



**City of Clermont - CRA**  
**IMPACT FEE ASSISTANCE PROGRAM**  
**Criteria**

**I. Intent**

It is the intent of the Clermont Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to new businesses that may require new impact fees due to a change of use. This program would eliminate or reduce the impact fees in the Central Business District (CBD) to attract, retain and promote expansion of commercial, retail, office and restaurants.

**II. Program Description**

Payment of up to 50% of Police, Fire Water or Sewer Impact Fees for change in uses.

There are three categories that are eligible for impact fee assistance:

- New businesses locating in the CBD.
- Expansion of existing businesses in the CBD.
- Change of use of existing buildings in the CBD.

CRA's *Impact Fee Assistance Program* provides a financial grant for eligible businesses or buildings that would normally be required to pay the full amount of impact fees associated with the three categories listed. Grants will be awarded only in the CRA's redevelopment area and are eligible.

**III. Eligibility**

Applications will be considered only if they meet all of the following eligibility criteria.

**1. Location and Clermont CRA Redevelopment Plan**

The business must be located within the Clermont CRA's Redevelopment Area, as presented in the adopted CRA Redevelopment Plan, adopted in January 26, 2010. It must further the goals of the Clermont CRA Plan, inclusive of any subsequent amendments.

**2. Applicants**

Owners or tenants of real property within the Clermont CRA Redevelopment Area as described in the Redevelopment Plan, dated January 26, 2010. Property must be considered non-residential (e.g. commercial, retail, or restaurant) unless it is a mixed use (residential being a clear secondary use) according to the Clermont Comprehensive Plan and Zoning. Applicants for this program must be able to demonstrate financial capability to complete the project and long term commitment to maintain the property in the condition to which it will be renovated.

**3. Consistency with the CRA Redevelopment Plan.**

Eligible projects must demonstrate consistency with the City of Clermont's Comprehensive Plan, Land Development Code, applicable zoning, and is consistent with the *CRA Redevelopment Plan*, as evidenced by a review from the City's Planning & Zoning Department.

**4. Eligible Assistance and Funding**

The IFAP can pay the Police, Fire, Water and Sewer impact fees for a change of uses up to 50%.

Funding for Police & Fire Impact Fees will be established from the CRA Trust Fund (TIF funding). Funding for Water & Sewer Impact Fees will be established in the Utility Fund.

The applicant must contribute at least 50% over and above the cost of the requested grant amount.

Maximum fee assistance is \$5,000 per building/business/location

**5. Application and Grant Availability**

The applicant is advised that all grant funds are subject to availability as authorized by, and at the sole discretion of the City of Clermont and the CRA.

**6. Disbursement of Funds**

The City of Clermont must approve in concept, any proposed use change. 50% of the Impact fees for a change in use will be paid for at the time of building permit submittal.

\* For more information about the Clermont *Impact Fee Assistance Program*, please contact:

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