	\$440,019,596	\$444,419,792	\$448,863,990	\$453,352,630	\$457,886,156
Commercial Development								
Office - General (sq.ft.)	\$124,510,089	\$128,377,751	\$128,273,417	\$130,197,518	\$132,150,481	\$134,132,738	\$136,144,729	\$138,186,900
Office - Medical/Professional (sq.ft.)	\$184,478,370	\$197,398,560	\$200,357,509	\$203,362,971	\$206,413,315	\$209,509,514	\$212,652,157	\$215,841,939
Commercial (sq.ft.)	\$78,168,672	\$79,341,202	\$80,531,320	\$81,739,290	\$82,965,380	\$84,209,860	\$85,473,008	\$86,755,103
Restaurant - Sit Down (sq.ft.)	\$33,118,882	\$33,615,685	\$34,119,900	\$34,631,899	\$35,161,174	\$35,678,442	\$36,213,618	\$36,756,823
Restaurant - Fast Food/Drive thru	\$20,301,649	\$20,606,174	\$20,915,267	\$21,228,996	\$21,547,431	\$21,870,642	\$22,198,702	\$22,531,682
Hotel (rooms)	\$591,183,309	\$600,051,059	\$609,051,825	\$618,187,602	\$627,480,416	\$636,872,323	\$646,425,407	\$656,121,789
Golf Course (holes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Athletic Club (sq.ft.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multipurpose Recreation Facility (acres)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Taxable Value	\$1,041,761,982	\$1,057,388,412	\$1,073,249,238	\$1,089,347,977	\$1,105,688,186	\$1,122,273,519	\$1,139,107,622	\$1,156,194,236
Total Taxable Value	\$1,468,840,667	\$1,488,737,884	\$1,508,912,204	\$1,529,367,573	\$1,550,107,988	\$1,571,137,509	\$1,592,460,252	\$1,614,080,392

Appendix Table 3
Olympus Sports
Taxable Property Values

	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Residential Development					
Multifamily	\$462,465,018	\$467,089,668	\$471,760,564	\$476,478,170	\$481,242,952
Single Family	\$0	\$0	\$0	\$0	\$0
Residential Taxable Value	\$462,465,018	\$467,089,668	\$471,760,564	\$476,478,170	\$481,242,952
Commercial Development					
Office - General (sq.ft.)	\$140,259,704	\$142,363,599	\$144,499,053	\$146,666,539	\$148,866,537
Office - Medical/Professional (sq.ft.)	\$219,079,568	\$222,365,762	\$225,701,248	\$229,086,767	\$232,523,069
Commercial (sq.ft.)	\$88,056,430	\$89,377,276	\$90,717,936	\$92,078,705	\$93,459,885
Restaurant - Sit Down (sq.ft.)	\$37,308,175	\$37,867,798	\$38,435,815	\$39,012,352	\$39,597,537
Restaurant - Fast Food/Drive thru	\$22,869,658	\$23,212,702	\$23,560,893	\$23,914,306	\$24,273,021
Hotel (rooms)	\$665,963,615	\$675,953,070	\$686,092,366	\$696,383,751	\$706,829,507
Golf Course (holes)	\$0	\$0	\$0	\$0	\$0
Athletic Club (sq.ft.)	\$0	\$0	\$0	\$0	\$0
Multipurpose Recreation Facility (acres)	\$0	\$0	\$0	\$0	\$0
Commercial Taxable Value	\$1,173,537,150	\$1,191,140,207	\$1,209,007,310	\$1,227,142,420	\$1,245,549,556
Total Taxable Value	\$1,636,002,168	\$1,658,229,875	\$1,680,767,875	\$1,703,620,590	\$1,726,792,508

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

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Revenues											
Ad Valorem Taxes	\$128,547	\$1,124,711	\$2,279,812	\$3,465,837	\$4,683,731	\$5,933,853	\$6,014,143	\$6,095,550	\$6,178,081	\$6,261,780	\$6,346,636
Local Option Fuel Taxes	\$7,066	\$28,689	\$43,679	\$59,113	\$74,999	\$76,124	\$77,266	\$78,425	\$79,601	\$80,796	\$82,007
Franchise Fees	\$35,996	\$146,145	\$222,506	\$301,124	\$382,051	\$387,782	\$393,599	\$399,503	\$405,485	\$411,578	\$417,752
Utility Taxes	\$67,014	\$272,076	\$414,236	\$560,600	\$711,261	\$721,930	\$732,759	\$743,750	\$754,906	\$766,230	\$777,724
Business Tax	\$403	\$1,636	\$2,491	\$3,371	\$4,277	\$4,341	\$4,406	\$4,472	\$4,539	\$4,608	\$4,677
Licenses & Permits	\$4,550	\$18,472	\$28,123	\$38,060	\$48,289	\$49,013	\$49,748	\$50,494	\$51,252	\$52,021	\$52,801
Intergovernmental-Federal	\$5,364	\$21,779	\$33,158	\$44,874	\$56,934	\$57,788	\$58,655	\$59,535	\$60,428	\$61,334	\$62,254
Intergovernmental-State & Local	\$6,175	\$25,069	\$38,167	\$51,653	\$65,535	\$66,518	\$67,515	\$68,528	\$69,556	\$70,599	\$71,658
State Revenue Sharing	\$6,881	\$27,935	\$42,531	\$57,559	\$73,028	\$74,123	\$75,235	\$76,364	\$77,509	\$78,672	\$79,852
Sales Tax - Half Cent	\$30,910	\$125,483	\$191,063	\$258,672	\$328,063	\$332,984	\$337,979	\$343,049	\$348,194	\$353,417	\$358,719
Motor Fuel	\$390	\$1,583	\$2,411	\$3,262	\$4,139	\$4,201	\$4,264	\$4,328	\$4,393	\$4,459	\$4,526
Gas Tax - One Cent Voted	\$1,118	\$4,539	\$6,910	\$9,352	\$11,865	\$12,043	\$12,224	\$12,407	\$12,593	\$12,782	\$12,974
Charges for Services	\$21,612	\$87,744	\$133,591	\$180,793	\$228,381	\$232,822	\$236,314	\$239,859	\$243,457	\$247,109	\$250,815
Judgments, Fines and Forfeitures	\$909	\$3,692	\$5,822	\$7,608	\$9,653	\$9,797	\$9,944	\$10,094	\$10,245	\$10,399	\$10,555
Interest and Other Earnings	\$1,034	\$4,134	\$6,201	\$8,268	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336
Miscellaneous Revenues	\$31,023	\$124,084	\$186,140	\$248,187	\$310,234	\$310,234	\$310,234	\$310,234	\$310,234	\$310,234	\$310,234
Total Revenues	\$349,982	\$2,017,791	\$3,636,642	\$5,298,334	\$7,003,776	\$8,283,890	\$8,394,822	\$8,506,928	\$8,620,831	\$8,736,353	\$8,853,518
Expenditures											
General Government	\$53,337	\$216,547	\$329,693	\$446,185	\$566,097	\$574,589	\$583,206	\$591,956	\$600,835	\$609,848	\$618,995
Law Enforcement	\$117,682	\$477,789	\$727,434	\$984,461	\$1,249,034	\$1,267,770	\$1,286,786	\$1,306,088	\$1,325,679	\$1,345,565	\$1,365,748
Fire Control	\$88,482	\$399,838	\$608,754	\$823,847	\$1,045,255	\$1,060,934	\$1,076,848	\$1,093,001	\$1,109,396	\$1,126,037	\$1,142,927
Public Works	\$39,442	\$160,136	\$243,807	\$329,952	\$418,627	\$424,906	\$431,280	\$437,749	\$444,315	\$450,980	\$457,745
Road/Street Facilities	\$12,672	\$51,446	\$78,327	\$108,003	\$134,491	\$136,508	\$138,556	\$140,634	\$142,744	\$144,885	\$147,058
Economic Development	\$2,472	\$10,037	\$15,281	\$20,680	\$26,238	\$26,632	\$27,031	\$27,437	\$27,848	\$28,266	\$28,690
Parks/Recreation	\$16,459	\$68,823	\$101,738	\$137,688	\$174,689	\$177,310	\$179,969	\$182,669	\$185,409	\$188,190	\$191,013
Total Expenditures	\$340,646	\$1,382,617	\$2,105,635	\$2,848,813	\$3,614,432	\$3,668,649	\$3,723,678	\$3,779,533	\$3,836,226	\$3,893,770	\$3,952,176
Net Fiscal Impact	\$9,445	\$635,174	\$1,531,008	\$2,449,520	\$3,389,344	\$4,615,241	\$4,670,944	\$4,727,395	\$4,784,604	\$4,842,583	\$4,901,342

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

	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>
Revenues										
Ad Valorem Taxes	\$6,432,673	\$6,519,909	\$6,606,361	\$6,698,047	\$6,788,984	\$6,881,189	\$6,974,681	\$7,068,478	\$7,165,599	\$7,263,062
Local Option Fuel Taxes	\$83,238	\$84,486	\$85,753	\$87,040	\$88,345	\$89,670	\$91,016	\$92,381	\$93,766	\$95,173
Franchise Fees	\$424,018	\$430,378	\$436,834	\$443,386	\$450,037	\$456,788	\$463,639	\$470,594	\$477,653	\$484,818
Utility Taxes	\$789,389	\$801,230	\$813,249	\$825,447	\$837,829	\$850,397	\$863,153	\$876,100	\$889,241	\$902,580
Business Tax	\$4,747	\$4,818	\$4,890	\$4,964	\$5,038	\$5,114	\$5,190	\$5,268	\$5,347	\$5,427
Licenses & Permits	\$53,593	\$54,397	\$55,213	\$56,041	\$56,882	\$57,735	\$58,601	\$59,480	\$60,372	\$61,278
Intergovernmental-Federal	\$63,188	\$64,136	\$65,098	\$66,074	\$67,066	\$68,072	\$69,093	\$70,129	\$71,181	\$72,249
Intergovernmental-State & Local	\$72,733	\$73,824	\$74,932	\$76,056	\$77,197	\$78,354	\$79,530	\$80,723	\$81,934	\$83,163
State Revenue Sharing	\$81,050	\$82,265	\$83,499	\$84,752	\$86,023	\$87,314	\$88,623	\$89,953	\$91,302	\$92,671
Sales Tax - Half Cent	\$364,099	\$369,561	\$375,104	\$380,731	\$386,442	\$392,238	\$398,122	\$404,094	\$410,155	\$416,308
Motor Fuel	\$4,584	\$4,663	\$4,733	\$4,804	\$4,876	\$4,949	\$5,023	\$5,098	\$5,175	\$5,252
Gas Tax - One Cent Voted	\$13,169	\$13,366	\$13,567	\$13,770	\$13,977	\$14,188	\$14,399	\$14,615	\$14,834	\$15,057
Charges for Services	\$254,578	\$258,396	\$262,272	\$266,206	\$270,199	\$274,252	\$278,366	\$282,542	\$286,780	\$291,082
Judgments, Fines and Forfeitures	\$10,713	\$10,874	\$11,037	\$11,202	\$11,370	\$11,541	\$11,714	\$11,890	\$12,068	\$12,249
Interest and Other Earnings	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336	\$10,336
Miscellaneous Revenues	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>	<u>\$310,234</u>
Total Revenues	\$8,972,350	\$9,092,673	\$9,215,111	\$9,339,890	\$9,464,833	\$9,592,368	\$9,721,719	\$9,852,913	\$9,985,977	\$10,120,937
Expenditures										
General Government	\$628,280	\$637,704	\$647,270	\$656,979	\$666,834	\$676,836	\$686,989	\$697,294	\$707,753	\$718,369
Law Enforcement	\$1,386,234	\$1,407,028	\$1,428,133	\$1,449,555	\$1,471,299	\$1,493,368	\$1,515,769	\$1,538,505	\$1,561,583	\$1,585,006
Fire Control	\$1,160,071	\$1,177,472	\$1,195,135	\$1,213,062	\$1,231,257	\$1,249,726	\$1,268,472	\$1,287,499	\$1,306,812	\$1,326,414
Public Works	\$464,611	\$471,580	\$478,654	\$485,834	\$493,121	\$500,518	\$508,026	\$515,646	\$523,381	\$531,231
Road/Street Facilities	\$149,264	\$161,503	\$163,776	\$166,082	\$168,424	\$169,800	\$163,212	\$165,660	\$168,145	\$170,667
Economic Development	\$29,120	\$29,557	\$30,000	\$30,450	\$30,907	\$31,371	\$31,841	\$32,319	\$32,804	\$33,296
Parks/Recreation	<u>\$193,878</u>	<u>\$196,786</u>	<u>\$199,738</u>	<u>\$202,734</u>	<u>\$205,775</u>	<u>\$208,862</u>	<u>\$211,995</u>	<u>\$215,174</u>	<u>\$218,402</u>	<u>\$221,678</u>
Total Expenditures	\$4,011,489	\$4,071,631	\$4,132,705	\$4,194,696	\$4,257,616	\$4,321,481	\$4,386,303	\$4,452,097	\$4,518,679	\$4,586,662
Net Fiscal Impact	\$4,960,861	\$5,021,042	\$5,082,406	\$5,144,394	\$5,207,217	\$5,270,887	\$5,335,416	\$5,400,815	\$5,467,298	\$5,534,275

Appendix Table 5
Olympus Sports
Fiscal Impact Assumptions

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

Millage

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

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

Hotel Assumptions

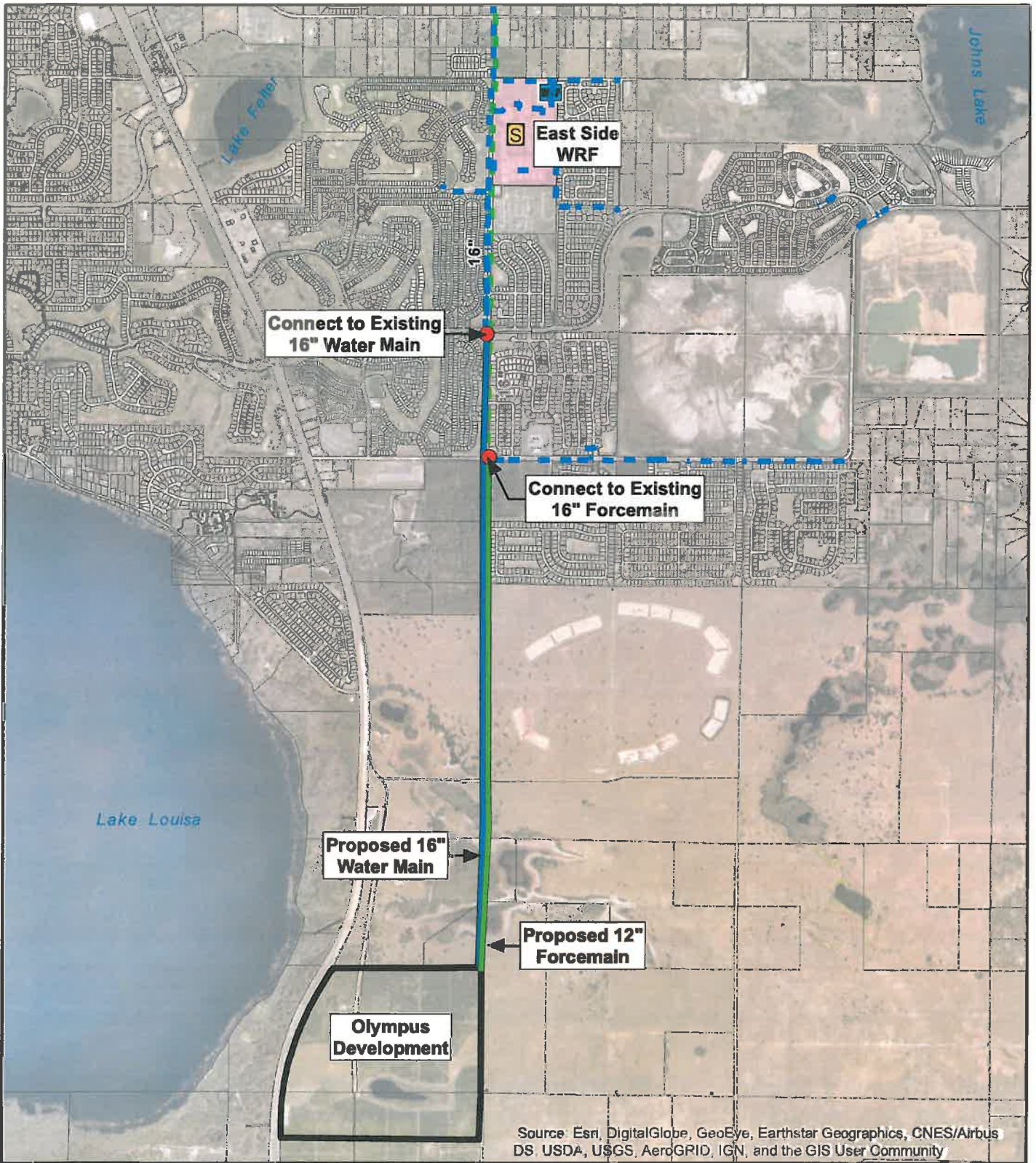
Total Number of Rooms	750 (FI DBPR)
Average Occupancy	75.0% (FLA USA Visit Florida)
Average Persons per Room	2.2 (FLA USA Visit Florida)

Employment Assumptions

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

Restaurant - Fast Food/Drive thru (sq.ft)	100 sq. ft. per employee
Hotel (rooms)	0.50 employees per room
Golf Course	40 per 18-hole course
Athletic Club (sq.ft.)	800 sq. ft. per employee
Multipurpose Recreation Facility (acres)	0 per unit
Annual growth rate of Residential Propert	1.0%
Annual growth rate of Non-Residential Pn	1.5%

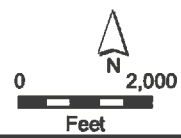
	<u>Average Value</u>
Multifamily	\$500,000
Multifamily-Rental Other	\$100,000
Office - General (sq.ft.)	\$300
Office - Class A (sq.ft.)	\$145
Office - Medical/Professional (sq.ft.)	\$500
Commercial (sq.ft.)	\$300
Retail - Community (sq.ft.)	\$130
Retail - Regional (sq.ft.)	\$130
Restaurant - Sit Down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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: City of Clermont Utilities; Lake County GIS

LEGEND	
Existing	Proposed
16" Water Main	12" Forcemain
16"	16" Water Main
	Connection Points

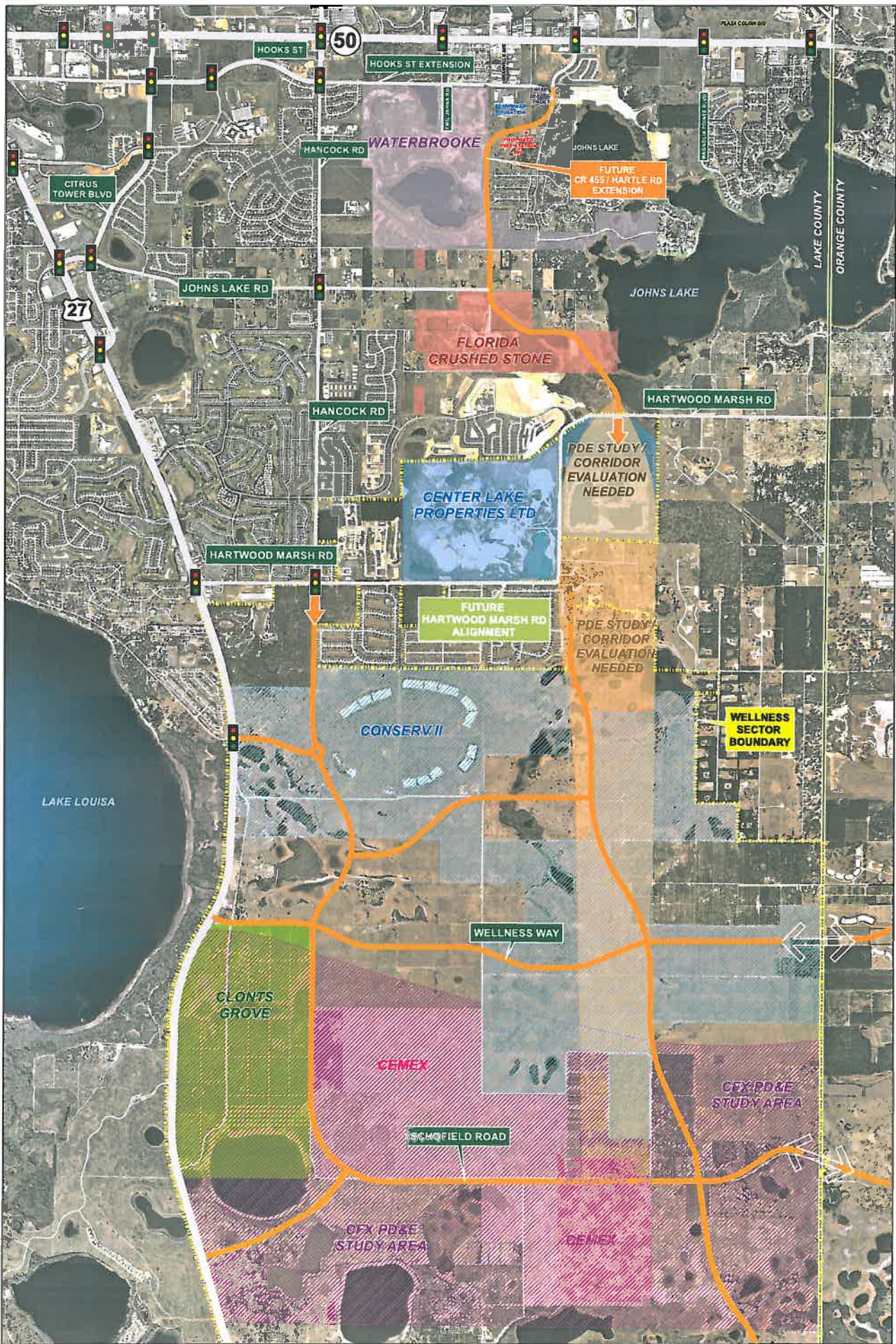


CITY OF CLERMONT, FLORIDA

OLYMPUS DEVELOPMENT - UTILITY CONNECTIONS

FIGURE 1

P:\IER\08310\20-08310-18005\GIS\mxd\APOlympusConnection.mxd[betty.morris 9/10/2018]



Wellness Way Area Plan

- Future Roads
- PDE Study/Corridor Evaluation Needed
- Wellness Sector Boundary



OUR VISION:

Epic. Every Day.

OLYMPUS



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

OLYMPUS



INNOVATIVE DEVELOPMENT PROGRAM

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

OLYMPUS



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

OLYMPUS

INNOVATIVE DEVELOPMENT PROGRAM

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



OLYMPUS



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

OLYMPUS



INNOVATIVE DEVELOPMENT PROGRAM

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

OLYMPUS



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

OLYMPUS

INNOVATIVE DEVELOPMENT PROGRAM

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



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

OLYMPUS

GLOBAL SEARCH

Finding the Perfect Location



LOCATION CRITERIA

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

WHY CLERMONT?

OLYMPUS



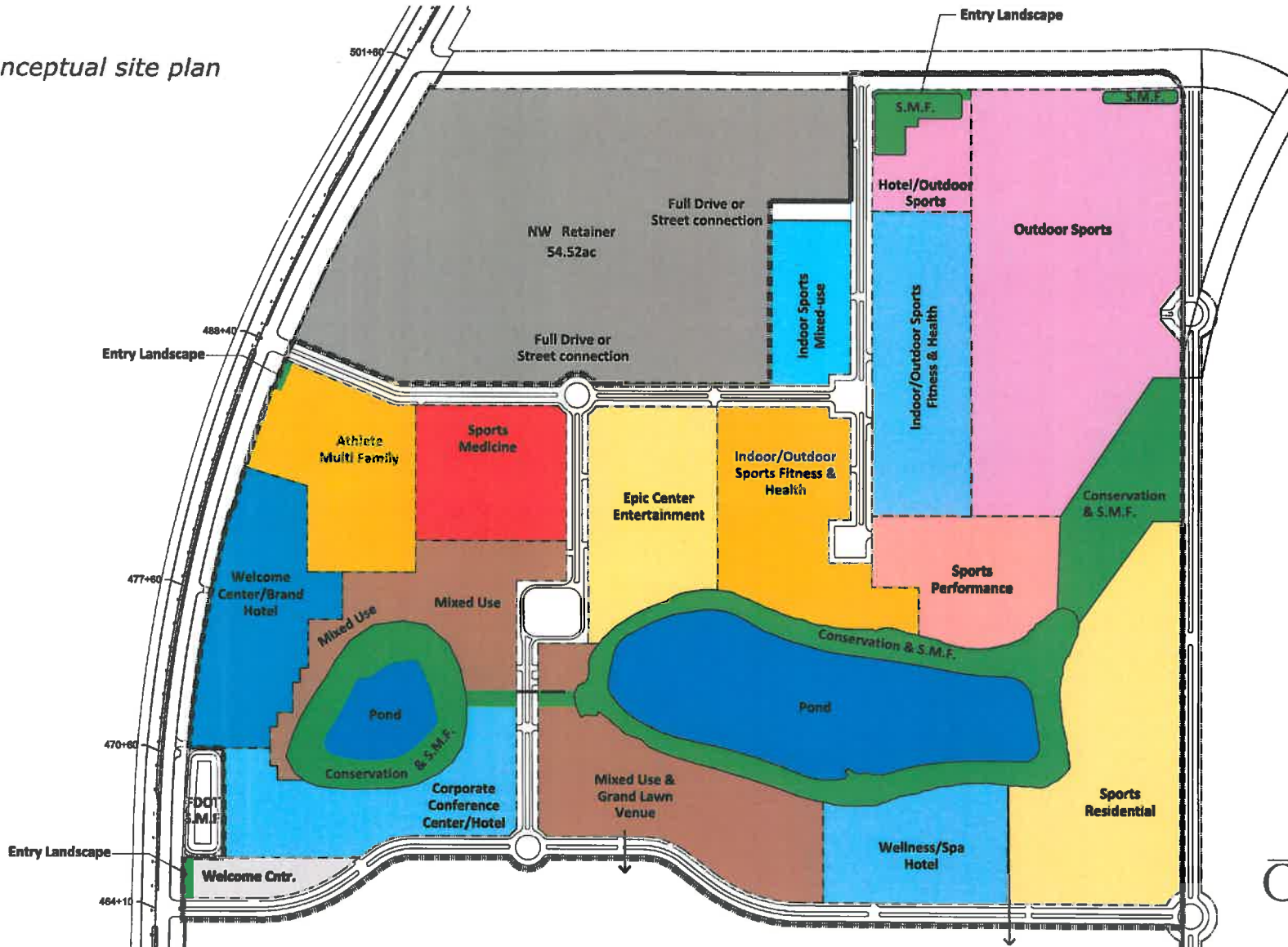

CLERMONT.
Choice of Champions™



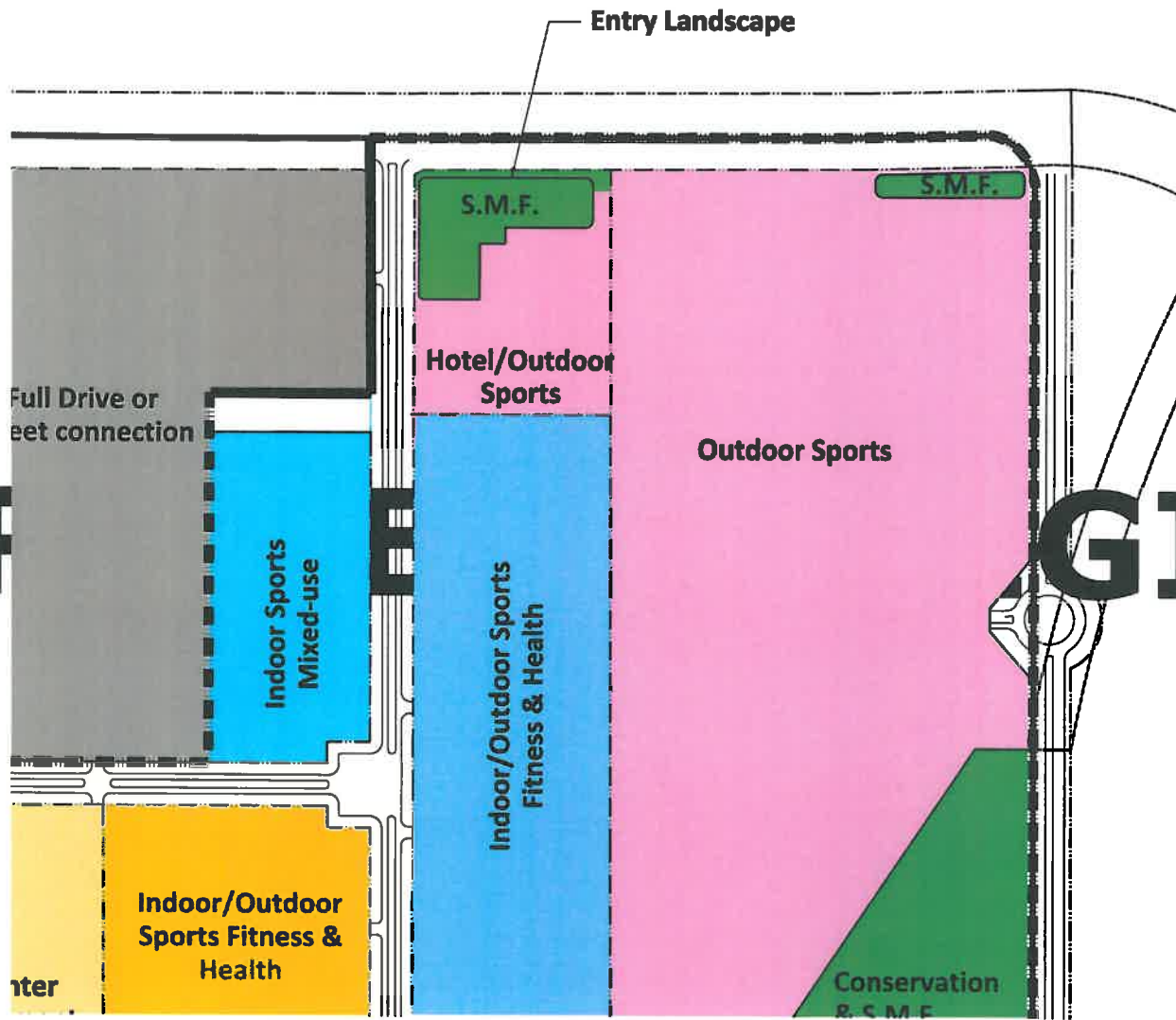
OLYMPUS: 250-ACRE MASTER PLANNED COMMUNITY



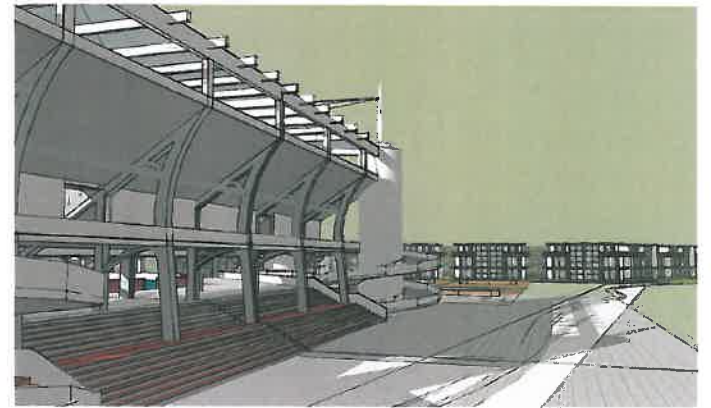
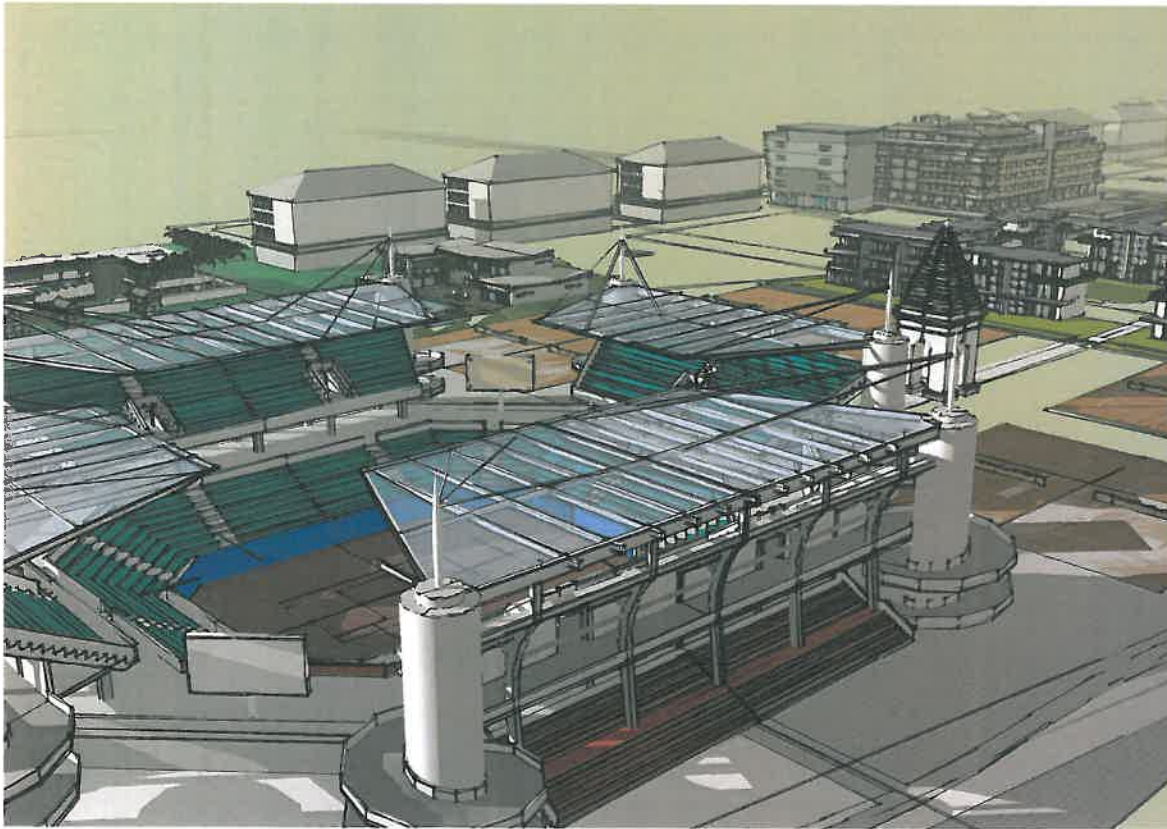
Conceptual site plan



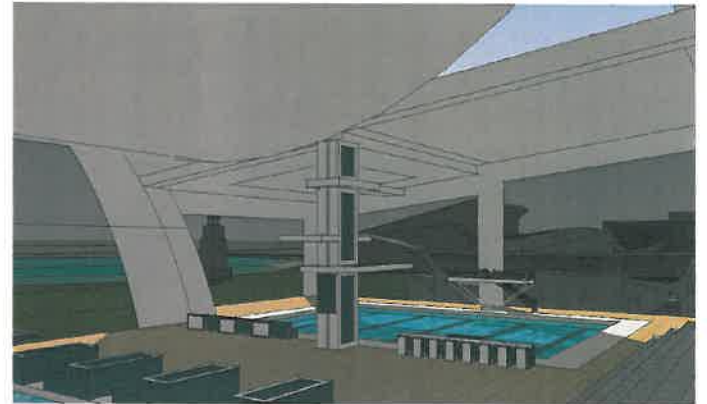
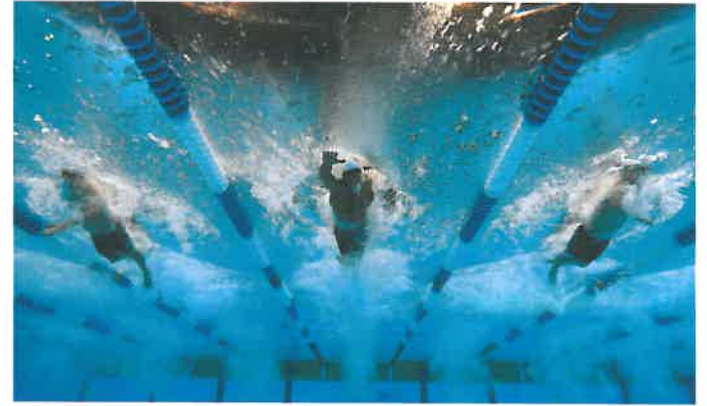
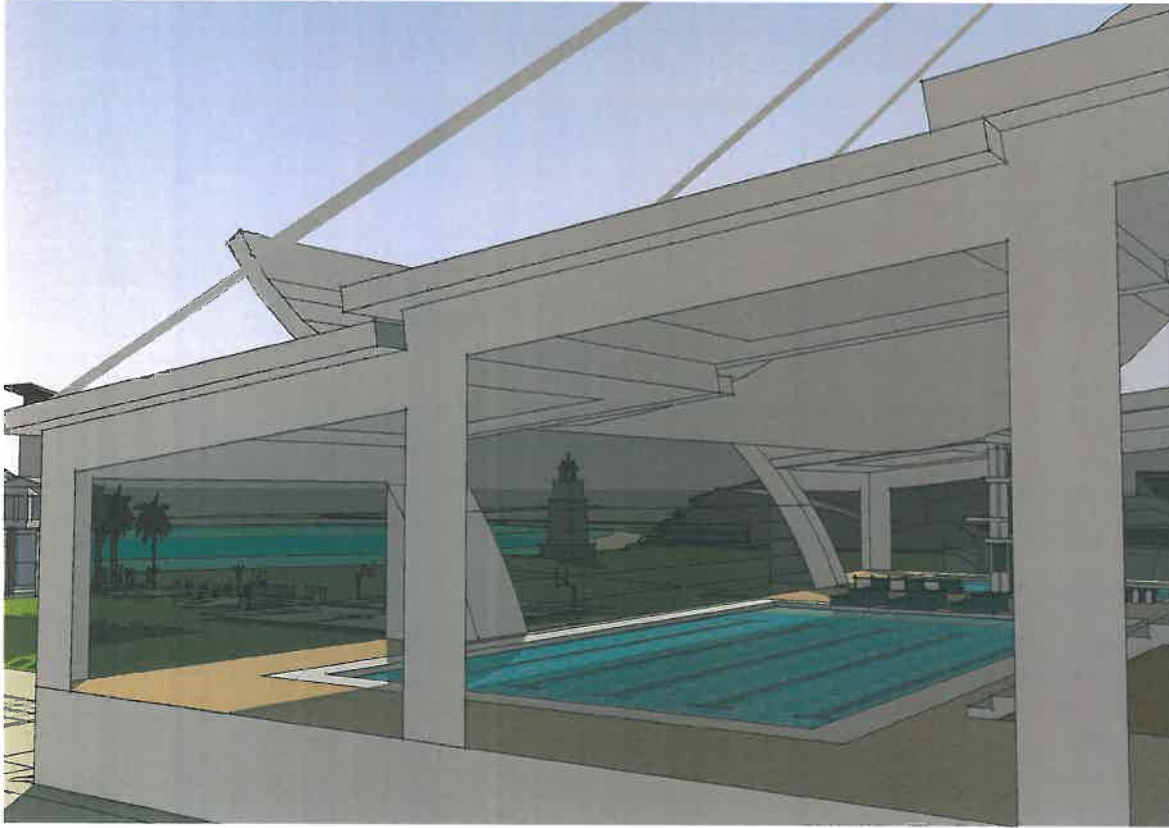
NO



REGION



International Tennis Center at Olympus

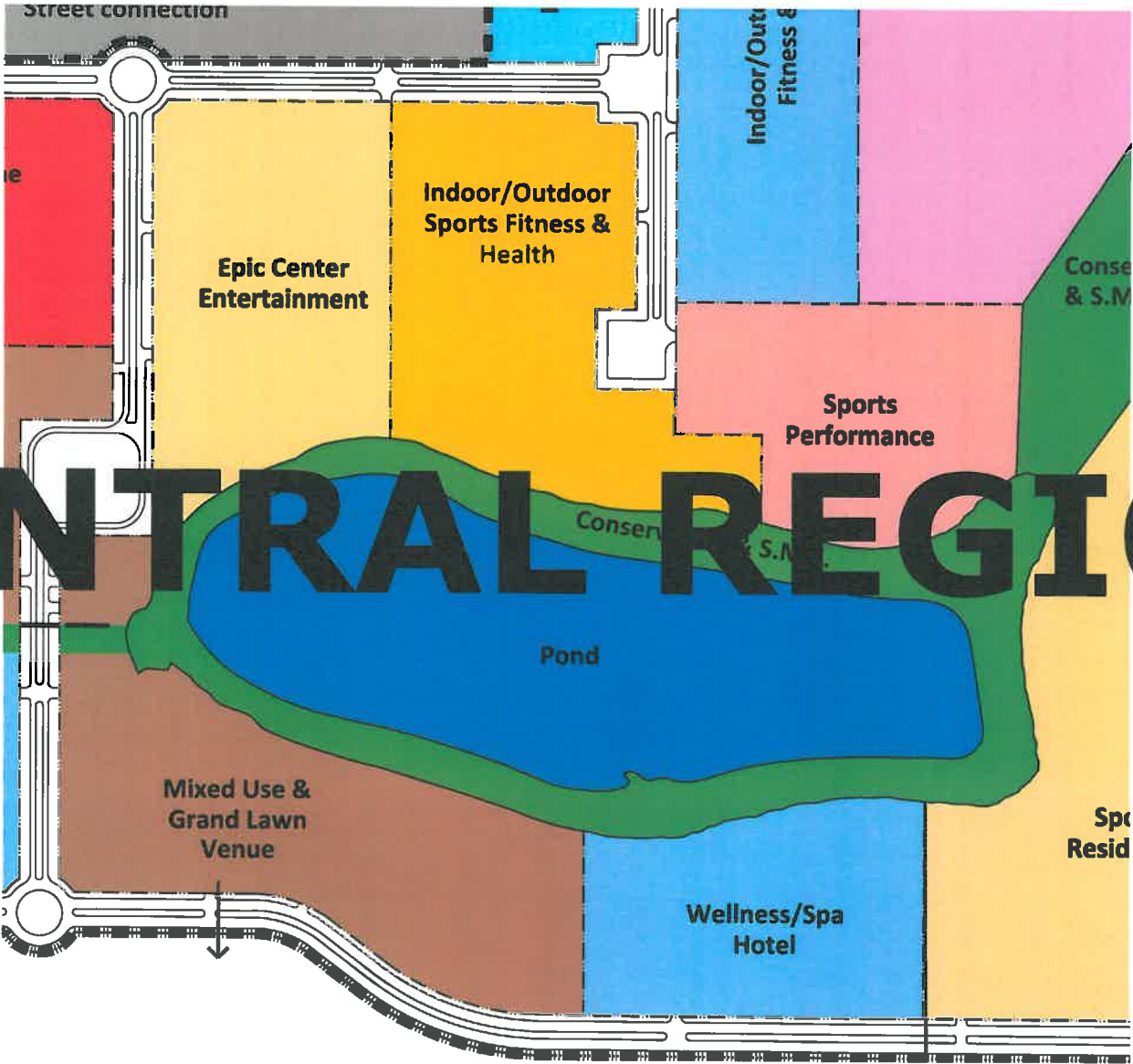


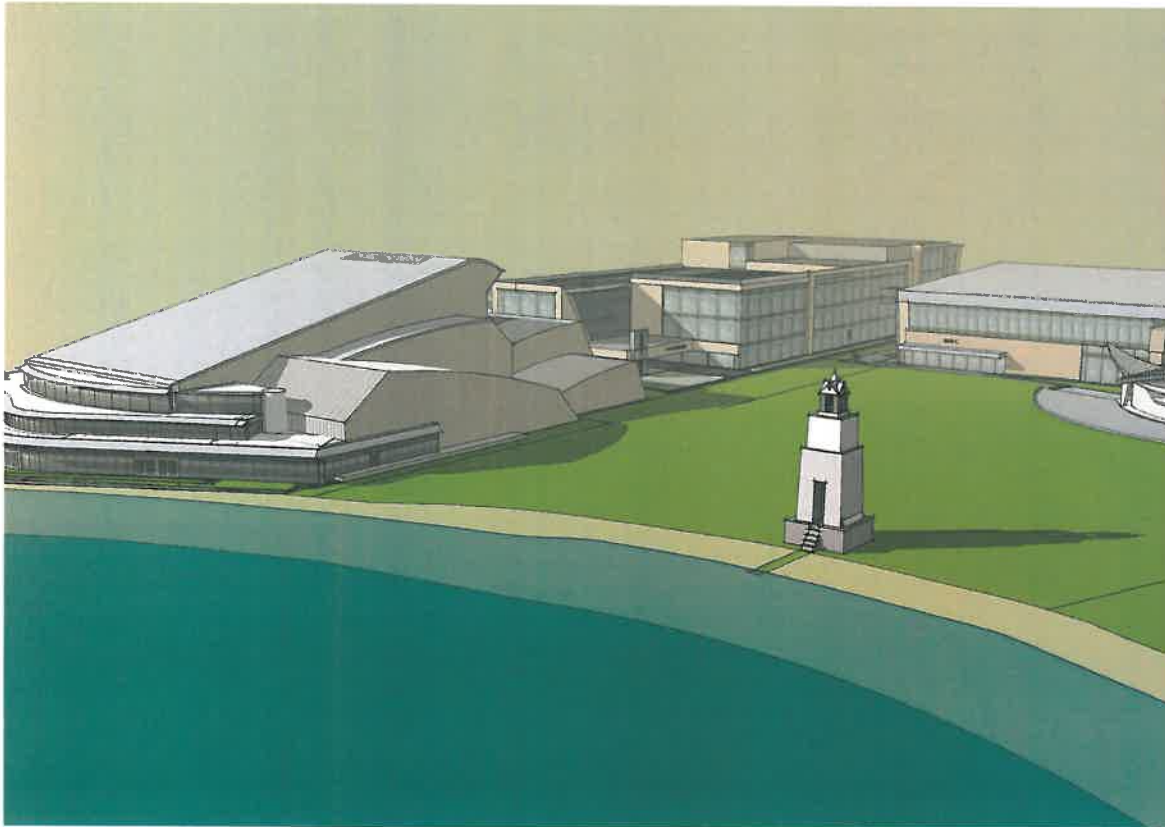
Aquatics Center at Olympus



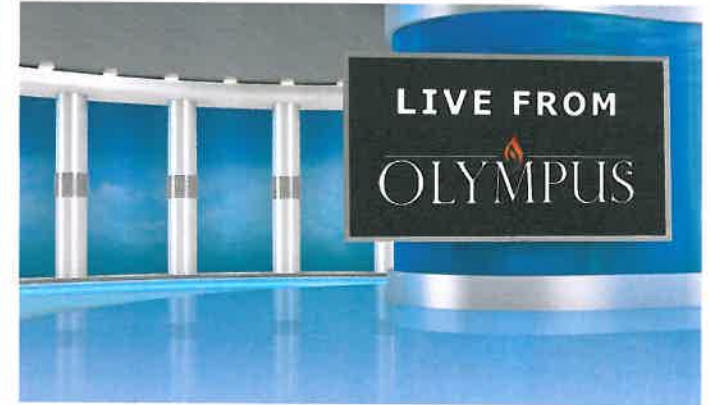
Sports Performance at Olympus

CENTRAL REGION





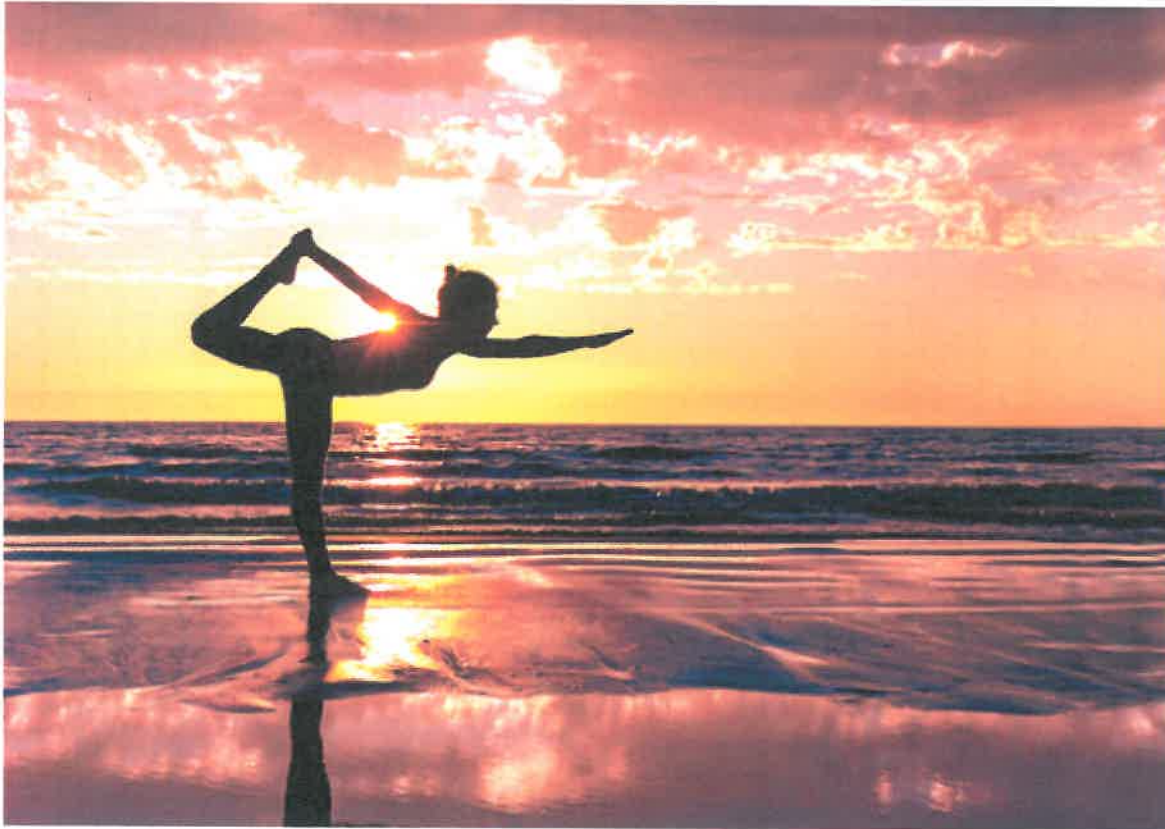
Epic Center (Multi-Purpose Arena) at Olympus



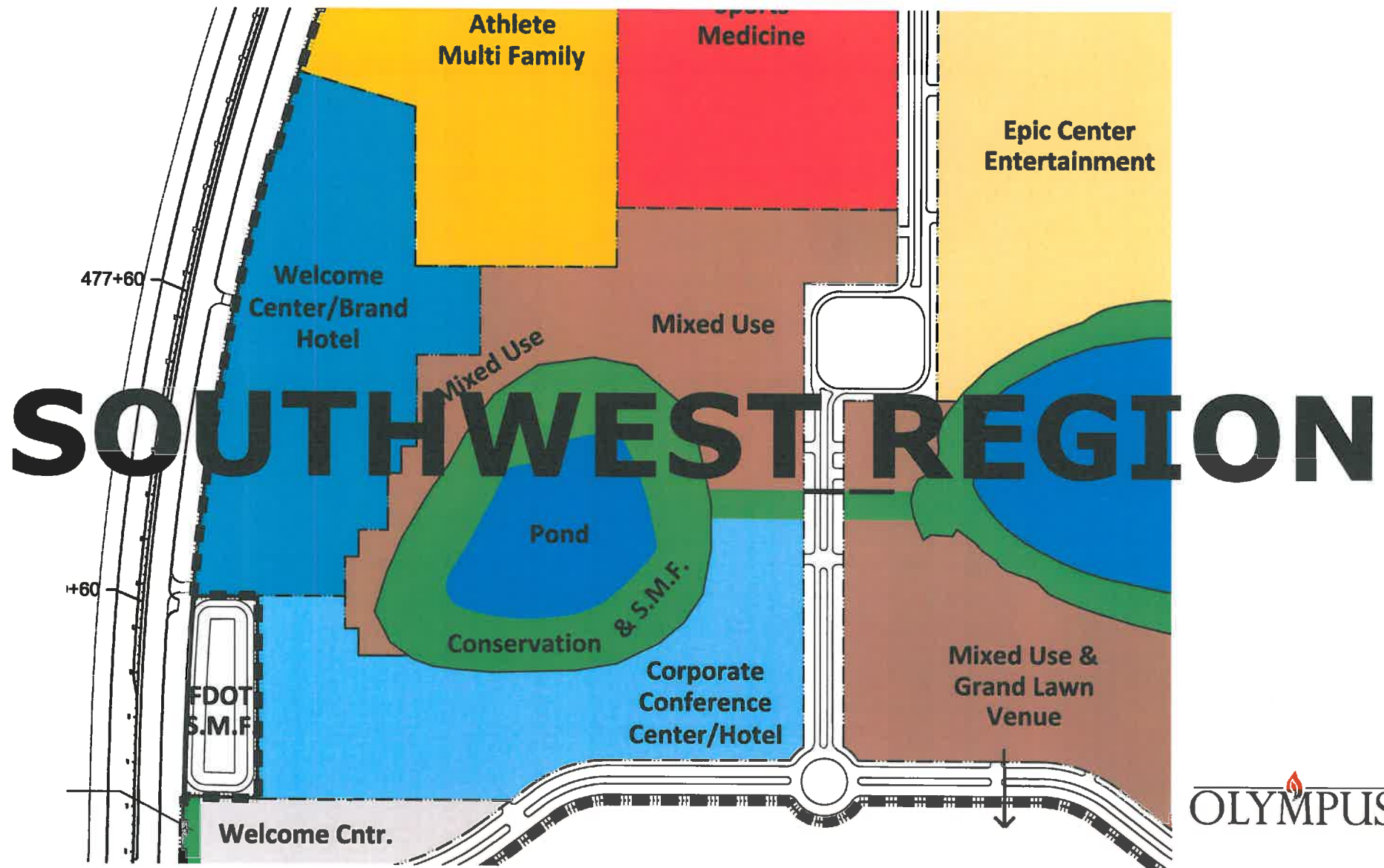
Broadcast-Ready Venues



Fitness & Health Club at Olympus



The Wellness Spa at Olympus





Village Center: At The Heart of Olympus



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

OLYMPUS FOUNDERS

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

OLYMPUS DEVELOPMENT TEAM

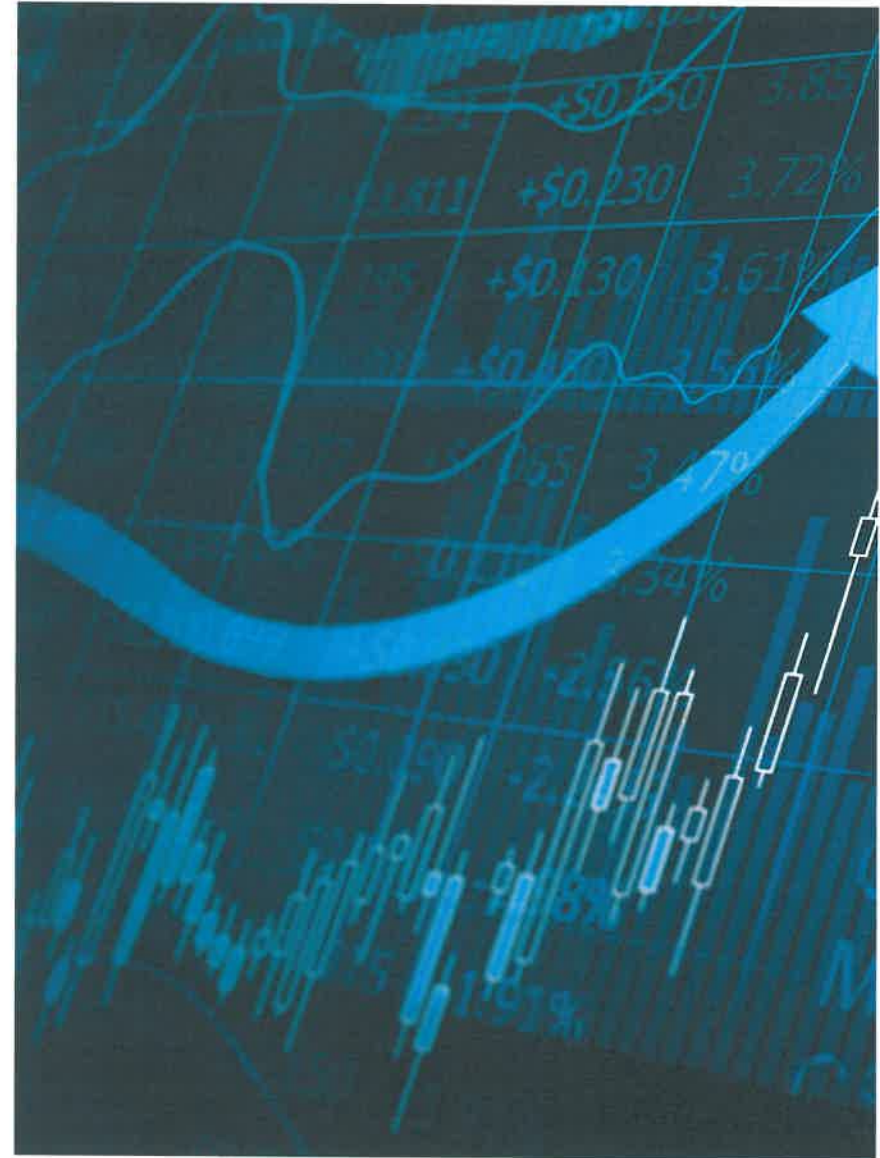
- Debbie Dantin, *Traffic Engineer*
- Keith Dantin, *Master Development Engineer*
- Rob Matthews, *Founder of Matthews Design Group*
- Carter Environmental, *Environmental Consultant*
- Universal Engineering, *Geotechnical Engineering*
- Dewberry, *Land Surveying*
- Pete Davison, *Hospitality and Operations*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

HANK FISHKIND, PH.D

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

ECONOMIC IMPACT

Job Creation for Clermont



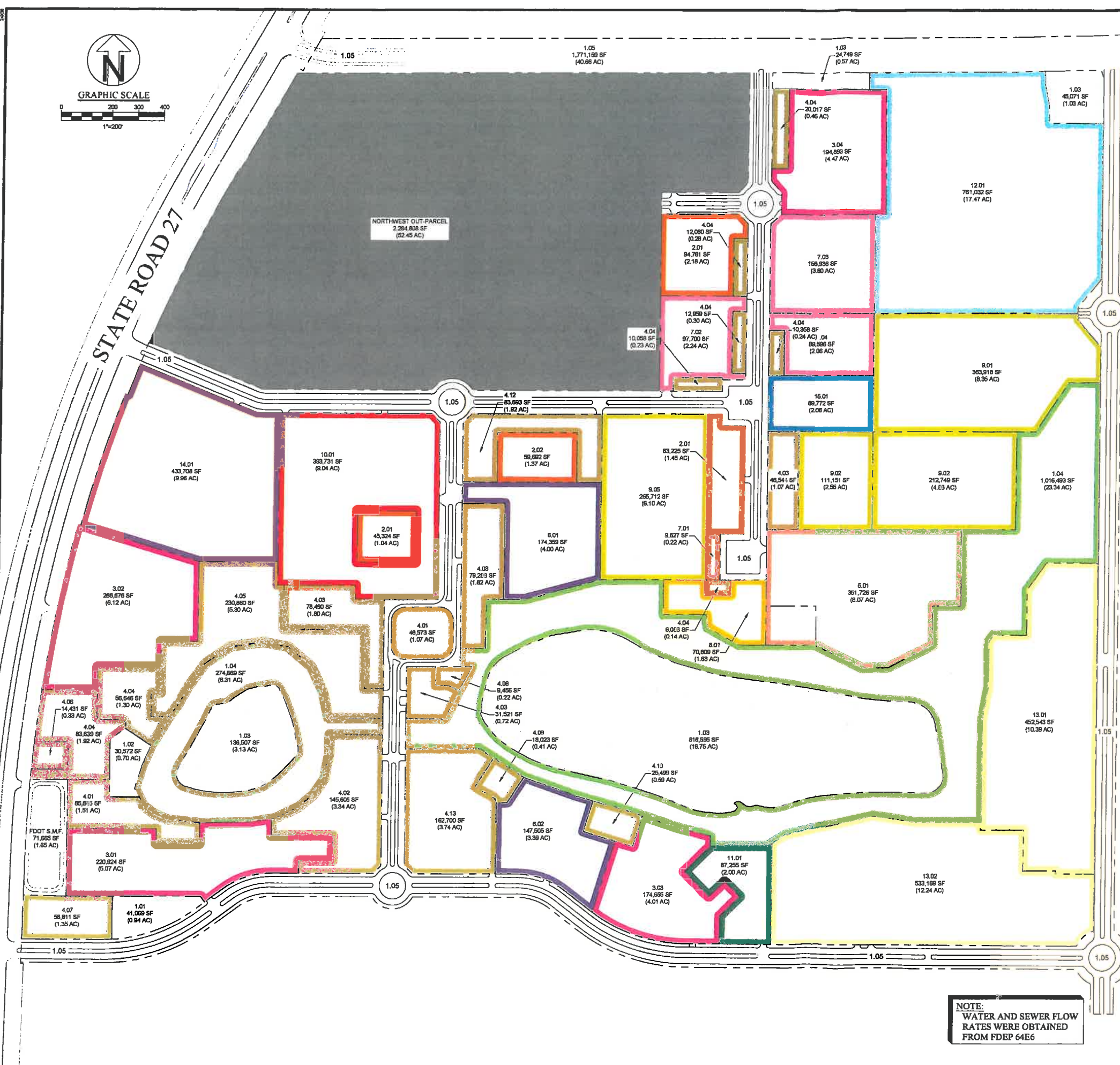
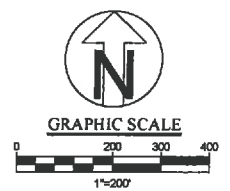
OLYMPUS DEVELOPMENT PROGRAM

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

OLYMPUS

DEVELOPMENT PROGRAM: VOLUMES

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



NOTE:
WATER AND SEWER FLOW
RATES WERE OBTAINED
FROM FDEP 64E6

PARCEL FLOW TABLE									
PARCEL KEY	SIZE (SF)	SIZE (AC)	USE	FLOW VARIABLE	VARIABLE AMOUNT	UNITS *	WATER FLOW	SEWER FLOW	
1.01	41,809	0.94	MAIN GATES	OFFICE PER SF	400 SF	15 PER 100 SF	80 GPD	80 GPD	
1.02	30,372	0.70	WELCOME CENTER	OFFICE PER SF	4,500 SF	15 PER 100 SF	875 GPD	875 GPD	
1.03	1,022,822	23.48	CONSERVATION	N/A	N/A	N/A	N/A	N/A	
1.04	1,281,282	29.65	RESERVE & STORAGE WATER MANAGEMENT	N/A	N/A	N/A	N/A	N/A	
1.05	1,771,189	40.66	INTERNAL ROADS	N/A	N/A	N/A	N/A	N/A	
1.06	203,310	4.67	SPORTS MEDICINE	N/A	N/A	N/A	N/A	N/A	
1.07	59,892	1.37	EPIC CENTER / SHARED STRUCTURE PARKING	N/A	N/A	N/A	N/A	N/A	
1.08	280,624	6.47	PHASE 2 - BRAND HOTEL	HOTEL PER ROOM	375 ROOMS	100 PER ROOM	37,500 GPD	37,500 GPD	
1.09	288,976	6.62	PHASE 1 - BOUTIQUE INFRASTRUCTURE/ATHLETE LODGING	FULL SERVICE HOTEL PER ROOM	275 ROOMS	101 PER ROOM	27,775 GPD	27,775 GPD	
1.10	174,855	4.01	PHASE 4 - WELLNESS/SPA HOTEL	FULL SERVICE HOTEL PER ROOM	228 ROOMS	100 PER ROOM	22,800 GPD	22,800 GPD	
1.11	184,888	4.27	PHASE 3 - SURF HOTEL/RESTAURANT/RETAIL	HOTEL PER ROOM	325 ROOMS	100 PER ROOM	32,500 GPD	32,500 GPD	
1.12	112,418	2.58	VILLAGE RETAIL / OFFICE	RETAIL	12,248 SF	0.10 PER 100 SF	12 GPD	12 GPD	
1.13	148,908	3.34	CORPORATE / CONFERENCE CENTER	OFFICE	21,890 SF	15 PER 100 SF	3,283 GPD	3,283 GPD	
1.14	148,908	3.34	CORPORATE / CONFERENCE CENTER	RETAIL	14,380 SF	0.10 PER 100 SF	14 GPD	14 GPD	
1.15	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESTAURANT PER SEAT	322 SEATS	20 PER SEAT	6,440 GPD	6,440 GPD	
1.16	148,908	3.34	CORPORATE / CONFERENCE CENTER	OFFICE	151,141 SF	15 PER 100 SF	22,671 GPD	22,671 GPD	
1.17	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESIDENTIAL	42 UNITS	300 PER UNIT	12,600 GPD	12,600 GPD	
1.18	148,908	3.34	CORPORATE / CONFERENCE CENTER	RETAIL	40,218 SF	0.10 PER 100 SF	40 GPD	40 GPD	
1.19	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESTAURANT PER SEAT	320 SEATS	20 PER SEAT	6,400 GPD	6,400 GPD	
1.20	148,908	3.34	CORPORATE / CONFERENCE CENTER	OFFICE	5,000 SF	15 PER 100 SF	750 GPD	750 GPD	
1.21	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESIDENTIAL	200 UNITS	300 PER UNIT	60,000 GPD	60,000 GPD	
1.22	148,908	3.34	CORPORATE / CONFERENCE CENTER	RETAIL	37,858 SF	0.10 PER 100 SF	38 GPD	38 GPD	
1.23	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESTAURANT PER SEAT	1,850 SEATS	20 PER SEAT	37,000 GPD	37,000 GPD	
1.24	148,908	3.34	CORPORATE / CONFERENCE CENTER	OFFICE	3,658 SF	15 PER 100 SF	549 GPD	549 GPD	
1.25	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESIDENTIAL	32 UNITS	300 PER UNIT	9,600 GPD	9,600 GPD	
1.26	148,908	3.34	CORPORATE / CONFERENCE CENTER	RETAIL	27,498 SF	0.10 PER 100 SF	28 GPD	28 GPD	
1.27	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESTAURANT PER SEAT	432 SEATS	20 PER SEAT	8,640 GPD	8,640 GPD	
1.28	148,908	3.34	CORPORATE / CONFERENCE CENTER	OFFICE	15,300 SF	15 PER 100 SF	2,295 GPD	2,295 GPD	
1.29	148,908	3.34	CORPORATE / CONFERENCE CENTER	RESIDENTIAL	82 UNITS	300 PER UNIT	24,600 GPD	24,600 GPD	
1.30	14,431	0.33	RESTAURANT PAD #1	RESTAURANT PER SEAT	400 SEATS	20 PER SEAT	8,000 GPD	8,000 GPD	
1.31	58,811	1.33	RESTAURANT PAD #2	RESTAURANT PER SEAT	800 SEATS	20 PER SEAT	16,000 GPD	16,000 GPD	
1.32	5,458	0.12	RESTAURANT PAD #3	RESTAURANT PER SEAT	280 SEATS	20 PER SEAT	5,600 GPD	5,600 GPD	
1.33	18,025	0.41	RESTAURANT PAD #4	RESTAURANT PER SEAT	480 SEATS	20 PER SEAT	9,600 GPD	9,600 GPD	
1.34	25,488	0.58	RESTAURANT PAD #5	RESTAURANT PER SEAT	480 SEATS	20 PER SEAT	9,600 GPD	9,600 GPD	
1.35	83,839	1.92	EPIC COMMERCIAL CENTER	RETAIL	27,583 SF	0.10 PER 100 SF	28 GPD	28 GPD	
1.36	83,839	1.92	EPIC COMMERCIAL CENTER	RESTAURANT PER SEAT	432 SEATS	20 PER SEAT	8,640 GPD	8,640 GPD	
1.37	83,839	1.92	EPIC COMMERCIAL CENTER	OFFICE	16,300 SF	15 PER 100 SF	2,445 GPD	2,445 GPD	
1.38	182,700	4.17	LAKESIDE DISTRICT	RETAIL	23,803 SF	0.10 PER 100 SF	24 GPD	24 GPD	
1.39	182,700	4.17	LAKESIDE DISTRICT	OFFICE	23,803 SF	15 PER 100 SF	3,570 GPD	3,570 GPD	
1.40	182,700	4.17	LAKESIDE DISTRICT	RESIDENTIAL	79 UNITS	300 PER UNIT	23,800 GPD	23,800 GPD	
1.41	351,728	8.07	CHAMPIONSHIP TENNIS CENTER	STADIUM PER SEAT	1,500 SEATS	4 PER SEAT	6,000 GPD	6,000 GPD	
1.42	174,358	4.00	EPIC CENTER	CLUBS PER SF	85,574 SF	50 PER 100 SF	41,380 GPD	41,380 GPD	
1.43	147,905	3.38	THEATER DISTRICT	THEATER PER SEAT	1,500 SEATS	4 PER SEAT	6,000 GPD	6,000 GPD	
1.44	9,827	0.22	SPORTS PERFORMANCE CENTER	RETAIL	3,820 SF	0.10 PER 100 SF	3.82 GPD	3.82 GPD	
1.45	9,827	0.22	SPORTS PERFORMANCE CENTER	OFFICE	3,820 SF	15 PER 100 SF	573 GPD	573 GPD	
1.46	97,700	2.24	ICE SPORTS CENTER	STADIUM PER SEAT	1,500 SEATS	4 PER SEAT	6,000 GPD	6,000 GPD	
1.47	156,808	3.60	AQUATICS CENTER	STADIUM PER SEAT	450 SEATS	4 PER SEAT	1,800 GPD	1,800 GPD	
1.48	111,586	2.58	MULTI-SPORT TRAINING CENTER	STADIUM PER SEAT	750 SEATS	4 PER SEAT	3,000 GPD	3,000 GPD	
1.49	70,888	1.63	OLYMPIC FITNESS & HEALTH CLUB	CLUBS PER SF	36,807 SF	4 PER 14 SF	12,311 GPD	12,311 GPD	
1.50	385,818	8.85	SOCCER STADIUM	STADIUM PER SEAT	1,500 SEATS	4 PER SEAT	6,000 GPD	6,000 GPD	
1.51	328,800	7.44	SOCCER PRACTICE FIELDS	PER WATER CLOSET	8 WATER CLOSETS	250 PER WATER CLOSET	1,500 GPD	1,500 GPD	
1.52	0	0.00	LACROSSE STADIUM	STADIUM PER SEAT	8 SEATS	4 PER SEAT	0 GPD	0 GPD	
1.53	0	0.00	LACROSSE PRACTICE FIELD	PER WATER CLOSET	8 WATER CLOSETS	250 PER WATER CLOSET	0 GPD	0 GPD	
1.54	285,712	6.50	TRACK AND FIELD	STADIUM PER SEAT	1,500 SEATS	4 PER SEAT	6,000 GPD	6,000 GPD	
1.55	383,721	8.84	SPORTS MEDICINE / PROFESSIONAL SERVICES	DOCTOR PER EMPLOYEE (8 HR SHIFTS)	1,200 EMPLOYEES	15 PER EMPLOYEE	18,000 GPD	18,000 GPD	
1.56	87,256	2.00	WELLNESS AND SPA CAMPUS	CLUBS PER SF	30,897 SF	50 PER 100 SF	10,449 GPD	10,449 GPD	
1.57	791,032	17.47	SURF PARK	SWIMMING PER WATER CLOSET	8 WATER CLOSETS	250 PER WATER CLOSET	1,500 GPD	1,500 GPD	
1.58	0	0.00	BEACH VOLLEYBALL	PARK PER WATER CLOSET	8 WATER CLOSETS	250 PER WATER CLOSET	1,500 GPD	1,500 GPD	
1.59	0	0.00	SKATEBOARDING PARK	PARK PER WATER CLOSET	8 WATER CLOSETS	250 PER WATER CLOSET	1,500 GPD	1,500 GPD	
1.60	452,545	10.39	TENNIS VILLAS	RESIDENTIAL	191 UNITS	300 PER UNIT	57,300 GPD	57,300 GPD	
1.61	533,186	12.24	MULTI-FAMILY - TENNIS/WELLNESS	RESIDENTIAL	344 UNITS	300 PER UNIT	103,200 GPD	103,200 GPD	
1.62	433,708	9.88	MULTI-FAMILY VILLAGE	RESIDENTIAL	276 UNITS	300 PER UNIT	81,000 GPD	81,000 GPD	
1.63	88,772	2.02	THE "O" ZONE	OFFICE PER SF	23,610 SF	15 PER 100 SF	3,541 GPD	3,541 GPD	
1.64	800	0.02	RESIDENTIAL	RESIDENTIAL	800 UNITS	300 PER UNIT	240,000 GPD	240,000 GPD	
1.65	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.66	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.67	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.68	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.69	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.70	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.71	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.72	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.73	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.74	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.75	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.76	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.77	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.78	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.79	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.80	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.81	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.82	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.83	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.84	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.85	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.86	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.87	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.88	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.89	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.90	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.91	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.92	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.93	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.94	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.95	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.96	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.97	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.98	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
1.99	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
2.00	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
2.01	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
2.02	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
2.03	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
2.04	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	
2.05	50,000	1.14	SHOPPING CENTER	SHOPPING CENTER	50,000 UNITS	0.10 PER SF	5,000 GPD	5,000 GPD	