America's Seaplane City™

AGENDA
TAVARES CITY COUNCIL

December 21, 2016
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

(Members of the public wishing to speak on an item that is on the agenda must fill out a Request to Speak from available from the City Clerk or at the Council Meeting prior to the meeting being called to order. In addition, the Mayor will ask for comment under the agendized item titled "Audience to be Heard" for matters not on the Agenda. For further information contact the City Clerk at (352) 742-6209 or nbarnett@tavares.org)

I. CALL TO ORDER — **Mayor Pfister**

II. INVOCATION — **Tom Cavanaugh - First Baptist Church of Mt. Dora**

III. APPROVAL OF AGENDA — **Mayor Pfister**

IV. APPROVAL OF MINUTES

Tab 1) Minutes of October 19, 2016 Regular Council Meeting

V.PROCLAMATIONS/PRESENTATIONS

Tab 2) Certificate of Achievement for Excellence in Financial Reporting for Finance Department - Fiscal Year 2015 — **Mayor Pfister**

Tab 3) Certificate of Commendation for Eagle Scout Candidate — **Mayor Pfister**

Tab 4) Tavares Chamber of Commerce Update — **Mayor Pfister**
- **Executive Director J. Scott Berry**

VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX-PARTE CONTACTS

VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD — **Nancy Barnett**

VIII. CONSENT AGENDA

Tab 5) Appointment to Lake Community Action Agency	**Mayor Pfister**
Tab 6) Issuance of Outgoing Councilmember Plaques	**John Drury**
Tab 7) Approval of Amendment 4 to State Revolving Fund Loan Agreement for Stormwater Management Project	**Lori Houghton**
Tab 8) Mayor's Youth Council Syllabus	**John Drury**

IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING
(All Ordinances under First Reading are not discussed, unless otherwise noted, until the Second Reading)

First Reading

Tab 9) Ordinance #2016-36 – Downtown Waterfront Entertainment District – Expansion of Boundary to Include the Pavilion On the Lake	**Jacques Skutt**

Second Reading

Tab 10) Ordinance #2016-34 – Annexation & Rezoning – Whittaker Family Partnership – 9 Acres- North of Slim Haywood Ave. & West of SR 19	**Jacques Skutt**
Tab 11) Ordinance #2016-35 – Small Scale Future Land Use Amendment – Whittaker Family Partnership – 9 Acres – North Of Slim Haywood Ave. & West of SR 19	**Jacques Skutt**

RESOLUTIONS – EQUALIZATION HEARING – SUNSET VIEW/THREE LAKES PARK WATER & SEWER ASSESSMENT PROJECT

Tab 12) Resolution #2016-23 – Equalization of Assessments for the Sunset View/Three Lakes Subdivisions Water & Wastewater Improvements Project	**Lori Houghton**
Tab 13) Resolution #2016-21 – First Budget Amendment to Fiscal Year 2016-2017 Budget	**Lori Houghton**

X. GENERAL GOVERNMENT

Tab 14) Park Naming Discussion – Ruby Street Stormwater Project	**John Drury**
Tab 15) Horizon Team and Board Representation	**John Drury**

XII. NEW BUSINESS

XIII. AUDIENCE TO BE HEARD

XIV. REPORTS

Tab 16) City Administrator — **John Drury**

Tab 17) Council Reports — **City Councilmembers**

XV. LITIGATION STRATEGY CLOSED SESSION – 5:00 P.M.

XVI. CITY COUNCIL RECONVENES AFTER CLOSED SESSION

F.S. 286.0105 □If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352) 253-4546.

Tab 1

TAVARES CITY COUNCIL
MINUTES

October 19, 2016
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

COUNCILMEMBERS PRESENT **ABSENT**

Lori Pfister, Mayor
Kirby Smith, Vice Mayor
Bob Grenier, Councilmember
Lisa Johnson, Councilmember
Troy Singer, Councilmember

STAFF PRESENT

John Drury, City Administrator
Robert Q. Williams, City Attorney
Nancy A. Barnett, City Clerk
Lori Houghton, Finance Director
Lori Tucker, Human Resources Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief
Brad Hayes, Director of Utilities
Chris Thompson, Director of Public Works

I. CALL TO ORDER

Mayor Pfister called the meeting to order.

II. INVOCATION

Pastor Eric Filkin, Bridges Covenant Church, gave the invocation and led those present in the Pledge of Allegiance.

Mayor Pfister reminded the audience of the Audience to Speak forms and hearing devices.

III. APPROVAL OF AGENDA

MOTION

Bob Grenier moved to approve the agenda, seconded by Kirby Smith.

Mr. Drury said there were no changes from staff.

The motion was approved unanimously 5-0.

IV. APPROVAL OF MINUTES

Tab 1) Approval of Minutes - Deferred

V. PROCLAMATIONS/PRESENTATIONS

Tab 2) Presentation by Alexander Netwal Eagle Scout – Clean Up of Aesop's Park

Mr. Netwal stated there were 13 people that participated (seven scouts and six adults). He said they took away a trailer full of debris to the landfill. He said the project went smoothly. Mr. Drury said Mr. Netwal's photographs will be put on the city's web site and he thanked him for seeing this project through to completion.

Mayor Pfister read a proclamation for Alexander Netwal:

> ***WHEREAS***, Eagle Scout Candidate Alexander Netwal is a member of Troop 233, sponsored by the Fraternal Order of the Eagles in Leesburg, Florida;
>
> ***WHEREAS,*** Alexander Netwal came to the City of Tavares offering to provide a community service for his Eagle Scout project by cleaning the shoreline of Aesop Park Pond in Tavares, and;
>
> ***WHEREAS***, Alexander Netwal and Troop 233 worked diligently with the City of Tavares to complete this important project which is very beneficial to the quality of life for the Citizens of Tavares, and;
>
> ***WHEREAS***, the City Council of the City of Tavares commends Mr. Netwal's initiative for taking on this project and seeing it to completion.
>
> ***NOW***, ***THEREFORE***, the City Council of the City of Tavares, Florida expresses its appreciation for the Aesop's Park Pond project completed by Alexander Netwal and Troop 233 and extends best wishes to Mr. Netwal on his journey to becoming an Eagle Scout.

PASSED AND DULY ADOPTED in regular session this 19th day of October 2016

_____
Mayor Lori Pfister
City of Tavares

Tab 3) Rifles, Rails and History

Mayor Pfister invited Don Campbell to speak. Mr. Campbell reviewed the history of the Rifles, Rails and History project which began to be formulated five years ago. Mr. Campbell said he worked with Councilmember Grenier, and Ms. Heather Graham to develop their shared vision of

this event. The various re-enactment events had typically been held in parks and fields far from the public and they wanted this event to be different—to take place in a downtown setting where people could come and learn and enjoy the event but also the town itself. There was a desire to showcase Tavares (they did not have their own food vendors to encourage patronage of the local restaurants) He said Tavares is unique in the way it celebrates history of all types. He thanked the local businesses, the staff, and the City Council for their support. Next year will be the 5th year.

VI. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX-PARTE CONTACTS

Attorney Williams stated there are several quasi-judicial hearings: Tab 6 – Annexation and Rezoning; Tab 7 – Future Land Use Amendment; and Tab 8 – Rezoning (PUD). He gave the oath to those who wished to give testimony. He then asked each Councilmember to declare any ex-parte communications. Councilmember Johnson and Councilmember Singer stated they had spoken to the developer of the Lake Hermosa project. Vice Mayor Smith said he had spoken to Ben Johnson about the deannexation of the Peninsula and the applicant for the annexation and rezoning of the Nazarene church Tab 6. Mayor Pfister said she had also spoken to Mr. Johnson. (Attorney Williams noted the Peninsula was not on the agenda as a quasi-judicial issue.)

VII. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Barnett noted that Ordinance #2016-32 was being re-read for first reading and would be read and discussed at second reading at the next Council Meeting.

ORDINANCE 2016-27

A PLANNED DEVELOPMENT ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REVOKING AND REPLACING PORTIONS OF EXPIRED PLANNED DEVELOPMENT ORDINANCES 94-20 AND 2006-05 AS THEY PERTAIN TO APPROXIMATELY 155 ACRES OF UNDEVELOPED LANDS GENERALLY LOCATED WEST OF MOUNT HOMER DRIVE, WESTERLY TO AND PARTIALLY SURROUNDING LAKE HERMOSA, ADOPTING A NEW PLANNED DEVELOPMENT ORDINANCE THAT WOULD ALLOW AND PROVIDE GOVERNING REGULATIONS FOR THE DEVELOPMENT OF A MIXED-USE URBAN VILLAGE, PROVIDING THE BOUNDARY AND LEGAL DESCRIPTION TO WHICH THIS PLANNED DEVELOPMENT IS APPLICABLE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2016-28

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 3 ACRES OF LAND LOCATED ON THE NORTHWEST INTERSECTION OF DAVID WALKER DRIVE AND DORA AVENUE; REZONING SAID PROPERTY FROM LAKE COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY OF TAVARES GENERAL COMMERCIAL (C-1); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-29

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 3 ACRES OF LAND GENERALLY LOCATED ON THE NORTHWEST INTERSECTION OF DAVID WALKER DRIVE AND DORA AVENUE; FROM LAKE COUNTY OFFICE TO CITY OF TAVARES COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2016-32

AN ORDINANCE OF THE CITY OF TAVARES AMENDING CHAPTER 15, PENSIONS AND RETIREMENT, ARTICLE IV, POLICE OFFICERS' PENSION TRUST FUND, OF THE CODE OF ORDINANCES OF THE CITY OF TAVARES; AMENDING SECTION 15-97, PRIOR POLICE SERVICE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

VIII. CONSENT AGENDA

Mayor Pfister asked if anyone in the audience objected to the Consent Agenda.

Councilmember Singer requested to pull Tab 4 – SRF amendment.

Councilmember Singer asked for clarification as it was a project voted on in 2014. He said he understood that when it was approved originally, Council was under the assumption of getting funding and grants. It now appears that the City was able to obtain the grants and even more assistance than was expected. In addition when it was approved there was reserve money that was frozen. Ms. Houghton acknowledged in March 2016 the Council awarded the contract for $5,328,306 which came in slightly above the original estimates and at that time there was preliminary approval from SRF so reserve funds were frozen until the final approval was received. With the final approval the reserves can be released. The SRF loan is based on 0% interest rate.

MOTION

Troy Singer moved to approve Amendment No. 3 to the FDEP SRF Stormwater Phase 1 Project Loan No. SW350940 which increased the disbursable loan amount by $2,107,035 and reflects an increased awarded stormwater grants offset. The motion was seconded by Kirby Smith. The motion carried unanimously 5-0.

IX. ORDINANCES/RESOLUTIONS

Tab 5) Ordinance #2016-32 – Read for First Reading

SECOND READINGS

Tab 6) Ordinance #2016-28 – Tavares 1st Church of the Nazarene – 32151 David Walker Road – 3 Acres

Mr. Skutt said this annexation and rezoning application has been received due to a wish of the church to add some Sunday school classrooms to the church. Connection to the city's wastewater utilities is required for this expansion. The property already receives city water. It is contiguous to the city boundary. The property is zoned Community Facility in the County and the applicant has requested a city General Commercial C-1 zoning which allows a church use. The Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

MOTION

Kirby Smith moved to approve Ordinance #2016-28, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 7) Ordinance #2016-29 – Tavares Church of the Nazarene 32151 David Walker Road – 3 Acres – Small Scale Future Land Use Amendment to City Commercial

Mr. Skutt said this will change the designation from Lake County Office to City Commercial. The land is adjacent to the city boundary and the vicinity of the property is commercial. The Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

MOTION

Bob Grenier moved to approve Ordinance #2016-29, seconded by Lisa Johnson. The motion carried unanimously 5-0.

Tab 8) Ordinance #2016-27 – Planned Development – 155 Acres – Lake Hermosa Village – South of Clay Blvd. between Mt. Homer Drive and Lake Hermosa

Mr. Skutt said this ordinance will rescind previous undeveloped and expired ordinances passed in 1994 and in 2006 that applied to the subject property. This will be a new Planned Development ordinance that will govern the development regulations for a proposed new Mixed Use Village. Waterman Center LLC and Lake Hermosa Village LLC have combined properties in the previous expired ordinances and they desire to develop the property as a Mixed Use Village regulated by a new development ordinance that specifically addresses their town village concept. The applicant is also the developer of Avalon Park in East Orlando which will serve as a business and planning model for this development. It envisions a fairly dense self-contained connected living environment consisting of varying homestyles with supporting offices, commercial uses, educational and recreational services. The conceptual plan attached to the ordinance allows a maximum of 1088 dwelling units of varying types. Of these 788 units are either attached or multi-family in nature with minimal setbacks. He reviewed the various uses proposed.

Mr. Skutt said at the Planning & Zoning meeting in September residents abutting the northern boundary of Clay Blvd. commented on access points and abutting building height. The

developer has made modifications to the ordinance which have been highlighted in yellow to address these concerns. One of the modifications is that in no event shall automobile access be granted adjacent to 1400, 1420, 1472, 1550 Clay Blvd. and also 1002 Lake Hermosa Road.

Staff believe that the approval and development of this planned Mixed Use Village will ultimately be viewed as a key advancement in the economic growth of the city. The Planning & Zoning Board voted unanimously to recommend approval and staff recommends approval.

Mayor Pfister asked if a representative from the developer wished to speak.

Beat Kahli of Winter Park, Florida

Mr. Kahli stated that he is the President of the Avalon Group which is passionate about the village style concept. He said they have owned the parcel for more than a decade and envisioned building a community modeled after Celebration, Baldwin Park, and Avalon Park. He said they have learned over the years that single use is not the way to go as it requires more automobile use to get to services. He said these planned community concept creates an environment where people know each other and have more investment in the neighborhood. Mr. Kahli thanked the staff and City Councilmembers for their support. He acknowledged his team members in attendance: Ross Halle, planner and their architect from Switzerland.

Vice Mayor Smith asked when the groundbreaking will occur. Mr. Kahli said it will take about 9 months to do the planning and the plan is to begin construction in about a year.

Audience Members

Sue Boehm of 1002 Hermosa Road, Eustis, stated their house is the only one on the street that abuts the property. She said they generally support a mixed use, however in addition to the changes already agreed on they had additional requests:

1) Modify the setback provision to require 25 ft. landscape buffer from an existing homeowner on Clay Blvd. or Hermosa Road abutting the Planned Development
2) Construction located adjacent to the Planned Development should be limited to a two story construction in order to maintain scale of existing neighborhood.
3) They object to the proposed location of the senior facility as identified on the concept plan and requested that the concept plan and ordinance be amended to require any senior facility be built adjacent to Mt. Homer Road in order to facilitate more direct and shorter transport to the Florida Hospital Waterman facility.
4) She requested that the area depicted in the current concept plan as a senior facility be identified instead as Single Family Residential to be more in keeping with the existing residential development. She said the proposed location of the senior facility is very close to their house which is built only 5 feet from their property line.

Mr. Skutt said currently the governing setback is that they are required a minimum of a 10 ft. landscape buffer from multi-family residential to a single family residential. That buffer would have to be a continuous hedge with canopy trees - one every 40 feet. In addition when they develop their plan for that particular use it will have to go through site plan review. Staff will review the setback again at that time which would not allow a three story building to be built

within five feet of a single family residence.

Nicole Jenney – 1550 Clay Blvd.

Ms. Jenney requested that single family homes be put where the current senior living center will be located. She said the density of a commercial building behind the homes both on the north and the south side of Clay Blvd. would not help the residential community along or the value of the homes. She said three quarter of the homes in this plan are multi-family homes which she believed are too contrasting to the current community. She asked about the dwelling units allowed. Mr. Skutt said the maximum is seven dwelling units per acre. Ms. Jenney said the letter she received said in no event would automobile access be granted adjacent to 1400 Clay, 1420 Clay, 1472 and 1550 Clay. She asked if that would include EMS vehicles. Mr. Skutt said if there is not a road there he doubted whether an EMS vehicle would be able to have access. Ms. Jenney asked to have that in writing stating that there will be no EMS or commercial access at that location if they are going to build a senior living facility. She asked for a setback provision of at least 25 feet and a two story construction height.

Vernon Bond – 9 Hermosa Drive

Mr. Bond complimented Avalon's latest revision as "Plan B" but asked them to go to "Plan C" next. He said on the map it shows an arrow pointing in the back of Etowah. He asked the developer if they had a contract on that access. Mr. Halley said they did not. Mr. Bond asked about access roads on the north side and the east side of Elizabeth Circle. He expressed concern about a proposed pier based on a similar pier and causeway he had observed in Clermont.

Lori Barnes, City of Eustis Development Services

Ms. Barnes stated that the City of Eustis is in support of the project. She expressed appreciation to the developer for being willing to make some modifications to minimize the impacts to the Eustis residents. She asked for clarification as the last version of the Development Order had referenced the height limitations adjacent to properties on Clay Blvd. It did not include the properties adjacent on Lake Hermosa Road. Mr. Skutt said that was an omission on the part of the developer and he had met with the developer who stated they had made a mistake. He said he has made an amendments to the ordinance which is included in the Council's packet.

Ms. Barnes stated they have been working with staff regarding some concerns about the future maintenance of Clay Blvd. and they looked forward to working the staff. Mr. Drury thanked Ms. Barnes and the City Manager of Eustis for their cooperation.

Derrick Zappitello stood to speak. Attorney Williams gave him the oath.

Mr. Zappitello, 2919 Etowah Park Blvd. asked if the builder has a wildlife replacement program for the wildlife that live on the current property. He said if there is no relocation plan the wildlife will go to the adjacent properties which will be a safety issue for people with pets. In addition he said he was not aware of the cut through to Etowah. He said they have one way and one way out of Etowah currently. He said he was concerned about another 1000 people cutting in and out of Etowah.

Councilmember Smith asked Mr. Skutt to speak on his work with the contractor. Mr. Skutt said on this project staff has been working the developer for close to a year with several meetings and revisions.

Councilmember Singer asked why the Avalon Group chose Tavares. Mr. Kahli said he is a member of the Florida Hospital Board and they believe in the future of Tavares. He said Tavares is about the size of Avalon Park with about 15,000 residents. He said it has taken awhile for the economy to improve to begin work on the project. Councilmember Singer spoke in support of the project. He said he wanted to ensure that the company would be staying in Tavares.

Councilmember Johnson said she had met with the developer and believed their concept is in step with the City of Tavares with its small town feel. She said she hoped they would continue to work the neighbors as much as possible. She agreed with the concern expressed about the wildlife.

Vice Mayor Grenier spoke in support of the project, noting the Avalon Group has a track record in this area and he believed they will address the concerns of the residents.

Mr. Kahli said this is a master plan and in order to implement it they will go through many permitting steps and continued dialogue with the community.

Mayor Pfister said she had conducted her own research and was satisfied with the project as proposed.

MOTION

Bob Grenier moved to approve Ordinance #2016-27, seconded by Lisa Johnson. The motion carried unanimously 5-0.

]X. GENERAL GOVERNMENT

Tab 9) Deannaxation Study of Peninsula Subdivision

Mr. Drury stated the city has received a letter from the attorney that represents the Peninsula which he read as follows:

Please consider this a withdrawal of the petition to be excluded from the municipal boundaries pursuant to Section 171.051 F.S. previously filed on behalf of the residents of Peninsula Drive. My clients are in the process of re-evaluating their situation and we will be in touch with the City of Tavares soon regarding our future intentions. Thank you for your assistance and please contact our office if you have any questions or if we can be of any further assistance at this time.

Attorney Jimmy Crawford

Attorney Williams said Mr. Crawford is a land use attorney in Clermont. He signed the petition initially on behalf of his clients and he has the authority to withdraw it. There is no action required by Council.

Tab 10) Approve to Apply for Grants for the Florida Recreation Development Assistance Program for Enhancements to the Stormwater Treatment Pond Area

Mr. Hayes stated

OBJECTIVE: To approve the submittal of 2 grant application in the amount of $50,000 each to the FRDAP to help offset costs for the on-going Ruby St. Stormwater Project.

SUMMARY:

The City of Tavares may prepare and submit applications to the Florida Recreational Development Assistance Program (FRDAP) for grant funds to assist in further development of downtown recreation facilities. Staff suggests two FRDAP applications totaling $50,000 each be submitted during the open cycle. Each application would assist in creating amenities around the new storm water holding area within the existing park development area.

The first application would include lighting, benches, trash receptacles, dog waste receptacles, biking station, and walking trail. The second application would include aeration fountain and youth fishing pier. The total requested for park improvements is $100,000.00 with no required match funding from the City.

There are a few requirements of the FDEP when using FRDAP funding: 1) Notice of commencement of project before expending funds; 2) area is dedicated as an outdoor recreation site for a minimum of 25 years; 3) project site is open at reasonable times and managed in a safe and attractive manner; 4) signage designating the use of FRDAP grant funds placed where visible to the public.

OPTIONS:

1. **Move to approve** submittal of two FRDAP grant applications during the 2016-2017 open cycle. Each application should be budgeted for $50,000 in park improvements to be used within the downtown park area.

2. **Move to not approve** submittal of two FRDAP grant applications during the 2016-2017 open cycle. Each application should be budgeted for $50,000 in park improvements to be used within the downtown park area.

MOTION

Bob Grenier moved to approve Agenda Tab #10 (submittal of two FRDAP grant applications during the 2016-2017 open cycle. Each application should be budgeted for $50,000 in park improvements to be used within the downtown park area). The motion was seconded by Lisa Johnson. The motion carried unanimously 5-0.

Tab 11) Interlocal Agreement with the City of Eustis for Automatic Aid for Fire Reponse

Chief Keith noted this is a companion agreement presented two meetings ago which was an agreement for automatic agreement with the City of Leesburg. This agreement has similar language however he wanted to be sure that Council had the correct version.

Attorney Williams stated he has reviewed the complete agreement. He said the important issues that Chef Keith wanted Council to be aware of was that either party can terminate this contract

at any time upon sixty days written notice of intent to terminate. He said he has discussed this issue with Chief Keith in terms of the proximity to Eustis and any potential concern about having the city's level of service. He reviewed all the provisions of the contract noting Paragraph 13 states a joint venture of Eustis is not being created by this contract. The agreement will roll over every five years. He recommended Council approve the agreement.

MOTION

Bob Grenier moved to approve Agenda Tab 11 – Interlocal Agreement with the City of Eustis for automatic Aid for Fire Response, seconded by Kirby Smith. The motion carried unanimously 5-0.

Tab 12) Approval of the Collective Bargaining Agreement with the Police Benevolent Association

Mr. Drury said the city's bargaining team of the City Administrator, the Police Chief, and Councilmember Singer have come to terms with the Police Union Labor negotiations team including Officer Baugh, the chief negotiator.

He reviewed the points of the agreement as follows:

1. *Raise to be the same as general employees at 4% beginning October 1 2016.*
2. *Healthcare coverage and cost to be the same as general city employees beginning October 1.*
3. *Approval to have Florida Retirement System (FRS) hold a vote of the Police Department employees to close the local pension plan to new employees (those hired after October 1, 2016) and offer the Florida Retirement System plan to said new employees. If said FRS administered vote passes 50% plus 1, then the following shall occur:*

a. *All new Police Department employees shall be obligated to join the FRS program.*
b. *A $0.50 (50 cent) shift differential incentive pay shall apply for Police Department Employees who work the night shift (This equals an additional $6 for working a 12 hour nightshift)*
c. *The employee contribution rate to the local pension plan shall be lowered by 1.5% and the employer contribution rate shall be raised by a correlating 1.5% resulting in employee contributing 11.3% of their pay and City contributing 20.02% of their pay to the local pension plan.*

Vance Joachim – 12619 Milwaukee Avenue

Mr. Joachim said he has attended the Pension Boards for the Police and Fire Department. He commended the city for being better funded in their local plans than some other cities. He said he had verified that information with the pension consultant. He said he agreed with moving to FRS as it provides stability. He asked about the rationale for the taxpayer paying a higher percentage for those that are in the current plans. He also asked about health insurance.

Mr. Drury said the city believes that the movement to the FRS provides a long term cost savings to the citizens of Tavares and therefore an increase in the short term for the current local plan

will be offset by the long term savings in the FRS which was part of the bargaining process. He said the plan does not pay for retiree healthcare.

Councilmember Singer said negotiations went well.

MOTION

Troy Singer moved to approve the collective bargaining agreement, seconded by Bob Grenier.

Councilmember Smith said he had been given information on the FRS compared to the current city plan. He said there are concerned citizens that question the assumptions given by the consultant group to the city as it appeared that by year 2020 the city will be paying 1.8% higher than the current plan and then by the year 2027 the city will be paying about 4.8% higher than the current plan.

Mr. Drury said when the actuarial firms were asked to look at the difference between the cost of a local plan and the cost of a FRS it was a snapshot of today based on the investment portfolio of each pension plan. In the snapshot the current contribution from the city to FRS for a high risk category (which law enforcement falls into), is higher than the current contribution to the local plan. Next year there will be new numbers which will change based on the investments of the two plans.

The city's Actuarial agreed that the snapshot today showed a higher cost however in the future the local plan costs could go up and the FRS could go down.

Councilmember Smith stated the city pays a firm to manage the city's current plans and will those costs go down. Mr. Drury said over a period of time as the Local plans close out through attrition, the city will see significant cost savings. The city pays a local firm to review the plan, there is a team of staff that helps to assist in managing the local plan, and the city attorney spends time in reviewing pension ordinances and those costs will go away over time.

Councilmember Smith asked if the current officers will be able to move to the FRS. Mr. Drury said current employees will be able to move if it passes, with a onetime option. There is a cost to that and the employee would have to pay that cost. Councilmember Smith asked when the vote will occur. Mr. Drury said the FRS will provide a 90 day notice about the referendum. After that a workshop will be held to provide further information to the officers.

Attorney Williams said this issue was negotiated with the union but the vote Mr. Drury is referring to will involve all the members of the Police Department—all sworn members.

Councilmember Johnson said she had received the similar concern but she asked for clarification on the vote. Mr. Drury said after this vote on the union contract is done it will be in the hands of the Police Department to decide whether they want to move to the FRS.

The motion passed unanimously 5-0.

XII. OLD BUSINESS

None.

XIII. NEW BUSINESS

XIV. AUDIENCE TO BE HEARD

Betty Burleigh

Ms. Burleigh spoke on the "Nuclear Football" which is the President's emergency satchel to have in the event of a need for a retaliatory action and is guarded 24 hours by the US Army or Coastguard. She said based on research by the Limestone Ridge Historical Society from New York, it was not until John F. Kennedy was president that the "Nuclear Football" as it is known today originated. She said President Kennedy had been concerned during the Cuban Missile Crisis that a retaliatory order could be done without his consent therefore the briefcase was developed to allow him to command orders almost immediately no matter his location.

Brenda Smith – Nazarene Church of Tavares

Ms. Smith stayed the church has been at the corner for 25 years. She said today with the assistance of the Council and the staff the church truly belongs to the City of Tavares and they would like to thank the Council.

XV. REPORTS

Tab 8) City Administrator

Mr. Drury said the first four events in his report are before the next meeting—the Red Carpet Gala, the Boo Festival, the Monster Splash Fly In, and the Cornerstone Laying Ceremony.

Tab 9) Council Reports

Councilmember Grenier

- Thanked Don Campbell for being the blood sweat and tears of Rifles, Rails and History.
- Tomorrow at 5:30 pm at the lake County Historical Museum there will be a guest speaker named Daniel Keel who was a member of the Tuskegee airman during World War II.

Councilmember Johnson

Councilmember Johnson thanked Chief Keith for inviting the Council to the "Push In" Ceremony for the new fire truck.

Councilmember Singer

Councilmember Singer thanked Chief Keith for the "Push In" ceremony. He noted that October

is Breast Cancer Awareness month. He said he wanted to point out that one in 8 women are diagnosed with breast cancer and that in addition the 3rd week in October is also male breast cancer awareness. He said it is a rare cancer but men should be aware of this as well. In addition he became aware that October is also National Bullying prevention month which was started in 2006. He recommended that people should discuss this with their children and grandchildren and in addition there should be awareness that bullying can also happen with adults and we should be good to one another.

Vice Mayor Smith

- Advised those present to attend Rifles, Rails, and History as it is a fantastic event (next year it will be September 29, 30 and October 1st).

- Boo Festival – The Halloween "Boo Festival" will be occurring October 28th and he welcomed everyone to attend.

- Said the cornerstone laying ceremony will be old tradition through the masonic lodge. It will be November 1st at 5:00 p.m. at the location of the new public safety complex.

- On this day in 1914 the U.S. Post office first deleted mail in an automobile. Today is national Seafood Bisque Day.

Mayor Pfister

Mayor Pfister thanked those present for attending meeting and noted the next meeting will be in two weeks.

ADJOURNMENT

There was no further business and the meeting was adjourned at 5:41 p.m. by Mayor Pfister.

Respectfully submitted,

Nancy A. Barnett

Nancy A. Barnett, MMC
City Clerk

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO. 2

SUBJECT TITLE: GFOA Certificate of Achievement for Excellence in Financial Reporting

---

OBJECTIVE:

Present Plaque for Certificate of Achievement for Excellence in Financial Reporting.

SUMMARY:

The Certificate of Achievement for Excellence in Financial Reporting has been awarded to the City of Tavares by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR).

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting.

OPTIONS:

N/A

STAFF RECOMMENDATION:

Request that the Mayor present the Award for Certificate of Achievement for Excellence in Financial Reporting to the Finance Director.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

Legally sufficient.

Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

10/07/2016
NEWS RELEASE

For Information contact:
Stephen Gauthier (312) 977-9700

(Chicago)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **City of Tavares** by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s), department or agency designated by the government as primarily responsible for preparing the award-winning CAFR. This has been presented to:

Lori Houghton, Finance Director

The CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The GFOA is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL, and Washington, D.C.

The Government Finance Officers Association of the United States and Canada

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Lori Houghton

Finance Director
City of Tavares, Florida

The award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the individual(s) designated as instrumental in their government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Date October 7, 2016

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO. 3

SUBJECT TITLE: Commendation for Eagle Scout Candidate Sam Victor

---

OBJECTIVE: To recognize the contributions made by Eagle Scout candidate Sam Victor.

SUMMARY:
Local Lake County Boy Scout, Sam Victor, recently completed a service project at the Fred Stover Sports Complex in Tavares to complete his final step in earning scout's highest honor, the Eagle Scout merit badge. Sam's project was to replace the wooden fence around the power box under the outdoor stairs and install decorative mulch throughout the press box area. Sam also led his group of scouts to install a nice lath w/benches over the outdoor cooking area.

The project's initiative enhances the overall appeal of the facility, giving it a natural, fresh look for our families to enjoy.

In recognition of his contribution to the park system at the City of Tavares, we would like to present Sam with this Certificate of Commendation.

OPTIONS:
n/a

STAFF RECOMMENDATION:
n/a

FISCAL IMPACT:
n/a

AGENDA SUMMARY
TAVARES CITY COUNCIL
December 21, 2016

AGENDA TAB NO. 4

SUBJECT TITLE: Tavares Chamber of Commerce Update

OBJECTIVE:

To receive an update on the Chamber from the Executive Director, J. Scott Berry.

SUMMARY:

Mr. Berry will provide an update on Chamber activities.

OPTIONS:

N/A

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

N/A

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO. 5

SUBJECT TITLE: Reappointment to Lake Community Action Agency

OBJECTIVE:

The Mayor will make her reappointment to the Lake Community Action Agency.

SUMMARY:

The Lake Community Action Agency has requested reappointment of the Mayor's representative. Art Swanton has served since 2014 and has agreed to be reappointed for 2016.

OPTIONS:

1) Approve the Mayor's appointment
2) Do not approve the Mayor's appointment

STAFF RECOMMENDATION:

N/A

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

Legally sufficient.

Nancy Barnett

From: Art Swanton <aswanton@sentrymgt.com>
Sent: Tuesday, November 29, 2016 2:43 PM
To: Nancy Barnett
Subject: RE: rate for civic center

Yes willing to serve.

Art Swanton
Vice President, East. Lake County FL Division
Sentry Management Inc
1928 Salk Ave
Tavares, FL 32778
352-343-5706, Ext. 58001
352-343-5123 (fax)
www.sentrymgt.com

From: Nancy Barnett [mailto:nbarnett@tavares.org]
Sent: Tuesday, November 29, 2016 2:15 PM
To: Art Swanton <aswanton@sentrymgt.com>
Subject: RE: rate for civic center

Hi Art, I don't think I've received your email yet saying you are willing to be reappointed yet.....forgive me if you have and I've missed.

Nancy A. Barnett
City Clerk
City of Tavares
PO Box 1068
Tavares, FL 32778-1068

Phone (352) 253-4546
Fax (352) 742-6351

America's Seaplane City

"It takes all kinds of people to make a world" Laura Ingalls Wilder

From: Art Swanton [mailto:aswanton@sentrymgt.com]
Sent: Friday, November 18, 2016 2:00 PM

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO. 6

SUBJECT TITLE: Issuance of Outgoing Council plaques

OBJECTIVE:

Approve issuance of outgoing Council plaques.

SUMMARY:

Previously Council approved the issuance of outgoing Council plaques for 2016. Council requested that the issuance of outgoing Council plaques be brought back to Council for considering making it standard protocol going forward unless the Council so directs other than that in the future.

OPTIONS:

1. Authorize staff to issue outgoing Council plaques going forward as standard protocol unless Council in the future directs otherwise.
2. Require staff to seek Council approval each time outgoing council plaques are to be issued.

STAFF RECOMMENDATION:

Authorize staff to issue outgoing council plaques going forward as standard protocol unless Council in the future directs otherwise

FISCAL IMPACT:

Plaques would come out of Councils annual budget ($50 - $80)

LEGAL SUFFICIENCY:

Legally sufficient.

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO. 7
SUBJECT TITLE: State Revolving Fund Loan SW350940 Amendment 4 for the Downtown Stormwater Project Phase I

OBJECTIVE:
To consider the approval of Amendment 4 for State Revolving Loan Fund Agreement No. SW350940 to the Florida Department of Environmental Protection (FDEP Point Source Water Pollution Control) to extend the payback term from 20 years to 30 years.

SUMMARY:
As part of the City's Downtown Revitalization initiatives, improvements to the Stormwater System in the CRA are in progress. The total project costs including engineering, technical, and construction is $6,940,975 and the project is funded with Grants and State Revolving Loan Funds. Three Grants totaling $2,889,330 were secured for this project.

1. DEP Agreement No. SO568 - $1,500,000
2. DEP Agreeme3nt NO. GO401 - $750,000
3. Lake County Water Authority Grant (LCWA) $639,330

Previously the City Council authorized application and acceptance of FDEP SRF Loan Financing for the Project for Preconstruction and Construction Activities.

- On January 15, 2014, Resolution 2014-01 authorized application to FDEP for preconstruction activities. Loan documents were executed March 31, 2014 in the amount of $255,216 ($247,416 disbursable, $7,800 Capitalized Interest).
- On June 3, 2015, Council authorized Amendment No. 1 which extended the loan repayment commencement date.
- On January 19, 2016, Council approved Resolution 2016-02 authorizing application to FDEP for Construction activities for the project in the amount of $4,831,487 to be adjusted for Grants.
- On January 19, 2016 Council approved Amendment 2
  Which served to combine activities approved with Resolution No. 2014-01 and Resolution 2016-02 and to adjust the disbursable loan amount for construction activities to reflect awarded grants.
- On January 19, 2016 Council Approved Amendment 3 which adjusted the disbursable loan amount by $2,107,035. Amendment 3 provided for a 0% interest rate for the increased loan amount. Semi-annual loan payments were increased from $105,984 to $106,832.

Amendment 4 extends the loan repayment period from 20 years to 30 years and reduces the semi-annual loan payments from $105,984 to $72,300.

OPTIONS:
1. **Move to Approve** Amendment No. 4 to the FDEP SRF Stormwater Phase 1 Project Loan, No. SW350940, extending the loan repayment period from 20 years to 30 years.

2. **Do Not Approve** Amendment No. 4 to FDEP SRF Stormwater Phase 1 Project Loan, No. SW350940.

STAFF RECOMMENDATION:

3. **Move to Approve** Amendment No. 4 to the FDEP SRF Stormwater Phase 1 Project Loan, No. SW350940, extending the loan repayment period from 20 years to 30 years.

FISCAL IMPACT:
Debt service requirements for this project were included in the 2014 Utility Study (approved by the City Council on November 19, 2014 provided by the City's rate consultant, Mike Rocca, of Raftelis & Assoc.).
The Annual Debt Service obligation (**annual** debt service) will decrease from $106,832 (excluding service fees and capitalized interest) to $72,300; semi-annual debt service payments are expected to commence June 15, 2018.

LEGAL SUFFICIENCY: The City Attorney has reviewed the Amendment for legal sufficiency.

Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

December 6, 2016

Mr. Brad Hayes
Utility Director
City of Tavares
2770 Woodlea Road
Tavares, Florida 02778

Re: SW350940 – Tavares
Stormwater Management

Dear Mr. Hayes:

Attached is a copy of proposed Amendment 4 to the City's State Revolving Fund loan agreement. The amendment re-amortizes the Loan to provide for a 30-year repayment.

Please have the appropriate officials sign and seal two copies, and return them to us within three weeks at 3900 Commonwealth Boulevard, Mail Station 3505, Tallahassee, Florida, 32399-3000. We will sign the documents and mail a fully executed original to you.

If you have any questions about this amendment, please call Teresa Cruce at (850) 245-2910.

Sincerely,

Angela Knecht

Angela Knecht, Program Administrator
State Revolving Fund Management

AK/tc

Attachment

cc: Honorable Lori Pfister – City of Tavares
John Drury – City of Tavares
Lori Houghton – City of Tavares
Reed Meriwether – ARCADIS
Sharon Simington – ARCADIS

STATE REVOLVING FUND
AMENDMENT 4 TO LOAN AGREEMENT SW350940
CITY OF TAVARES

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF TAVARES, FLORIDA (Local Government) existing as a local government agency under the laws of the State of Florida.

WITNESSETH:

WHEREAS, the Department and the Local Government entered into a State Revolving Fund Loan Agreement, Number SW350940, as amended, authorizing a Loan amount of $4,051,645, excluding Capitalized Interest; and

WHEREAS, the Local Government requested restructuring the Loan, and the Department has determined that this request meets the requirements of Rule 62-503.430(8)(a), F.A.C.; and

WHEREAS, revised provisions for audit and monitoring are needed.

NOW, THEREFORE, the parties hereto agree as follows:

1. Section 10.04 of the Agreement is deleted and replaced as follows:

   The Loan shall be repaid in 60 Semiannual Loan payments.

2. Section 10.05 of the Agreement is revised as follows:

   Semiannual Loan Payments in the amount of $72,300 shall be received by the Department beginning on June 15, 2018, and semiannually thereafter on December 15 and June 15 of each year until all amounts due under the Agreement have been fully paid.

3. Subsection 10.07 (8) of the Agreement is deleted and replaced as follows:

   (8) The first Semiannual Loan Payment in the amount of $72,300 shall be due June 15, 2018.

4. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 4 to Loan Agreement SW350940 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee and the Local Government has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
CITY OF TAVARES

_____
Mayor

Attest:

_____
City Clerk

SEAL

Approved as to form and legal sufficiency:

_____
City Attorney

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____
Secretary or Designee

_____
Date

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO. 8

SUBJECT TITLE: Mayors Youth Council Final Syllabus

OBJECTIVE:

Approve final syllabus

SUMMARY:

Previously Council developed a Youth Council for educational purposes. Attached is the final syllabus for Councils approval.

It should be noted that in order to comply with the "educational" aspect of this program and ensure that the Youth Council is not a committee of the Council, the "pedestrian flashing light" project will not be undertaken by the Youth Council but will be done by Staff for City Council consideration in the future.

OPTIONS:

1. Approve the final Youth Council syllabus
2. Do not approve the final Youth Council syllabus

STAFF RECOMMENDATION:

Approve the final Youth Council syllabus

FISCAL IMPACT:

Staff time to coordinate

LEGAL SUFFICIENCY:

Legally sufficient.

Mayors Youth Council

2017

Syllabus

Name of Student: _____

1. Student shall be paired up with one Council member based on their introduction letter and resume. Date paired: _____ Name of Council Member: _____.
2. Student shall attend four (4) Council meetings at the audience level during the one school year program. Dates of meetings: _____ _____ _____ _____
3. Student shall attend one Council meeting with their paired Council Member at the dais in a "shadowing" capacity. Date of Meting: _____
4. Student shall attend two Council functions outside normal meetings, like a ribbon cutting or ground breaking ceremony. : Name/Date of event _____/_____ Name/Date of event _____/_____
5. Student shall shadow one Department Head for a morning and write a report about the functions of that Department for the paired Council Member to grade. **(Attached Graded Report)**
6. Student shall read the City Charter and write a summary of the Charter for the Council Member to grade. (**Attached Graded summary**)
7. All five students will hold a mock Council meeting at the end of the program in order to graduate at which they will elect a mock Mayor, vice Mayor and then run a mock meeting. Council members will be in the audience role playing various roles. Upon completion, student will be presented a Certificate of Completion from the City Council members that mentored the student. Date of Meeting: _____.

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 21, 2016

AGENDA TAB NO. 9 **FIRST READING**
SUBJECT TITLE: Ordinance 2016-36
Downtown Waterfront Entertainment District
Expansion of Boundary to include the Pavilion on the Lake

OBJECTIVE:

To consider text amendments to the City's Code of Ordinances that would expand the boundary of the Downtown Waterfront Entertainment District to include the Pavilion on the Lake.

SUMMARY:

On October 15th, 2008 the City Council approved the adoption of our Downtown Redevelopment Plan. This Master Plan called for the establishment of a Downtown Waterfront Entertainment District characterized as:

"A waterfront entertainment district providing a venue for festivals, shops, restaurants, the arts and cultural amenities that will firmly establish Downtown Tavares as a regional destination."

On September 2, 2009, City Council created a Downtown Waterfront District and adopted codes and regulations including a boundary map that encouraged the development of businesses envisioned by the Master Plan.

In 2014, the City of Tavares completed the Tavares Pavilion on the Lake, a multi-purpose event venue constructed over Lake Dora at the end of a 150' long, brick paved pier off the easterly shoreline of Wooton Park. The activities and functions supported by the Pavilion on the Lake are consistent with the characteristics of the established Downtown Waterfront Entertainment District as envisioned by the Downtown Master Plan.

This proposed amendment to the Code of Ordinances extends the east boundary of the existing Downtown Waterfront Entertainment District to the center of Disston Avenue to facilitate the inclusion of the Pavilion into the District. The fenced areas of the Children's Splash Park and Wooton Wonderland are excluded from the District.

OPTIONS:

No Council action required at First Reading.

STAFF RECOMMENDATION:

At Second Reading, staff will recommend that City Council moves to approve Ordinance 2016-36.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

This ordinance has been reviewed by the City Attorney and approved for legal sufficiency.

ORDINANCE 2016-36

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA AMENDING THE CITY CODE OF ORDINANCES BY AMENDING SECTION 10.5-502, DOWNTOWN WATERFRONT ENTERTAINMENT DISTRICT BOUNDARIES, BY EXTENDING THE BOUNDARY EASTERLY TO THE CENTER OF DISSTON AVENUE TO INCLUDE THE TAVARES PAVILION ON THE LAKE; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 2, 2009 the City Council approved Ordinance 2009-28 that created a "Downtown Waterfront Entertainment District" in accordance with the approved Downtown Redevelopment Plan; and

WHEREAS, this Plan identifies a Downtown Waterfront Entertainment District with the following characteristics:

***"A waterfront entertainment district providing a venue for festivals, shops, restaurants, the arts and cultural amenities that will firmly establish Downtown Tavares as a regional destination."*;** and

WHEREAS, The City of Tavares adopted codes and regulations including a boundary map (Exhibit "A") for the newly created Downtown Waterfront Entertainment District that encouraged the development of businesses envisioned by the Master Plan; and

WHEREAS, in 2014 the City of Tavares completed The Tavares Pavilion on the Lake, a multi-purpose event venue constructed over Lake Dora at the end of a 150' long, brick paved pier off the easterly shoreline of Wooton Park; and

WHEREAS, the activities and functions supported by The Tavares Pavilion on the Lake are consistent with the characteristics of the established Downtown Waterfront Entertainment District as envisioned by the Tavares Downtown Redevelopment Plan; and

WHEREAS, Tavares City Council desires to recognize the Tavares Pavilion on the Lake as a significant contributor to the Downtown Waterfront Entertainment District by expanding the boundaries of the District as shown in "Exhibit A" of the regulations to include the Pavilion; therefore

BE IT ORDAINED by the City Council of the City of Tavares, Florida as follows:

Section 1. Text Amendment.

That the City Code of Ordinances, Section 10.5-502, Downtown Waterfront Entertainment District Boundaries, be amended as follows:

Section 10.5-502 Downtown Waterfront Entertainment District Boundaries

The Downtown Waterfront Entertainment District shall mean an area depicted in **"Exhibit A"** of this ordinance and generally described as, beginning at the western boundary, from the western ROW line of Sinclair Avenue to the northern property boundary lines of those properties fronting onto Main Street to the western ROW line of St. Clair Abrams Avenue to the northern ROW of Main Street to the center line of Disston Avenue to Lake Dora, including docks and moored vessels over Lake Dora. The District shall also include parcel Alt Key # 3862242, presently known as 511 Main Street, since it also has frontage on Sinclair Avenue. It shall also include all of Wooton Park and Tavares Pavilion on the Lake, except for the fenced areas of the Splash Park and Wooton Wonderland.

Section 2. Severability and Conflicts

The provisions of this ordinance are severable and it is the intention of the City Council of Tavares, Florida, to confer the whole or any part of the powers herein provided. If any court of competent jurisdiction shall hold any of the provisions of this ordinance unconstitutional, the decision of such court shall not impair any remaining provisions of this ordinance.

Section 3. Effective Date

This Ordinance shall take effect immediately upon its final adoption by the Tavares City Council.

PASSED AND ADOPTED this _____ day of _____, 2017 by the City Council of the City of Tavares, Florida.

_____

Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

Nancy A. Barnett, City Clerk

Approved as to form:

_____

Robert Q. Williams, City Attorney

1

Exhibit A

2

3

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 21, 2016

AGENDA TAB NO. 10 **SECOND READING**

SUBJECT TITLE: **Ordinance 2016-34**
Annexation & Rezoning –Whitaker Family Partnership
Slim Haywood Avenue

OBJECTIVE:

To consider the annexation and rezoning to Mixed Use of approximately 9.0 acres of property located generally 700 feet north of Slim Haywood Ave. and 1000 feet west of S.R. 19.

SUMMARY:

The subject property is located approximately 1000 feet west of S.R. 19 and 700 feet north of Slim Haywood Ave. This property has no direct frontage on a developed road, but is connected to lands owned by the Whitakers that do have frontage onto Slim Haywood Avenue. The property is adjacent to parcels owned by the Whitakers that were recently annexed into the City of Tavares and designated as a Mixed Use (MU) zoning. The property is presently used for agricultural purposes (orange groves). The property is currently zoned Agricultural in Lake County. The owner, Whitaker Family Partnership, is requesting a Mixed Use (MU) zoning.

The new Publix Shopping Center is directly adjacent and east of this property. The applicant at this time envisions a mixture of residential and commercial uses that would be compatible with the commercial development taking place on S.R. 19.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Mixed Use Commercial on the Future Land Use Map 2020.

OPTIONS:

1. That City Council moves to approve Ordinance 2016-34.
2. That City Council moves to deny Ordinance 2016-34.

PLANNING & ZONING BOARD RECOMMENDATION:

On November 17 the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-34.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2016-34.

FISCAL IMPACT: N/A

LEGAL SUFFICIENCY:

This ordinance has been reviewed by the City Attorney and approved for legal sufficiency.

ORDINANCE 2016-34

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 9 ACRES OF LAND CENTRALLY LOCATED APPROXIMATELY 700 FEET NORTH OF SLIM HAYWOOD AVENUE AND 1000 FEET WEST OF S.R. 19, REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in **Exhibit "A"** has voluntarily petitioned to annex into the City of Tavares, and

WHEREAS, the property legally defined in **Exhibit "A"** is contiguous with the corporate limits of the City of Tavares and the annexation of said property will not result in the creation of any enclave; and

WHEREAS, the City of Tavares, Florida, is in a position to provide municipal services to the property described herein; and,

WHEREAS, the City Council of the City of Tavares, Florida, deems it in the best interest of the City to accept said petition and to annex said property; and,

WHEREAS, the property is currently zoned Lake County Agricultural (A) and the applicant has requested that said property be rezoned to a City designation of Mixed Use (MU); and,

WHEREAS, the City is concurrently processing a small scale future land use map amendment to re-designate the property from Lake County Urban Medium Density to a City of Tavares Mixed Use Neighborhood on the Future Land Use Map; therefore

BE IT ORDAINED by the City Council of the City of Tavares, Florida, as follows:

Section 1. Annexation

The property legally defined as and depicted in **Exhibit "A"** attached hereto, situated in Lake County, Florida, is hereby incorporated into and made a part of the City of Tavares, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

Section 2. Rezoning

The property described in **Exhibit "A"** shall hereby be rezoned from Lake County Agricultural (A) to City of Tavares Mixed Use (MU) and shall be subject to the provisions contained within the Land Development Regulations for this zoning designation.

Section 3. Severability.

Upon a determination by a court of competent jurisdiction that a portion of this ordinance is void, unconstitutional, or unenforceable, all remaining portions shall remain in full force and effect.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon its final adoption by the Tavares City Council.

PASSED AND ORDAINED this _____ of _____, 2016, by the City Council of the City of Tavares, Florida.

_____

Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Passed Second Reading: _____

ATTEST:

_____

Nancy Barnett, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____

Robert Q. Williams, City Attorney

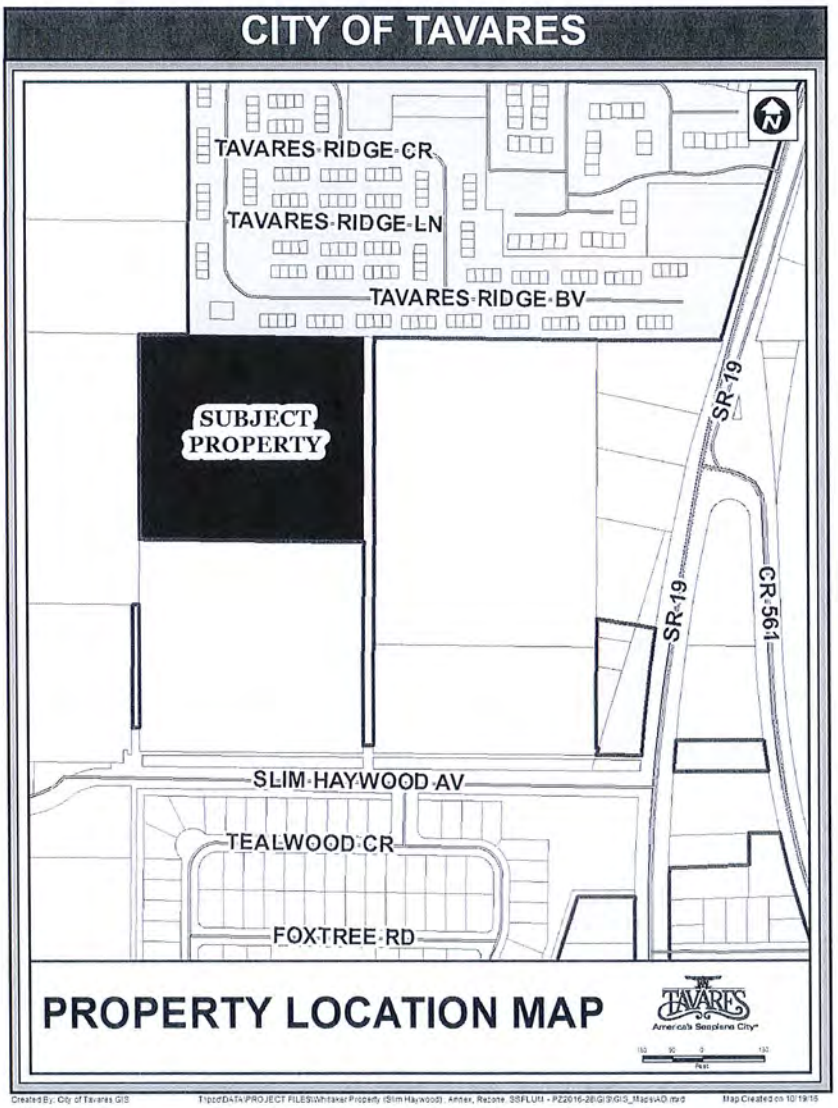
EXHIBIT A

AltKey: 1027080
Acres 9.0

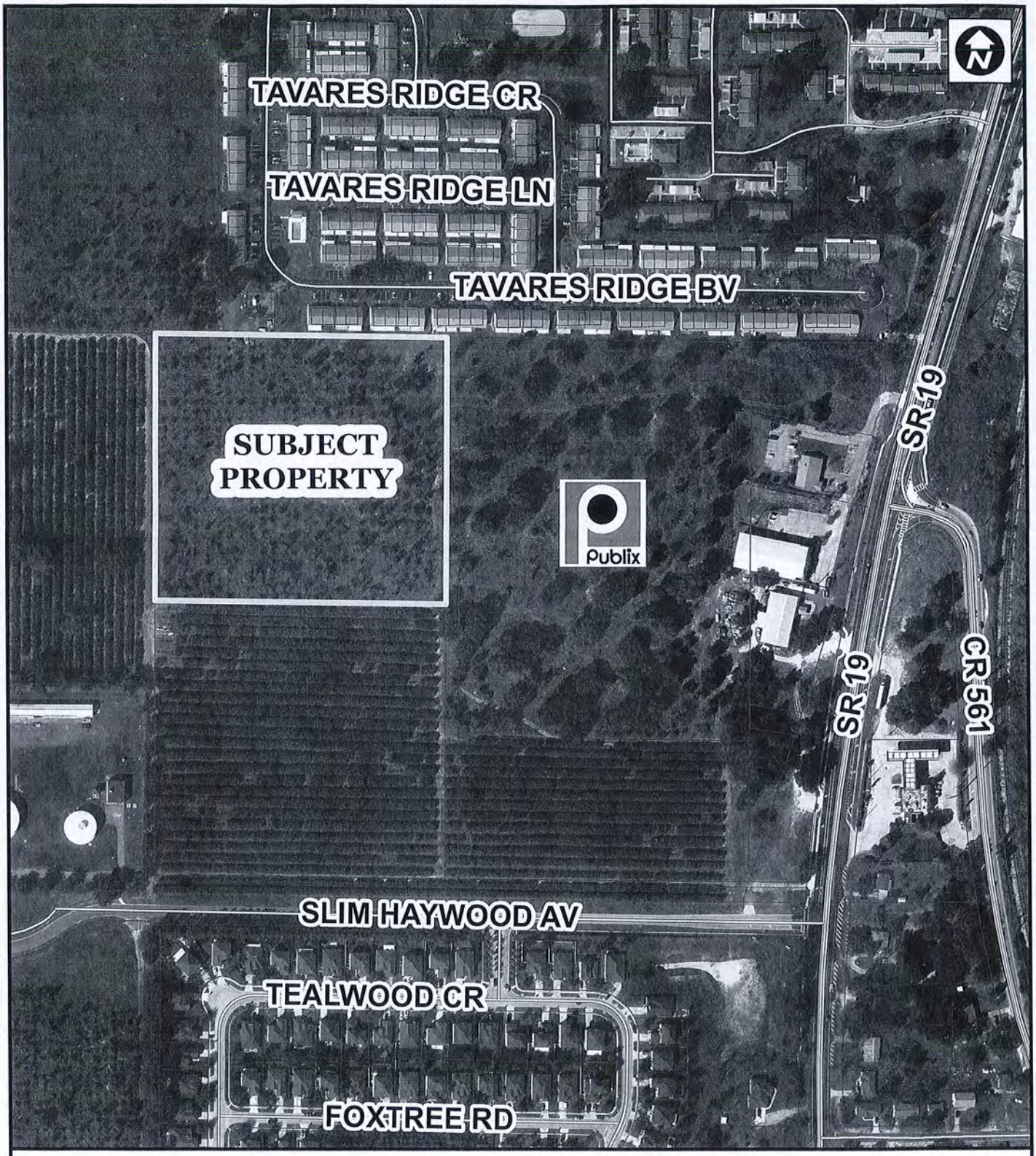
Parcel Number
06-20-26-010500000500

Legal Description

Lots 5 and 6, ALFRED ST. CLAIR-ABRAMS, according to the map or plat thereof As recorded in Plat Book 1, Page 19, Public Records of Lake County, Florida



CITY OF TAVARES

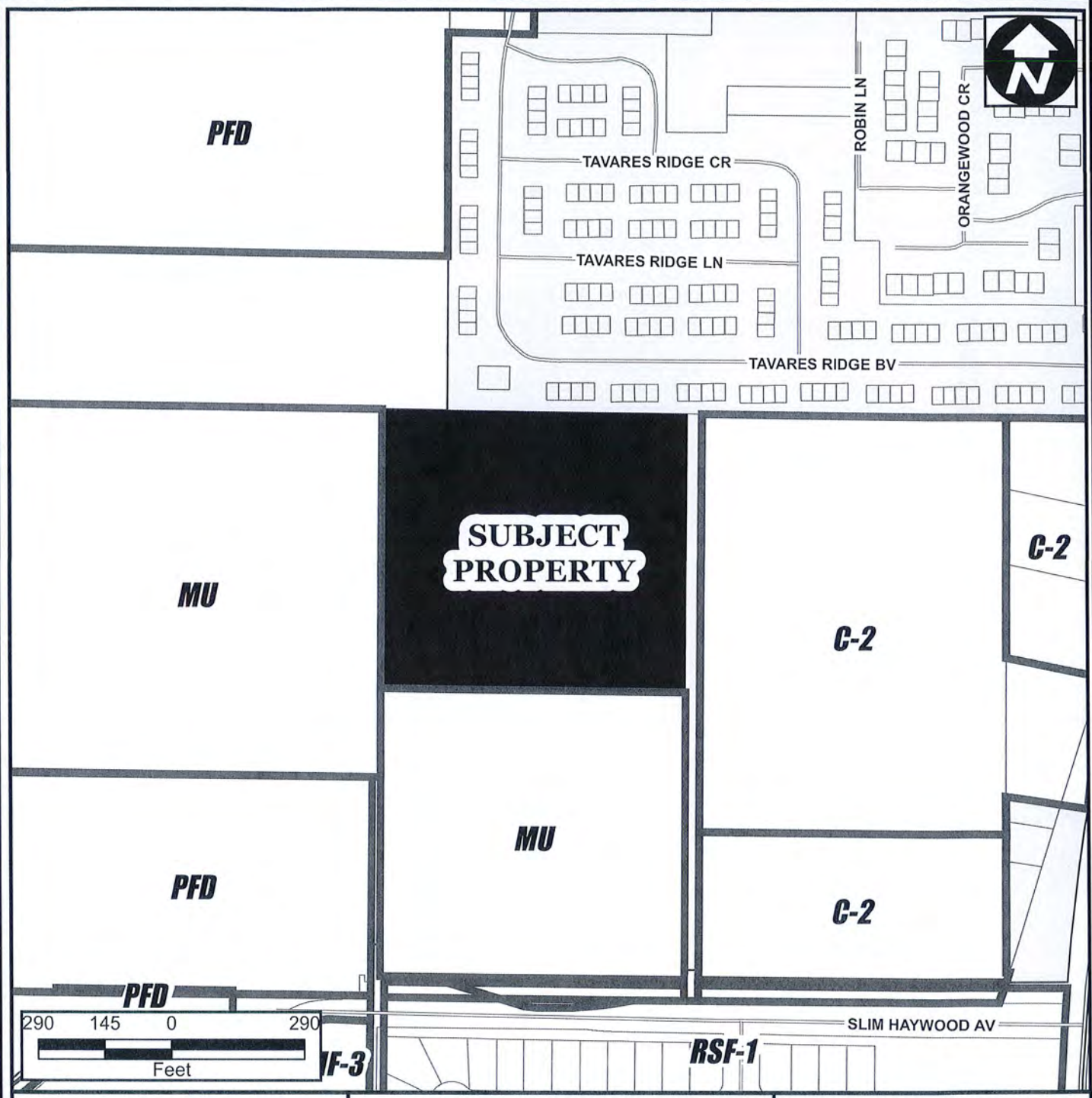


PROPERTY LOCATION MAP

TAVARES
America's Seaplane City

180 90 0 180
Feet

CITY OF TAVARES ORDINANCE # 2016-34



RSF-A Residential Single Family
RSF-1 Residential Single Family
RMF-2 Residential Multi-Family
RMF-3 Residential Multi-Family
RMH-S Residential Manufactured Home Sub.
RMH-P Residential Manufactured Home Park
PD Planned Development District
MU Mixed Use District
C-1 General Commercial
C-2 Highway Commercial
CD Commercial Downtown District
I Industrial District
PFD Public Facilities District

ZONING MAP

ORDINANCE # 2016-34

Whitaker Property

Current Zoning: Lake County Agriculture
Proposed Zoning: MU
09.00 ± Acres

Legend

CITY BOUNDARY
ZONING
SUBJECT PROPERTY
UNINCORPORATED
MAJOR ROADS
STREETS
PARCELS
CONS/WETLANDS

Orlando Sentinel

Publication Date: 11/14/2016

Ad Number:	4572134-1	Client Name:	
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Martin S. Kane, MD

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THE CITY OF TAVARES NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Tavares will consider at the public hearings set forth below enactment of proposed Ordinance 2016-34 & Ordinance 2016-35 titled as follows:

ORDINANCE 2016-34

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 9 ACRES OF LAND CENTRALLY LOCATED APPROXIMATELY 700 FEET NORTH OF SLIM HAYWOOD AVENUE AND 1000 FEET WEST OF S.R. 19, REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURAL (A) TO CITY OF TAVARES MIXED USE (MU); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2016-35

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.0 ACRES OF LAND GENERALLY LOCATED APPROXIMATELY 700 FEET NORTH OF SLIM HAYWOOD AVENUE, APPROXIMATELY 1000 FEET WEST OF S.R. 19; FROM COUNTY URBAN MEDIUM DENSITY TO CITY MIXED USE COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed Ordinance 2016-34 & Ordinance 2016-35 will be considered at the following public meetings:

1. Tavares Planning & Zoning Board meeting on November 17, 2016, at 3 p.m.; and
2. Tavares City Council meeting on December 7, 2016, at 4 p.m. (Introduction and First Reading by Title Only); and
3. Tavares City Council meeting on December 21, 2016, at 4 p.m. (Second Reading)

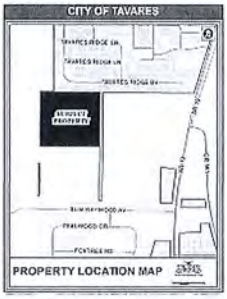
All meetings will be conducted in the Tavares City Council Chambers in City Hall at 201 East Main St., Tavares, Florida.

Proposed Ordinance 2016-34 & Ordinance 2016-35 may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week at City Hall.

Interested parties may appear at the meetings and, at the Planning & Zoning Board meeting and City Council Second Reading, be heard with respect to the proposed ordinances. It is City Council policy to limit public discussion of proposed ordinances to the Planning & Zoning Board meeting and City Council Second Reading. Any persons wishing to appeal a decision of the public body should ensure himself a verbatim record of the proceedings is made.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Planning Department: City of Tavares, 201 East Main Street, Tavares, Florida 32778, Telephone: (352) 742-6408, at least 2 (two) working days prior to the date of the Public Hearing; if you are hearing or voice impaired, call (352) 742-6433.

Please direct any questions on this proposed ordinance to Jacques Skutt, Community Development Director, at 742-6404.



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CITY OF TAVARES
PLANNING AND ZONING BOARD MEETING
TAVARES COUNCIL CHAMBERS
201 E MAIN STREET, TAVARES
November 17, 2016 – 3:00 PM

BOARD MEMBERS PRESENT	BOARD MEMBERS ABSENT
Gary Santoro, Chairman	
Richard Root , Vice Chairman	
Bill Stomp	
Norb Thomas	
Lou Buigas	
Roy Stevenson	
	Morris Osborn

LAKE COUNTY SCHOOL BOARD

STAFF MEMBERS PRESENT	STAFF MEMBERS ABSENT
	Bob Williams, City Attorney
Jacques Skutt, Community Development Director	
Michael Fitzgerald, Development Coordinator	

CALL TO ORDER

Gary Santoro called the meeting to order at 3:00 p.m. and those present recited the Pledge of Allegiance.

AGENDA REVIEW

None.

APPROVAL OF MINUTES

The October 20, 2016 Planning and Zoning Board minutes were approved as submitted.

MOTION

Roy Stevenson moved for the approval of the October 20, 2016 Planning and Zoning Board Minutes, seconded by Richard Root. The motion carried 6-0.

SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE COMMUNICATIONS

Those persons present to provide case testimony were sworn in by Michael Fitzgerald, Notary Public.

PUBLIC HEARINGS:

CASES HEARD

1. **Ordinance 2016-34 – Whitaker Property – Annexation, Rezoning**

Mr. Skutt provided the following staff report:

The subject property is located approximately 1000 feet west of S.R. 19 and 700 feet north of Slim Haywood Ave. This property has no direct frontage on a developed road, but is connected to lands owned by the Whitakers that does have frontage onto Slim Haywood Avenue. The property is adjacent to parcels owned by the Whitakers that were recently annexed into the City of Tavares and designated as a Mixed Use (MU) zoning. The property is presently used for agricultural purposes (orange groves). The property is currently zoned Agricultural in Lake County. The owner, Whitaker Family Partnership, is requesting a Mixed Use (MU) zoning.

The new Publix Shopping Center is directly adjacent and east of this property. The applicant at this time envisions a mixture of residential and commercial uses that would be compatible with the commercial development taking place on S.R. 19.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Mixed Use Commercial on the Future Land Use Map 2020.

DISCUSSION

There was no discussion

MOTION

Lou Buigas moved to recommend approval of Ordinance 2016-34, seconded by Norb Thomas. The motion carried unanimously 6-0.

2. Ordinance 2016-35 – Whitaker Property – SSFLUM

Mr. Skutt provided the following staff report:

Ordinance 2016-35 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 1027080) is 9.0 acres in size, located approximately 700 feet north of Slim Haywood Ave., and approximately 1000 feet west of S.R. 19. The new Publix Shopping Center is abutting this land to the east. The property is currently being used for agricultural purposes (orange groves). The applicant envisions residential and commercial mixed uses that complement the commercial development taking place on S.R. 19. This ordinance would amend the current Future Land Use Designation from Lake County Urban Medium Density to City Mixed Use Commercial.

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Medium Density. A City Mixed Use Commercial designation is compatible with surrounding property.

Compatibility

The surrounding property is either commercial or residential in nature.

Site Conditions

AGENDA SUMMARY
TAVARES CITY COUNCIL
DECEMBER 21, 2016

AGENDA TAB NO. 11 **SECOND READING**
SUBJECT TITLE: **Ordinance 2016-35**
Small Scale FLUM Amendment- Whitaker Family Partnership
Slim Haywood Avenue

OBJECTIVE:

To consider an application for a Future Land Use Map amendment from Lake County Urban Medium Density to City Mixed Use Commercial for 9.0 acres of property generally located 700 feet north of Slim Haywood Ave. and 1000 feet west of S.R. 19.

SUMMARY:

Ordinance 2016-35 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 1027080) is 9.0 acres in size, located generally 700 feet north of Slim Haywood Ave. and 1000 feet west of S.R. 19. The new Publix Shopping Center is abutting this land to the east. The property is currently being used for agricultural purposes (orange groves). The applicant envisions residential and commercial mixed uses that complement the commercial development taking place on S.R. 19. This ordinance would amend the current Future Land Use Designation from Lake County Urban Medium Density to City Mixed Use Commercial.

Future Land Use Amendment
The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Medium Density. A City Mixed Use Commercial designation is compatible with surrounding property.

Compatibility
The surrounding property is either commercial or residential in nature.

Site Conditions
The property is currently used for agricultural purposes. Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

Impact on City Services
The subject property is located in the City's Utility Service Area. The City of Tavares has municipal water and sewer services available to the subject parcel and any new development on this property must connect to city utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. A Mixed Use Commercial Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.

2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

OPTIONS:

1. That City Council moves to approve Ordinance 2016-35.
2. That City Council moves to deny Ordinance 2016-35.

PLANNING & ZONING BOARD RECOMMENDATION:

On November 17 the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2016-35.

STAFF RECOMMENDATION:

Staff recommends that City Council moves to approve Ordinance 2016-35.

FISCAL IMPACT:

N/A

LEGAL SUFFICIENCY:

This ordinance has been reviewed by the City Attorney and approved for legal sufficiency.

ORDINANCE 2016-35

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.0 ACRES OF LAND GENERALLY LOCATED APPROXIMATELY 700 FEET NORTH OF SLIM HAYWOOD AVENUE, APPROXIMATELY 1000 FEET WEST OF S.R. 19; FROM COUNTY URBAN MEDIUM DENSITY TO CITY MIXED USE COMMERCIAL; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in **Exhibit "A"** has voluntarily petitioned to annex into the City of Tavares, and

WHEREAS, the City of Tavares is concurrently processing the annexation of this property; and

WHEREAS, the property consists of less than ten acres;

WHEREAS, the City of Tavares has advertised as required by law for two public hearings prior to adoption of this ordinance; and

WHEREAS, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law; and

WHEREAS, the City desires to encourage mixed uses in this particular area of the City, and

WHEREAS, a Mixed Use Commercial Future Land Use designation is compatible with surrounding designations and such designation is compatible with both City of Tavares and Lake County surrounding future land use designations; and

WHEREAS, the City of Tavares Planning and Zoning Board, Local Planning Agency, and City Council held duly noticed public hearings providing opportunity for individuals to hear and be heard regarding the adoption of the proposed map amendment; and,

WHEREAS, the City Council has reviewed and considered all relevant evidence and information and testimony presented by witnesses, the public, and City staff; and,

WHEREAS, the City Council finds this amendment in compliance with Chapter 163, Florida Statutes, and the City of Tavares Comprehensive Plan; and

WHEREAS, adoption of this amendment is in the best interest of the health, safety, and general welfare of the citizens of Tavares.

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

Section 1. Future Land Use Amendment

The Comprehensive Plan and Future Land Use Map of the City of Tavares, Florida, is hereby amended to reflect a re-designation from Lake County Urban Medium Density to City of Tavares Mixed Use Commercial on certain real property as legally described in Exhibit "A". All provisions of the Comprehensive Plan shall hereby apply to said property.

Section 2. Severability and Conflicts

The provisions of this ordinance are severable and it is the intention of the City Council of Tavares, Florida, to confer the whole or any part of the powers herein provided. If any court of competent jurisdiction shall hold any of the provisions of this ordinance unconstitutional, the decision of such court shall not impair any remaining provisions of this ordinance.

Section 3. Transmittal

The City Administrator is hereby authorized and directed to transmit the adopted Comprehensive Plan amendments to the Florida Department of Economic Opportunity, the East Central Florida Regional Planning Council, the St. Johns River Water Management District, the Department of Environmental Protection, the Florida Department of Transportation, and any other governmental agency in the State of Florida that has filed a written request with the City Council for a copy of the Comprehensive Plan within 10 working days of the adoption of this Ordinance as specified in the State Land Planning Agency's procedural rules.

Section 4. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged,

shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED this _____day of _____, 2016 by the City Council of the City of Tavares, Florida.

_____
Lori Pfister, Mayor
Tavares City Council

First Reading: _____

Second Reading & Final Adoption: _____

ATTEST:

_____
Nancy A. Barnett, City Clerk

Approved as to form:

_____
Robert Q. Williams, City Attorney

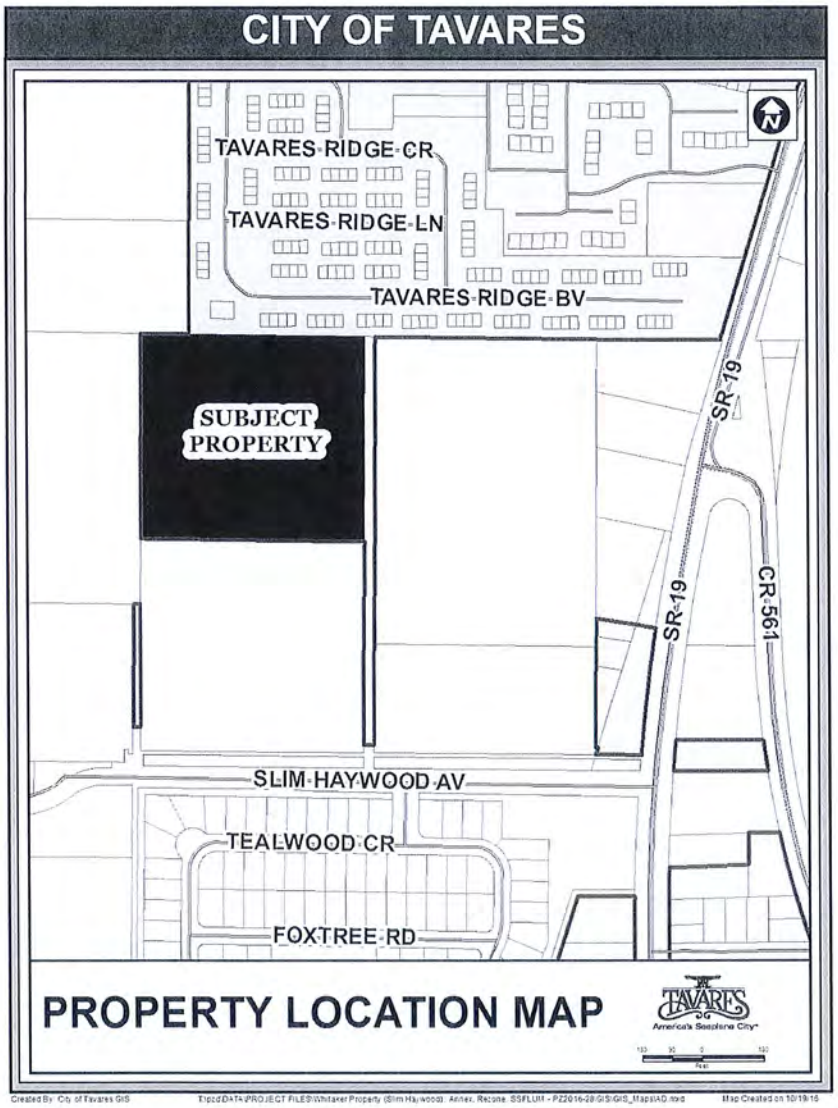
EXHIBIT "A"

AltKey: 1027080
Acres 9.0

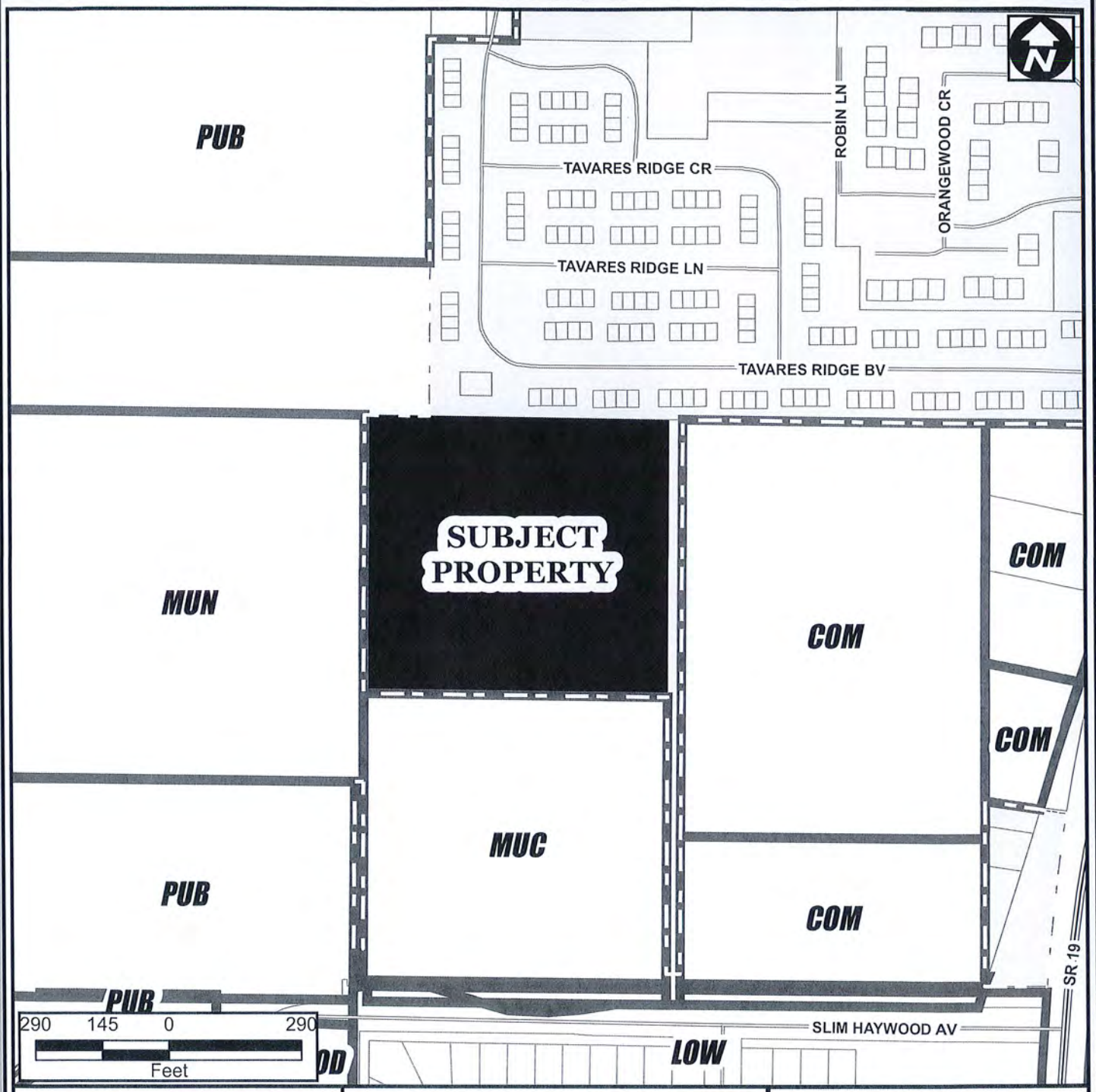
Parcel Number
06-20-26-010500000500

Legal Description

Lots 5 and 6, ALFRED ST. CLAIR-ABRAMS, according to the map or plat thereof As recorded in Plat Book 1, Page 19, Public Records of Lake County, Florida



CITY OF TAVARES ORDINANCE # 2016-35



SUB	Suburban	3.0 DU/Acre
SUB EX	Suburban Expansion	4.0 DU/Acre
LOW	Low Density	5.6 DU/Acre
MOD	Moderate Density	10 DU/Acre
MED	Medium Density	12 DU/Acre
HD	High Density	12-25 DU/Acre
MH	Mobile Home	8.7 DU/Acre
MUN	Mixed Use Neighborhood	12 DU/Acre
MUC	Mixed Use Commercial	25 DU/Acre
COM	Comercial	
CD	Commercial Downtown	25 DU/Acre
IND	Industrial	
PUB	Public Facility/Institutional	
CONS	Westlands & Conservation	

TAVARES

FUTURE LAND USE MAP

ORDINANCE # 2016-35

Whitaker Property

Current FLU: County Urban Medium
Proposed FLU: MUC

09.00 ± Acres

Legend

- CITY BOUNDARY
- FLU
- SUBJECT PROPERTY
- UNINCORPORATED
- MAJOR ROADS
- STREETS
- CONS/WETLANDS
- PARCELS

Orlando Sentinel

Publication Date: 11/14/2016

Ad Number: 4572134-1
Insertion Number:
Size: 3 x 10.5
Color Type: B&W

Client Name:
Advertiser: City of Tavares
Section/Page/Zone: Lake Zone/E004/LAK
Description: Ord-2016-34&Ord.2016-35

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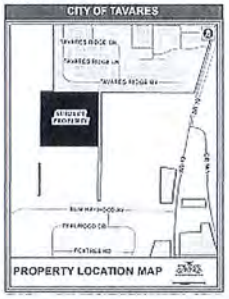

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Mr. Skutt provided the following staff report:

The subject property is located approximately 1000 feet west of S.R. 19 and 700 feet north of Slim Haywood Ave. This property has no direct frontage on a developed road, but is connected to lands owned by the Whitakers that does have frontage onto Slim Haywood Avenue. The property is adjacent to parcels owned by the Whitakers that were recently annexed into the City of Tavares and designated as a Mixed Use (MU) zoning. The property is presently used for agricultural purposes (orange groves). The property is currently zoned Agricultural in Lake County. The owner, Whitaker Family Partnership, is requesting a Mixed Use (MU) zoning.

The new Publix Shopping Center is directly adjacent and east of this property. The applicant at this time envisions a mixture of residential and commercial uses that would be compatible with the commercial development taking place on S.R. 19.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Low to City of Tavares Mixed Use Commercial on the Future Land Use Map 2020.

DISCUSSION

There was no discussion

MOTION

Lou Buigas moved to recommend approval of Ordinance 2016-34, seconded by Norb Thomas. The motion carried unanimously 6-0.

2. Ordinance 2016-35 – Whitaker Property – SSFLUM

Mr. Skutt provided the following staff report:

Ordinance 2016-35 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Number 1027080) is 9.0 acres in size, located approximately 700 feet north of Slim Haywood Ave., and approximately 1000 feet west of S.R. 19. The new Publix Shopping Center is abutting this land to the east. The property is currently being used for agricultural purposes (orange groves). The applicant envisions residential and commercial mixed uses that complement the commercial development taking place on S.R. 19. This ordinance would amend the current Future Land Use Designation from Lake County Urban Medium Density to City Mixed Use Commercial.

Future Land Use Amendment

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban Medium Density. A City Mixed Use Commercial designation is compatible with surrounding property.

Compatibility

The surrounding property is either commercial or residential in nature.

Site Conditions

The property is currently used for agricultural purposes. Prior to any redevelopment, an approved site plan will be required. All applicable environmental assessments and permitting must be in place before the site plan is approved.

Impact on City Services

The subject property is located in the City's Utility Service Area. The City of Tavares has municipal water and sewer services available to the subject parcel and any new development on this property must connect to city utilities. The City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

FINDINGS

This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. *A Mixed Use Commercial Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.*

2. *Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)*

DISCUSSION

There was no discussion

MOTION

Roy Stevenson moved to recommend approval of Ordinance 2016-35, seconded by Richard Root. The motion carried unanimously 6-0.

3. Other Business

Reclaimed Water

Bill Stomp asked staff about requirements for reclaimed water lines servicing newly annexed and undeveloped property. Bill asked if Publix had reclaimed water.

Brad Hayes, Utility Director, stated that reclaimed water lines run along SR-19 and service areas such as Slim Haywood Ave. as well as Royal Harbor. He stated that Publx does not have reclaimed water. He stated that subdivisions such as Foxborough, Lane Park Ridge, and Royal Harbor have reclaimed water lines. He stated that a study is being done to determine an expansion strategy for reclaimed services beginning with a focus on the southern part of Tavares. He stated that City installed lines require a large debt service.

Bill asked if Publix was required to connect to reclaimed water.

Brad Hayes stated that Publix was not required to connect to reclaimed water.

Bill Stomp stated that he would like to see the City have an initiative that requires all future developed property to install reclaimed water lines.

AGENDA SUMMARY
TAVARES CITY COUNCIL
DATE OF MEETING: December 21, 2016

AGENDA TAB NO: 12

SUBJECT TITLE: Resolution 2016-23
Public Hearing to set equalization and approve Final Assessment Roll for Sunset View/Three Lakes Park Water and Sewer Special Assessment Project.

OBJECTIVE:
Request Council approval for Resolution 2016-23 providing for the Equalization Hearing to set the Final Assessment amount, approve the final assessment roll, and set forth payment terms for benefited properties for Water and Wastewater improvements for the project known as the Sunset View/Three Lakes Park Special Assessment Project.

SUMMARY:
The City has worked with property owners at the Sunset View subdivision and the Three Lakes Park to provide water and sewer services to benefited properties to address and resolve failing septic tanks and poor quality drinking water. A timeline of events for this project is shown below:

- On May 1, 2013, the City Council approved an engineering agreement with Wicks Engineering firm to design, engineer and permit the project to provide sewer collection and drinking water to benefited properties.
- On February 5, 2014, the City Council approved a financing plan for the project which included securing debt financing for the project supported by Special Assessments of the benefited properties. The plan provided for a 10 year debt service term, and residents would be assessed their share of the cost over a 10 year period.
- On May 7, 2014, the City Council approved Resolution 2014-13 initiating the Sunset View and Three lakes Mobile Home Park Water and Wastewater Special Assessment Program.
- On July 16, 2014, Council approved Resolution 2014-18 which expressed the City's intent to issue Tax-Exempt debt for design, permitting, and construction for the Sunset View and Three Lakes Park Project.
- On July 16, 2014, Council approved a Construction Contract with Morris and Associates, Inc. to construct the project.
- November 19, 2014, Council approved loan financing with BB&T Bank for the Sunset View and Three Lake Parks Project in an amount not to

exceed $1,100,000 to cover the estimated construction, engineering, and debt issuance costs.

- On December 3, 2014, Resolution 2014-34 was approved as required under Florida Statute Chapter 170 assessment procedures. This resolution accepted the plans and specifications, preliminary assessment plat and estimate of costs submitted by the consulting engineers.
- Estimated cost of construction and engineering resulted in the issuance of debt in the amount of $1,100,000 on December 5, 2014 (BB&T Bank Note). Estimated project costs were $1,121,300 (excluding interest).
- On December 3, 2014, Council approved the inclusion of all buildable lots in the allocation formula for determining each property's (lot) assessment. This would result in spreading the assessable costs over 63 properties instead of 56. Properties that connect in the future will be required to pay the assessment and impact fees at time of connection.
- On December 6, 2016, Council approved Resolution 2016-22 authorizing Notice and Public Hearing to set equalization of Special Assessments, and

The Project has been completed and all costs tallied.

1. The total amount to be assessed for the Sunset View/Three Lakes Park project is $1,284,205.68.
    a) $1,263,744.68 is to be divided amongst 63 Properties/Parcels with unique Alternate Key numbers (*as assigned by the Lake County Property Appraiser's Office*).
        - 56 of the properties with unique Alternate Key Numbers are connected to City Water and Sewer and will be assessed $20,059.44 to be billed monthly for 120 months (10 years) until paid. ($199.20 per month)
        - Seven (7) of the properties with unique Alternate Key Numbers are not connected to City Water or Sewer, but the properties will benefit from the improvements should they connect to City services in the future. These properties will be assessed $20,059.44, but they will not be billed monthly. INSTEAD, these properties will be required to pay the assessment in full plus impact fees when the properties are connected to City Water or Sewer.
    b) The property/parcel uniquely identified as Alternate Key Number 1307945, and also known as the location for The Buzzard Beach Bar will be assessed an **additional** $20,461. ($203.19 per month)
    c) Property owners will be assessed interest calculated at simple interest.

- 3.63% Annual interest rate (2.63% + 1%)
- 360 day year (*required for Accounting System*)
- Term: 120 months (10 years) until paid.
- Unpaid assessments will be assessed a 1% per month penalty until paid.

2. The total assessment per uniquely identified property is less than the agreed upon "not to exceed" amount of $25,000, which was agreed to in writing by the City and the Property Owners.

Currently the assessments are calculated based on 63 properties sharing the total assessable cost of $1,263,744.88. $20,461 will be assessed additionally to one of the 63.

OPTIONS:

1. Move to approve Resolution No. 2016-23.

2. Do not approve Resolution No. 2016-23.

STAFF RECOMMENDATION:

Option No. 1

Move to approve Resolution No. 2016-23.

FISCAL IMPACT: This action does not incur a fiscal impact.

LEGAL SUFFICIENCY: Legally Sufficient.

RESOLUTION NO. 2016 - 23

A RESOLUTION PERTAINING TO SPECIAL ASSESSMENT IMPROVEMENTS FOR THE AREA GENERALLY KNOWN AS SUNSET VIEW AND THREE LAKES PARK ADJACENT TO THE CITY OF TAVARES, FLORIDA; EQUALIZING ASSESSMENTS; LEVYING THE SAME AS ASSESSMENTS AGAINST BENEFITTED PROPERTIES; DIRECTING THE CITY ADMINISTRATOR TO RECORD THE REVISED ASSESSMENTS IN THE IMPROVEMENT LIEN BOOK FOR SUCH DISTRICT AND ESTABLISHING PRIORITY OF LIEN FOR PAYMENT OF PRINCIPAL AND INTEREST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 7, 2016, the City Council of the City of Tavares, Florida (the "City"), adopted a resolution approving the assessment roll and directing notice to be given by publication and by mail to the owners of the lots and parcels of land to be assessed for the cost of improvements to be made to lots and parcels within the area generally known as Sunset View and Three Lakes Park adjacent to and to any other persons interested therein, and advising that the Council would meet as an equalization board commencing on December 21, 2016, at 4:00 o'clock p.m. at the Tavares City Hall, 201 East Main Street, Tavares, Florida, to hear all such persons as to the assessments appearing on said assessment roll; and

WHEREAS, said notice, both by publication and by mail, was duly had and given as by law provided; and

WHEREAS, said equalization board hearing was duly and regularly held, commencing at 4:00 o'clock p.m. on December 21, 2015;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TAVARES, FLORIDA, that:

SECTION 1. The City Council, having heard property owners and other interested persons appearing before the City Council as to the propriety and advisability of making the assessable improvements described in said notice (the "Project"), as to the cost thereof, as to the manner of payment of said cost, as to the amount thereof to be assessed against each property to be benefitted thereby, and as to equalization of said assessments on a basis of justice and right, hereby determines and resolves to proceed with the Project.

SECTION 2. The cost of the Project shall be paid by assessment as provided for herein. Such assessments shall be paid in one hundred and twenty (120) equal

monthly installments with interest on the unpaid balances from the date of acceptance of the Project by resolution of the Council to which, if not paid when due, there shall be added a penalty of one percent ***(1%)*** per month until paid; provided that such assessments may be paid without interest at any time within thirty (30) days after the Project is completed and such resolution accepting the same has been adopted by the Council. Such interest payable on such special assessments shall be at a rate of one percent (1%) per annum over the City's actual borrowing rate of interest for the Project (3.63%). Such special assessments shall be levied on a per connection basis against all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat. The assessments shall be levied against such properties in direct proportion to the benefits received from the construction of the Project.

SECTION 3. The assessments as finally determined and adjusted shall be payable at the office of the City Finance Director. The first installment of such assessment, shall be due and payable in cash, check, money order or bank draft within thirty (30) days after the date of acceptance of the completed Project by resolution of the Council, and a like payment, together with interest upon the unpaid balance of the assessment, shall be due and payable monthly for a period of ten years or until paid in full; provided, however, that such assessments may be paid in full without interest at any time within thirty (30) days after the adoption of such resolution accepting the completed Project, and that unpaid balances of assessments may be prepaid at any time by payment in full of the principal thereof and interest accrued thereon.

SECTION 4. The respective amounts of said assessments, as equalized and adjusted and as now appearing on said assessment roll (attached – Exhibit A), are hereby confirmed as legal, valid and binding first liens, until paid, upon the properties against which such assessments are made; provided, however, that upon completion of the Project, each assessment shall be credited the difference in the assessment as originally made, approved and confirmed and the proportionate part of the actual cost of the Project to be paid by special assessments as finally determined; and provided further that in no event shall the final assessments, as hereby confirmed, exceed the amount of benefits originally determined to result from the construction of the Project. Said assessments shall be co-equal with the lien of other taxes, superior to all other liens, titles and claims, until paid. Such assessments are found and determined to be levied in direct proportion to the special and positive benefits to be received by the properties listed in the assessment roll from the acquisition and construction of the Project.

SECTION 5. The City Finance Director is hereby directed to record said assessments as equalized and adjusted and as now appearing on said assessment roll in a special fund to be known as the "Sunset View/TLP Special Assessment Improvement Lien fund"

SECTION 6. All resolutions or parts thereof in conflict herewith are hereby superseded

and repealed to the extent of such conflict.

PASSED AND RESOLVED this 21st day of December, 2016, by the City Council of the City of Tavares, Florida.

_____
Lori Pfister, Mayor
Tavares City Council

ATTEST:

_____
Nancy Barnett, City Clerk

Passed First Reading _____

_____
Approved as to form:
City Attorney

[12/16/16 W:\WORD1\CITY\assessment resolution4.wpd]

SUNSET VIEW THREE LAKES PARK
ASSESSMENT OVERVIEW
FOR FINAL ROLL
11-8-2016

Project Costs	Project Actual	# to be Assessed		
Engineering - Wicks Consulting	119,431.41			
Financial Advisor	15,200.00			
Bond Counsel	14,500.00			
City Attorney	5,000.00			
Bank Counsel	3,500.00			
Permit Fees				
Project Cost (Morris, Forcon, Water Resource Tech)	**1,126,574.27**			
TOTAL PROJECT COST	**1,284,205.68**			
Number Assessed		**63.00**	**56.00**	**1.00**
ASSESSMENT for 63 (56 connected & 7 not connected)	1,263,744.68	20,059.44	22,566.87	
ASSESSMENT FOR Buzzard Beach (additional)	20,461.00			20,461.00
	1,284,205.68			

Allocation for Project Costs - Funding

TOTAL PROJECT COST TO BE ASSESSED	1,284,205.68
Loan Funding	1,100,000.00
City Funding	184,205.68
TOTAL	**1,284,205.68**

	Total to Assess	Calculation	Monthly Assessment Payment	Total Payback - All
Assessments - all except unbuildable are assessed	1,263,744.68	$20,059.44 x 63	199.20	1,505,952.00
Assessments - Buzzard Beach Bar	20,461.00	$20,462.00 x 1	203.19	24,382.80
TOTAL	**$ 1,284,205.68**			**$ 1,530,334.80**

Interest calculation - simple interest at 3.63% per connection	$ 3,844.56
Interest we will collect over 10 years - 1 connection (Buzzard Beach)	$ 3,922.00
Interest we will collect over 10 years - 56 connections (actual)	$ 215,295.36
Interest we will not collect over 10 years - 7 connections that chose not to connect now	$ 26,911.92
	$ 246,129.28
City's Loan Interest - 10 years	162,282.69

Assumptions:

1. All buildable lots are assessed - 63 total (NEEDS CONFIRMED - to be changed if should be 56)
2. One extra assessment is assigned to Alt Key No. 1307945 $20,461
3. Bill and Collect monthly assessments from 56 lots - Actual Connections per Final Roll
4. Bill and Collect additional monthly assessment from Buzzard Beach Bar location - Alt Key No. 1307945
5. Lien seven (7) lots that are not connected and collect assessment at time of connection to water & sewer
6. Interest - Simple Interest at 3.63%
7. Term of Special Assessment - 10 years.

SUNSET VIEW - THREE LAKES PARKS WATER & SEWER PROJECT

SPECIAL ASSESSMENT ROLL - UPDATED 3/15/2016 and Finalized 11/08/2016

	~~56 ASSESSEMENTS IF ONLY CONNECTED PROPERTIES ARE ASSESSED~~	63 BENEFITED PROPERTIES ASSESSED - 56 Connected & 7 Not Connected	ADDITIONAL ASSESSMENT Buzzard Beach Only
ASSESSMENT PERIOD:	~~10 Years~~	10 Years	10 Years
ASSESSMENT INTEREST Rate: 2.63% Interest + 1% = 3.63% APR	~~3.63%~~	3.63%	3.63%
BILLING FREQUENCY:	~~Monthly~~	Monthly	Monthly
NUMBER OF EQUAL MONTHLY PAYMENTS (10 years)		120	120
TOTAL ASSESSED COST (With OUT Interest) per ERU	~~$ 22,566.87~~	$ 20,059.44	$ 20,461.00
TOTAL MONTHLY PAYMENT (With Interest) per ERU	~~$ 224.10~~	$ 199.20	$ 203.19
ASSESSMENTS WILL BE BILLED THROUGH CITY ACCOUNTS RECEIVABLE	~~Yes~~	Yes	Yes
FIRST BILL FOR ASSESSMENT	~~1/1/2017~~	1/1/2017	1/1/2017

Project Costs	Bank Loan	City Funds	Project Actual
Engineering	22,000.00	77,131.00	119,431
Engineering		20,300.00	
Financial Advisor	15,000.00	200.00	15,200
Bond Counsel	14,500.00		14,500
City Attorney	5,000.00		5,000
Bank Counsel	3,500.00		3,500
Permit Fees			
Project Cost Est	1,034,224.21	86,574.00	1,126,574
Contingency	5,775.79		
	1,100,000.00	184,205.00	1,284,205.68
	TOTAL:	1,284,205.00	1,284,205.68

ASSESSMENT for ~~53~~ 63	###########	63.00	########
ADD'L Assessment for Buzzard Bch	20,461	1.00	########
	1,263,744.68	56.00	########
TOTAL PROJECT COST TO BE ASSESSED	1,284,205.68		
	###########	Loan	
	184,205.68	City	

Sunset View & Three Lake Properties

INCLUDED	Not Buildable	EXCLUDED	Alt Key	Lot	H.T.E. CUST ID (City Billing System)	H.T.E. LOC ID (City Billing System)	Meter Number	TOTAL FINAL ASSESSMENT AMOUNT (Without Interest)	BUZZARD BEACH ONLY Monthly Payment Amount Including Interest	OWNER First Name	Last Name	No.	Location Address Street Name	City	ST	Zip	No.	Mailing Address Steet Name	City	ST	Zip	August 2016 Assessed Value	August 2016 Taxable Value	Original Assessed Value	Original Taxable Value

I INCLUDED PROPERTIES

SUNSET VIEW

Included in Assessment and will be billed monthly.

1			1374031	1	46125	26628	1541208912	$ 20,059.44	$ 199.20	Cheryl R.	Hilty-Hut	12127	Lakeside Lane	Tavares	FL	32778	12127	Lakeside Lane	Tavares	FL	32778	184,548	134,548	181,812	131,812
2			1374049	2	46129	26630	1541217994	$ 20,059.44	$ 199.20	Chad E. and Whit	Frazier	12131	Lakeside Lane	Tavares	FL	32778	34237	Shadewood Circle	Leesburg	FL	34788	130,700	130,700	128,997	78,997
3			1374057	3, 1/2 4	46131	26632	1541219000	$ 20,059.44	$ 199.20	Everette A. and J	Frazier, T	12137	Lakeside Lane	Tavares	FL	32778	12137	Lakeside Lane	Tavares	FL	32778	132,743	82,743	130,775	80,775
4			1374065	1/2 4, 5	46133	26634	1540438284	$ 20,059.44	$ 199.20	Gerald R. and Di	Wentwo	12145	Lakeside Lane	Tavares	FL	32778	12145	Lakeside Lane	Tavares	FL	32778	155,755	105,755	154,124	104,124
5			1685389	6	46135	26636	1541299994	$ 20,059.44	$ 199.20	John M. and Clau	Hennessy	12203	Lakeside Lane	Tavares	FL	32778	12203	Lakeside Lane	Tavares	FL	32778	146,027	96,027	143,862	93,862
6			1768772	7	46137	26638	1540437426	$ 20,059.44	$ 199.20	Kent A. and Dons	Richter	12207	Lakeside Lane	Tavares	FL	32778		P.O. Box 895455	Leesburg	FL	34789-5455	130,367	79,867	128,641	78,141
7			1685397	8, 9	46137	26640	1541281642	$ 20,059.44	$ 199.20	Kent A. and Dons	Richter, T	12213	Lakeside Lane	Tavares	FL	32778		P.O. Box 895455	Leesburg	FL	34789-5455	153,243	153,243	151,370	151,370
8			1685401	10	46139	26642	1540395526	$ 20,059.44	$ 199.20	Bernard Rice	Amber L	12219	Lakeside Lane	Tavares	FL	32778	3538	Flores Avenue	Sarasota	FL	34239	163,811	163,811	158,659	158,659
9			1685419	11, 1/2 12	46141	26644	1541300566	$ 20,059.44	$ 199.20	Jeffrey S.	Vyhnalek	12223	Lakeside Lane	Tavares	FL	32778		P.O. Box 25561	Sarasota	FL	34277-2561	128,032	78,032	126,554	76,554
10			3800530	1/2 12, 13	46143	26646	1541216524	$ 20,059.44	$ 199.20	Roy F.	Carter, E	12227	Lakeside Lane	Tavares	FL	32778	12227	Lakeside Lane	Tavares	FL	32778	165,331	115,331	162,879	112,879
11			1685427	15	46145	26648	1540826060	$ 20,059.44	$ 199.20	Dorothy J.	Ault Life	12231	Lakeside Lane	Tavares	FL	32778	12231	Lakeside Lane	Tavares	FL	32778	216,319	165,819	214,217	163,717
12			1374090	15, 16	46145	26650	1542441652	$ 20,059.44	$ 199.20	Dorothy J.	Ault Life	12240	Lakeside Lane	Tavares	FL	32778	12231	Lakeside Lane	Tavares	FL	32778	110,170	110,170	107,529	107,529
13			1588766		46157	26730	1540321040	$ 20,059.44	$ 199.20	William H. and M	Nichols	12245	Lakeside Lane	Tavares	FL	32778		P.O. Box 490981	Leesburg	FL	34749-0981	142,002	92,022	139,916.00	89,916.00
14			1307961		46159	26732	1540426824	$ 20,059.44	$ 199.20	Earl B.	Hooton I	12253	Lakeside Lane	Tavares	FL	32778	172	6th Street	Atlantic Beach	FL	32233	131,544	131,544	130,778.00	130,778.00
15			1685435	21, 1/2 22	48241	26862	1541331774	$ 20,059.44	$ 199.20	David and Connie	Inwood	12149	Canal Street	Tavares	FL	32778	14747	SW 90th Avenue	Dunnellon	FL	34433	115,239	60,239		
16			1374111	1/2 22, 23	46149	26652	1541245584	$ 20,059.44	$ 199.20	Lester D. and Jud	Bergman	12143	Canal Street	Tavares	FL	32778	12143	Canal Street	Tavares	FL	32778	103,007	53,007	101,480	51,480
17			1822793	24, 25	46151	26654	1541273434	$ 20,059.44	$ 199.20	Doreen	Brown	12137	Canal Street	Tavares	FL	32778	12137	Canal Street	Tavares	FL	32778	170,210	120,210	161,596	111,596
18			1735840	26	46153	26656	1541269296	$ 20,059.44	$ 199.20	John and Rebecc	Faulkner	12131	Canal Street	Tavares	FL	32778		P.O. Box 576	Findley Lake	NY	14736-0576	80,413	80,413	78,622	78,622
19			1799457	27, 28	49055	26658	1541247766	$ 20,059.44	$ 199.20	Donald E. & Cher	Sanders	12125	Canal Street	Tavares	FL	32778						90,079	90,079	88,082	88,082
20			1685451	36	48243	26870	1541255808	$ 20,059.44	$ 199.20	Roland/Frances;	Meyer	12039	Canal Street	Tavares	FL	32778	10527	Driver Ave	St Louis	MO	63114	107,099	107,099		
21			1374154	37-39	49157	26872	1541273790	$ 20,059.44	$ 199.20	Jack & Bettie	Squire	12105	Canal Street	Tavares	FL	32778	12105	Canal Street	Tavares	FL	32778	97,564	47,564		

Count 21

INCLUDED	Not Buildable	EXCLUDED	Alt Key	Lot	H.T.E. CUST ID (City Billing System)	H.T.E. LOC ID (City Billing System)	Meter Number	TOTAL FINAL ASSESSMENT AMOUNT (Without Interest)	Monthly Payment Amount including Interest	First Name	Last Name	No.	Street Name	City	ST	Zip	No.	Steet Name	City	ST	Zip	August 2016 Assessed Value	August 2016 Taxable Value	Original Assessed Value	Original Taxable Value

THREE LAKES PARK

Included in Assessment and will be billed monthly.

18			3440331	1	45699	26666	1540817468	$ 20,059.44	$ 199.20	Warren D. and C	Tinney	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441 #1	Tavares	FL	32778	28,726	3,726	32,007	7,007
19			3445589	2	45701	26668	1540812918	$ 20,059.44	$ 199.20	Three Lakes Park	Co-Op, In	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441	Tavares	FL	32778	7,450	7,450	10,450	10,450
20			3445597	3	45703	26670	1540858654	$ 20,059.44	$ 199.20	Mark A.	Guarino	12315	US Highway 441	Tavares	FL	32778	29519	State Road 19	Tavares	FL	32778-4254	22,873	22,873	26,510	26,510
21			3440340	4	45705	26672	1540828636	$ 20,059.44	$ 199.20	Alan and Susan H	Anderso	12315	US Highway 441	Tavares	FL	32778	24768	148th Place SE	Kent	WA	98042	22,028	22,028	25,036	25,036
22			3440366	5	45707	26674	1540832998	$ 20,059.44	$ 199.20	Thomas	Hart	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441 Lot 5	Tavares	FL	32778	22,669	22,669	26,298	26,298
23			3445601	6	45709	26676	1540815504	$ 20,059.44	$ 199.20	McCollough Prop	LLC	12315	US Highway 441	Tavares	FL	32778	1702	S. Wayne, Suite 1	Auburn	IN	46706	23,827	23,827	26,950	26,950
24			3445619	7	45733	26678	1540777570	$ 20,059.44	$ 199.20	Nicholas C. and L	Waggone	12315	US Highway 441	Tavares	FL	32778	501	E State Rd 434	Longwood	FL	32750	24,883	24,883	25,215	-
25			3445627	8	45713	26680	1540820628	$ 20,059.44	$ 199.20	Harlene M.	Slaght	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 Unit 8	Tavares	FL	32778	20,090	-	23,749	-
26			3440374	10	45719	26684	1540766598	$ 20,059.44	$ 199.20	Susanne	Burkhard	12315	US Highway 441	Tavares	FL	32778		P.O. Box 1333	Aberdeen	MS	39730-1333	47,520	47,520	57,015	57,015
27			3445635	11	45721	26686	1540828302	$ 20,059.44	$ 199.20	Robert W.	King	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 #11	Tavares	FL	32778	40,441	40,441	49,482	49,482
28			3440382	12	45723	26688	1540830720	$ 20,059.44	$ 199.20	David C. and Mar	Scott	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 #12	Tavares	FL	32778	38,408	12,908	48,158	22,658
29			3445643	13	45725	26690	1540827700	$ 20,059.44	$ 199.20	Pamela A.	Seymour	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 #13	Tavares	FL	32778	39,917	-	47,638	22,638
30			3445716	14	45727	26692	1540810688	$ 20,059.44	$ 199.20	Robert R. and An	Mansuy	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 Lot 14	Tavares	FL	32778	45,157	-	55,602	-
31			3440391	15	45729	26694	1540765368	$ 20,059.44	$ 199.20	Robert L.	Burney	12315	US Highway 441	Tavares	FL	32778	217	Waterway Circle NE	Port Charlotte	FL	33952	44,147	-	53,344	53,344
32			3445724	16	45731	26696	1540822952	$ 20,059.44	$ 199.20	Thomas J.	Hart	12315	US Highway 441	Tavares	FL	32778	427	Key Lime Square SW	Vero Beach	FL	32968	37,147	37,147	45,961	45,961
33			3445651	17	45733	26698	1540863880	$ 20,059.44	$ 199.20	Nicholas C. and L	Waggone	12315	US Highway 441	Tavares	FL	32778	501	E. State Road 434	Longwood	FL	32750	41,604	41,604	50,161	50,161
34			3445732	18	45735	26700	1540835188	$ 20,059.44	$ 199.20	Zeb L. and Shirley	Vance	12315	US Highway 441	Tavares	FL	32778	3421	Foxboro Court	Mount Dora	FL	32757	37,638	37,638	47,291	47,291
35			3440510	19	45737	26702	1540833142	$ 20,059.44	$ 199.20	Leah L.	Strickland	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441 #19	Tavares	FL	32778	35,122	10,122	34,602	9,602
36			3440561	20	45739	26704	1540828788	$ 20,059.44	$ 199.20	Dontia	Stanphill	12315	US Highway 441	Tavares	FL	32778	2443	Iverson Ct	The Villages	FL	32162	38,594	38,594	30,753	5,753
37			3440595	21	48409	26706	1540799140	$ 20,059.44	$ 199.20	Perry K.	Baschab	12315	US Highway 441	Tavares	FL	32778	107	S. Beech Street	Foley	AL	36535	21,931	-	24,991	24,991
38			3445741	22	45743	26708	1540824148	$ 20,059.44	$ 199.20	Bruce T. Cusic &	Trustees	12315	US Highway 441	Tavares	FL	32778	100	S. Tremain Street, E2	Mount Dora	FL	32757	36,983	36,983	46,033	46,033
39			3445660	23	45745	26710	1540730010	$ 20,059.44	$ 199.20	L. Jeffrey	Herlong	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441 Unit 23	Tavares	FL	32778	40,718	15,718	50,600	25,000
40			3445775	24	45747	26712	1540767314	$ 20,059.44	$ 199.20	William E. and De	Carey	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 #24	Tavares	FL	32778	32,843	7,843	32,357	7,357
41			3445759	25	45749	26714	1540827590	$ 20,059.44	$ 199.20	Sonny C. and Ros	Haga	12315	US Highway 441	Tavares	FL	32778	2559	Glenlech Court	Orange Park	FL	32065	36,250	36,250	45,498	45,498
42			3445767	26	45751	26716	1540821510	$ 20,059.44	$ 199.20	Clarence C.	Patterso	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441 #26	Tavares	FL	32778	34,769	9,269	44,310	18,810
43			3440609	27	45753	26718	1540772034	$ 20,059.44	$ 199.20	David and Barba	Schell	12315	US Highway 441	Tavares	FL	32778	12315	US Highway 441 Lot 27	Tavares	FL	32778	36,758	36,758	44,920	44,920
44			3445678	28	45755	26720	1540830232	$ 20,059.44	$ 199.20	Dewey and Marg	Bonner	12315	US Highway 441	Tavares	FL	32778	9	Ennis Avenue	Pennellville	NY	13132-3310	22,290	22,290	25,339	25,339
45			3440625	29	45757	26722	1540818338	$ 20,059.44	$ 199.20	Martha L.	Smith	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441 Lot 29	Tavares	FL	32778	19,223	-	22,844	-
46			3440633	30	45759	26724	1540858188	$ 20,059.44	$ 199.20	John J.	Kelley	12315	US Highway 441	Tavares	FL	32778	2575	NE Hickory Avenue	Jensen Beach	FL	34957	20,702	20,702	24,249	24,249
47			3445686	31	48247	26726	1540835092	$ 20,059.44	$ 199.20	Charles M., Jr	Castro	12315	US Highway 441	Tavares	FL	32778	19263	Highway 441 Lot 31	Tavares	FL	32778	17,487	-	20,902	20,902
48			3445694	32	45763	26728	1540764530	$ 20,059.44	$ 199.20	Edward C. and De	Krause	12315	US Highway 441	Tavares	FL	32778	1565	Brighton Henrietta Tow	Rochester	NY	14623	21,556	21,556	25,139	25,139
49			3445708	lot 09 CLUBHO	45701	26744	W-1540772608 I-1541333112	$ 20,059.44	$ 402.39	Three Lakes Park	Co-Op In	12315	US Highway 441					US Highway 441	Tavares	FL	32778	7,450	7,450	unavailable	unavailable

Count 32

MISCELLANEOUS

Included in Assessment and will be billed monthly.

25			1706611		46207	26830	1540829634	$ 20,059.44	$ 199.20	Suzanne	Ricciardi	12335	US Highway 441	Tavares	FL	32778	983	Torchwood Drive	DeLand	FL	32724-9420	103,294	103,294		
26			1308046		36561	23918	1540410778	$ 20,059.44	$ 199.20	Donald R. and M	Koenke,	2056	W. Burleigh Bou	Tavares	FL	32778	29714	Squirrel Point Dr	Tavares	FL	32778	71,190	71,190	69,862.00	69,862.00
27			1307945		36561	5345	1852077951	$ 40,520.44	$ 199.20	Donald R. and M	Koenke,	2050	W. Burleigh Bou	Tavares	FL	32778	29714	Squirrel Point Dr	Tavares	FL	32778	125,190	125,190	125,748.00	125,748.00

Count 3

Count 56 $ 1,143,789.60

NOTE

These Properties included in determining assessment amount per connection, but these lots will not be billed until connected - we will lien.

II EXCLUDED PROPERTIES

SUNSET VIEW

		54	1374081	14		EXCLUDED		$ 20,059.44	has garage & carport	Dorothy J.	Ault Life Estate						12231	Lakeside Lane	Tavares	FL	32778	48,182	48,182	48,182	48,182
		56	1685443	28, 29		EXCLUDED		$ 20,059.44	SRF	Ralph and Aimee	Bartholo	12121	Canal Street	Tavares	FL	32778	12121	Canal Street	Tavares	FL	32778	98,791	-		
		57	1735858	30-32		EXCLUDED		$ 20,059.44	SRF	Mary L.	Burns	12115	Canal Street	Tavares	FL	32778	12115	Canal Street	Tavares	FL	32778	198,079	147,579		
		58	1374138	33, 34		EXCLUDED		$ 20,059.44	SFR	Timothy D. Perry	Sara J. Al	12101	Canal Street	Tavares	FL	32778	12101	Canal Street	Tavares	FL	32778	180,896	180,896		
		59	1374146	35		EXCLUDED		$ 20,059.44	Vacant	Gary A. and Adre	Evans						12101	Canal Street	Tavares	FL	32778	22,234	22,234		
		60	1374162	40, 41		EXCLUDED		$ 20,059.44	SFR less Hwy	Natalya V.	Yarosh	12122	Canal Street	Tavares	FL	32778	12122	Canal Street	Tavares	FL	32778	111,349	61,349		
		61	1374171	42-45		EXCLUDED		$ 20,059.44	Vacant - 4 lots less Hwy	John and Rebecc	Faulkner							P.O. Box 576	Findley Lake	NY	14736-0576	25,131	25,131	25,131	25,131

Count 7

63 $ 1,284,205.68

III UNBUILDABLE

EXCLUDED COMPLETELY FROM BEING INCLUDED WITH ASSESSABLE PROPERTIES

	INCLUDED	Not Buildable	EXCLUDED	Alt Key	Lot	H.T.E. CUST ID (City Billing System)	H.T.E. LOC ID (City Billing System)	Meter Number	TOTAL FINAL ASSESSMENT AMOUNT (Without Interest)	Monthly Payment Amount Including Interest	First Name	Last Name	No.	Street Name	City	ST	Zip	No.	Steet Name	City	ST	Zip	August 2016 Assessed Value	August 2016 Taxable Value	Original Assessed Value	Original Taxable Value
	SUNSET VIEW																									
1		1		1374103	17-20	ot Buildat	NEED				Albert and Bobbi	Reese	12213	US Highway 441	Tavares	FL	32778	11134	Crossen Street	Leesburg	FL	34789				
	THREE LAKES PARK																									
1		2		3445708	9	ot Buildat	26682				Three Lakes Park	Co-Op, Ir	12315	US Highway 441	Tavares	FL	32778	12315	Highway 441	Tavares	FL	32778			10,450	10,450
	MISCELLANEOUS																									
1		3		2616491		Not Build	Need				James E. and Ma	Todd					32325		E. State Road 44	Eustis	FL	32736				
	Count	3																								

COUNT 66 TOTAL PROPERTIES

Sample letter

November 14, 2016

RE: Sunset View & Three Lakes Park Water & Sewer Improvement Project
Alternate Key Number 3440340-Assessment

Dear

This is to notify you that the City Council of the City of Tavares, Florida, will meet on December 21, 2016 at 4:00 p.m., at the Tavares City Hall, 201 East Main Street, Tavares, for the purpose of equalizing the assessments on water and sewer improvements along all lots and parcels of Sunset View Subdivision and Three Lakes Park Co-Op. The said assessments shall be levied upon all lots and lands adjoining and contiguous or bounding to and abutting upon such improvements.

Attached is the preliminary assessment roll containing a description of the assessed lots and lands and the assessment against each lot and parcel of land.

The estimated cost of the project is $1,263,744.68, which when divided among the 63 parcels to be assessed results in a per parcel assessment of $20,059.44. Your assessment is for one parcel. This can be paid in a single lump sum within 30 days (due by January 21, 2016) after the Equalization Hearing, or in 120 monthly installments of approximately $199.20, plus interest at 3.63% per annum. (See attached schedule of payments.) All but seven lots have been connected to City Water and Sewer, and will be billed monthly as previously stated. The seven lots not connected and shown on the attached Final Assessment Roll will be required to pay the full assessment plus impact fees at the time they are connected to City water and sewer.

The assessments will be approved formally at the Equalization Hearing on December 21, 2016. You are welcome to attend and address any comments to the City Council at that time.

If you have further questions please do not hesitate to contact my office at 742-6212.

Sincerely,

Lori Houghton

Lori Houghton
Finance Director

lh

C: John Drury, City Administrator
Nancy Barnett, City Clerk
Robert Q. Williams, City Attorney

Sunset View/TLP Proj Costs EXTRA $20,461(BuzzBch) - 1 Lot ONLY

Rate Period ..... : Monthly

Nominal Annual Rate .... : 3.630 %

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	12/21/2016	20,461.00	1		
2	Payment	01/01/2017	203.19	120	Monthly	12/01/2026
3	Payment	01/01/2027	0.00	1		

AMORTIZATION SCHEDULE - U.S. Rule (no compounding), 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	12/21/2016				20,461.00
2016 Totals		0.00	0.00	0.00	
1	01/01/2017	203.19	22.69	180.50	20,280.50
2	02/01/2017	203.19	61.35	141.84	20,138.66
3	03/01/2017	203.19	60.92	142.27	19,996.39
4	04/01/2017	203.19	60.49	142.70	19,853.69
5	05/01/2017	203.19	60.06	143.13	19,710.56
6	06/01/2017	203.19	59.62	143.57	19,566.99
7	07/01/2017	203.19	59.19	144.00	19,422.99
8	08/01/2017	203.19	58.75	144.44	19,278.55
9	09/01/2017	203.19	58.32	144.87	19,133.68
10	10/01/2017	203.19	57.88	145.31	18,988.37
11	11/01/2017	203.19	57.44	145.75	18,842.62
12	12/01/2017	203.19	57.00	146.19	18,696.43
2017 Totals		2,438.28	673.71	1,764.57	
13	01/01/2018	203.19	56.56	146.63	18,549.80
14	02/01/2018	203.19	56.11	147.08	18,402.72
15	03/01/2018	203.19	55.67	147.52	18,255.20
16	04/01/2018	203.19	55.22	147.97	18,107.23
17	05/01/2018	203.19	54.77	148.42	17,958.81
18	06/01/2018	203.19	54.33	148.86	17,809.95

Sunset View/TLP Proj Costs EXTRA $20,461(BuzzBch) - 1 Lot ONLY

	Date	Payment	Interest	Principal	Balance
19	07/01/2018	203.19	53.88	149.31	17,660.64
20	08/01/2018	203.19	53.42	149.77	17,510.87
21	09/01/2018	203.19	52.97	150.22	17,360.65
22	10/01/2018	203.19	52.52	150.67	17,209.98
23	11/01/2018	203.19	52.06	151.13	17,058.85
24	12/01/2018	203.19	51.60	151.59	16,907.26
2018 Totals		2,438.28	649.11	1,789.17	
25	01/01/2019	203.19	51.14	152.05	16,755.21
26	02/01/2019	203.19	50.68	152.51	16,602.70
27	03/01/2019	203.19	50.22	152.97	16,449.73
28	04/01/2019	203.19	49.76	153.43	16,296.30
29	05/01/2019	203.19	49.30	153.89	16,142.41
30	06/01/2019	203.19	48.83	154.36	15,988.05
31	07/01/2019	203.19	48.36	154.83	15,833.22
32	08/01/2019	203.19	47.90	155.29	15,677.93
33	09/01/2019	203.19	47.43	155.76	15,522.17
34	10/01/2019	203.19	46.95	156.24	15,365.93
35	11/01/2019	203.19	46.48	156.71	15,209.22
36	12/01/2019	203.19	46.01	157.18	15,052.04
2019 Totals		2,438.28	583.06	1,855.22	
37	01/01/2020	203.19	45.53	157.66	14,894.38
38	02/01/2020	203.19	45.06	158.13	14,736.25
39	03/01/2020	203.19	44.58	158.61	14,577.64
40	04/01/2020	203.19	44.10	159.09	14,418.55
41	05/01/2020	203.19	43.62	159.57	14,258.98
42	06/01/2020	203.19	43.13	160.06	14,098.92
43	07/01/2020	203.19	42.65	160.54	13,938.38
44	08/01/2020	203.19	42.16	161.03	13,777.35
45	09/01/2020	203.19	41.68	161.51	13,615.84
46	10/01/2020	203.19	41.19	162.00	13,453.84
47	11/01/2020	203.19	40.70	162.49	13,291.35
48	12/01/2020	203.19	40.21	162.98	13,128.37
2020 Totals		2,438.28	514.61	1,923.67	
49	01/01/2021	203.19	39.71	163.48	12,964.89

Sunset View/TLP Proj Costs EXTRA $20,461(BuzzBch) - 1 Lot ONLY

	Date	Payment	Interest	Principal	Balance
50	02/01/2021	203.19	39.22	163.97	12,800.92
51	03/01/2021	203.19	38.72	164.47	12,636.45
52	04/01/2021	203.19	38.23	164.96	12,471.49
53	05/01/2021	203.19	37.73	165.46	12,306.03
54	06/01/2021	203.19	37.23	165.96	12,140.07
55	07/01/2021	203.19	36.72	166.47	11,973.60
56	08/01/2021	203.19	36.22	166.97	11,806.63
57	09/01/2021	203.19	35.72	167.47	11,639.16
58	10/01/2021	203.19	35.21	167.98	11,471.18
59	11/01/2021	203.19	34.70	168.49	11,302.69
60	12/01/2021	203.19	34.19	169.00	11,133.69
2021 Totals		2,438.28	443.60	1,994.68	
61	01/01/2022	203.19	33.68	169.51	10,964.18
62	02/01/2022	203.19	33.17	170.02	10,794.16
63	03/01/2022	203.19	32.65	170.54	10,623.62
64	04/01/2022	203.19	32.14	171.05	10,452.57
65	05/01/2022	203.19	31.62	171.57	10,281.00
66	06/01/2022	203.19	31.10	172.09	10,108.91
67	07/01/2022	203.19	30.58	172.61	9,936.30
68	08/01/2022	203.19	30.06	173.13	9,763.17
69	09/01/2022	203.19	29.53	173.66	9,589.51
70	10/01/2022	203.19	29.01	174.18	9,415.33
71	11/01/2022	203.19	28.48	174.71	9,240.62
72	12/01/2022	203.19	27.95	175.24	9,065.38
2022 Totals		2,438.28	369.97	2,068.31	
73	01/01/2023	203.19	27.42	175.77	8,889.61
74	02/01/2023	203.19	26.89	176.30	8,713.31
75	03/01/2023	203.19	26.36	176.83	8,536.48
76	04/01/2023	203.19	25.82	177.37	8,359.11
77	05/01/2023	203.19	25.29	177.90	8,181.21
78	06/01/2023	203.19	24.75	178.44	8,002.77
79	07/01/2023	203.19	24.21	178.98	7,823.79
80	08/01/2023	203.19	23.67	179.52	7,644.27
81	09/01/2023	203.19	23.12	180.07	7,464.20
82	10/01/2023	203.19	22.58	180.61	7,283.59

Sunset View/TLP Proj Costs EXTRA $20,461(BuzzBch) - 1 Lot ONLY

	Date	Payment	Interest	Principal	Balance
83	11/01/2023	203.19	22.03	181.16	7,102.43
84	12/01/2023	203.19	21.48	181.71	6,920.72
2023 Totals		2,438.28	293.62	2,144.66	
85	01/01/2024	203.19	20.94	182.25	6,738.47
86	02/01/2024	203.19	20.38	182.81	6,555.66
87	03/01/2024	203.19	19.83	183.36	6,372.30
88	04/01/2024	203.19	19.28	183.91	6,188.39
89	05/01/2024	203.19	18.72	184.47	6,003.92
90	06/01/2024	203.19	18.16	185.03	5,818.89
91	07/01/2024	203.19	17.60	185.59	5,633.30
92	08/01/2024	203.19	17.04	186.15	5,447.15
93	09/01/2024	203.19	16.48	186.71	5,260.44
94	10/01/2024	203.19	15.91	187.28	5,073.16
95	11/01/2024	203.19	15.35	187.84	4,885.32
96	12/01/2024	203.19	14.78	188.41	4,696.91
2024 Totals		2,438.28	214.47	2,223.81	
97	01/01/2025	203.19	14.21	188.98	4,507.93
98	02/01/2025	203.19	13.64	189.55	4,318.38
99	03/01/2025	203.19	13.06	190.13	4,128.25
100	04/01/2025	203.19	12.49	190.70	3,937.55
101	05/01/2025	203.19	11.91	191.28	3,746.27
102	06/01/2025	203.19	11.33	191.86	3,554.41
103	07/01/2025	203.19	10.75	192.44	3,361.97
104	08/01/2025	203.19	10.17	193.02	3,168.95
105	09/01/2025	203.19	9.59	193.60	2,975.35
106	10/01/2025	203.19	9.00	194.19	2,781.16
107	11/01/2025	203.19	8.41	194.78	2,586.38
108	12/01/2025	203.19	7.82	195.37	2,391.01
2025 Totals		2,438.28	132.38	2,305.90	
109	01/01/2026	203.19	7.23	195.96	2,195.05
110	02/01/2026	203.19	6.64	196.55	1,998.50
111	03/01/2026	203.19	6.05	197.14	1,801.36
112	04/01/2026	203.19	5.45	197.74	1,603.62
113	05/01/2026	203.19	4.85	198.34	1,405.28

Sunset View/TLP Proj Costs EXTRA $20,461(BuzzBch) - 1 Lot ONLY

	Date	Payment	Interest	Principal	Balance
114	06/01/2026	203.19	4.25	198.94	1,206.34
115	07/01/2026	203.19	3.65	199.54	1,006.80
116	08/01/2026	203.19	3.05	200.14	806.66
117	09/01/2026	203.19	2.44	200.75	605.91
118	10/01/2026	203.19	1.83	201.36	404.55
119	11/01/2026	203.19	1.22	201.97	202.58
120	12/01/2026	203.19	0.61	202.58	0.00
2026 Totals		2,438.28	47.27	2,391.01	
121	01/01/2027	0.00	0.00	0.00	0.00
2027 Totals		0.00	0.00	0.00	
Grand Totals		24,382.80	3,921.80	20,461.00	

Sunset View/TLP Proj Costs $20,059.44 less $20,461(BuzzBch) -63 Lots 360 DAYS

Rate Period ..... : Monthly

Nominal Annual Rate .... : 3.630 %

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	12/21/2016	20,059.44	1		
2	Payment	01/01/2017	199.20	120	Monthly	12/01/2026
3	Payment	01/01/2027	0.00	1		

AMORTIZATION SCHEDULE - U.S. Rule (no compounding), 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	12/21/2016				20,059.44
2016 Totals		0.00	0.00	0.00	
1	01/01/2017	199.20	22.25	176.95	19,882.49
2	02/01/2017	199.20	60.14	139.06	19,743.43
3	03/01/2017	199.20	59.72	139.48	19,603.95
4	04/01/2017	199.20	59.30	139.90	19,464.05
5	05/01/2017	199.20	58.88	140.32	19,323.73
6	06/01/2017	199.20	58.45	140.75	19,182.98
7	07/01/2017	199.20	58.03	141.17	19,041.81
8	08/01/2017	199.20	57.60	141.60	18,900.21
9	09/01/2017	199.20	57.17	142.03	18,758.18
10	10/01/2017	199.20	56.74	142.46	18,615.72
11	11/01/2017	199.20	56.31	142.89	18,472.83
12	12/01/2017	199.20	55.88	143.32	18,329.51
2017 Totals		2,390.40	660.47	1,729.93	
13	01/01/2018	199.20	55.45	143.75	18,185.76
14	02/01/2018	199.20	55.01	144.19	18,041.57
15	03/01/2018	199.20	54.58	144.62	17,896.95
16	04/01/2018	199.20	54.14	145.06	17,751.89
17	05/01/2018	199.20	53.70	145.50	17,606.39

Sunset View/TLP Proj Costs $20,059.44 less $20,461(BuzzBch) -63 Lots 360 DAYS

	Date	Payment	Interest	Principal	Balance
18	06/01/2018	199.20	53.26	145.94	17,460.45
19	07/01/2018	199.20	52.82	146.38	17,314.07
20	08/01/2018	199.20	52.38	146.82	17,167.25
21	09/01/2018	199.20	51.93	147.27	17,019.98
22	10/01/2018	199.20	51.49	147.71	16,872.27
23	11/01/2018	199.20	51.04	148.16	16,724.11
24	12/01/2018	199.20	50.59	148.61	16,575.50
2018 Totals		2,390.40	636.39	1,754.01	
25	01/01/2019	199.20	50.14	149.06	16,426.44
26	02/01/2019	199.20	49.69	149.51	16,276.93
27	03/01/2019	199.20	49.24	149.96	16,126.97
28	04/01/2019	199.20	48.78	150.42	15,976.55
29	05/01/2019	199.20	48.33	150.87	15,825.68
30	06/01/2019	199.20	47.87	151.33	15,674.35
31	07/01/2019	199.20	47.41	151.79	15,522.56
32	08/01/2019	199.20	46.96	152.24	15,370.32
33	09/01/2019	199.20	46.50	152.70	15,217.62
34	10/01/2019	199.20	46.03	153.17	15,064.45
35	11/01/2019	199.20	45.57	153.63	14,910.82
36	12/01/2019	199.20	45.11	154.09	14,756.73
2019 Totals		2,390.40	571.63	1,818.77	
37	01/01/2020	199.20	44.64	154.56	14,602.17
38	02/01/2020	199.20	44.17	155.03	14,447.14
39	03/01/2020	199.20	43.70	155.50	14,291.64
40	04/01/2020	199.20	43.23	155.97	14,135.67
41	05/01/2020	199.20	42.76	156.44	13,979.23
42	06/01/2020	199.20	42.29	156.91	13,822.32
43	07/01/2020	199.20	41.81	157.39	13,664.93
44	08/01/2020	199.20	41.34	157.86	13,507.07
45	09/01/2020	199.20	40.86	158.34	13,348.73
46	10/01/2020	199.20	40.38	158.82	13,189.91
47	11/01/2020	199.20	39.90	159.30	13,030.61
48	12/01/2020	199.20	39.42	159.78	12,870.83
2020 Totals		2,390.40	504.50	1,885.90	

Sunset View/TLP Proj Costs $20,059.44 less $20,461(BuzzBch) -63 Lots 360 DAYS

	Date	Payment	Interest	Principal	Balance
49	01/01/2021	199.20	38.93	160.27	12,710.56
50	02/01/2021	199.20	38.45	160.75	12,549.81
51	03/01/2021	199.20	37.96	161.24	12,388.57
52	04/01/2021	199.20	37.48	161.72	12,226.85
53	05/01/2021	199.20	36.99	162.21	12,064.64
54	06/01/2021	199.20	36.50	162.70	11,901.94
55	07/01/2021	199.20	36.00	163.20	11,738.74
56	08/01/2021	199.20	35.51	163.69	11,575.05
57	09/01/2021	199.20	35.01	164.19	11,410.86
58	10/01/2021	199.20	34.52	164.68	11,246.18
59	11/01/2021	199.20	34.02	165.18	11,081.00
60	12/01/2021	199.20	33.52	165.68	10,915.32
2021 Totals		2,390.40	434.89	1,955.51	
61	01/01/2022	199.20	33.02	166.18	10,749.14
62	02/01/2022	199.20	32.52	166.68	10,582.46
63	03/01/2022	199.20	32.01	167.19	10,415.27
64	04/01/2022	199.20	31.51	167.69	10,247.58
65	05/01/2022	199.20	31.00	168.20	10,079.38
66	06/01/2022	199.20	30.49	168.71	9,910.67
67	07/01/2022	199.20	29.98	169.22	9,741.45
68	08/01/2022	199.20	29.47	169.73	9,571.72
69	09/01/2022	199.20	28.95	170.25	9,401.47
70	10/01/2022	199.20	28.44	170.76	9,230.71
71	11/01/2022	199.20	27.92	171.28	9,059.43
72	12/01/2022	199.20	27.40	171.80	8,887.63
2022 Totals		2,390.40	362.71	2,027.69	
73	01/01/2023	199.20	26.89	172.31	8,715.32
74	02/01/2023	199.20	26.36	172.84	8,542.48
75	03/01/2023	199.20	25.84	173.36	8,369.12
76	04/01/2023	199.20	25.32	173.88	8,195.24
77	05/01/2023	199.20	24.79	174.41	8,020.83
78	06/01/2023	199.20	24.26	174.94	7,845.89
79	07/01/2023	199.20	23.73	175.47	7,670.42
80	08/01/2023	199.20	23.20	176.00	7,494.42

Sunset View/TLP Proj Costs $20,059.44 less $20,461(BuzzBch) -63 Lots 360 DAYS

	Date	Payment	Interest	Principal	Balance
81	09/01/2023	199.20	22.67	176.53	7,317.89
82	10/01/2023	199.20	22.14	177.06	7,140.83
83	11/01/2023	199.20	21.60	177.60	6,963.23
84	12/01/2023	199.20	21.06	178.14	6,785.09
2023 Totals		2,390.40	287.86	2,102.54	
85	01/01/2024	199.20	20.52	178.68	6,606.41
86	02/01/2024	199.20	19.98	179.22	6,427.19
87	03/01/2024	199.20	19.44	179.76	6,247.43
88	04/01/2024	199.20	18.90	180.30	6,067.13
89	05/01/2024	199.20	18.35	180.85	5,886.28
90	06/01/2024	199.20	17.81	181.39	5,704.89
91	07/01/2024	199.20	17.26	181.94	5,522.95
92	08/01/2024	199.20	16.71	182.49	5,340.46
93	09/01/2024	199.20	16.15	183.05	5,157.41
94	10/01/2024	199.20	15.60	183.60	4,973.81
95	11/01/2024	199.20	15.05	184.15	4,789.66
96	12/01/2024	199.20	14.49	184.71	4,604.95
2024 Totals		2,390.40	210.26	2,180.14	
97	01/01/2025	199.20	13.93	185.27	4,419.68
98	02/01/2025	199.20	13.37	185.83	4,233.85
99	03/01/2025	199.20	12.81	186.39	4,047.46
100	04/01/2025	199.20	12.24	186.96	3,860.50
101	05/01/2025	199.20	11.68	187.52	3,672.98
102	06/01/2025	199.20	11.11	188.09	3,484.89
103	07/01/2025	199.20	10.54	188.66	3,296.23
104	08/01/2025	199.20	9.97	189.23	3,107.00
105	09/01/2025	199.20	9.40	189.80	2,917.20
106	10/01/2025	199.20	8.82	190.38	2,726.82
107	11/01/2025	199.20	8.25	190.95	2,535.87
108	12/01/2025	199.20	7.67	191.53	2,344.34
2025 Totals		2,390.40	129.79	2,260.61	
109	01/01/2026	199.20	7.09	192.11	2,152.23
110	02/01/2026	199.20	6.51	192.69	1,959.54

Sunset View/TLP Proj Costs $20,059.44 less $20,461(BuzzBch) -63 Lots 360 DAYS

	Date	Payment	Interest	Principal	Balance
111	03/01/2026	199.20	5.93	193.27	1,766.27
112	04/01/2026	199.20	5.34	193.86	1,572.41
113	05/01/2026	199.20	4.76	194.44	1,377.97
114	06/01/2026	199.20	4.17	195.03	1,182.94
115	07/01/2026	199.20	3.58	195.62	987.32
116	08/01/2026	199.20	2.99	196.21	791.11
117	09/01/2026	199.20	2.39	196.81	594.30
118	10/01/2026	199.20	1.80	197.40	396.90
119	11/01/2026	199.20	1.20	198.00	198.90
120	12/01/2026	199.20	0.60	198.60	0.30
2026 Totals		2,390.40	46.36	2,344.04	
121	01/01/2027	0.00	0.30-	0.30	0.00
2027 Totals		0.00	0.30-	0.30	
Grand Totals		23,904.00	3,844.56	20,059.44	

Sunset View/TLP Proj Costs $20,059.44 less $20,461(BuzzBch) -63 Lots 360 DAYS

Last interest amount decreased by 0.30 due to rounding.

LAKE SENTINEL

Public Hearing Notices

NOTICE OF EQUALIZATION HEARING

The City Council of the City of Tavares, Florida, will meet on December 21, 2016 at 4:00 o'clock, p.m., at the Tavares City Hall, 201 East Main Street, Tavares, for the purpose of equalizing the assessments on water and sewer improvements along all lots and parcels of Sunset View Subdivision and Three Lakes Park Co-Op. The said assessments shall be levied upon all lots and parcels of Sunset View Subdivision and Three Lakes Park Co-Op as described in plans and specifications prepared by the Consulting Engineers and on file in the office of the City Administrator open to the inspection of the public. The improvements will be financed by special assessments against the properties to be specially benefitted by such improvements, more particularly described on the assessment plat on file in the office of the City Administrator specifying the lots and parcels of land to be specially assessed, (b) the cost thereof, (c) the manner of payment therefor and (d) the amount thereof to be assessed against each property to be so improved.

An assessment roll containing a description of the lots and lands so assessed, the amount of the benefits to and the assessment against each lot and parcel of land and the number of annual installments in which the assessment is divided has been completed by the Finance Director and Consulting Engineers and is on file with the City Administrator. All interested parties are advised that an estimate of the cost of the Project, the description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the City Administrator in the City Hall.

City Administrator
City of Tavares, Florida

LAK4626683 12/4, 12/11/2016

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LAK4626683 12/4, 12/11/2016