



# The Town of Hilton Head Island Regular Town Council Meeting

Tuesday, May 1, 2012

4:00 P.M.

## AGENDA

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers During  
the Town Council Meeting

- 1) **Call to Order**
- 2) **Pledge to the Flag**
- 3) **Invocation**
- 4) **FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5) **Proclamations and Commendations**
  - a. Bike Month
  - b. Public Service Recognition Week
- 6) **Approval of Minutes**
  - a. Town Council Meeting – April 17, 2012
- 7) **Report of the Town Manager**
  - a. Town Manager's Items of Interest
  - b. April, 2012 Policy Agenda, Management Targets and CIP Updates
  - c. FY 2012 Financial Statements through March 31, 2012
- 8) **Reports from Members of Council**
  - a. General Reports from Council
  - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
  - c. Report of the Personnel Committee – Lee Edwards, Chairman
  - d. Report of the Planning & Development Standards Committee – Bill Ferguson, Chairman
  - e. Report of the Public Facilities Committee – Kim Likins, Chairman
  - f. Report of the Public Safety Committee – Bill Harkins, Chairman
  - g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member
- 9) **Appearance by Citizens**

**10) Unfinished Business**

**a. Second Reading of Proposed Ordinance 2012-10**

Second Reading of Proposed Ordinance 2012-10 authorizing the execution of a deed for the sale of an undivided one half (1/2) interest in three (3) parcels of real property located on Beach City Road to Beaufort County, South Carolina pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2011), and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

**11) New Business**

**a. First Reading of Proposed Ordinance 2012-09**

First Reading of Proposed Ordinance 2012-09 to amend Title 16, "The Land Management Ordinance," of *The Municipal Code of the Town of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map with respect to those certain Parcels identified as Parcels 132a, 77, 153, 155a and 154 on Beaufort County Tax Map 11, from OL(Office/Institutional Low Intensity) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

**b. Consideration of a Reimbursement Resolution for Sewer Projects**

Consideration of a Resolution relating to the declaration of intent by the Town Council of the Town of Hilton Head Island, South Carolina, to reimburse certain expenditures prior to the issuance by the town of its tax-exempt debt.

**c. First Reading of Proposed Ordinance 2012-14**

First Reading of Proposed Ordinance 2012-14 to amend the budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2012; to provide for the expenditures of certain funds; and to allocate the sources of revenue for the said funds.

**d. First Reading of Proposed Ordinance No. 2012-13**

First Reading of Proposed Ordinance 2012-13 to raise revenue and adopt a budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2013; to establish a property tax levy; to establish funds; to establish a policy for acquisition of rights of way and easements; and providing for severability and an effective date.

**12) Executive Session**

**a. Land Acquisition**

**13) Adjournment**

# Proclamation

BY

## THE TOWN OF HILTON HEAD ISLAND

*WHEREAS, for more than a century, the bicycle has been an important part of the lives of most Americans; and*

*WHEREAS, today millions of Americans engage in bicycling because it is a viable and environmentally-sound form of transportation, an excellent form of fitness, and provides quality family recreation; and*

*WHEREAS, the education of cyclists and motorists as to the proper and safe operation of bicycles is important to ensure safety and comfort of all users; and*

*WHEREAS, the League of American Cyclists, the Palmetto Cycling Coalition, cycling advocates, and riders throughout our area are promoting greater public awareness of bicycle operation and safety; and*

*WHEREAS, May 14-18, 2012 is Bike to Work Week and May 18, 2012 is Bike to Work Day;*

*NOW, THEREFORE, I, Drew Laughlin, Mayor of the Town of Hilton Head Island, hereby proclaim May 2012 as*

## **BIKE MONTH**

*in Hilton Head Island, South Carolina.*

*IN TESTIMONY WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hilton Head Island to be affixed this first day of May, in the Year of our Lord, two thousand and twelve.*



\_\_\_\_\_  
Drew A. Laughlin, Mayor

Attest:



\_\_\_\_\_  
Cori Brock, Town Clerk

# Proclamation

BY

## THE TOWN OF HILTON HEAD ISLAND

*WHEREAS, the dedicated employees of the Town of Hilton Head Island are an integral part of improving the quality of life in our community by being responsive to the needs of citizens and supporting Town initiatives, thus making Hilton Head Island a highly-valued community; and*

*WHEREAS, the effectiveness and efficiency of government depend in large measure on its employees, whose task is to provide service of the quality and quantity required and expected by the public on a daily basis; and*

*WHEREAS, the Hilton Head Island Town Council recognizes the dedication and talents of its employees, as well as the importance of the services they render at all levels of government; and*

*WHEREAS, the President and Congress have designated the first week in May as Public Service Recognition Week.*

*NOW, THEREFORE, I, Drew Laughlin, Mayor of the Town of Hilton Head Island, hereby proclaim that the week of May 6 through May 12, 2012 shall be known as*

## **PUBLIC SERVICE RECOGNITION WEEK**

*on Hilton Head Island, and encourage all citizens to participate in an appropriate manner to recognize and express their appreciation for the vital contributions made daily by employees of the Town of Hilton Head Island.*

*IN TESTIMONY WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hilton Head Island to be affixed this first day of May, in the Year of our Lord, two thousand and twelve.*



\_\_\_\_\_  
Drew A. Laughlin, Mayor

Attest:



\_\_\_\_\_  
Cori Brock, Town Clerk

**THE TOWN OF HILTON HEAD ISLAND**  
**REGULAR TOWN COUNCIL MEETING**

**Date:** Tuesday, April 17, 2012

**Time:** 4:00 P.M.

**Present from Town Council:** Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Lee Edwards, Bill Ferguson, Bill Harkins, Kim Likins, *Council Members*.

**Present from Town Staff:** Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Nancy Gasen, *Director of Human Resources*; Susan Simmons, *Director of Finance*; Brian Hulbert, *Staff Attorney*; Julian Walls, *Facilities Manager*; Vicki Pfannenschmidt, *Executive Assistant*

**Present from Media:** Tom Barton, Island Packet

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**1) CALL TO ORDER**

Mayor Laughlin called the meeting to order at 4:00 p.m.

**2) PLEDGE TO THE FLAG**

**3) INVOCATION**

**4) FOIA COMPLIANCE** – Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5) Proclamations and Commendations**

**a. Sexual Assault Awareness Month**

Gloria Daly, Board Member, Hope Haven of the Lowcountry was present to accept the proclamation.

**b. Hilton Head Island High School – Palmetto’s Best Award**

Julie Bell, District 2 Member, Beaufort County Board of Education, Amanda O’Nan, Principal, Hilton Head Island High School, and Roberta Foss, Chair, School Improvement Council were present to accept the Commendation.

**6) Approval of Minutes**

**a. Town Council Meeting – April 3, 2012**

Mr. Heitzke moved to approve. Mr. Williams seconded. The minutes of the April 3, 2012 Town Council meeting were unanimously approved by a vote of 7-0.

**7) Report of the Town Manager**

**a. Town Manager’s Items of Interest**

Mr. Riley reported on some items of interest.

## 8) Reports from Members of Council

### a. General Reports from Council

Mr. Williams noted he recently read an article in the Island Packet concerning a new business named Zip Line Hilton Head and he expressed concern visitors and residents would think it was located off island, as are many businesses/areas with the name Hilton Head. He suggested the company consider renaming the business Zip Line Hilton Head Island.

### b. Report of the Intergovernmental Relations Committee – George Williams, Chairman

No report.

### c. Report of the Personnel Committee – Lee Edwards, Chairman

No report.

### d. Report of the Planning & Development Standards Committee – Bill Ferguson, Chairman

No report.

### e. Report of the Public Facilities Committee – Kim Likins, Chairman

No report.

### f. Report of the Public Safety Committee – Bill Harkins, Chairman

No report.

### g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member

Mrs. Likins stated the Committee continues to meet and review the consultant recommendations and provide feedback.

## 9) Appearance by Citizens

Stella Anderson addressed Town Council stating her concerns about Hilton Head Island as a “green” community.

## 10) Unfinished Business

### a. Second Reading of Proposed Ordinance 2012-03

Second Reading of Proposed Ordinance 2012-03 to amend Title 12 (Motor Vehicles and Traffic Control) of the *Municipal Code of the Town of Hilton Head Island, South Carolina* by adding Chapter 5 (Towing); and provide for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0.

**11) New Business**

**a. Consideration of a Resolution to form an Economic Development Committee**

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island to create a Mayor’s Citizens Committee on Economic Development.

Mr. Heitzke moved to approve. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0.

**12) Executive Session**

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition, including a sale of a part interest in Town land to Beaufort County; contractual matters pertaining to a proposed land swap; legal advice pertaining to potential development agreements; and personnel matters pertaining to appointments to the Mayor’s Citizens Committee on Economic Development.

At 4:25 p.m. Mr. Heitzke moved to go into Executive Session for the reasons given by the Town Manager. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0.

Mayor Laughlin called the meeting back to order at 5:34 p.m. and asked if there was any business to take up as a result of executive session.

Mr. Heitzke moved that the Town Council for the Town of Hilton Head Island adopt an ordinance authorizing the execution of a contract for the sale of an undivided one-half (1/2) interest in three (3) parcels of real property located on Beach City Road to Beaufort County, South Carolina. Mr. Williams seconded. The motion was approved by a vote of 7-0.

Mr. Edwards moved to appoint Richard Cyr, Jim Gant, Peter Parrot, and Tom Lennox to the Citizens Committee on Economic Development with Council Member Bill Harkins as Town Council Liaison. Mr. Williams seconded. The motion was approved by a vote of 7-0.

**13) Adjournment**

Mr. Heitzke moved to adjourn. Mr. Williams seconded. The motion was approved by a vote of 7-0. The meeting was adjourned at 5:35 p.m.

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Vicki Pfannenschmidt  
Executive Assistant

Approved:

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Drew A. Laughlin, Mayor



# Items of Interest

## May 1, 2012

### 1. Town News

Hilton Head Island Fire & Rescue has been selected by the International Association of Fire Chiefs as the 2012 Heart Safe Community in the small community category. Hilton Head Island was selected as the 1<sup>st</sup> place winner for being an agency and system that has demonstrated creative approaches to improving therapies for patients with Acute Coronary Syndromes and its life-threatening complication of sudden cardiac arrest.

**(Contact: Lavarn Lucas, Fire Chief – 682-5153)**

Captain/Paramedic Tom Bouthillet has won the **Judges Choice EMS Blog of the Year** award by *firecritic.com*. The award, sponsored by the American Military University, recognizes Captain Bouthillet's blog site (*EMS 12-Lead*) as one of the most educational blog sites in the world.

**(Contact: Lavarn Lucas, Fire Chief – 682-5153)**

Fire & Rescue recently held its annual Awards & Advancement Ceremony. Awards were presented to the following for the year 2011:

<b><i>The Order of the Maltese</i></b> <b><i>Steve Kenyon</i></b>	<b><i>Firefighter of the Year</i></b> <b><i>Justin Cunningham</i></b>	<b><i>EMT of the Year</i></b> <b><i>Tom Bouthillet</i></b>
<b><i>Dispatcher of the Year</i></b> <b><i>Lorean Grant</i></b>	<b><i>Officer of the Year</i></b> <b><i>Jason Walters</i></b>	<b><i>Employee of the Year</i></b> <b><i>Eric Lainhart</i></b>
<b><i>Leadership Award</i></b> <b><i>Cathy Gooding</i></b>	<b><i>Chiefs Award</i></b> <b><i>Dr. B. K. Sherwood</i></b>	<b><i>Chiefs Award</i></b> <b><i>Steve Bussius</i></b>
<b><i>Letter of Commendation</i></b> <b><i>Jason Walters</i></b>	<b><i>Letter of Commendation</i></b> <b><i>Chris Blankenship</i></b>	<b><i>Letter of Commendation</i></b> <b><i>Colin Fanning</i></b>
<b><i>Letter of Commendation</i></b> <b><i>Eric Lainhart</i></b>	<b><i>Letter of Commendation</i></b> <b><i>Melody Annis</i></b>	<b><i>Letter of Commendation</i></b> <b><i>Tammy Brown</i></b>
<b><i>Letter of Commendation</i></b> <b><i>Robert Ferguson</i></b>	<b><i>Letter of Commendation</i></b> <b><i>James Lawson</i></b>	<b><i>Meritorious Cross</i></b> <b><i>Kevin Osterstock</i></b>
<b><i>Meritorious Cross</i></b> <b><i>Tim Huser</i></b>	<b><i>Citizens Service Medal</i></b> <b><i>Sergeant Brooker Devore</i></b> <b><i>(Palmetto Dunes Security)</i></b>	<b><i>Citizens Service Medal</i></b> <b><i>Dispatcher Elizabeth Regan</i></b> <b><i>(Palmetto Dunes Security)</i></b>

**(Contact: Lavarn Lucas, Fire Chief – 682-5153)**

## 2. Noteworthy Events

a) Some of the upcoming meetings at Town Hall:

- Planning Commission – May 2, 2012, 9:00 a.m.
- Public Safety Committee – May 7, 2012, 10:00 a.m.
- Design Review Board – May 8, 2012, 1:15 p.m.
- Town Council Budget Workshop – May 8, 2012, 4:00 p.m.
- Parks and Recreation Commission – May 10, 2012, 3:30 p.m.
- Town Council Budget Workshop – May 10, 2012, 5:00 p.m.
- Intergovernmental Relations Committee – May 15, 2012, 3:00 p.m.
- Town Council – May 15, 2012, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov) for meeting agendas)

## 2012 Hilton Head Island Events

Tuesdays thru Saturdays Thru May 26, 2012 6:30pm-7:30pm	Shannon Tanner	Shelter Cove Harbour Stage
Thursday, May 3, 2012 12:00pm-1:00pm	National Day of Prayer	Town Hall Library Deck
Friday, May 4, 2012 6:00pm-6:00am	American Cancer Society Relay for Life	Island Recreation Center Field
Friday, May 4, 2012 6:00pm-9:00pm Saturday, May 5-Sunday, May 6, 2012 9:00am-5:00pm	Banana Open Jr. Challenge	Palmetto Dunes Tennis Center
Sunday, May 6, 2012 5:30pm-9:00pm	2012 Yacht Hop	Harbourtown
Saturday, May 12, 2012	The Attorney Chase	Coligny Beach

## 2012 Policy Agenda

April, 2012

### Top Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>Economic Development: Assessment and Organization</li> </ul>	Shawn Colin	Town Council approved a Charter and resolution to create and direct Citizen Economic Development Advisory Committee. Staff will work with committee to outline best fit for HHI ED organization.
<ul style="list-style-type: none"> <li>Coligny Area Redevelopment: Economic Analysis, Town's Role, and Approve a Plan</li> </ul>	Shawn Colin	Genesis Consulting Group is conducting stakeholder interviews, assessing development scenario evaluations and determining impacts to local markets. Complete economic assessment for the Coligny area projects in expected by the end of April.
<ul style="list-style-type: none"> <li>Shelter Cove Area Redevelopment: Determine Town's Role and Develop and Approve a Plan</li> </ul>	Charles Cousins	Rezoning Application has been submitted to the Town and is scheduled to appear on the June 6 <sup>th</sup> Planning Commission Agenda. Discussions continue with the owners on site development components.
<ul style="list-style-type: none"> <li>Chaplin Linear Park: Develop Detailed Plans and Funding</li> </ul>	Mike Roan	Staff has begun identifying programming opportunities and spatial opportunities and constraints for the collection of Town-owned parcels. A Conceptual Sketch will be presented to Public Facilities at their May 1 <sup>st</sup> meeting.

### High Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>LMO Re-Write: Complete Draft Amendments and Seek Review and Approval</li> </ul>	Teri Lewis	The consultant is working on the Code Assessment portion of the project. They are expected to have in depth meetings with staff and the committee in May to finalize this document which will provide specific direction for moving forward with the full LMO rewrite.
<ul style="list-style-type: none"> <li>Aquatic Center: Direction, Location, and Funding</li> </ul>	Nicole Dixon	The notice to proceed was given to our consultant on April 4, 2012 and they have four months to complete the study, with an expected completion date of August 4, 2012.

### Moderate Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>Promotion and Marketing to Businesses and Investors: Develop Program and Marketing Materials</li> </ul>	Shawn Colin	At Town Council's direction staff will work with appointed citizen committee to outline best fit for HHI ED organization.

**2012 Management Agenda**  
**April, 2012**

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>• RBC Heritage Golf Tournament: Identify Town's Funding Source and Assist Tournament with Securing Long-Term Commitment</li> </ul>	Steve Riley	Hospitality tax funding identified. Long-term commitment efforts will be ongoing.
<ul style="list-style-type: none"> <li>• Town Local Business Retention and Growth Program: Evaluation and Direction</li> </ul>	Steve Riley	Town Manager reaching out to businesses as we become aware of issues/opportunities.
<ul style="list-style-type: none"> <li>• Town Marketing and Public Information Plan: Evaluation, Application (Best Practices) to Town, and Direction</li> </ul>	Greg DeLoach	The April 2012 edition of the Our Town Newsletter listed 2011 Accomplishments.
<ul style="list-style-type: none"> <li>• Airport Masterplan: Implementation</li> </ul>	Charles Cousins	The consultants for the airport have been working on the Environmental Assessment required as part of the airport expansion. The first public information meeting was held earlier this month. The next public information meeting is anticipated to be held in June 2012.
<ul style="list-style-type: none"> <li>• Island Recreation Memorandum of Understanding: Draft Renewal and Seek Review and Approval</li> </ul>	Scott Liggett/Brian Hulbert	Approved by Town Council April 3, 2012 , document executed, item complete
<ul style="list-style-type: none"> <li>• Fire and Rescue Masterplan: Revise Current Plan and Adopt Revisions</li> </ul>	Chief Lucas	Work proceeding – no projected date for completion at this time.
<ul style="list-style-type: none"> <li>• Beaufort County Sheriff's Contract for Police Services: Review for Renewal and Approve</li> </ul>	Greg DeLoach	Completed.
<ul style="list-style-type: none"> <li>• Cell Phone E-911 Errors: Reduction</li> </ul>	Chief Lucas	Presentation for PSC near ready. Expect to present to the PSC in about 1 month.

## CIP Monthly Report

April, 2012

Project	Chief Contact	Comments
<ol style="list-style-type: none"> <li>1. Port Royal Terminal Groin</li> <li>2. Miller's Pond Drainage Project</li> <li>3. Ground Mounted Street Signs –Phase III</li> <li>4. Dunnagan's Alley Roundabout Landscaping</li> <li>5. Mathews Drive / Beach City Road Landscaping</li> <li>6. William Hilton Parkway Multi-use pathway (Gardner Drive to Mathews Drive)</li> <li>7. William Hilton Parkway Crosswalks at Shipyard Drive and New Orleans Road</li> <li>8. William Hilton Parkway WB turn lane at New Orleans Road</li> <li>9. Dunnagan's Alley Pathway</li> <li>10. Mathews-Marshland Rndbt</li> <li>11. Mathews Side Streets</li> <li>12. US 278 Leamington Intersection /Turn lane at Yacht Cove</li> <li>13. Crossings Park Batting Cages</li> <li>14. Jarvis Creek Park Picnic Shelter</li> <li>15. Rowing and Sailing Center</li> </ol>	<p>Scott Liggett</p>	<ol style="list-style-type: none"> <li>1. Project substantially complete</li> <li>2. Project complete</li> <li>3. Project complete</li> <li>4. Project complete</li> <li>5. Project complete</li> <li>6. Under construction – target completion date May 31</li> <li>7. Contract execution is pending - target start date May 7</li> <li>8. Contract execution is pending - target start date May 7</li> <li>9. Contract execution is pending - target start date May 7</li> <li>10. Project in design/permitting phase</li> <li>11. Project in design/permitting phase</li> <li>12. Contract negotiations with Engineer</li> <li>13. Project underway</li> <li>14. Project underway</li> <li>15. Advertised RFQ for professional services.</li> </ol>

**MEMORANDUM**

To: Steve Riley, Town Manager  
From: Susan Simmons, Director of Finance  
Date: April 19, 2012  
RE: **FY 2012 Financial Statements – Through March (9<sup>th</sup> period)**

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**General Overview**

The Town’s revenue trends continue to show a slow improvement over the previous year. For several consecutive months, both real estate-related and tourism-driven revenues have shown an upward trend. Ad valorem revenue collection and distribution from the County exceeds the prior year through March due to improved timing of distributions.

Real estate-related revenues, namely construction permits, and real estate transfer fees, are 9% greater than last fiscal year. As reported both locally and nationally, real estate sales are improving although the average sales price has fallen. The 6% increase in real estate transfer fees reflects this small, yet positive trend. Construction permits are up 17%. Both new and renovation construction permits have significant growth. Redevelopment accounted for 71% of the permit revenue.

	<u>RETF</u>			<u>Construction Permits</u>			<u>Total</u>		
	Received	\$ Change	% Change	Received	\$ Change	% Change	Received	\$ Change	% Change
FY 2011	1,258,709			628,572			1,887,281		
FY 2012	1,337,119	78,410	6%	734,917	106,345	17%	2,072,036	184,755	10%

Revenue from tourism-driven revenues such as local accommodations taxes, beach preservation fees, and hospitality taxes have increased. Overall, revenues from these sources are 4% higher than the previous fiscal year.

	<u>Local ATAX/ Beach Preservation Fees</u>			<u>Hospitality Tax</u>			<u>Total</u>		
	Received	\$ Change	% Change	Received	\$ Change	% Change	Received	\$ Change	% Change
FY 2011	3,637,796			2,623,922			6,261,718		
FY 2012	3,808,857	171,061	5%	2,709,779	85,857	3%	6,518,636	256,918	4%

A mild winter and an improving economy helped spur the hotel and villa market. The Town now has both revenue collector positions staffed and trained to focus on collection of hospitality and local accommodations taxes, beach fees and identification and collection of unlicensed businesses or licensed businesses under reporting their income.

**General Fund Summary**

Through March the General Fund has received \$19.7 million or 62% of budgeted revenues and transfers in. The Town has received approximately 94% of budgeted property tax revenue due to the improved distribution of taxes from Beaufort County. Most of the remaining budgeted revenues will be received near the end of the fiscal year, particularly the

business license revenues and final transfers in. At March 31, total revenues and transfers in received to-date are \$1,057,917 more than last fiscal year.

Expenditures to-date are \$21 million or 64% of budgeted expenditures. Current fiscal year expenditures are \$1,480,481 or 7% less than last fiscal year through March. The \$1 million grant presented to the Heritage Classic Foundation in March of the prior year accounts for the majority of these savings. (Note: The Town will report the \$500,000 Heritage support in this fiscal year in the April 2012 financial statements.) Most variances in the General Fund are as anticipated. Large or unusual variances not addressed above will be addressed on the attached budget-to-actual statement.

Through March, expenditures and other uses exceeded revenues and other sources by \$1,281,754. This is typical for this time of year as the year is in full force from an expenditure point of view and the receipt of revenues slow until the quarterly revenues are received primarily in late April and July and most business license revenues are received in May and June.

**Debt Service Fund**

The Debt Service Fund has receipted \$12.7 million in revenues and transfers in and paid \$12.2 million in debt service costs. Expenditures exceeded revenues by \$680,159. This is primarily due to the varying dates the associated debt service payments are due.

**Capital Projects Fund**

Summary balances for the Capital Project Fund are as follows:

	<b>FY 2012</b>
	<b><u>Actual</u></b>
Revenues and Transfers In	8,690,636
Capital Outlays/Other Expenditures	(20,630,809)
Transfers Out	<u>(4,871,140)</u>
Subtotal	(16,811,313)
Net Bond Proceeds	<u>24,249,422</u>
Net Change in Fund Balance	7,438,109

Expenditures and transfers to other funds typically exceed revenues at March 31. The Town issued hospitality and beach preservation fee revenues bonds during the first six months of fiscal year 2012. The majority of the beach fee bonds are currently being expended for the Port Royal Fill project.

Major projects/expenditures and transfers that occurred during the fiscal year are as follows:

- Drainage system rehabilitation \$351,563
- Miller Pond \$597,138
- Dunnagan’s Alley roundabout \$711,565
- Park upgrades \$560,691
- Fire Station #1 replacement \$855,284
- Apparatus and vehicle replacement \$299,187
- Land acquisition \$4,418,459
- Port Royal Fill Project \$9,959,931
- Sewer Service Projects \$954,325
- Hospitality Fee transfer to the Debt Service Fund \$919,046
- Hospitality Tax transfer to the General Fund \$2,925,177

Note: For this report, the Hospitality Tax Fund and Stormwater Fund are still reported in the Capital Projects Fund. They will be moved to standalone funds in the next few months.

**Other Revenues**

The chart below reflects the Town’s other governmental funds and the revenues received through March 31st in comparison to last fiscal year:

	FY 2011 actual	FY 2012 actual	\$ variance	% variance
State accommodations tax	2,244,875	2,193,427	(51,448)	-2%
Local accommodations tax	1,228,245	1,267,126	38,881	3%
Tax increment financing	5,922,345	5,742,229	(180,116)	-3%
Real estate transfer fees	1,258,709	1,337,119	78,410	6%
Beach preservation fees	2,409,551	2,541,731	132,180	5%
Electric franchise fee	2,035,328	1,781,341	(253,987)	-12%

- The decrease in the Electric franchise fee is due to a milder winter resulting in decreased use of electricity.
- Although as a whole, the County’s improved property tax distribution resulted in this year’s revenues outpacing the prior year from a timing perspective. The unfavorable variance from the prior year reflects a write off of a \$325,789 receivable from Beaufort County recorded in fiscal year 2007 that has been deemed uncollectible. For the rest of the fiscal year, the amounts above will be based on when the taxpayer remits his taxes. Given the economic impact, the remaining \$782,000 billed but uncollected will likely come in slowly.

# **Consolidated Statement All Funds**

**For this report, the Hospitality Tax Fund and the Stormwater Fund are still included in the Capital Projects Fund. They will be reported as standalone funds in the near future.**

TOWN OF HILTON HEAD ISLAND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FISCAL YEAR 2012 - THROUGH MARCH (9TH PERIOD)

	General	Tax Increment Financing District	Local Accom. Tax	State Accom. Tax	Real Estate Transfer Fee	Beach Preservation Fee	Debt Service	Capital Projects	Electric Franchise Fee	Total Governmental Funds
<b>Revenues:</b>										
Real and Personal Property Taxes	\$ 11,028,280	\$ 5,742,229	\$ -	\$ -	\$ -	\$ -	\$ 5,272,116	\$ 657,910	\$ -	\$ 22,700,534
Accommodations Tax	-	-	1,267,126	2,193,427	-	-	-	-	-	3,460,553
Hospitality Tax	-	-	-	-	-	-	-	2,709,779	-	2,709,779
Business Licenses	1,489,272	-	-	-	-	-	-	-	-	1,489,272
Franchise Fees	171,413	-	-	-	-	-	-	-	-	171,413
Permits	734,917	-	-	-	-	-	-	-	-	734,917
Impact Fees	-	-	-	-	-	-	-	163,193	-	163,193
Real Estate Transfer Fees	-	-	-	-	1,337,119	-	-	-	-	1,337,119
Beach Preservation Fees	-	-	-	-	-	2,541,731	-	-	-	2,541,731
Electric Franchise Fees	-	-	-	-	-	-	-	-	1,781,341	1,781,341
Stormwater Fees	-	-	-	-	-	-	-	3,269,125	-	3,269,125
State Shared Funds	336,839	-	-	-	-	-	-	42,930	-	379,769
EMS Revenue	982,253	-	-	-	-	-	-	-	-	982,253
Miscellaneous Revenue	598,373	-	-	-	-	-	191,713	244,728	-	1,034,814
Investment Income	1,319	657	-	277	103	1,822	38,989	2,337	-	45,505
<b>Total Revenues</b>	<b>15,342,667</b>	<b>5,742,886</b>	<b>1,267,126</b>	<b>2,193,703</b>	<b>1,337,222</b>	<b>2,543,553</b>	<b>5,502,817</b>	<b>7,090,002</b>	<b>1,781,341</b>	<b>42,801,320</b>
<b>Expenditures:</b>										
<b>General Government</b>										
Town Council	207,822	-	-	-	-	-	-	-	-	207,822
Town Manager	435,882	-	-	-	-	-	-	-	-	435,882
	643,704	-	-	-	-	-	-	-	-	643,704
<b>Administration</b>										
Administration/Legal	2,054,413	-	-	-	-	-	-	-	-	2,054,413
Finance	938,417	327	-	-	13,371	-	-	-	-	952,115
	2,992,831	327	-	-	13,371	-	-	-	-	3,006,529
<b>Community Services</b>										
Community Development	1,732,008	-	-	-	-	-	-	-	-	1,732,008
Public Projects and Facilities	2,375,341	-	-	-	-	-	-	113,693	-	2,489,035
	4,107,349	-	-	-	-	-	-	113,693	-	4,221,042
<b>Public Safety</b>										
Sheriff	1,605,813	-	-	-	-	-	-	-	-	1,605,813
Fire & Rescue	9,503,809	-	-	-	-	-	-	-	-	9,503,809
	11,109,622	-	-	-	-	-	-	-	-	11,109,622
<b>Townwide</b>										
	2,081,642	-	-	-	-	-	-	-	-	2,081,642
<b>Grants</b>										
	-	-	-	1,778,176	-	-	-	-	-	1,778,176
<b>Capital Outlay/Projects</b>										
	77,044	-	-	-	-	-	-	20,517,115	1,668,690	22,262,851
<b>Debt Service</b>										
	-	-	-	-	-	-	12,198,689	-	-	12,198,689
<b>Total expenditures</b>	<b>21,012,192</b>	<b>327</b>	<b>-</b>	<b>1,778,176</b>	<b>13,371</b>	<b>-</b>	<b>12,198,689</b>	<b>20,630,809</b>	<b>1,668,690</b>	<b>57,302,255</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(5,669,525)</b>	<b>5,742,559</b>	<b>1,267,126</b>	<b>415,527</b>	<b>1,323,851</b>	<b>2,543,553</b>	<b>(6,695,871)</b>	<b>(13,540,806)</b>	<b>112,650</b>	<b>(14,500,936)</b>
<b>Other financing sources (uses):</b>										
<b>Transfers In:</b>										
Accommodations Tax - Local	1,267,126	-	-	-	-	-	-	-	-	1,267,126
Accommodations Tax - State	133,421	-	-	-	-	-	-	-	-	133,421
Hospitality Tax	2,925,177	-	-	-	-	-	919,046	-	-	3,844,223
Real Estate Transfer	-	-	-	-	-	-	1,302,664	-	-	1,302,664
Beach Preservation	-	-	-	-	-	-	2,853,015	124,329	-	2,977,344
Electric Franchise	62,047	-	-	-	-	-	-	-	-	62,047
TIF	-	-	-	-	-	-	1,105,215	1,476,305	-	2,581,521
Stormwater	-	-	-	-	-	-	1,026,918	-	-	1,026,918
<b>Transfers Out:</b>										
Accommodations Tax - Local	-	-	(1,267,126)	-	-	-	-	-	-	(1,267,126)
Accommodations Tax - State	-	-	-	(133,421)	-	-	-	-	-	(133,421)
Hospitality Tax	-	-	-	-	-	-	-	(3,844,223)	-	(3,844,223)
Real Estate Transfer	-	-	-	-	(1,302,664)	-	-	-	-	(1,302,664)
Beach Preservation	-	-	-	-	-	(2,977,344)	-	-	-	(2,977,344)
Electric Franchise	-	-	-	-	-	-	-	-	(62,047)	(62,047)
Stormwater	-	-	-	-	-	-	-	(1,026,918)	-	(1,026,918)
TIF	-	(2,581,520)	-	-	-	-	-	-	-	(2,581,520)
Bond Proceeds	-	-	-	-	-	-	(1,191,145)	24,249,422	-	23,058,278
<b>Total other financing sources (uses)</b>	<b>4,387,771</b>	<b>(2,581,520)</b>	<b>(1,267,126)</b>	<b>(133,421)</b>	<b>(1,302,664)</b>	<b>(2,977,344)</b>	<b>6,015,713</b>	<b>20,978,915</b>	<b>(62,047)</b>	<b>23,058,278</b>
<b>Net change in fund balances</b>	<b>(1,281,754)</b>	<b>3,161,039</b>	<b>-</b>	<b>282,107</b>	<b>21,186</b>	<b>(433,791)</b>	<b>(680,159)</b>	<b>7,438,109</b>	<b>50,603</b>	<b>8,557,342</b>
<b>Fund balance - beginning</b>	<b>14,886,285</b>	<b>6,370,189</b>	<b>-</b>	<b>1,405,951</b>	<b>1,119,764</b>	<b>14,844,849</b>	<b>6,001,545</b>	<b>19,233,338</b>	<b>476,650</b>	<b>64,338,571</b>
<b>Fund balance - ending</b>	<b>\$ 13,604,531</b>	<b>\$ 9,531,228</b>	<b>\$ -</b>	<b>\$ 1,688,058</b>	<b>\$ 1,140,950</b>	<b>\$ 14,411,058</b>	<b>\$ 5,321,386</b>	<b>\$ 26,671,447</b>	<b>\$ 527,253</b>	<b>\$ 72,895,913</b>

**Budget versus Actual Report  
General Fund**

Town of Hilton Head Island

General Fund

FY 2012 Y-T-D March\ Actual Versus Budget and Prior Y-T-D Actual (9TH PERIOD)

percent of year lapsed

**75%**

	Y-T-D		Y-T-D March FY 2012	\$	Variance to Current Year Budget	Prior Year	Current Year
	March	FY 2012				%	%
	Prior	Budget				of Budget	of Budget
	Year					Received/ Expended	Received/ Expended
<b>Revenues and Transfers In:</b>							
Real and Personal Property Taxes	\$ 10,373,977	\$ 11,701,330	\$ 11,028,280	\$ 654,303	\$ (673,050)	93%	94% *
Business Licenses	1,471,480	7,400,000	1,489,272	17,793	(5,910,728)	20%	20% *
Franchise Fees - Cable	88,775	690,000	95,758	6,983	(594,242)	17%	14%
Franchise Fees - Beach	23,200	21,500	22,161	(1,039)	661	108%	103%
Franchise Fees - Recycling	-	100,000	53,494	53,494	(46,506)	0%	53% A
Permits	628,572	874,000	734,917	106,345	(139,083)	79%	84% *
State Shared Funds	382,987	651,080	336,839	(46,148)	(314,241)	43%	52% I
Public Safety	163,936	64,680	53,157	(110,779)	(11,523)	82%	82%
EMS	967,956	1,305,000	982,253	14,297	(322,747)	73%	75%
Fines and Fees	285,144	390,000	234,954	(50,190)	(155,046)	70%	60% J
Beach Fees	125,432	185,000	124,534	(897)	(60,466)	93%	67%
Miscellaneous Revenue	208,621	293,000	185,728	(22,893)	(107,272)	42%	63%
<b>Transfers In:</b>							
Accommodations Tax - Local	1,228,245	2,250,000	1,267,126	38,880	(982,874)	63%	56%
Accommodations Tax - State	135,994	1,332,950	133,421	(2,573)	(1,199,529)	13%	10% C
Hospitality Tax	2,511,388	3,269,550	2,925,177	413,789	(344,373)	88%	89% B
Beach Preservation Fees	-	969,390	-	-	(969,390)	0%	0% C
TIF	-	181,480	-	-	(181,480)	0%	0% C
Stormwater Utility	-	235,330	-	-	(235,330)	0%	0% C
Electric Franchise Fees	41,739	80,220	62,047	20,308	(18,173)	53%	77% B
Sunday Liquor Permits	-	37,500	-	-	(37,500)	0%	0%
Investment Income	35,076	40,000	1,319	(33,756)	(38,681)	31%	3%
<b>Total revenues</b>	<b>18,672,521</b>	<b>32,072,010</b>	<b>19,730,438</b>	<b>1,057,917</b>	<b>(12,341,572)</b>	<b>60%</b>	<b>62%</b>
<b>Expenditures:</b>							
<b>General Government</b>							
Town Council							
Personnel	53,440	85,000	56,241	2,801	(28,759)	63%	66%
Operating	217,629	358,250	151,581	(66,048)	(206,669)	61%	42% D
	271,069	443,250	207,822	(63,247)	(235,428)	61%	47%
Town Manager							
Personnel	458,898	720,973	418,677	(40,221)	(302,296)	65%	58% E
Operating	15,328	25,000	17,206	1,878	(7,794)	49%	69%
	474,226	745,973	435,882	(38,343)	(310,091)	65%	58%
<b>Administration</b>							
Administration/Legal							
Personnel	1,555,057	2,237,735	1,510,118	(44,939)	(727,617)	68%	67%
Operating	678,419	940,160	544,296	(134,124)	(395,864)	66%	58% F
Capital	17,638	93,000	54,657	37,019	(38,343)	14%	59% F
	2,251,114	3,270,895	2,109,070	(142,044)	(1,161,825)	66%	64%
Finance							
Personnel	970,292	1,407,697	862,722	(107,571)	(544,975)	67%	61% G
Operating	102,174	269,060	75,696	(26,478)	(193,364)	62%	28% F
	1,072,466	1,676,757	938,417	(134,049)	(738,340)	67%	56%

Town of Hilton Head Island

General Fund

FY 2012 Y-T-D March \ Actual Versus Budget and Prior Y-T-D Actual (9TH PERIOD)

percent of year lapsed

75%

	Y-T-D		Y-T-D March FY 2012	\$		Prior Year	Current Year	
	March	FY 2012		Variance to	Variance to	%	%	
	Prior	Budget		Prior Year	Current Year	of Budget	of Budget	
	Year			Year	Budget	Received/ Expended	Received/ Expended	
<b>Community Services</b>								
Community Development								
Personnel	1,754,936	2,397,716	1,665,813	(89,122)	(731,903)	66%	69%	<b>H</b>
Operating	41,929	298,790	66,194	24,265	(232,596)	38%	22%	<b>I</b>
	<u>1,796,865</u>	<u>2,696,506</u>	<u>1,732,008</u>	<u>(64,857)</u>	<u>(964,498)</u>	<u>65%</u>	<u>64%</u>	
Public Projects and Facilities								
Personnel	1,215,024	1,608,802	1,149,852	(65,172)	(458,950)	73%	71%	
Operating	1,225,456	1,936,990	1,225,490	34	(711,500)	66%	63%	<b>F</b>
	<u>2,440,480</u>	<u>3,545,792</u>	<u>2,375,341</u>	<u>(65,139)</u>	<u>(1,170,451)</u>	<u>69%</u>	<u>67%</u>	
<b>Public Safety</b>								
Sheriff/Other								
	1,621,698	3,138,430	1,605,813	(15,885)	(1,532,617)	53%	51%	<b>M</b>
Fire & Rescue								
Personnel	8,715,845	12,079,371	8,709,869	(5,976)	(3,369,502)	71%	72%	
Operating	697,516	1,310,570	793,940	96,424	(516,630)	51%	61%	<b>F</b>
Capital	57,614	71,400	22,386	(35,228)	(49,014)	30%	31%	
	<u>9,470,975</u>	<u>13,461,341</u>	<u>9,526,196</u>	<u>55,220</u>	<u>(3,935,146)</u>	<u>69%</u>	<u>71%</u>	
<b>Townwide</b>								
	3,093,781	3,752,776	2,081,642	(1,012,139)	(1,671,134)	102%	55%	<b>L</b>
<b>Total expenditures</b>								
	<u>22,492,674</u>	<u>32,731,720</u>	<u>21,012,193</u>	<u>(1,480,481)</u>	<u>(11,719,527)</u>	<u>67%</u>	<u>64%</u>	
<b>Revenues Over/(Under) Expenditures</b>								
	<u>\$ (3,820,152)</u>	<u>\$ (659,710)</u>	<u>\$ (1,281,754)</u>					

Key:

\* - Variance addressed in cover letter.

A - New revenue source effective April 2011.

B - Timing of transfers. Budgeted transfers are the same for both fiscal years.

C - Transfers from these sources are processed near the end of the fiscal year.

D - Reduced legal expenditures account for the majority of this difference.

E - One of two Assistant Town Manager positions is vacant.

F - Timing of expenditures between fiscal years. Final expenditures for current year will approximate those budgeted.

G - Department experienced high staff turnover and lower salary expenditures while positions were vacant.

H - Variances are anticipated; current year expenditures are lower due to a reduction in positions.

I - Larger operating budget for LMO rewrite contract. Contract expenditures will be in second half of fiscal year.

J - The State has continued to cut the local government fund.

L - Due to timing and amount of RBC Heritage support. See comments in cover letter.

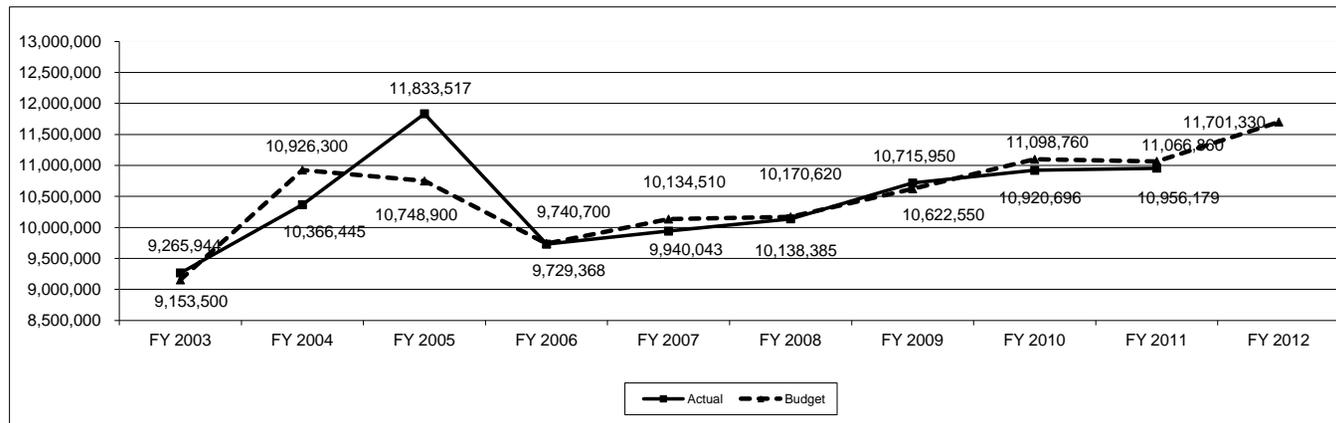
M - 3rd quarter expenditures will be paid in April.

General Comment regarding Personnel lines: At March 31, there is a full half month difference in payroll posted and the 75% part of the year elapsed. Therefore, most departments' personnel line is significantly lower than the 75% target. At 8.5 months, the adjusted target would be 71%, which aligns with the departments that are fully staffed. This is simply a timing matter.

**Revenue Analysis  
General Fund**

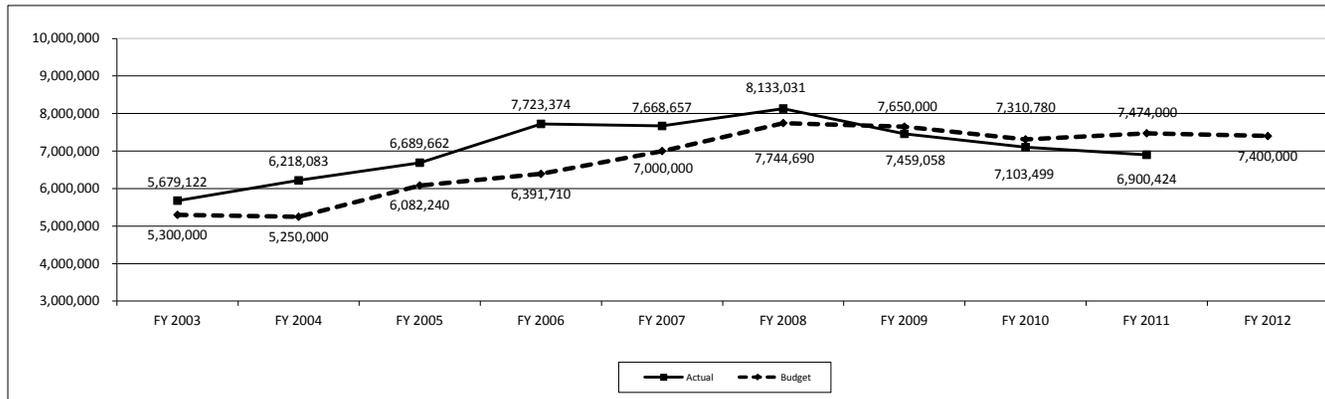
Ad Valorem Tax Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	9,747 0%	- 0%	249,966 3%	<b>259,713</b> <b>3%</b>	227,590 2%	865,662 9%	3,743,287 40%	<b>4,836,539</b> <b>52%</b>	3,078,313 33%	304,433 3%	237,536 3%	<b>3,620,282</b> <b>39%</b>	282,915 3%	106,819 1%	159,676 2%	<b>549,410</b> <b>6%</b>	<b>9,265,944</b> <b>100%</b>
FY 2004	72,177 1%	64,590 1%	120,149 1%	<b>256,916</b> <b>2%</b>	176,666 2%	900,204 9%	3,851,478 37%	<b>4,928,348</b> <b>48%</b>	3,265,096 31%	174,232 2%	1,063,057 10%	<b>4,502,385</b> <b>43%</b>	309,998 3%	117,322 1%	251,476 2%	<b>678,796</b> <b>7%</b>	<b>10,366,445</b> <b>100%</b>
FY 2005	66,032 1%	75,839 1%	109,235 1%	<b>251,106</b> <b>2%</b>	102,771 1%	1,302,436 11%	4,335,906 37%	<b>5,741,113</b> <b>49%</b>	4,498,886 38%	573,159 5%	132,103 1%	<b>5,204,148</b> <b>44%</b>	- 0%	- 0%	637,150 5%	<b>637,150</b> <b>5%</b>	<b>11,833,517</b> <b>100%</b>
FY 2006	44,586 0%	72,444 1%	110,323 1%	<b>227,353</b> <b>2%</b>	175,473 2%	829,940 9%	3,951,807 41%	<b>4,957,220</b> <b>51%</b>	3,742,415 38%	61,037 1%	323,124 3%	<b>4,126,576</b> <b>42%</b>	111,446 1%	60,917 1%	245,856 3%	<b>418,219</b> <b>4%</b>	<b>9,729,368</b> <b>100%</b>
FY 2007	53,735 1%	40,122 0%	104,709 1%	<b>198,566</b> <b>2%</b>	361,332 4%	836,247 8%	4,212,070 42%	<b>5,409,649</b> <b>54%</b>	3,511,938 35%	340,058 3%	167,145 2%	<b>4,019,141</b> <b>40%</b>	(133,783) -1%	99,610 1%	346,860 3%	<b>312,687</b> <b>3%</b>	<b>9,940,043</b> <b>100%</b>
FY 2008	44,601 0%	47,382 0%	57,528 1%	<b>149,511</b> <b>1%</b>	426,108 4%	822,879 8%	4,636,838 46%	<b>5,885,825</b> <b>58%</b>	3,765,955 37%	65,420 1%	119,870 1%	<b>3,951,245</b> <b>39%</b>	208,719 2%	76,033 1%	(132,948) -1%	<b>151,804</b> <b>1%</b>	<b>10,138,385</b> <b>100%</b>
FY 2009	36,076 0%	41,534 0%	84,443 1%	<b>162,053</b> <b>2%</b>	1,922 0%	1,086,678 10%	829,855 8%	<b>1,918,455</b> <b>18%</b>	3,313,463 31%	4,437,270 41%	338,990 3%	<b>8,089,723</b> <b>75%</b>	- 0%	202,764 2%	342,955 3%	<b>545,719</b> <b>5%</b>	<b>10,715,950</b> <b>100%</b>
FY 2010	- 0%	- 0%	78,356 1%	<b>78,356</b> <b>1%</b>	67,292 1%	327,013 3%	1,451,045 13%	<b>1,845,350</b> <b>17%</b>	4,590,506 42%	3,511,502 32%	326,948 3%	<b>8,428,956</b> <b>77%</b>	58,593 1%	83,793 1%	425,648 4%	<b>568,034</b> <b>5%</b>	<b>10,920,696</b> <b>100%</b>
FY 2011	- 0%	30,269 0%	38,170 0%	<b>68,439</b> <b>1%</b>	109,183 1%	255,076 2%	870,761 8%	<b>1,235,020</b> <b>11%</b>	8,481,389 77%	345,407 3%	243,722 2%	<b>9,070,518</b> <b>83%</b>	87,177 1%	177,576 2%	317,449 3%	<b>582,202</b> <b>5%</b>	<b>10,956,179</b> <b>100%</b>
FY 2012	- 0%	30,088 0%	40,766 0%	<b>70,854</b> <b>1%</b>	1,884 0%	192,760 2%	2,352,625 21%	<b>2,547,269</b> <b>23%</b>	8,144,646 74%	161,609 1%	103,902 1%	<b>8,410,157</b> <b>76%</b>	- 0%	- 0%	- 0%	<b>-</b> <b>0%</b>	<b>11,028,280</b> <b>100%</b>



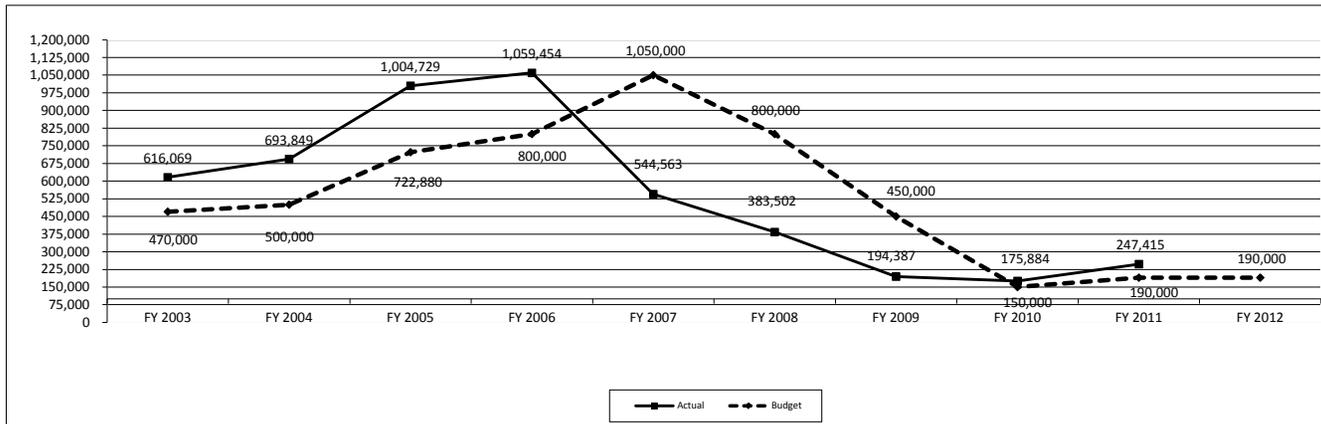
Business License Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	41,104 1%	17,607 0%	128,418 2%	<b>187,129</b> <b>3%</b>	24,836 0%	28,904 1%	18,893 0%	<b>72,633</b> <b>1%</b>	27,213 0%	123,662 2%	732,674 13%	<b>883,549</b> <b>16%</b>	563,108 10%	1,082,759 19%	2,889,944 51%	<b>4,535,811</b> <b>80%</b>	<b>5,679,122</b> <b>100%</b>
FY 2004	17,394 0%	10,462 0%	45,722 1%	<b>73,578</b> <b>1%</b>	165,462 3%	46,376 1%	32,280 1%	<b>244,118</b> <b>4%</b>	113,918 2%	453,400 7%	595,797 10%	<b>1,163,115</b> <b>19%</b>	305,402 5%	1,189,413 19%	3,242,457 52%	<b>4,737,272</b> <b>76%</b>	<b>6,218,083</b> <b>100%</b>
FY 2005	35,505 1%	47,306 1%	112,435 2%	<b>195,246</b> <b>3%</b>	161,439 2%	17,452 0%	37,196 1%	<b>216,087</b> <b>3%</b>	16,585 0%	140,685 2%	922,760 14%	<b>1,080,030</b> <b>16%</b>	1,075,463 16%	399,219 6%	3,723,617 56%	<b>5,198,299</b> <b>78%</b>	<b>6,689,662</b> <b>100%</b>
FY 2006	26,015 0%	44,758 1%	290,369 4%	<b>361,142</b> <b>5%</b>	149,772 2%	84,131 1%	83,249 1%	<b>317,152</b> <b>4%</b>	335,551 4%	317,580 4%	699,776 9%	<b>1,352,907</b> <b>18%</b>	550,722 7%	1,532,945 20%	3,608,506 47%	<b>5,692,173</b> <b>74%</b>	<b>7,723,374</b> <b>100%</b>
FY 2007	33,483 0%	20,463 0%	26,160 0%	<b>80,106</b> <b>1%</b>	47,892 1%	69,312 1%	106,200 1%	<b>223,404</b> <b>3%</b>	151,233 2%	322,983 4%	728,618 10%	<b>1,202,834</b> <b>16%</b>	551,813 7%	1,677,215 22%	3,933,285 51%	<b>6,162,313</b> <b>80%</b>	<b>7,668,657</b> <b>100%</b>
FY 2008	14,876 0%	71,626 1%	14,485 0%	<b>100,987</b> <b>1%</b>	178,357 2%	18,066 0%	71,291 1%	<b>267,714</b> <b>3%</b>	185,179 2%	421,376 5%	740,367 9%	<b>1,346,922</b> <b>17%</b>	476,458 6%	1,346,441 17%	4,594,509 56%	<b>6,417,408</b> <b>79%</b>	<b>8,133,031</b> <b>100%</b>
FY 2009	(3,452) 0%	37,746 1%	34,690 0%	<b>68,984</b> <b>1%</b>	20,446 0%	11,955 0%	51,445 1%	<b>83,847</b> <b>1%</b>	338,171 5%	325,311 4%	670,109 9%	<b>1,333,592</b> <b>18%</b>	600,719 8%	1,244,326 17%	4,127,590 55%	<b>5,972,635</b> <b>80%</b>	<b>7,459,058</b> <b>100%</b>
FY 2010	4,033 0%	46,255 1%	45,979 1%	<b>96,267</b> <b>1%</b>	38,556 1%	17,736 0%	72,775 1%	<b>129,067</b> <b>2%</b>	327,317 5%	282,390 4%	666,682 9%	<b>1,276,389</b> <b>18%</b>	460,723 6%	970,312 14%	4,170,741 59%	<b>5,601,776</b> <b>79%</b>	<b>7,103,499</b> <b>100%</b>
FY 2011	(3,187) 0%	39,465 1%	41,676 1%	<b>77,954</b> <b>1%</b>	24,714 0%	152,531 2%	28,606 0%	<b>205,851</b> <b>3%</b>	340,002 5%	269,767 4%	577,906 8%	<b>1,187,675</b> <b>17%</b>	323,454 5%	1,440,102 21%	3,665,388 53%	<b>5,428,944</b> <b>79%</b>	<b>6,900,424</b> <b>100%</b>
FY 2012	49,981 3%	77,084 5%	36,720 2%	<b>163,785</b> <b>11%</b>	14,200 1%	139,677 9%	24,945 2%	<b>178,822</b> <b>12%</b>	291,257 20%	264,084 18%	591,324 40%	<b>1,146,665</b> <b>77%</b>	- 0%	- 0%	- 0%	- 0%	<b>1,489,272</b> <b>100%</b>



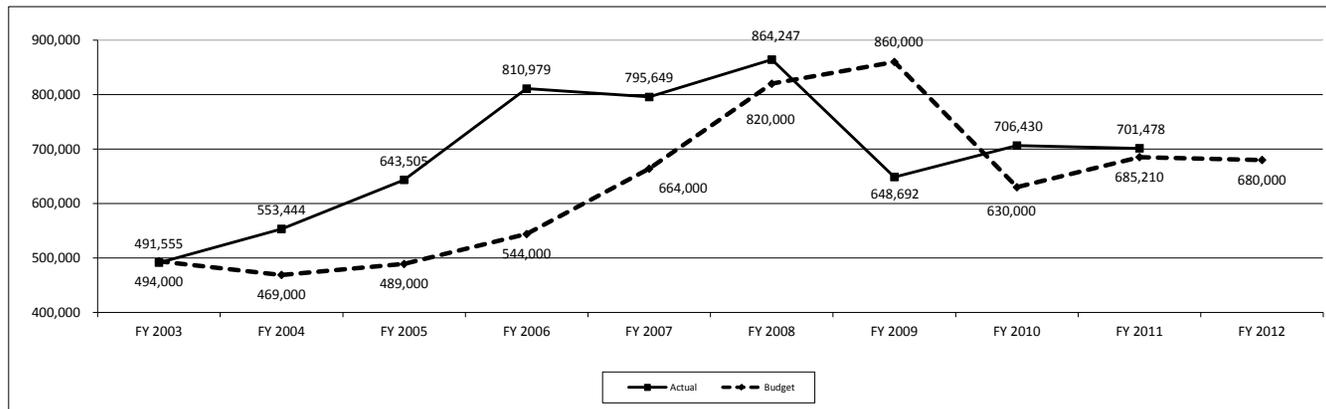
Construction Permits Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	12,108 2%	17,178 3%	21,540 3%	<b>50,826</b> <b>8%</b>	15,541 3%	50,647 8%	47,865 8%	<b>114,053</b> <b>19%</b>	29,078 5%	34,934 6%	31,671 5%	<b>95,683</b> <b>16%</b>	26,195 4%	30,544 5%	298,768 48%	<b>355,507</b> <b>58%</b>	<b>616,069</b> <b>100%</b>
FY 2004	44,637 6%	57,142 8%	44,935 6%	<b>146,714</b> <b>21%</b>	36,186 5%	31,195 4%	127,432 18%	<b>194,813</b> <b>28%</b>	63,404 9%	64,344 9%	67,184 10%	<b>194,932</b> <b>28%</b>	84,321 12%	32,549 5%	40,520 6%	<b>157,390</b> <b>23%</b>	<b>693,849</b> <b>100%</b>
FY 2005	107,356 11%	62,978 6%	59,865 6%	<b>230,199</b> <b>23%</b>	85,530 9%	71,490 7%	53,050 5%	<b>210,070</b> <b>21%</b>	66,056 7%	71,951 7%	57,563 6%	<b>195,570</b> <b>19%</b>	126,711 13%	69,584 7%	172,595 17%	<b>368,890</b> <b>37%</b>	<b>1,004,729</b> <b>100%</b>
FY 2006	88,210 8%	101,775 10%	78,623 7%	<b>268,608</b> <b>25%</b>	147,989 14%	186,145 18%	56,892 5%	<b>391,026</b> <b>37%</b>	94,695 9%	74,680 7%	76,089 7%	<b>245,464</b> <b>23%</b>	52,208 5%	49,986 5%	52,162 5%	<b>154,356</b> <b>15%</b>	<b>1,059,454</b> <b>100%</b>
FY 2007	55,511 10%	74,277 14%	49,736 9%	<b>179,524</b> <b>33%</b>	30,790 6%	39,626 7%	44,820 8%	<b>115,236</b> <b>21%</b>	58,133 11%	21,818 4%	49,990 9%	<b>129,941</b> <b>24%</b>	57,788 11%	29,078 5%	32,996 6%	<b>119,862</b> <b>22%</b>	<b>544,563</b> <b>100%</b>
FY 2008	25,645 7%	34,739 9%	41,181 11%	<b>101,565</b> <b>26%</b>	32,090 8%	40,974 11%	32,173 8%	<b>105,237</b> <b>27%</b>	48,812 13%	48,781 13%	25,218 7%	<b>122,811</b> <b>32%</b>	19,112 5%	18,730 5%	16,047 4%	<b>53,889</b> <b>14%</b>	<b>383,502</b> <b>100%</b>
FY 2009	9,938 5%	41,505 21%	11,199 6%	<b>62,642</b> <b>32%</b>	9,023 5%	(2,614) -1%	25,014 13%	<b>31,423</b> <b>16%</b>	13,509 7%	8,117 4%	9,422 5%	<b>31,048</b> <b>16%</b>	9,306 5%	39,456 20%	20,512 11%	<b>69,274</b> <b>36%</b>	<b>194,387</b> <b>100%</b>
FY 2010	38,343 22%	2,861 2%	8,361 5%	<b>49,565</b> <b>28%</b>	24,075 14%	6,166 4%	12,509 7%	<b>42,750</b> <b>24%</b>	11,863 7%	3,508 2%	25,385 14%	<b>40,756</b> <b>23%</b>	5,198 3%	22,832 13%	14,783 8%	<b>42,813</b> <b>24%</b>	<b>175,884</b> <b>100%</b>
FY 2011	10,147 4%	20,117 8%	16,631 7%	<b>46,895</b> <b>19%</b>	6,375 3%	29,630 12%	11,739 5%	<b>47,744</b> <b>19%</b>	6,474 3%	23,982 10%	20,578 8%	<b>51,034</b> <b>21%</b>	32,312 13%	27,154 11%	42,276 17%	<b>101,742</b> <b>41%</b>	<b>247,415</b> <b>100%</b>
FY 2012	22,354 11%	32,256 15%	26,063 12%	<b>80,673</b> <b>39%</b>	26,673 13%	27,429 13%	18,235 9%	<b>72,337</b> <b>35%</b>	8,357 4%	16,291 8%	31,865 15%	<b>56,513</b> <b>27%</b>	- 0%	- 0%	- 0%	<b>-</b> <b>0%</b>	<b>209,523</b> <b>100%</b>



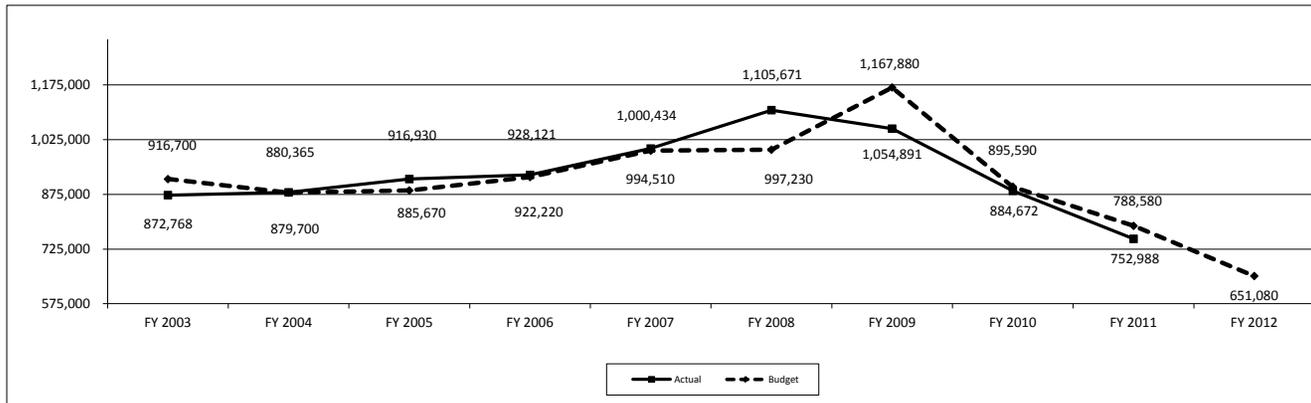
Other Permits Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	31,437 6%	23,748 5%	27,839 6%	<b>83,024</b> <b>17%</b>	29,933 6%	36,645 7%	32,169 7%	<b>98,747</b> <b>20%</b>	44,616 9%	42,146 9%	41,956 9%	<b>128,718</b> <b>26%</b>	37,846 8%	42,666 9%	100,554 20%	<b>181,066</b> <b>37%</b>	<b>491,555</b> <b>100%</b>
FY 2004	37,235 7%	45,042 8%	52,321 9%	<b>134,598</b> <b>24%</b>	50,284 9%	28,011 5%	35,798 6%	<b>114,093</b> <b>21%</b>	59,008 11%	47,445 9%	58,004 10%	<b>164,457</b> <b>30%</b>	53,372 10%	42,399 8%	44,525 8%	<b>140,296</b> <b>25%</b>	<b>553,444</b> <b>100%</b>
FY 2005	53,066 8%	44,387 7%	48,491 8%	<b>145,944</b> <b>23%</b>	45,839 7%	51,141 8%	56,121 9%	<b>153,101</b> <b>24%</b>	50,398 8%	51,077 8%	61,595 10%	<b>163,070</b> <b>25%</b>	54,675 8%	61,735 10%	64,980 10%	<b>181,390</b> <b>28%</b>	<b>643,505</b> <b>100%</b>
FY 2006	52,509 6%	64,372 8%	74,718 9%	<b>191,599</b> <b>24%</b>	77,305 10%	69,224 9%	47,710 6%	<b>194,239</b> <b>24%</b>	65,193 8%	88,547 11%	93,338 12%	<b>247,078</b> <b>30%</b>	61,991 8%	59,272 7%	56,800 7%	<b>178,063</b> <b>22%</b>	<b>810,979</b> <b>100%</b>
FY 2007	76,205 10%	48,281 6%	66,370 8%	<b>190,856</b> <b>24%</b>	71,463 9%	68,249 9%	77,658 10%	<b>217,370</b> <b>27%</b>	66,221 8%	60,744 8%	84,701 11%	<b>211,666</b> <b>27%</b>	59,002 7%	59,957 8%	56,797 7%	<b>175,756</b> <b>22%</b>	<b>795,648</b> <b>100%</b>
FY 2008	57,533 7%	66,973 8%	82,031 9%	<b>206,537</b> <b>24%</b>	77,095 9%	83,033 10%	55,201 6%	<b>215,329</b> <b>25%</b>	87,717 10%	80,033 9%	62,266 7%	<b>230,016</b> <b>27%</b>	66,869 8%	74,702 9%	70,794 8%	<b>212,365</b> <b>25%</b>	<b>864,247</b> <b>100%</b>
FY 2009	76,267 12%	63,207 10%	43,215 7%	<b>182,689</b> <b>28%</b>	49,610 8%	49,465 8%	53,983 8%	<b>153,058</b> <b>24%</b>	51,823 8%	55,258 9%	54,604 8%	<b>161,685</b> <b>25%</b>	45,626 7%	51,609 8%	54,025 8%	<b>151,260</b> <b>23%</b>	<b>648,692</b> <b>100%</b>
FY 2010	61,262 9%	49,960 7%	47,646 7%	<b>158,868</b> <b>22%</b>	58,496 8%	64,861 9%	70,116 10%	<b>193,473</b> <b>27%</b>	58,306 8%	49,514 7%	81,236 11%	<b>189,056</b> <b>27%</b>	61,339 9%	56,495 8%	47,199 7%	<b>165,033</b> <b>23%</b>	<b>706,430</b> <b>100%</b>
FY 2011	40,701 6%	48,024 7%	52,077 7%	<b>140,802</b> <b>20%</b>	48,291 7%	51,910 7%	53,334 8%	<b>153,535</b> <b>22%</b>	67,782 10%	61,098 9%	57,026 8%	<b>185,906</b> <b>27%</b>	100,460 14%	52,449 7%	68,326 10%	<b>221,235</b> <b>32%</b>	<b>701,478</b> <b>100%</b>
FY 2012	49,316 9%	57,773 11%	60,981 12%	<b>168,070</b> <b>32%</b>	53,575 10%	60,825 12%	61,559 12%	<b>175,959</b> <b>34%</b>	60,592 12%	55,479 11%	59,953 12%	<b>176,024</b> <b>34%</b>	- 0%	- 0%	- 0%	<b>-</b> <b>0%</b>	<b>520,053</b> <b>100%</b>



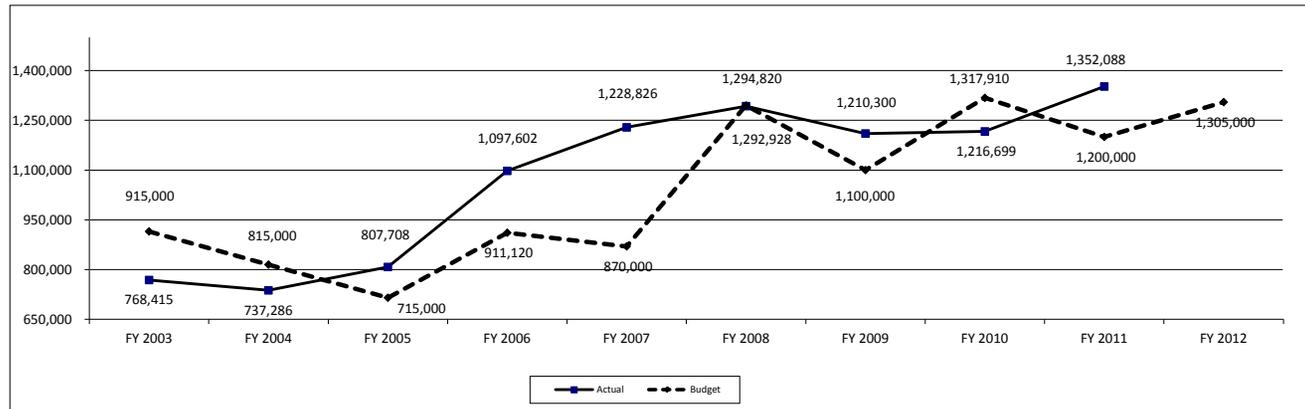
State Shared Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	226,053	<b>226,053</b>	-	-	213,657	<b>213,657</b>	-	-	213,189	<b>213,189</b>	-	-	219,869	<b>219,869</b>	<b>872,768</b>
	0%	0%	26%	<b>26%</b>	0%	0%	24%	<b>24%</b>	0%	0%	24%	<b>24%</b>	0%	0%	25%	<b>25%</b>	<b>100%</b>
FY 2004	-	-	219,725	<b>219,725</b>	-	-	219,697	<b>219,697</b>	-	-	219,700	<b>219,700</b>	-	-	221,243	<b>221,243</b>	<b>880,365</b>
	0%	0%	25%	<b>25%</b>	0%	0%	25%	<b>25%</b>	0%	0%	25%	<b>25%</b>	0%	0%	25%	<b>25%</b>	<b>100%</b>
FY 2005	-	-	221,243	<b>221,243</b>	-	-	223,726	<b>223,726</b>	-	-	223,726	<b>223,726</b>	-	-	248,235	<b>248,235</b>	<b>916,930</b>
	0%	0%	24%	<b>24%</b>	0%	0%	24%	<b>24%</b>	0%	0%	24%	<b>24%</b>	0%	0%	27%	<b>27%</b>	<b>100%</b>
FY 2006	-	-	229,166	<b>229,166</b>	-	-	227,273	<b>227,273</b>	-	-	226,570	<b>226,570</b>	-	-	245,112	<b>245,112</b>	<b>928,121</b>
	0%	0%	25%	<b>25%</b>	0%	0%	24%	<b>24%</b>	0%	0%	24%	<b>24%</b>	0%	0%	26%	<b>26%</b>	<b>100%</b>
FY 2007	-	-	245,112	<b>245,112</b>	-	-	241,810	<b>241,810</b>	-	-	241,810	<b>241,810</b>	-	-	271,702	<b>271,702</b>	<b>1,000,434</b>
	0%	0%	25%	<b>25%</b>	0%	0%	24%	<b>24%</b>	0%	0%	24%	<b>24%</b>	0%	0%	27%	<b>27%</b>	<b>100%</b>
FY 2008	-	-	271,702	<b>271,702</b>	-	-	271,702	<b>271,702</b>	-	-	271,702	<b>271,702</b>	-	-	290,565	<b>290,565</b>	<b>1,105,671</b>
	0%	0%	25%	<b>25%</b>	0%	0%	25%	<b>25%</b>	0%	0%	25%	<b>25%</b>	0%	0%	26%	<b>26%</b>	<b>100%</b>
FY 2009	-	-	278,943	<b>278,943</b>	-	-	258,649	<b>258,649</b>	-	-	258,649	<b>258,649</b>	-	-	258,650	<b>258,650</b>	<b>1,054,891</b>
	0%	0%	26%	<b>26%</b>	0%	0%	25%	<b>25%</b>	0%	0%	23%	<b>25%</b>	0%	0%	23%	<b>25%</b>	<b>100%</b>
FY 2010	-	-	211,471	<b>211,471</b>	-	-	-	-	211,471	-	-	<b>211,471</b>	250,259	-	211,471	<b>461,730</b>	<b>884,672</b>
	0%	0%	24%	<b>24%</b>	0%	0%	0%	<b>0%</b>	24%	0%	0%	<b>24%</b>	28%	0%	24%	<b>52%</b>	<b>100%</b>
FY 2011	-	-	191,494	<b>191,494</b>	-	-	-	-	191,494	-	-	<b>191,494</b>	185,000	-	185,000	<b>370,000</b>	<b>752,988</b>
	0%	0%	25%	<b>25%</b>	0%	0%	0%	<b>0%</b>	25%	0%	0%	<b>25%</b>	25%	0%	25%	<b>49%</b>	<b>100%</b>
FY 2012	-	-	-	-	168,419	-	-	<b>168,419</b>	168,420	-	-	<b>168,420</b>	-	-	-	-	<b>336,839</b>
	0%	0%	0%	<b>0%</b>	50%	0%	0%	<b>50%</b>	50%	0%	0%	<b>50%</b>	0%	0%	0%	<b>0%</b>	<b>100%</b>



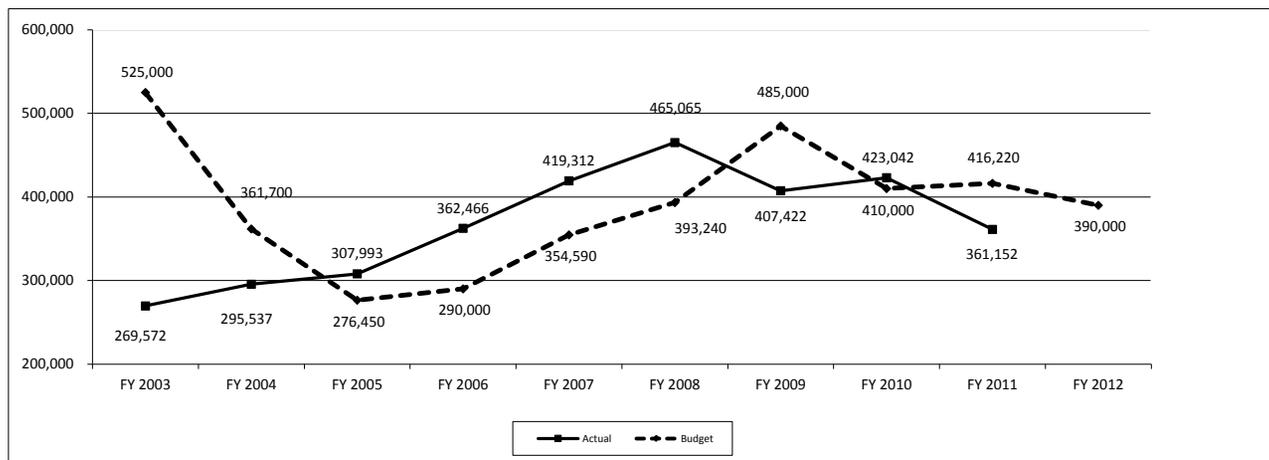
EMS Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	116,710 15%	80,624 10%	76,416 10%	<b>273,750</b> <b>36%</b>	58,899 8%	58,328 8%	33,159 4%	<b>150,386</b> <b>20%</b>	61,720 8%	52,777 7%	61,947 8%	<b>176,444</b> <b>23%</b>	64,849 8%	83,179 11%	19,807 3%	<b>167,835</b> <b>22%</b>	<b>768,415</b> <b>100%</b>
FY 2004	87,895 12%	53,534 7%	54,123 7%	<b>195,552</b> <b>27%</b>	48,189 7%	48,864 7%	107,016 15%	<b>204,069</b> <b>28%</b>	50,697 7%	27,564 4%	48,261 7%	<b>126,522</b> <b>17%</b>	76,979 10%	48,672 7%	85,492 12%	<b>211,143</b> <b>29%</b>	<b>737,286</b> <b>100%</b>
FY 2005	81,759 10%	78,547 10%	59,260 7%	<b>219,566</b> <b>27%</b>	47,953 6%	62,651 8%	59,311 7%	<b>169,915</b> <b>21%</b>	61,556 8%	71,826 9%	88,096 11%	<b>221,478</b> <b>27%</b>	- 0%	76 0%	196,673 24%	<b>196,749</b> <b>24%</b>	<b>807,708</b> <b>100%</b>
FY 2006	73,958 7%	113,550 10%	59,349 5%	<b>246,857</b> <b>22%</b>	24,265 2%	113,200 10%	84,995 8%	<b>222,460</b> <b>20%</b>	109,943 10%	91,791 8%	150,391 14%	<b>352,125</b> <b>32%</b>	5,980 1%	198,600 18%	71,580 7%	<b>276,160</b> <b>25%</b>	<b>1,097,602</b> <b>100%</b>
FY 2007	125,651 10%	112,378 9%	95,853 8%	<b>333,882</b> <b>27%</b>	116,943 10%	88,870 7%	95,262 8%	<b>301,075</b> <b>25%</b>	87,069 7%	87,032 7%	96,006 8%	<b>270,107</b> <b>22%</b>	61,194 5%	198,600 16%	63,968 5%	<b>323,762</b> <b>26%</b>	<b>1,228,826</b> <b>100%</b>
FY 2008	44,431 3%	114,384 9%	95,778 7%	<b>254,593</b> <b>20%</b>	72,330 6%	124,118 10%	78,252 6%	<b>274,700</b> <b>21%</b>	229,208 18%	76,584 6%	153,297 12%	<b>459,089</b> <b>36%</b>	107,188 8%	44,928 3%	152,430 12%	<b>304,546</b> <b>24%</b>	<b>1,292,928</b> <b>100%</b>
FY 2009	194,134 16%	111,833 9%	27,521 2%	<b>333,488</b> <b>28%</b>	98,312 8%	24,779 2%	210,979 17%	<b>334,070</b> <b>28%</b>	93,612 8%	88,221 7%	123,025 10%	<b>304,858</b> <b>25%</b>	109,309 9%	127,262 11%	1,313 0%	<b>237,884</b> <b>20%</b>	<b>1,210,300</b> <b>100%</b>
FY 2010	137,337 11%	124,999 10%	87,121 7%	<b>349,457</b> <b>29%</b>	88,332 7%	76,386 6%	89,281 7%	<b>253,999</b> <b>21%</b>	55,126 5%	141,559 12%	122,861 10%	<b>319,546</b> <b>26%</b>	82,541 7%	98,124 8%	113,032 9%	<b>293,697</b> <b>24%</b>	<b>1,216,699</b> <b>100%</b>
FY 2011	169,655 13%	92,567 7%	101,958 8%	<b>364,180</b> <b>27%</b>	86,469 6%	132,634 10%	87,598 6%	<b>306,701</b> <b>23%</b>	102,245 8%	105,484 8%	89,346 7%	<b>297,075</b> <b>22%</b>	110,559 8%	132,638 10%	140,935 10%	<b>384,132</b> <b>28%</b>	<b>1,352,088</b> <b>100%</b>
FY 2012	139,667 14%	112,393 11%	152,366 16%	<b>404,426</b> <b>41%</b>	115,675 12%	92,479 9%	67,460 7%	<b>275,614</b> <b>28%</b>	126,932 13%	118,145 12%	57,136 6%	<b>302,213</b> <b>31%</b>	- 0%	- 0%	- 0%	- 0%	<b>982,253</b> <b>100%</b>



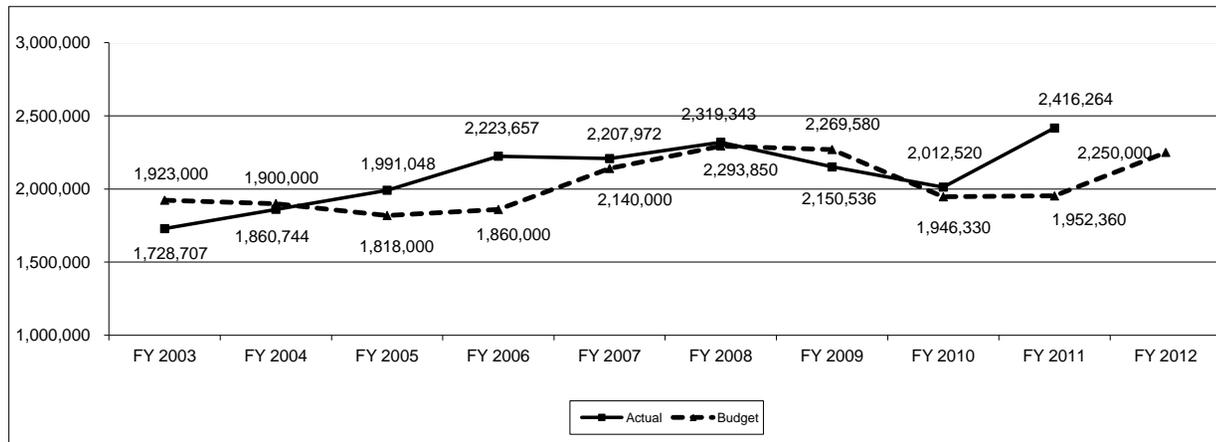
Fines & Fees Revenue - GF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	28,845 11%	30,186 11%	18,727 7%	<b>77,758</b> <b>29%</b>	29,891 11%	18,991 7%	22,112 8%	<b>70,994</b> <b>26%</b>	28,364 11%	26,353 10%	29,810 11%	<b>84,527</b> <b>31%</b>	18,373 7%	15,920 6%	2,000 1%	<b>36,293</b> <b>13%</b>	<b>269,572</b> <b>100%</b>
FY 2004	29,823 10%	21,550 7%	25,506 9%	<b>76,879</b> <b>26%</b>	22,826 8%	20,991 7%	16,740 6%	<b>60,557</b> <b>20%</b>	30,097 10%	15,057 5%	27,405 9%	<b>72,559</b> <b>25%</b>	27,094 9%	27,071 9%	31,377 11%	<b>85,542</b> <b>29%</b>	<b>295,537</b> <b>100%</b>
FY 2005	27,936 9%	23,918 8%	21,707 7%	<b>73,561</b> <b>24%</b>	20,908 7%	27,865 9%	21,425 7%	<b>70,198</b> <b>23%</b>	22,437 7%	23,361 8%	32,175 10%	<b>77,973</b> <b>25%</b>	33,047 11%	25,943 8%	27,271 9%	<b>86,261</b> <b>28%</b>	<b>307,993</b> <b>100%</b>
FY 2006	33,518 9%	30,108 8%	32,229 9%	<b>95,855</b> <b>26%</b>	25,854 7%	31,760 9%	26,868 7%	<b>84,482</b> <b>23%</b>	29,342 8%	27,384 8%	34,509 10%	<b>91,235</b> <b>25%</b>	29,211 8%	30,377 8%	31,306 9%	<b>90,894</b> <b>25%</b>	<b>362,466</b> <b>100%</b>
FY 2007	52,481 13%	36,232 9%	25,088 6%	<b>113,801</b> <b>27%</b>	28,493 7%	31,604 8%	27,617 7%	<b>87,714</b> <b>21%</b>	36,378 9%	35,545 8%	31,585 8%	<b>103,508</b> <b>25%</b>	37,798 9%	37,425 9%	39,066 9%	<b>114,289</b> <b>27%</b>	<b>419,312</b> <b>100%</b>
FY 2008	43,673 9%	50,004 11%	49,783 11%	<b>143,460</b> <b>31%</b>	43,615 9%	40,721 9%	39,803 9%	<b>124,139</b> <b>27%</b>	38,170 8%	34,129 7%	44,389 10%	<b>116,688</b> <b>25%</b>	42,465 9%	(2,144) 0%	40,457 9%	<b>80,778</b> <b>17%</b>	<b>465,065</b> <b>100%</b>
FY 2009	45,023 11%	38,490 9%	36,213 9%	<b>119,726</b> <b>29%</b>	28,928 7%	(4,436) -1%	67,835 17%	<b>92,327</b> <b>23%</b>	26,890 7%	25,284 6%	36,062 9%	<b>88,236</b> <b>22%</b>	88,498 22%	37,869 9%	(19,234) -5%	<b>107,133</b> <b>26%</b>	<b>407,422</b> <b>100%</b>
FY 2010	42,800 10%	32,955 8%	36,215 9%	<b>111,970</b> <b>26%</b>	36,450 9%	32,096 8%	34,975 8%	<b>103,521</b> <b>24%</b>	28,129 7%	40,868 10%	33,968 8%	<b>102,965</b> <b>24%</b>	34,019 8%	34,325 8%	36,242 9%	<b>104,586</b> <b>25%</b>	<b>423,042</b> <b>100%</b>
FY 2011	38,861 11%	32,833 9%	40,636 11%	<b>112,330</b> <b>31%</b>	31,196 9%	31,461 9%	22,224 6%	<b>84,881</b> <b>24%</b>	27,464 8%	28,646 8%	31,823 9%	<b>87,933</b> <b>24%</b>	24,453 7%	27,978 8%	23,577 7%	<b>76,008</b> <b>21%</b>	<b>361,152</b> <b>100%</b>
FY 2012	26,127 11%	21,110 9%	26,871 11%	<b>74,108</b> <b>32%</b>	23,055 10%	22,082 9%	33,296 14%	<b>78,433</b> <b>33%</b>	20,900 9%	29,050 12%	32,463 14%	<b>82,413</b> <b>35%</b>	- 0%	- 0%	- 0%	- 0%	<b>234,954</b> <b>100%</b>



Local ATAX Revenue - GF  
Revenues by Month/Fiscal Year

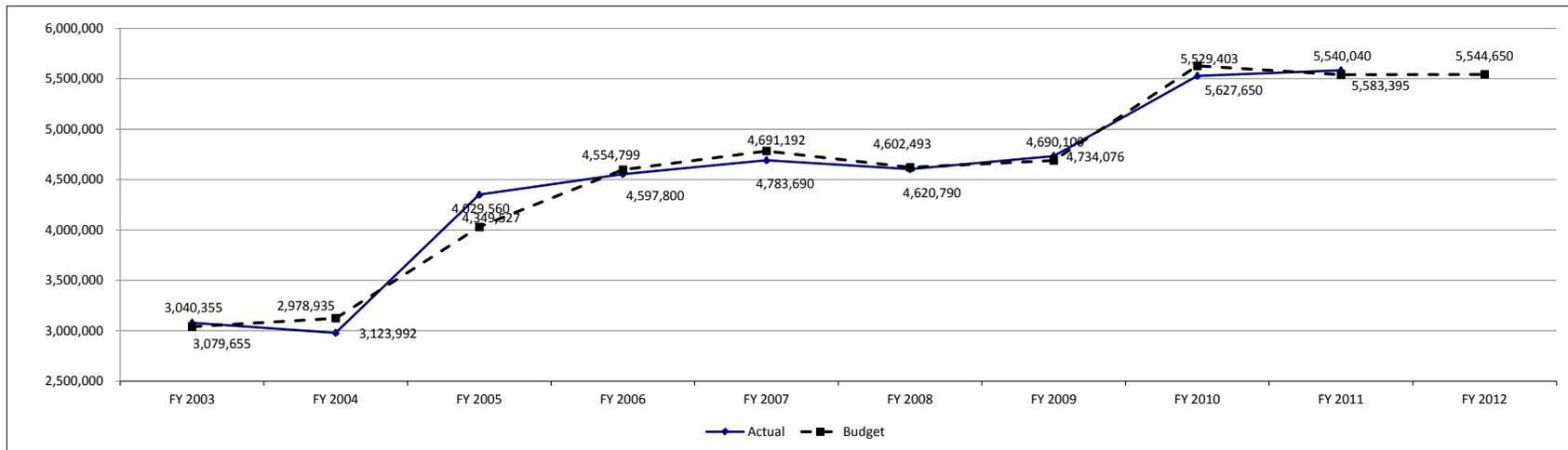
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	167 0%	698 0%	693,956 40%	<b>694,821</b> <b>40%</b>	- 0%	11,228 1%	174,238 10%	<b>185,466</b> <b>11%</b>	- 0%	7,104 0%	173,804 10%	<b>180,908</b> <b>10%</b>	- 0%	13,700 1%	653,812 38%	<b>667,512</b> <b>39%</b>	<b>1,728,707</b> <b>100%</b>
FY 2004	1,463 0%	33 0%	769,233 41%	<b>770,729</b> <b>41%</b>	(81) 0%	14,645 1%	192,365 10%	<b>206,929</b> <b>11%</b>	- 0%	2,175 0%	176,691 9%	<b>178,866</b> <b>10%</b>	- 0%	9,890 1%	694,330 37%	<b>704,220</b> <b>38%</b>	<b>1,860,744</b> <b>100%</b>
FY 2005	36 0%	460 0%	810,422 41%	<b>810,918</b> <b>41%</b>	- 0%	2,244 0%	234,797 12%	<b>237,041</b> <b>12%</b>	- 0%	3,247 0%	206,867 10%	<b>210,114</b> <b>11%</b>	(102) 0%	17,486 1%	715,591 36%	<b>732,975</b> <b>37%</b>	<b>1,991,048</b> <b>100%</b>
FY 2006	8 0%	2,182 0%	896,565 40%	<b>898,755</b> <b>40%</b>	(12) 0%	3,367 0%	219,970 10%	<b>223,325</b> <b>10%</b>	26,400 1%	20,701 1%	223,911 10%	<b>271,012</b> <b>12%</b>	364 0%	8,305 0%	821,896 37%	<b>830,565</b> <b>37%</b>	<b>2,223,657</b> <b>100%</b>
FY 2007	78 0%	5,031 0%	894,802 41%	<b>899,911</b> <b>41%</b>	(584) 0%	8,967 0%	232,451 11%	<b>240,834</b> <b>11%</b>	- 0%	2,706 0%	237,296 11%	<b>240,002</b> <b>11%</b>	(28) 0%	5,137 0%	822,116 37%	<b>827,225</b> <b>37%</b>	<b>2,207,972</b> <b>100%</b>
FY 2008	(253) 0%	3,862 0%	935,461 40%	<b>939,070</b> <b>40%</b>	(508) 0%	175,464 8%	18,135 1%	<b>193,091</b> <b>8%</b>	286,211 12%	7,335 0%	(27,991) -1%	<b>265,555</b> <b>11%</b>	256,107 11%	4,959 0%	660,561 28%	<b>921,627</b> <b>40%</b>	<b>2,319,343</b> <b>100%</b>
FY 2009	2,956 0%	1,859 0%	46,147 2%	<b>50,962</b> <b>2%</b>	878,310 41%	20,012 1%	3,223 0%	<b>901,545</b> <b>42%</b>	249,895 12%	19,554 1%	9,799 0%	<b>279,248</b> <b>13%</b>	186,573 9%	26,654 1%	705,554 33%	<b>918,781</b> <b>43%</b>	<b>2,150,536</b> <b>100%</b>
FY 2010	38,603 2%	(8,613) 0%	27,306 1%	<b>57,296</b> <b>3%</b>	819,940 41%	15,273 1%	6,635 0%	<b>841,848</b> <b>42%</b>	170,250 8%	8,362 0%	8,778 0%	<b>187,390</b> <b>9%</b>	174,777 9%	22,785 1%	728,424 36%	<b>925,986</b> <b>46%</b>	<b>2,012,520</b> <b>100%</b>
FY 2011	(5,205) 0%	45,837 2%	31,159 1%	<b>71,791</b> <b>3%</b>	910,512 38%	42,056 2%	17,687 1%	<b>970,255</b> <b>40%</b>	150,400 6%	27,663 1%	8,136 0%	<b>186,199</b> <b>8%</b>	176,081 7%	35,580 1%	976,358 40%	<b>1,188,019</b> <b>49%</b>	<b>2,416,264</b> <b>100%</b>
FY 2012	- 0%	- 0%	74,028 6%	<b>74,028</b> <b>6%</b>	916,910 72%	31,421 2%	15,270 1%	<b>963,601</b> <b>76%</b>	195,051 15%	17,880 1%	16,566 1%	<b>229,497</b> <b>18%</b>	- 0%	- 0%	- 0%	- 0%	<b>1,267,126</b> <b>100%</b>



**Revenue Analysis  
Debt Service Fund**

Ad Valorem Tax Revenue - DSF  
Revenues by Month/Fiscal Year

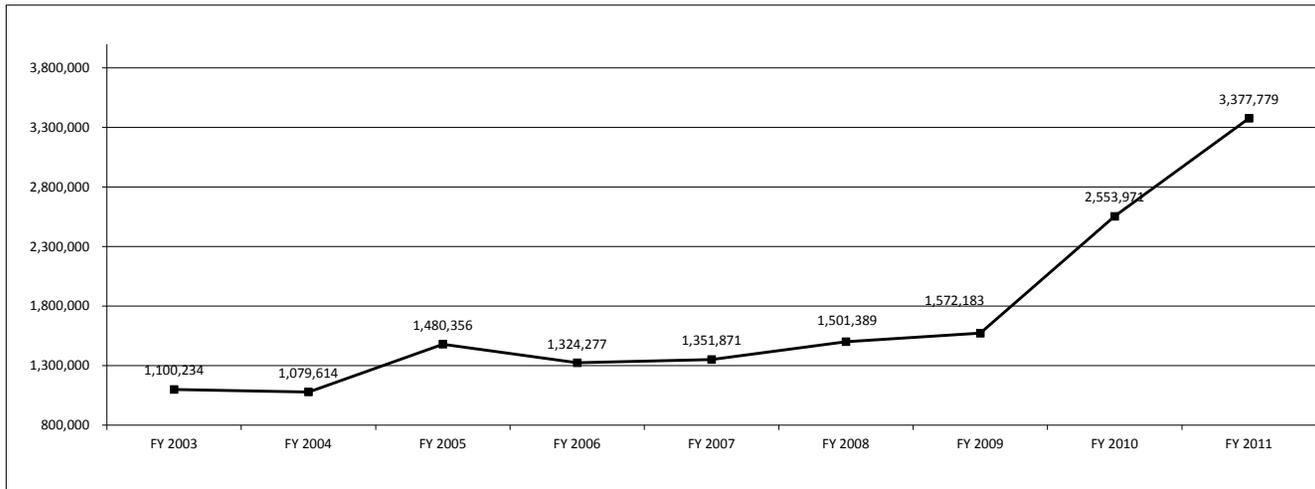
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,079,655	3,079,655	3,079,655
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%
FY 2004	23,975	19,719	38,569	82,263	58,290	299,390	1,259,846	1,617,526	1,082,633	46,024	(43,528)	1,085,129	89,079	33,439	71,499	194,017	2,978,935
	1%	1%	1%	3%	2%	10%	42%	54%	36%	2%	-1%	36%	3%	1%	2%	7%	100%
FY 2005	17,260	21,034	29,886	68,180	31,093	481,293	1,583,813	2,096,199	1,684,465	214,087	49,531	1,948,083	-	-	237,065	237,065	4,349,527
	0%	0%	1%	2%	1%	11%	36%	48%	39%	5%	1%	45%	0%	0%	5%	5%	100%
FY 2006	14,209	25,802	41,076	81,087	86,210	391,235	1,858,563	2,336,008	1,758,039	39,679	146,492	1,944,210	8,917	81,384	103,193	193,494	4,554,799
	0%	1%	1%	2%	2%	9%	41%	51%	39%	1%	3%	43%	0%	2%	2%	4%	100%
FY 2007	22,130	18,816	47,789	88,735	168,447	397,758	1,988,854	2,555,059	1,660,517	157,106	77,483	1,895,106	(54,634)	47,024	159,902	152,292	4,691,192
	0%	0%	1%	2%	4%	8%	42%	54%	35%	3%	2%	40%	-1%	1%	3%	3%	100%
FY 2008	19,231	22,057	23,023	64,311	185,218	361,622	1,971,688	2,518,528	1,600,674	296,892	53,512	1,951,078	94,683	33,578	(59,685)	68,576	4,602,493
	0%	0%	1%	1%	4%	8%	43%	55%	35%	6%	1%	42%	2%	1%	-1%	1%	100%
FY 2009	15,889	16,113	36,396	68,398	849	59,589	787,047	847,485	1,463,188	1,804,494	304,099	3,571,781	-	91,386	155,026	246,412	4,734,076
	0%	0%	1%	1%	0%	1%	17%	18%	31%	38%	6%	75%	0%	2%	3%	5%	100%
FY 2010	-	-	35,188	35,188	31,846	161,506	740,179	933,531	2,341,918	1,790,050	164,937	4,296,905	27,003	38,421	198,355	263,779	5,529,403
	0%	0%	1%	1%	1%	3%	13%	17%	42%	32%	3%	78%	0%	1%	4%	5%	100%
FY 2011	-	14,056	19,474	33,530	137,269	45,817	443,940	627,026	4,327,075	175,432	123,482	4,625,989	44,456	90,456	161,938	296,850	5,583,395
	0%	0%	0%	1%	2%	1%	8%	11%	77%	3%	2%	83%	1%	2%	3%	5%	100%
FY 2012	-	12,613	18,462	31,075	901	95,634	1,124,306	1,220,841	3,894,155	76,875	49,170	4,020,200	-	-	-	-	5,272,116
	0%	0%	0%	1%	0%	2%	21%	23%	74%	1%	1%	76%	0%	0%	0%	0%	100%



**Revenue Analysis  
Capital Projects Fund**

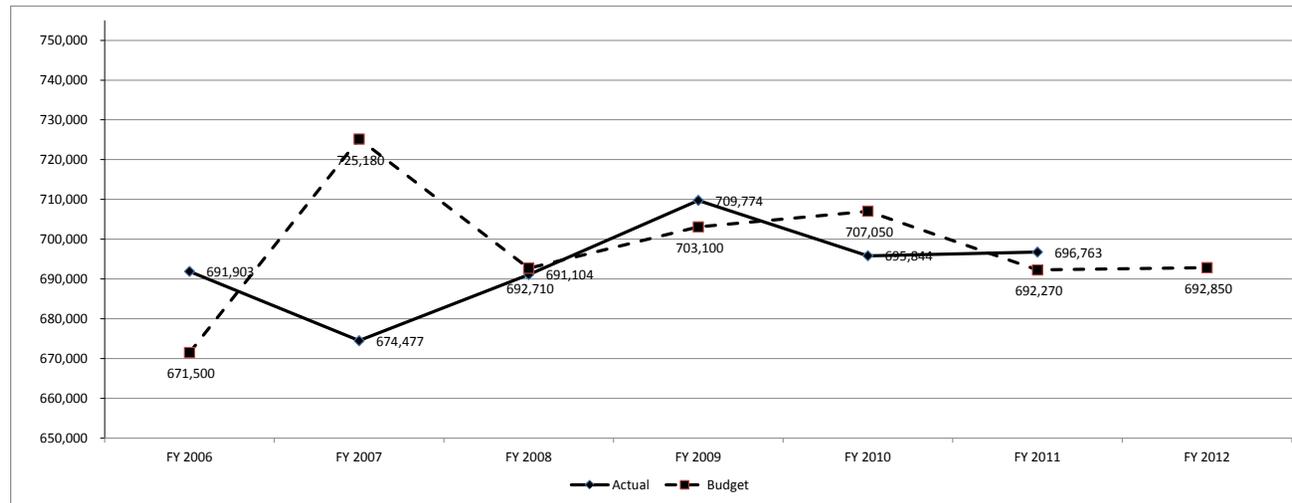
Stormwater Utility Fees Revenue - CIP  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	-	(156,766)	(156,766)	357,435	567,617	106,365	1,031,417	-	-	225,583	225,583	1,100,234
	0%	0%	0%	0%	0%	0%	-14%	-14%	32%	52%	10%	94%	0%	0%	21%	0%	79%
FY 2004	-	-	-	-	-	-	-	-	517,452	416,547	112,998	1,046,997	-	-	32,617	32,617	1,079,614
	0%	0%	0%	0%	0%	0%	0%	0%	48%	39%	10%	97%	0%	0%	3%	3%	100%
FY 2005	-	-	-	-	-	-	-	-	815,533	-	624,820	1,440,353	-	-	40,003	40,003	1,480,356
	0%	0%	0%	0%	0%	0%	0%	0%	55%	0%	42%	97%	0%	0%	3%	3%	100%
FY 2006	-	-	-	-	-	-	-	-	678,875	-	638,412	1,317,287	-	-	6,990	6,990	1,324,277
	0%	0%	0%	0%	0%	0%	0%	0%	51%	0%	48%	99%	0%	0%	1%	1%	100%
FY 2007	-	-	35,253	35,253	-	-	-	-	-	723,646	573,127	1,296,773	-	-	19,845	19,845	1,351,871
	0%	0%	3%	3%	0%	0%	0%	0%	0%	54%	42%	96%	0%	0%	1%	1%	100%
FY 2008	(14,835)	-	-	(14,835)	-	63,090	-	63,090	-	1,417,749	-	1,417,749	-	-	35,385	35,385	1,501,389
	-1%	0%	0%	-1%	0%	4%	0%	4%	0%	94%	0%	94%	0%	0%	2%	2%	100%
FY 2009	-	-	-	-	35,897	-	-	35,897	1,109,008	-	310,000	1,419,008	117,278	-	-	117,278	1,572,183
	0%	0%	0%	0%	2%	0%	0%	2%	71%	0%	20%	90%	7%	0%	0%	7%	100%
FY 2010	-	-	-	-	-	19,050	-	19,050	350,669	1,974,032	94,673	2,419,374	12,245	21,898	81,404	115,547	2,553,971
	0%	0%	0%	0%	0%	1%	0%	1%	14%	77%	4%	95%	0%	1%	3%	5%	100%
FY 2011	-	-	-	-	37,610	20,063	245,605	303,278	2,779,689	70,455	68,467	2,918,611	39,449	-	116,441	155,890	3,377,779
	0%	0%	0%	0%	1%	1%	7%	9%	82%	2%	2%	86%	1%	0%	3%	5%	100%
FY 2012	-	-	-	-	-	48,454	638,172	686,626	2,535,992	-	46,507	2,582,499	-	-	-	-	3,269,125
	0%	0%	0%	0%	0%	1%	20%	21%	78%	0%	1%	79%	0%	0%	0%	0%	100%



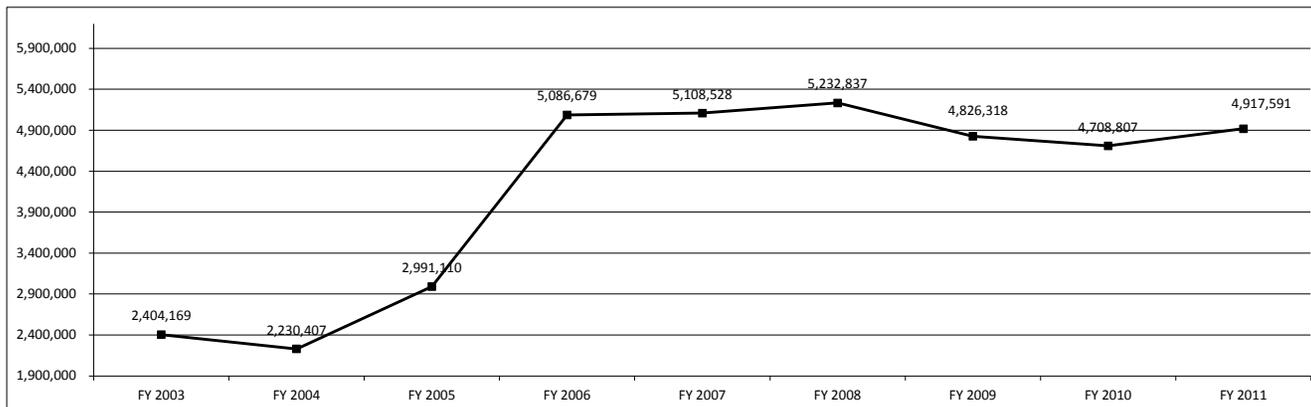
Ad Valorem Revenue - CIP  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	5	88,749	<b>88,754</b>	80,978	237,740	1,034,309	<b>1,353,027</b>	829,017	95,312	66,345	<b>990,674</b>	78,645	29,628	43,772	<b>152,045</b>	<b>2,584,500</b>
	0%	0%	3%	<b>3%</b>	3%	9%	40%	<b>52%</b>	32%	4%	3%	<b>38%</b>	3%	1%	2%	<b>6%</b>	<b>100%</b>
FY 2004	19,877	16,445	32,197	<b>68,519</b>	49,246	243,452	1,016,958	<b>1,309,656</b>	896,730	47,011	(666,747)	<b>276,994</b>	52,973	19,615	40,353	<b>112,941</b>	<b>1,768,110</b>
	1%	1%	2%	<b>4%</b>	3%	14%	58%	<b>74%</b>	51%	3%	-38%	<b>16%</b>	3%	1%	2%	<b>6%</b>	<b>100%</b>
FY 2005	10,242	12,482	17,943	<b>40,667</b>	16,988	180,349	603,944	<b>801,281</b>	615,138	78,027	18,034	<b>711,199</b>	-	-	88,804	<b>88,804</b>	<b>1,641,951</b>
	1%	1%	1%	<b>2%</b>	1%	11%	37%	<b>49%</b>	37%	5%	1%	<b>43%</b>	0%	0%	5%	<b>5%</b>	<b>100%</b>
FY 2006	5,297	9,604	15,244	<b>30,145</b>	10,609	57,454	276,991	<b>345,054</b>	262,626	1,795	29,939	<b>294,360</b>	(3,784)	9,443	16,685	<b>22,344</b>	<b>691,903</b>
	1%	1%	2%	<b>4%</b>	2%	8%	40%	<b>50%</b>	38%	0%	4%	<b>43%</b>	-1%	1%	2%	<b>3%</b>	<b>100%</b>
FY 2007	3,325	2,856	7,270	<b>13,451</b>	26,787	48,580	289,787	<b>365,154</b>	240,170	25,439	11,850	<b>277,459</b>	(15,125)	6,867	26,671	<b>18,413</b>	<b>674,477</b>
	0%	0%	1%	<b>2%</b>	4%	7%	43%	<b>54%</b>	36%	4%	2%	<b>41%</b>	-2%	1%	4%	<b>3%</b>	<b>100%</b>
FY 2008	2,827	3,257	3,318	<b>9,402</b>	28,017	57,394	308,415	<b>393,826</b>	260,148	9,045	8,299	<b>277,492</b>	14,208	5,211	(9,035)	<b>10,384</b>	<b>691,104</b>
	0%	0%	0%	<b>1%</b>	4%	8%	45%	<b>57%</b>	38%	1%	1%	<b>40%</b>	2%	1%	-1%	<b>2%</b>	<b>100%</b>
FY 2009	2,390	2,416	5,469	<b>10,275</b>	127	8,967	118,012	<b>127,106</b>	219,349	270,515	45,589	<b>535,453</b>	-	13,699	23,241	<b>36,940</b>	<b>709,774</b>
	0%	0%	1%	<b>1%</b>	0%	1%	17%	<b>18%</b>	31%	38%	6%	<b>75%</b>	0%	2%	3%	<b>5%</b>	<b>100%</b>
FY 2010	-	-	4,582	<b>4,582</b>	4,377	20,964	92,359	<b>117,700</b>	292,269	223,398	20,798	<b>536,465</b>	3,826	5,380	27,891	<b>37,097</b>	<b>695,844</b>
	0%	0%	1%	<b>1%</b>	1%	3%	13%	<b>17%</b>	42%	32%	3%	<b>77%</b>	1%	1%	4%	<b>5%</b>	<b>100%</b>
FY 2011	-	1,754	2,431	<b>4,185</b>	6,654	16,191	55,402	<b>78,247</b>	539,984	21,892	15,409	<b>577,285</b>	5,550	11,288	20,208	<b>37,046</b>	<b>696,763</b>
	0%	0%	0%	<b>1%</b>	1%	2%	8%	<b>11%</b>	77%	3%	2%	<b>83%</b>	1%	2%	3%	<b>5%</b>	<b>100%</b>
FY 2012	-	1,574	2,304	<b>3,878</b>	112	11,935	140,304	<b>152,351</b>	485,952	9,593	6,136	<b>501,681</b>	-	-	-	<b>-</b>	<b>657,910</b>
	0%	0%	0%	<b>1%</b>	0%	2%	21%	<b>23%</b>	74%	1%	1%	<b>76%</b>	0%	0%	0%	<b>0%</b>	<b>100%</b>



Hospitality Tax Revenue - CIP  
Revenues by Month/Fiscal Year

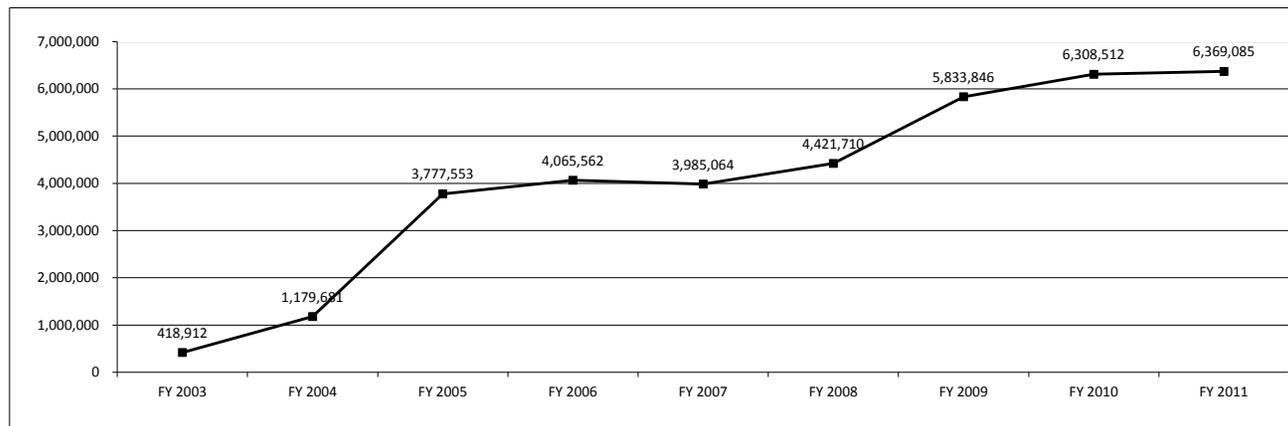
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	2,607 0%	16,065 1%	571,206 24%	<b>589,878</b> <b>25%</b>	660 0%	72,787 3%	378,101 16%	<b>451,548</b> <b>19%</b>	- 0%	58,698 2%	417,146 17%	<b>475,844</b> <b>20%</b>	- 0%	(5,815) 0%	892,714 37%	<b>886,899</b> <b>37%</b>	<b>2,404,169</b> <b>100%</b>
FY 2004	8,280 0%	18,185 1%	581,546 26%	<b>608,011</b> <b>27%</b>	(3,887) 0%	43,421 2%	406,329 18%	<b>445,863</b> <b>20%</b>	- 0%	22,493 1%	383,177 17%	<b>405,670</b> <b>18%</b>	- 0%	46,773 2%	724,090 32%	<b>770,863</b> <b>35%</b>	<b>2,230,407</b> <b>100%</b>
FY 2005	1,102 0%	20,953 1%	700,881 23%	<b>722,936</b> <b>24%</b>	- 0%	45,431 2%	457,612 15%	<b>503,043</b> <b>17%</b>	- 0%	28,195 1%	418,803 14%	<b>446,998</b> <b>15%</b>	352 0%	48,086 2%	1,269,695 42%	<b>1,318,133</b> <b>44%</b>	<b>2,991,110</b> <b>100%</b>
FY 2006	300 0%	23,782 0%	1,431,913 28%	<b>1,455,995</b> <b>29%</b>	- 0%	85,947 2%	892,256 18%	<b>978,203</b> <b>19%</b>	476 0%	82,758 2%	924,703 18%	<b>1,007,937</b> <b>20%</b>	(1,834) 0%	64,581 1%	1,581,797 31%	<b>1,644,544</b> <b>32%</b>	<b>5,086,679</b> <b>100%</b>
FY 2007	2,406 0%	73,977 1%	1,422,406 28%	<b>1,498,789</b> <b>29%</b>	(3,701) 0%	74,689 1%	917,648 18%	<b>988,636</b> <b>19%</b>	(11,475) 0%	64,370 1%	912,501 18%	<b>965,396</b> <b>19%</b>	(1,859) 0%	79,480 2%	1,578,086 31%	<b>1,655,707</b> <b>32%</b>	<b>5,108,528</b> <b>100%</b>
FY 2008	903 0%	79,940 2%	1,491,971 29%	<b>1,572,814</b> <b>30%</b>	(3,897) 0%	73,307 1%	22,231 0%	<b>91,641</b> <b>2%</b>	833,197 16%	76,639 1%	82,405 2%	<b>992,241</b> <b>19%</b>	911,704 17%	102,753 2%	1,561,684 30%	<b>2,576,141</b> <b>49%</b>	<b>5,232,837</b> <b>100%</b>
FY 2009	2,207 0%	85,911 2%	110,257 2%	<b>198,375</b> <b>4%</b>	1,305,139 27%	89,401 2%	50,462 1%	<b>1,445,002</b> <b>30%</b>	737,230 15%	110,146 2%	63,473 1%	<b>910,849</b> <b>19%</b>	733,197 15%	94,067 2%	1,444,828 30%	<b>2,272,092</b> <b>47%</b>	<b>4,826,318</b> <b>100%</b>
FY 2010	44,438 1%	56,501 1%	100,791 2%	<b>201,730</b> <b>4%</b>	1,267,411 27%	91,091 2%	74,812 2%	<b>1,433,314</b> <b>30%</b>	663,467 14%	78,680 2%	93,164 2%	<b>835,311</b> <b>18%</b>	666,197 14%	125,941 3%	1,446,314 31%	<b>2,238,452</b> <b>48%</b>	<b>4,708,807</b> <b>100%</b>
FY 2011	(20,576) 0%	146,094 3%	94,078 2%	<b>219,596</b> <b>4%</b>	1,331,329 27%	106,561 2%	56,760 1%	<b>1,494,650</b> <b>30%</b>	648,822 13%	152,296 3%	108,558 2%	<b>909,676</b> <b>18%</b>	652,633 13%	172,589 4%	1,468,447 30%	<b>2,293,669</b> <b>47%</b>	<b>4,917,591</b> <b>100%</b>
FY 2012	- 0%	- 0%	361,462 13%	<b>361,462</b> <b>13%</b>	1,205,720 44%	51,838 2%	209,020 8%	<b>1,466,578</b> <b>54%</b>	636,640 23%	125,824 5%	119,275 4%	<b>881,739</b> <b>33%</b>	- 0%	- 0%	- 0%	- 0%	<b>2,709,779</b> <b>100%</b>



**Revenue Analysis**  
**Other Governmental Funds**

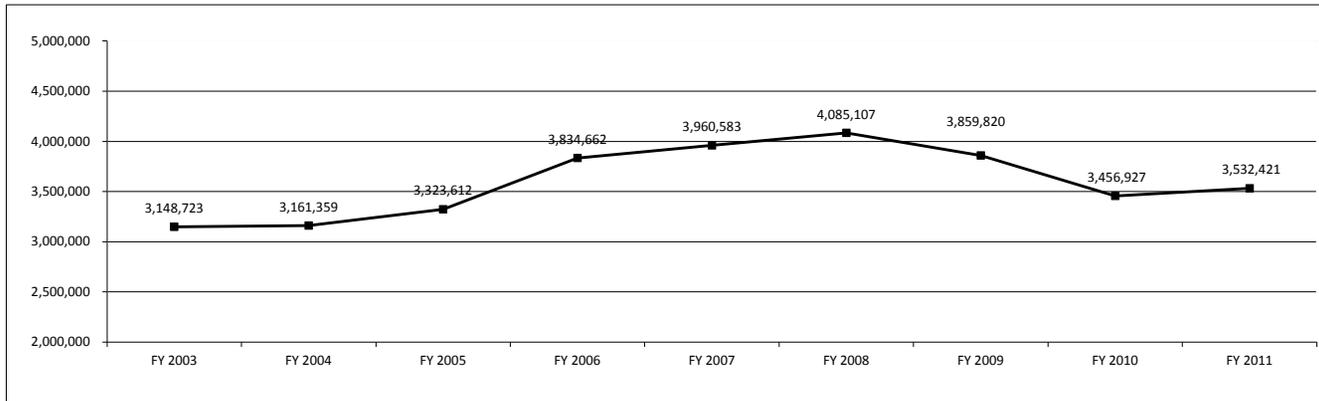
Ad Valorem Tax Revenue - TIF  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	4,035	41,879	45,914	302,244	3,344	-	305,588	54,629	488	12,293	67,410	418,912
	0%	0%	0%	0%	0%	1%	10%	11%	72%	1%	0%	73%	13%	0%	3%	16%	100%
FY 2004	-	-	-	-	-	393,533	248,339	641,872	466,304	-	5,077	471,381	2,499	12,762	51,167	66,428	1,179,681
	0%	0%	0%	0%	0%	33%	21%	54%	40%	0%	0%	40%	0%	1%	4%	6%	100%
FY 2005	-	-	67	67	-	338,497	1,128,491	1,466,988	1,896,080	200,256	-	2,096,336	-	-	214,162	214,162	3,777,553
	0%	0%	0%	0%	0%	9%	30%	39%	50%	5%	0%	55%	0%	0%	6%	6%	100%
FY 2006	-	-	69,390	69,390	107,775	297,084	1,239,163	1,644,022	2,045,577	85,285	43,750	2,174,612	14,525	9,169	153,844	177,538	4,065,562
	0%	0%	2%	2%	3%	7%	30%	40%	50%	2%	1%	53%	0%	0%	4%	4%	100%
FY 2007	-	-	20,654	20,654	178,977	464,614	1,214,287	1,857,878	1,631,316	136,984	136,879	1,905,179	(221,381)	9,169	413,565	201,353	3,985,064
	0%	0%	1%	1%	4%	12%	30%	47%	41%	3%	3%	48%	-6%	0%	10%	5%	100%
FY 2008	-	-	-	-	211,651	236,113	1,939,103	2,386,867	796,093	-	-	796,093	-	-	1,238,750	1,238,750	4,421,710
	0%	0%	0%	0%	5%	5%	44%	54%	18%	0%	0%	18%	0%	0%	28%	28%	100%
FY 2009	-	-	-	-	-	319,346	-	319,346	2,906,538	1,453,270	-	4,359,808	862,468	115,562	176,662	1,154,692	5,833,846
	0%	0%	0%	0%	0%	5%	0%	5%	50%	25%	0%	75%	15%	2%	3%	20%	100%
FY 2010	-	-	-	-	-	177,438	-	177,438	3,293,599	2,304,305	113,484	5,711,388	107,390	40,162	272,134	419,686	6,308,512
	0%	0%	0%	0%	0%	3%	0%	3%	52%	37%	2%	91%	2%	1%	4%	7%	100%
FY 2011	-	-	-	-	68,005	89,358	187,546	344,909	4,710,989	687,642	178,805	5,577,436	62,076	5,920	378,744	446,740	6,369,085
	0%	0%	0%	0%	1%	1%	3%	5%	74%	11%	3%	88%	1%	0%	6%	7%	100%
FY 2012	-	-	134,930	134,930	-	30,657	656,024	686,681	5,094,739	67,339	(241,460)	4,920,618	-	-	-	-	5,742,229
	0%	0%	2%	2%	0%	1%	11%	12%	89%	1%	-4%	86%	0%	0%	0%	0%	100%



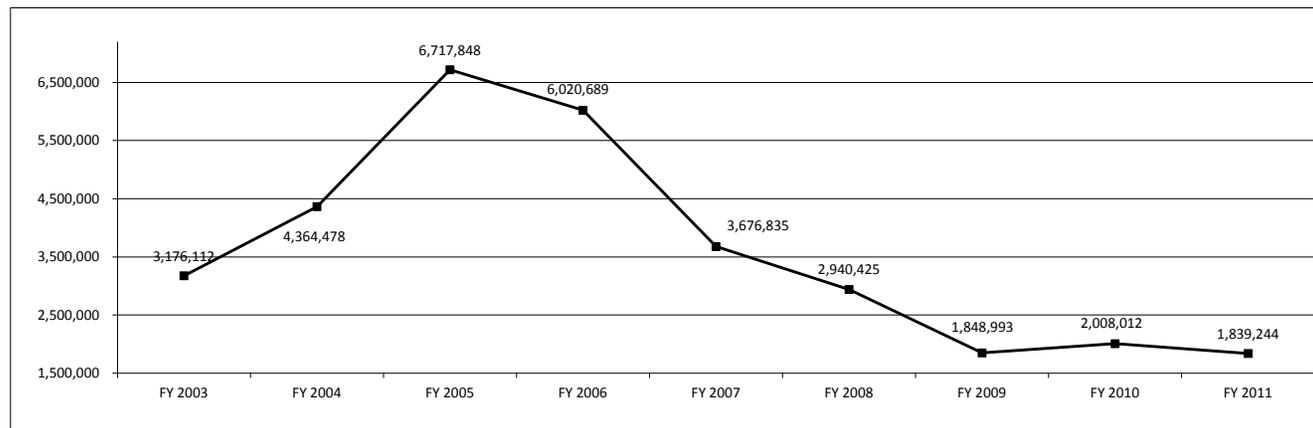
State ATAX Revenue  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	1,484,972	<b>1,484,972</b>	-	-	431,609	<b>431,609</b>	-	-	202,790	<b>202,790</b>	-	-	1,029,352	<b>1,029,352</b>	<b>3,148,723</b>
	0%	0%	47%	<b>47%</b>	0%	0%	14%	<b>14%</b>	0%	0%	6%	<b>6%</b>	0%	0%	33%	<b>33%</b>	<b>100%</b>
FY 2004	-	-	1,508,020	<b>1,508,020</b>	-	-	399,276	<b>399,276</b>	-	-	199,395	<b>199,395</b>	-	-	1,054,668	<b>1,054,668</b>	<b>3,161,359</b>
	0%	0%	48%	<b>48%</b>	0%	0%	13%	<b>13%</b>	0%	0%	6%	<b>6%</b>	0%	0%	33%	<b>33%</b>	<b>100%</b>
FY 2005	-	-	1,594,738	<b>1,594,738</b>	-	-	427,468	<b>427,468</b>	-	-	210,786	<b>210,786</b>	-	-	1,090,620	<b>1,090,620</b>	<b>3,323,612</b>
	0%	0%	48%	<b>48%</b>	0%	0%	13%	<b>13%</b>	0%	0%	6%	<b>6%</b>	0%	0%	33%	<b>33%</b>	<b>100%</b>
FY 2006	-	-	1,744,152	<b>1,744,152</b>	-	-	464,658	<b>464,658</b>	-	-	272,230	<b>272,230</b>	-	-	1,353,622	<b>1,353,622</b>	<b>3,834,662</b>
	0%	0%	45%	<b>45%</b>	0%	0%	12%	<b>12%</b>	0%	0%	7%	<b>7%</b>	0%	0%	35%	<b>35%</b>	<b>100%</b>
FY 2007	-	-	1,842,997	<b>1,842,997</b>	-	-	540,293	<b>540,293</b>	-	-	245,770	<b>245,770</b>	-	-	1,331,523	<b>1,331,523</b>	<b>3,960,583</b>
	0%	0%	47%	<b>47%</b>	0%	0%	14%	<b>14%</b>	0%	0%	6%	<b>6%</b>	0%	0%	34%	<b>34%</b>	<b>100%</b>
FY 2008	-	-	1,888,638	<b>1,888,638</b>	-	-	584,213	<b>584,213</b>	-	-	274,872	<b>274,872</b>	-	-	1,337,384	<b>1,337,384</b>	<b>4,085,107</b>
	0%	0%	46%	<b>46%</b>	0%	0%	14%	<b>14%</b>	0%	0%	7%	<b>7%</b>	0%	0%	33%	<b>33%</b>	<b>100%</b>
FY 2009	-	-	2,011,405	<b>2,011,405</b>	-	-	-	-	454,628	-	-	<b>454,628</b>	219,516	-	1,174,271	<b>1,393,787</b>	<b>3,859,820</b>
	0%	0%	52%	<b>52%</b>	0%	0%	0%	<b>0%</b>	12%	0%	0%	<b>12%</b>	6%	0%	29%	<b>36%</b>	<b>100%</b>
FY 2010	-	-	-	-	1,740,535	-	-	<b>1,740,535</b>	451,817	-	-	<b>451,817</b>	186,174	-	1,078,401	<b>1,264,575</b>	<b>3,456,927</b>
	0%	0%	0%	<b>0%</b>	50%	0%	0%	<b>50%</b>	13%	0%	0%	<b>13%</b>	5%	0%	31%	<b>37%</b>	<b>100%</b>
FY 2011	-	-	-	-	1,793,945	-	-	<b>1,793,945</b>	450,930	-	-	<b>450,930</b>	171,509	-	1,116,037	<b>1,287,546</b>	<b>3,532,421</b>
	0%	0%	0%	<b>0%</b>	51%	0%	0%	<b>51%</b>	13%	0%	0%	<b>13%</b>	5%	0%	32%	<b>36%</b>	<b>100%</b>
FY 2012	-	-	-	-	1,727,579	-	-	<b>1,727,579</b>	465,848	-	-	<b>465,848</b>	-	-	-	-	<b>2,193,427</b>
	0%	0%	0%	<b>0%</b>	79%	0%	0%	<b>79%</b>	21%	0%	0%	<b>21%</b>	0%	0%	0%	<b>0%</b>	<b>100%</b>



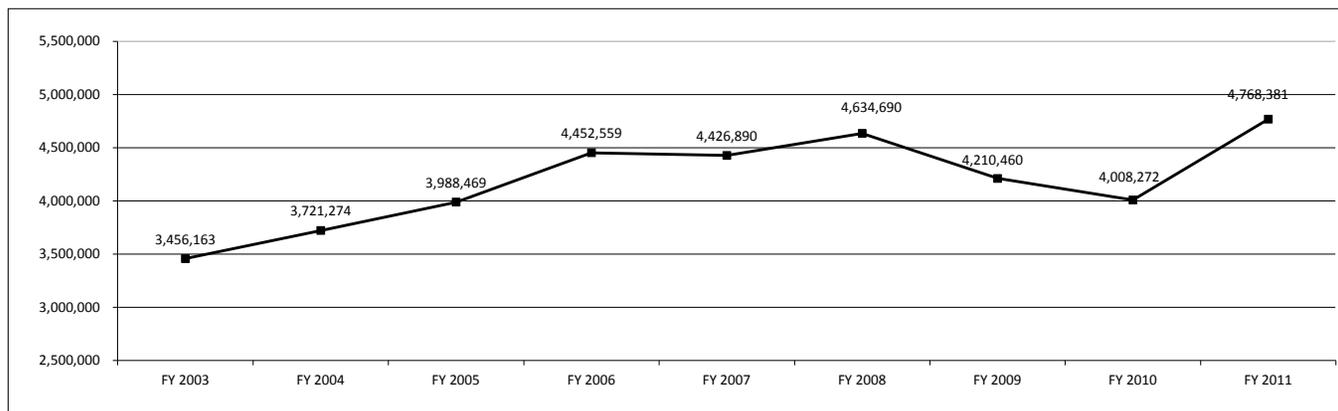
Real Estate Transfer Fee  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	325,272 10%	223,808 7%	292,094 9%	<b>841,174</b> <b>26%</b>	302,064 10%	230,239 7%	287,894 9%	<b>820,197</b> <b>26%</b>	223,340 7%	178,580 6%	222,130 7%	<b>624,050</b> <b>20%</b>	251,253 8%	300,278 9%	339,160 11%	<b>890,691</b> <b>28%</b>	<b>3,176,112</b> <b>100%</b>
FY 2004	324,297 7%	267,938 6%	372,815 9%	<b>965,050</b> <b>22%</b>	416,185 10%	267,049 6%	374,750 9%	<b>1,057,984</b> <b>24%</b>	242,170 6%	393,480 9%	228,298 5%	<b>863,948</b> <b>20%</b>	458,066 10%	474,028 11%	545,402 12%	<b>1,477,496</b> <b>34%</b>	<b>4,364,478</b> <b>100%</b>
FY 2005	459,853 7%	501,676 7%	485,759 7%	<b>1,447,288</b> <b>22%</b>	453,388 7%	389,875 6%	542,314 8%	<b>1,385,577</b> <b>21%</b>	672,025 10%	384,227 6%	634,890 9%	<b>1,691,142</b> <b>25%</b>	777,821 12%	720,780 11%	695,240 10%	<b>2,193,841</b> <b>33%</b>	<b>6,717,848</b> <b>100%</b>
FY 2006	613,024 10%	770,789 13%	592,722 10%	<b>1,976,535</b> <b>33%</b>	578,945 10%	424,531 7%	357,768 6%	<b>1,361,244</b> <b>23%</b>	400,964 7%	383,321 6%	725,943 12%	<b>1,510,228</b> <b>25%</b>	382,628 6%	414,031 7%	376,023 6%	<b>1,172,682</b> <b>19%</b>	<b>6,020,689</b> <b>100%</b>
FY 2007	385,702 10%	293,977 8%	273,938 7%	<b>953,617</b> <b>26%</b>	276,934 8%	287,752 8%	314,399 9%	<b>879,085</b> <b>24%</b>	233,521 6%	223,219 6%	391,018 11%	<b>847,758</b> <b>23%</b>	367,773 10%	414,031 11%	214,571 6%	<b>996,375</b> <b>27%</b>	<b>3,676,835</b> <b>100%</b>
FY 2008	332,108 11%	304,829 10%	330,596 11%	<b>967,533</b> <b>33%</b>	268,817 9%	237,654 8%	287,433 10%	<b>793,904</b> <b>27%</b>	154,684 5%	109,236 4%	216,495 7%	<b>480,415</b> <b>16%</b>	237,199 8%	240,776 8%	220,598 8%	<b>698,573</b> <b>24%</b>	<b>2,940,425</b> <b>100%</b>
FY 2009	238,958 13%	170,453 9%	206,208 11%	<b>615,619</b> <b>33%</b>	178,622 10%	124,015 7%	143,680 8%	<b>446,317</b> <b>24%</b>	117,863 6%	109,891 6%	132,272 7%	<b>360,026</b> <b>19%</b>	117,122 6%	164,024 9%	145,885 8%	<b>427,031</b> <b>23%</b>	<b>1,848,993</b> <b>100%</b>
FY 2010	207,759 10%	220,308 11%	128,039 6%	<b>556,106</b> <b>28%</b>	188,968 9%	149,608 7%	179,144 9%	<b>517,720</b> <b>26%</b>	117,350 6%	117,506 6%	161,453 8%	<b>396,309</b> <b>20%</b>	183,415 9%	171,416 9%	183,046 9%	<b>537,877</b> <b>27%</b>	<b>2,008,012</b> <b>100%</b>
FY 2011	180,979 10%	144,389 8%	146,780 8%	<b>472,148</b> <b>26%</b>	141,028 8%	119,705 7%	145,657 8%	<b>406,390</b> <b>22%</b>	115,899 6%	107,221 6%	157,051 9%	<b>380,171</b> <b>21%</b>	183,418 10%	216,696 12%	180,421 10%	<b>580,535</b> <b>32%</b>	<b>1,839,244</b> <b>100%</b>
FY 2012	139,450 10%	159,226 12%	150,358 11%	<b>449,034</b> <b>34%</b>	159,205 12%	138,744 10%	162,077 12%	<b>460,026</b> <b>34%</b>	136,677 10%	108,630 8%	182,752 14%	<b>428,059</b> <b>32%</b>	- 0%	- 0%	- 0%	<b>-</b> <b>0%</b>	<b>1,337,119</b> <b>100%</b>



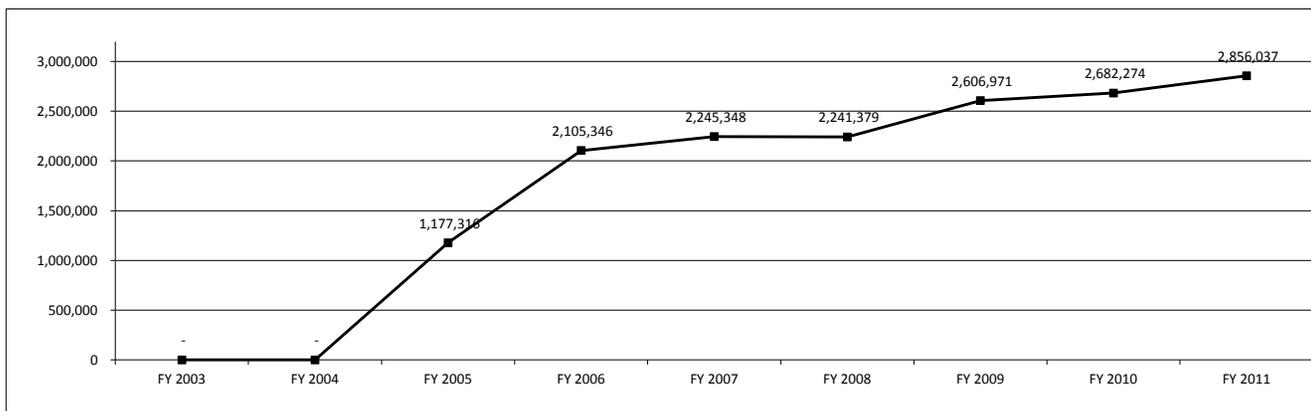
Beach Preservation Fee  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	333 0%	1,397 0%	1,387,698 40%	<b>1,389,428</b> <b>40%</b>	- 0%	21,802 1%	348,465 10%	<b>370,267</b> <b>11%</b>	- 0%	14,231 0%	350,259 10%	<b>364,490</b> <b>11%</b>	(1,117) 0%	25,181 1%	1,307,914 38%	<b>1,331,978</b> <b>39%</b>	<b>3,456,163</b> <b>100%</b>
FY 2004	2,941 0%	67 0%	40,287 1%	<b>43,295</b> <b>1%</b>	1,498,121 40%	29,286 1%	384,841 10%	<b>1,912,248</b> <b>51%</b>	- 0%	4,342 0%	353,384 9%	<b>357,726</b> <b>10%</b>	- 0%	19,450 1%	1,388,555 37%	<b>1,408,005</b> <b>38%</b>	<b>3,721,274</b> <b>100%</b>
FY 2005	72 0%	981 0%	1,623,721 41%	<b>1,624,774</b> <b>41%</b>	- 0%	4,377 0%	469,564 12%	<b>473,941</b> <b>12%</b>	31 0%	6,487 0%	418,797 11%	<b>425,315</b> <b>11%</b>	- 0%	28,886 1%	1,435,553 36%	<b>1,464,439</b> <b>37%</b>	<b>3,988,469</b> <b>100%</b>
FY 2006	16 0%	(1,601) 0%	1,793,630 40%	<b>1,792,045</b> <b>40%</b>	- 0%	5,126 0%	443,233 10%	<b>448,359</b> <b>10%</b>	53,809 1%	41,559 1%	453,592 10%	<b>548,960</b> <b>12%</b>	493 0%	16,609 0%	1,646,093 37%	<b>1,663,195</b> <b>37%</b>	<b>4,452,559</b> <b>100%</b>
FY 2007	155 0%	9,888 0%	1,788,635 40%	<b>1,798,678</b> <b>41%</b>	(1,167) 0%	20,389 0%	465,720 11%	<b>484,942</b> <b>11%</b>	- 0%	5,651 0%	479,283 11%	<b>484,934</b> <b>11%</b>	(56) 0%	10,275 0%	1,648,117 37%	<b>1,658,336</b> <b>37%</b>	<b>4,426,890</b> <b>100%</b>
FY 2008	(523) 0%	82 0%	1,878,335 41%	<b>1,877,894</b> <b>41%</b>	6,214 0%	349,362 8%	2,451 0%	<b>358,027</b> <b>8%</b>	555,444 12%	1,964 0%	925 0%	<b>558,333</b> <b>12%</b>	518,730 11%	8,793 0%	1,312,913 28%	<b>1,840,436</b> <b>40%</b>	<b>4,634,690</b> <b>100%</b>
FY 2009	230 0%	1,449 0%	71,976 2%	<b>73,655</b> <b>2%</b>	1,701,685 40%	34,205 1%	6,302 0%	<b>1,742,192</b> <b>41%</b>	510,156 12%	33,642 1%	18,647 0%	<b>562,445</b> <b>13%</b>	373,397 9%	51,775 1%	1,406,996 33%	<b>1,832,168</b> <b>44%</b>	<b>4,210,460</b> <b>100%</b>
FY 2010	(702) 0%	63,314 2%	52,187 1%	<b>114,799</b> <b>3%</b>	1,639,541 41%	29,679 1%	13,288 0%	<b>1,682,508</b> <b>42%</b>	338,203 8%	14,067 0%	14,762 0%	<b>367,032</b> <b>9%</b>	348,112 9%	43,936 1%	1,451,885 36%	<b>1,843,933</b> <b>46%</b>	<b>4,008,272</b> <b>100%</b>
FY 2011	(10,438) 0%	88,512 2%	60,479 1%	<b>138,553</b> <b>3%</b>	1,820,966 38%	75,388 2%	28,103 1%	<b>1,924,457</b> <b>40%</b>	282,152 6%	50,282 1%	14,107 0%	<b>346,541</b> <b>7%</b>	347,333 7%	65,374 1%	1,946,123 41%	<b>2,358,830</b> <b>49%</b>	<b>4,768,381</b> <b>100%</b>
FY 2012	- 0%	- 0%	142,519 6%	<b>142,519</b> <b>6%</b>	1,841,404 72%	51,817 2%	19,994 1%	<b>1,913,215</b> <b>75%</b>	415,258 16%	30,533 1%	40,206 2%	<b>485,997</b> <b>19%</b>	- 0%	- 0%	- 0%	- 0%	<b>2,541,731</b> <b>100%</b>



Electric Franchise Fee  
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
FY 2004	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
FY 2005	-	-	-	-	-	132,062	125,170	257,232	164,914	182,902	149,175	496,991	137,819	124,503	160,771	423,093	1,177,316
	0%	0%	0%	0%	0%	11%	11%	22%	14%	16%	13%	42%	12%	11%	14%	36%	100%
FY 2006	200,399	228,654	207,028	636,081	169,472	147,282	137,920	454,674	183,400	169,744	157,591	510,735	153,195	-	350,661	503,856	2,105,346
	10%	11%	10%	30%	8%	7%	7%	22%	9%	8%	7%	24%	7%	0%	17%	24%	100%
FY 2007	236,917	262,320	239,571	738,808	178,164	140,383	154,431	472,978	162,181	202,468	169,907	534,556	153,195	-	345,811	499,006	2,245,348
	11%	12%	11%	33%	8%	6%	7%	21%	7%	9%	8%	24%	7%	0%	15%	22%	100%
FY 2008	234,553	257,467	243,116	735,136	188,133	159,109	145,630	492,872	173,607	193,281	153,310	520,198	-	302,365	190,808	493,173	2,241,379
	10%	11%	11%	33%	8%	7%	6%	22%	8%	9%	7%	23%	0%	13%	9%	22%	100%
FY 2009	233,926	250,752	-	484,678	265,468	201,638	172,999	640,105	200,915	440,404	223,202	864,521	193,044	200,570	224,053	617,667	2,606,971
	9%	10%	0%	19%	10%	8%	7%	25%	8%	17%	9%	33%	7%	9%	10%	24%	100%
FY 2010	270,908	275,206	-	546,114	240,225	216,760	165,708	622,693	402,001	-	264,959	666,960	240,741	193,650	412,116	846,507	2,682,274
	10%	10%	0%	20%	9%	8%	6%	23%	15%	0%	10%	25%	9%	7%	15%	32%	100%
FY 2011	270,936	320,260	283,996	875,192	-	235,592	172,932	408,524	195,356	285,018	271,238	751,612	184,755	189,001	446,953	820,709	2,856,037
	9%	11%	10%	31%	0%	8%	6%	14%	7%	10%	9%	26%	6%	7%	16%	29%	100%
FY 2012	285,086	315,558	272,993	873,637	201,785	163,538	-	365,323	163,242	184,930	194,209	542,381	-	-	-	-	1,781,341
	16%	18%	15%	49%	11%	9%	0%	21%	9%	10%	11%	30%	0%	0%	0%	0%	100%





## Memorandum

**TO:** Town Council  
**FROM:** Steve Riley, Town Manager  
**DATE:** April 18, 2012  
**RE:** **Second Reading of Proposed Ordinance No. 2012-10**

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There were no changes made to Proposed Ordinance #2012-10 during the first reading on April 17, 2012.

**AN ORDINANCE OF THE TOWN OF HILTON HEAD, SOUTH CAROLINA, AUTHORIZING THE EXECUTION OF A DEED FOR THE SALE OF AN UNDIVIDED ONE HALF (1/2) INTEREST IN THREE (3) PARCELS OF REAL PROPERTY LOCATED ON BEACH CITY ROAD TO BEAUFORT COUNTY, SOUTH CAROLINA PURSUANT TO THE AUTHORITY OF S.C. CODE ANN. § 5-7-40 (SUPP. 2011), AND § 2-7-20, CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, (1983); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**LEGISLATIVE FINDINGS**

WHEREAS, The Town of Hilton Head Island (hereinafter “Town”) owns certain parcels of land known as R510-005-000-010A-0000, R510-005-000-0248-0000 and R510-005-000-010I-0000 (hereinafter the “Town Parcels”) which are located on Beach City Road, Hilton Head Island, Beaufort County, South Carolina; and

WHEREAS, the Town has agreed to sell to Beaufort County, South Carolina (hereinafter “County”) an undivided one-half (1/2) interest in the Town Parcels in accordance with the terms and conditions set forth in that certain Contract, a copy of which is attached hereto as Exhibit “A”.

WHEREAS, under the provisions of S.C. Code Ann. § 5-7-40 (SUPP. 2011) and § 2-7-20, *Code of the Town of Hilton Head Island, South Carolina*, (1983), the conveyance or granting of an interest in real property owned by the Town of Hilton Head Island must be authorized by Ordinance.

**NOW THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AS FOLLOWS:**

**Section 1.** Execution of Agreement.

- (a) The Mayor and Town Manager are hereby authorized to execute and deliver the Contract in a substantially similar form to that attached hereto as Exhibit "A" for the conveyance of Town owned real property to Beaufort County, South Carolina; and

(b) The Mayor and/or Town Manager are hereby authorized to take such other and further actions as may be necessary to complete the transaction contemplated in the Contract as authorized hereby, including execution and delivery of the Deed and all other documents called for in the Contract.

**Section 2.** Severability.

If any section, phrase, sentence or portion of this Ordinance is, for any reason, held or deemed to be invalid or unconstitutional by any court of competent jurisdiction, then such section, phrase, sentence or portion shall be deemed a separate, distinct and independent provision and shall not affect the remaining portion thereof.

**Section 3.** Effective Date.

This Ordinance shall become effective upon adoption thereof by the Town Council for the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, ON THIS \_\_\_ DAY OF April, 2012.**

\_\_\_\_\_  
Drew A. Laughlin, Mayor

ATTEST

\_\_\_\_\_  
Cori Brock, Town Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form: \_\_\_\_\_

Gregory M. Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_

**PARCELS 10A & 248 BEACH CITY ROAD**

Purchase Price: \$265,000.00

Due Diligence (Phase I / Survey): \$ 2,800.00

**TOTAL: \$267,800.00 (1/2 County Contribution = \$133,900.00)**

**PARCEL 10I BEACH CITY ROAD**

Purchase Price: \$257,760.00

Due Diligence (Phase I / Survey) \$ 4,300.00

**TOTAL: \$262,060.00 (1/2 County Contribution = \$131,030.00)**

**Total County Contribution (\$133,900.00 + \$131,030.00) = \$264,930.00**

CONTRACT FOR PURCHASE AND SALE OF:

An undivided one half (1/2) interest in Three (3) Parcels on Beach City Road on Hilton Head  
Island, South Carolina:

By and Between

The Town of Hilton Head Island, South Carolina,

and

Beaufort County

Dated as of: April \_\_\_\_\_, 2012

**STATE OF SOUTH CAROLINA            )**  
**)**       **SALE AND PURCHASE AGREEMENT**  
**COUNTY OF BEAUFORT                    )**

This Agreement (hereinafter the “Agreement”) is made and entered into by and between The Town of Hilton Head Island, South Carolina (hereinafter, the “Seller”) and Beaufort County (hereinafter, the “Purchaser”) on this \_\_\_\_ Day of April, 2012.

**W I T N E S S E T H**

1.     *Sale and Purchase:* For and in consideration of the Purchase Price hereinafter described and agreed to be paid to the Seller by the Purchaser, and in further consideration of the full and faithful performance of the covenants, conditions and agreements hereinafter set forth to be performed, fulfilled and observed by the Seller and the Purchaser, and subject to the fulfillment of the Conditions set forth herein, the Seller agrees to sell and the Purchaser agrees to purchase from Seller an undivided one-half (1/2) interest in that certain real property and personal property located on Hilton Head Island, Beaufort County, South Carolina, and which are described in Articles 1.1 and 1.2.

1.1    *Real Property:* The Real Property is hereinafter referred to as the “Real Property” or the “Property” and is described as an undivided one-half (1/2) interest in the following:

ALL that certain piece, parcel or tract of land situated, lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina, consisting of 1.01 acres, more or less, and shown and described as "PARCEL 10A" on a survey entitled "Boundary Survey of: Tax Parcel R510 005 010A, Beach City Road, Hilton Head Island, Beaufort County, South Carolina" dated March 31, 2011, prepared by Sea Island Land Survey, LLC, certified by Mark R. Renew, S.C.R.L.S. No. 25437, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 132 at Page 173

Beaufort County TIN: R510-005-000-010A-0000.

AND ALSO:

ALL that certain piece, parcel or tract of land situated, lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina, consisting of 0.84 acres, more or less, and shown and described as "PARCEL 248" on a survey entitled "Boundary Survey of: Tax Parcel R510 005 0248, Beach City Road, Hilton Head Island, Beaufort County, South Carolina" dated March 31, 2011, prepared by Sea Island Land Survey, LLC, certified by Mark R. Renew, S.C.R.L.S. No. 25437, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 132 at Page 174.

R510-005-000-0248-0000

AND ALSO:

All that certain piece, parcel or tract of land situate, lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina shown and described as "1.917 Ac." on a plat entitled "Boundary Survey of 1.917 Ac. Beach City Road, A Portion of Fish Haul Plantation, Hilton Head Island, Beaufort County, South Carolina" dated February 23, 2012, prepared by Surveying Consultants, certified by Terry G. Hatchell, SCRLS #11059, and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 134 at Page 28.

Beaufort Count TIN: R510-005-000-010I-0000.

1.2 *Intangible Personal Property:* In connection with the Real Property, Seller may have (i) obtained certain governmental permits and approvals and (ii) obtained certain contractual rights and other intangible assets, which are hereinafter referred to as the "Intangible Personal Property" and which are described as follows:

(a) Any and all contract rights, declarant rights, access rights or easements, utility easements, covenant rights burdening other property in favor of the Real Property, easements, rights with respect to lands or marshlands lying below the S. C. D. H. E. C. - O. C. R. M. Critical Line, development plan approvals, zoning rights or approvals, development permits, utility allocations, State, Federal or Local governmental permits and approvals, S. C. D. H. E. C. - O. C. R. M. Permits; United States Army Corps of Engineers Permits; and,

(b) Any and all rights, funds, rights to funds, including deductibles, associated with or related to any pending or previous environmental cleanup affecting the Real Property.

(c) Any and all other rights, contracts, easements, contract rights or governmental or other approvals, regardless of description, which affect, touch or concern the Real Property in any way, shape or form, regardless of description.

1.3 *Definition of the "Property"*: Both the Real Property and the Intangible Personal Property are hereinafter referred to collectively as the "Property".

2. *Current Survey*: Purchaser may, if it so chooses, have prepared at its own cost and expense an updated current boundary and as-built survey or ALTA survey of the Property, prepared for and certified to the Purchaser.

2.1 *Delivery of Documents*: Seller shall within fifteen (15) days of the Effective Date of this Agreement tender to Purchaser copies of the following documents in Seller's possession:

- a. Any existing title insurance policies in the possession of Seller or Seller's attorney insuring title to the Real Property.
- b. Copies of any documents evidencing utility allocations or capacity or other contracts benefiting the Real Property.
- c. Any and all documents relating to any rights or obligations which run to or from the Real Property.
- d. Copies of all engineering studies, wetland delineations, environmental studies, surveys and the like of the Real Property which are in Seller's possession. Such studies may be given with appropriate disclaimers.
- e. Copies of any reports, studies or documentation of any type pertaining to any ongoing or previous environmental cleanup affecting the Real Property.

3. *Purchase Price*: The Purchase Price for the Property is Two Hundred Sixty-Four Thousand Nine Hundred Thirty and no/100 (\$264,930.00) Dollars (hereinafter, the "Purchase Price").

3.1 *Apportionment of Purchase Price*: The Purchase Price shall be comprised as follows:

- |    |                                    |                      |
|----|------------------------------------|----------------------|
| 1. | Escrow Deposit Cash from Purchaser | \$ 15,000.00         |
| 2. | Cash from Purchaser at Closing     | <u>\$ 249,930.00</u> |

TOTAL

\$ 264,930.00

3.2 *Payment of Purchase Price:* At Closing (hereinafter defined) Purchaser shall pay to Seller the balance of the Purchase Price, by Certified Check made payable to Seller, or by a wire transfer of cleared funds to the account of Seller at a financial institution which is designated by Seller. Seller shall give written notice of how it wishes for the purchase price to be paid, together with written bank wire instructions, if applicable, no later than three business days prior to the Closing Date.

4. *Title:* Seller shall provide Purchaser with good and marketable title to the Property by Deed of General Warranty, free and clear of any and all monetary liens and encumbrances.

4.1. *Title Evidence:* Within thirty (30) days after the Effective Date as defined herein, Purchaser may obtain a current ALTA Owner's Title Insurance Commitment (the "Commitment") underwritten on, and issued by, a Title Insurance Company of the Purchaser's choosing (hereinafter, the "Title Company"), by which Commitment the Title Company shall agree to insure fee simple marketable title to the Real Property in the name of the Purchaser in an amount equal to the Purchase Price. Seller and Purchaser understand and agree that as of the date of the Title Commitment and the Closing Date, fee simple marketable title to the Property shall be vested in the Seller, and the Commitment shall show and evidence:

a) That fee simple, marketable title to the Real Property is vested in the Seller;

b) That title to the Real Property is in the condition required by this Article 4.

The cost of, or premium associated with, the Commitment, and any Final Policy of Title Insurance issued thereon, shall be the responsibility of and shall be paid for by the Purchaser.

4.2. *Objections to Title:* If Purchaser's title examination or the Commitment shall reveal

that Seller's title to the Real Property is subject to any easements, covenants, clouds on or to the title, encroachments, boundary discrepancies, liens, encumbrances, or any other matter affecting title, or Purchaser's proposed use of the Real Property, then Purchaser shall notify Seller, in writing, of such title defects and Purchaser's objection to the same within five (5) days after the delivery of the Commitment. Upon such notification, the same shall be treated as defect(s) in title ("Title Defects"). Unless Purchaser delivers said written objections within the said five (5) day period following the delivery of the Commitment, it shall be conclusively deemed that Purchaser has accepted title to the Real Property in its then existing condition.

4.3. *Seller's Right to Cure:* Seller shall have thirty (30) days from receipt of Purchaser's written notice of any Title Defects to Cure (hereinafter defined), or to cause to be Cured, the Title Defects. Seller agrees to use its best efforts and due diligence in Curing, or in causing to be Cured, the Title Defects. If said thirty (30) day period given Seller to Cure the Title Defects shall extend beyond the Closing Date, and Seller does not Cure, or cause to be Cured, the Title Defects before the Closing Date, then closing shall be held within ten (10) days after Seller delivers written notice to Purchaser that the Title Defects have been Cured. "Cured" as used herein means that a title insurance company authorized to do business in South Carolina and a member of the American Land Title Association will issue a Title Insurance Policy insuring title to the Real Property at standard rates and with only the standard exceptions.

4.4. *Seller's Failure to Cure:* If Seller cannot Cure, or cause to be Cured, the Title Defects within the said thirty (30) day period, or within such longer period to which the Seller and Purchaser may agree in writing, then the Purchaser shall have the option of:

- a) Closing this transaction in accordance with the terms and conditions hereof, and accepting title to the Real Property in its then existing condition by deed taking exception to such uncured Title Defects, with such adjustments to the

purchase price as are agreed to by the Parties; or,

b) Terminating this Agreement, whereupon Purchaser shall be refunded the entire Escrow Deposit together with any interest accrued thereon, and Seller and Purchaser shall thereafter be released from any and all further obligations or liabilities to one another arising under or out of this Agreement.

4.5. *Subsequent Matters:* The Seller acknowledges that a period of days will elapse between the delivery of the Commitment as required herein and Closing. Acceptance of the Commitment by the Purchaser shall not be deemed a waiver of any Title Defect arising between the date of delivery of the Commitment and the date of Closing.

(a) The Purchaser shall notify the Seller of any Title Defects arising subsequent to delivery of the Title Commitment prior to closing.

(b) Upon notification to Seller by Purchaser of any Title Defects arising subsequent to delivery of the Title Commitment, the “Cure” provisions of Article 4.3 and 4.4, *supra.*, shall become effective.

5. *Closing:* This transaction shall be “Closed” and title to the Property shall be conveyed from Seller to Purchaser by delivery of the Deed (hereinafter defined) and other documents required herein from Seller to Purchaser (hereinafter the “Closing”) at 10:00 o’clock A. M. on the Closing Date (hereinafter defined) at the Office of Purchaser’s Attorney, or at such other place as Purchaser and Seller shall mutually agree in writing. Subject to fulfillment of all of the Seller’s obligations and any conditions hereunder, the Closing, unless otherwise modified or extended by mutual agreement of the Seller and Purchaser in writing shall occur on or before sixty (60) days after the Effective Date as defined in Section 11 hereinbelow (the “Closing Date”).

5.1. *Seller’s Obligations at Closing:* At Closing, the Seller shall deliver to Purchaser, at Seller’s expense, the following Closing Documents:

a. A Good and sufficient General Warranty Deed (the “Deed”) so as to

convey to Purchaser Fee Simple, Marketable Title to the Real Property, as provided in Article 4 above. The Deed shall be in recordable form, with documentary stamps (if any) affixed, executed by the Seller and duly acknowledged before a Notary Public.

b. A “Certification by Entity Transferor,” certifying that the Seller is not a “foreign person” as that term is used and defined in Section 1445 (f)(3) of the Internal Revenue Code of 1986, as amended.

c. A mechanic’s lien affidavit, duly executed by Seller and acknowledged before a notary public, attesting to the absence, unless otherwise provided for in this Agreement, or unless created by acts of the Purchaser, of any claims of lien or potential lienors and further attesting that there have been no improvements to the Real Property for ninety five (95) days immediately preceding the Closing Date for which the cost thereof remains unpaid.

d. A South Carolina residency affidavit certifying the address, Residence and Federal Identification Number of Seller to establish the withholding requirements of S. C. Code Ann. § 12-9-310 (Supp. 2011), and South Carolina Revenue Ruling Number 90-3.

e. Full and complete releases, in recordable form, of any mortgages, liens, claims or other encumbrances to the title of the Real Property, except as may be otherwise provided in Article 4 above.

f. Such other documents as Purchaser, Purchaser’s Attorney or Purchaser’s Title Insurance Company may reasonably require or deem as necessary to convey the Property to the Purchaser in accordance with the terms and provisions of this Agreement.

g. Certified copy of the Resolution of the Town Council authorizing the execution of this Agreement.

h. Certified copy of the Ordinance of the Town Council authorizing the sale of the Real Property and execution of the above-referenced Closing Documents.

i. Certified copy of the Minutes of the Town Council meetings wherein the Resolution and Ordinance referenced in Articles 5.1 (g) and (h) above were approved.

5.2. *Purchaser’s Obligations at Closing:* At Closing, the Purchaser shall deliver to Seller, at Purchaser’s expense, the following:

a. The Purchase Price.

b. Certified copy of the Resolution of County Council approving this Agreement and authorizing the completion of the transaction contemplated hereby.

c. Certified copies of the Minutes of the County Council meetings wherein this Agreement was approved.

5.3. *Escrow Agent:* The Escrow Agent shall serve as Closing Agent for all Parties at settlement. Deposit with the Escrow Agent of the Purchase Price, the instruments of conveyance and such other funds and/or documents as are required of either Party under the terms of this Agreement, and/or the Title Company, and/or the Escrow Agent shall be deemed to be a good and sufficient tender of performance in accordance with the terms hereof.

6. *Default by Purchaser:* Except as may be otherwise expressly provided or limited herein with respect to any specific act or omission, if the Purchaser shall default in any of its obligations, covenants, or agreements contained within this Agreement or any of the Exhibits hereto, and shall remain in default after ten (10) day's written notice specifying the default and demanding that the default be cured, then the Seller shall be entitled to pursue any remedy at law or in equity against the Purchaser, including an action for damages or for Specific Performance of this Agreement. The provisions of this Article 6 shall be binding upon the successors and assigns of the Purchaser, and shall survive the Closing of the transaction contemplated herein.

7. *Default by Seller:* Except as may be otherwise expressly provided or limited herein with respect to any specific act or omission, if the Seller shall default in any other obligations, covenants, or agreements contained within this Agreement or any of the Exhibits hereto, and shall remain in default after ten (10) day's written notice specifying the default and demanding that the default be cured, then the Purchaser shall be entitled to pursue any remedy at law or in equity against the Seller, including an action for damages or for Specific Performance of this

Agreement. The provisions of this Article 7 shall be binding upon the successors and assigns of the Seller, and shall survive the Closing of the transaction contemplated herein.

8. *Conditions to Purchaser's Obligation to Close:* The obligation of the Purchaser to purchase the Property from the Seller is subject to satisfaction, as of the Closing Date, of the following conditions (any of which may be waived, in writing, in whole or in part by Purchaser at or prior to Closing):

a. All of the representations and warranties of the Seller set forth herein shall be true on and as of the Closing in all respects, as though such representations and warranties were made at and as of the Closing; and all covenants, agreements and documents required of the Seller in this Agreement shall have been performed, complied with or delivered (as the case may be) in accordance with this Agreement.

b. The Property shall not be in material violation of any governmental laws, ordinances, rules or regulations, and there shall be no action, suit or proceeding pending or filed against or affecting the Property or any portion thereof, or relating to or affecting or arising out of the ownership or development of the Property or any portion thereof, in any state or federal court or by any federal, state, county or municipal department, commission, board bureau, or agency or other governmental instrumentality.

c. Approval of the terms of this Agreement by affirmative vote of the Beaufort County Council.

d. In the event any of the above stated conditions is not satisfied or waived in writing by Purchaser prior to Closing, this Agreement shall terminate on the Option of the Purchaser, any Escrow Deposit and any accrued interest thereon shall be returned to Purchaser, and neither Party shall have any further obligation or rights with respect to the other.

9. *Conditions to Seller's Obligation to Close:* The obligation of the Seller to sell the Property to the Purchaser is subject to the Town Council for the Town of Hilton Head Island, South Carolina adopting a Resolution authorizing the execution of the within Agreement and an Ordinance authorizing the sale of the Property and the execution the Closing Documents referenced herein.

10. *Representations and Warranties of Seller:* To induce Purchaser to enter into this Agreement and to purchase the Property, Seller represents and warrants (which representations and warranties shall survive the Closing) to Purchaser as follows:

a. As of the date of this Agreement and as of the date of Closing, Seller will have all requisite legal power and authority to execute and deliver the Deed and other documents to be delivered pursuant to this Agreement. The individual or individuals executing this Agreement on behalf of Seller has and as of the date of Closing, will have, express authority and full power on behalf of Seller to enter into and deliver this Agreement and the Deed and other documentation required hereunder.

b. Other than work or material contracted for by Purchaser, as of the Closing, no work will have been performed or will be in process at the Property, and no materials will have been delivered to the Property that might provide the basis for the filing of a Mechanic's, Materialman's or other lien against the Property or any portion thereof. The requirements set forth in this Article 10(b) shall be deemed satisfied if the Title Company, based upon Seller's mechanic's lien affidavit, is willing to give Purchaser affirmative mechanic's lien coverage.

c. There has been no deferral of taxes with respect to this Property.

d. Other than is expressly provided for herein, Seller shall not grant any easements, or enter into any covenants or agreements concerning the Property or title to the Real Property, or in any other way affect the Property or title to the Real Property without the written consent of Purchaser.

e. There are no rights or claims of parties in possession not shown by the Public Records for Beaufort County, South Carolina; and there is no litigation now pending or threatened against the Seller which would materially affect the Property, title to the Real Property, the execution, delivery or enforceability of this Agreement, or the Seller's performance or other obligations hereunder.

f. No options, leases or other contracts are still outstanding which give any other party a right to purchase the Real Property.

11. *Brokers:* Seller and Purchaser warrant and represent that no broker, finder, or other person is entitled to a commission, finder's fee or other compensation in connection with this Agreement, and Seller shall indemnify and hold harmless the other party from any and all claims, liabilities, losses, damages, costs and expenses arising from the claim of any other

broker, finder or other person for such compensation, arising by, under or through such party. The obligations under this Article 11 shall survive the Closing.

12. *Effective Date:* The “Effective Date” of this Agreement shall be the date upon which the officials of The Town of Hilton Head Island, South Carolina, execute and deliver this Agreement to Seller.

13. *Miscellaneous:*

13.1. *Assignability:* This Agreement may not be assigned by either the Purchaser or the Seller without the express written consent of both parties.

13.2. *Binding Effect:* This Agreement shall inure to the benefit of and shall be binding upon the Seller and Purchaser and their respective successors and assigns.

13.3. *Amendment, Changes and Modifications:* Except as otherwise provided herein, this Agreement may not be effectively amended, changed, modified or altered without the written consent of both parties hereto.

13.4. *Severability:* In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

13.5. *Execution in Counterparts:* This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

13.6. *Applicable Law:* This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

13.7. *Captions:* The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

13.8. *Recording:* The parties hereto may not record this Agreement, or a short form Memorandum thereof, in the Office of the Register of Deeds for Beaufort County, South Carolina.

13.9. *Plural/Singular:* Where appropriate, the use of the singular herein shall include and be deemed to be the plural, and the use of the plural herein shall be deemed to include the singular.

13.10. *No Third Party Beneficiaries:*The Parties hereto affirmatively represent that this Agreement is made solely for the benefit of the parties hereto and their respective successors and assigns and not for the benefit of any third party who is not a signature party hereto. No party other than the signature parties and their respective successors and assigns hereto shall have any enforceable rights hereunder, or have any right to the enforcement hereof, or any claim for damages as a result of any alleged breach hereof.

13.11. *Notices:* All notices, applications, requests, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered in person, or mailed by regular first class mail, postage prepaid (in such case, delivery shall be deemed complete upon mailing), addressed as follows, or to such other place as may be designated in writing by the parties:

To Purchaser: THE TOWN OF HILTON HEAD ISLAND  
Stephen G. Riley, Manager  
One Town Center Court  
Hilton Head Island, SC 29928

With Copy to: John W. Wilkins, Esq.  
Alford, Wilkins & Coltrane, LLC  
Post Office Drawer 8008  
Hilton Head Island, SC 29938-8008

To Seller: BEAUFORT COUNTY

Gary T. Kubic, Administrator  
Post Office Drawer 1228  
Beaufort, SC 29901

With Copy to: Thomas A. Bendle, Jr., Esq.  
Howell, Gibson & Hughes, P. A.  
Post Office Box 40  
Beaufort, SC 29901

13.12 *Further Assurances and Corrective Documents:* The Seller and Purchaser agree to do, execute, acknowledge, deliver or cause to be done all such further acts as may be reasonably determined to be necessary to carry out this Agreement and give effect hereto. The Seller and Purchaser agree that each shall, upon request, execute and deliver such other or corrective documents, or any such document as may be requested by any governmental or regulatory agencies, including but not limited to any such documents relating to any pending or previous environmental cleanup affecting the Real Property, as may be reasonably determined to be necessary, either before or after the Closing. The obligations of this Article 12.12 shall survive the Closing.

14. *Possession:* Possession of the Property shall be delivered to the Purchaser at Closing, provided, however, that the Purchase Price, minus adjustments and prorations, is paid in full by or on behalf of Purchaser at Closing.

15. *Prorations:* Payment of the following is to be pro-rated between the Seller and the Purchaser as of the Closing Date:

a. Real Property Taxes and Assessments, if any, shall be made on the basis of the current year's tax with due exemptions, if allowed for the said year. If Closing occurs on a date when the current year's taxes are not fixed, taxes will be apportioned based upon the prior year's taxes plus ten (10%) per cent. Any tax apportionment based upon an estimate shall be recalculated when the property taxes are finally fixed, and the Seller or Purchaser, as the case may be, shall make payment to the other based upon such recalculation. The provisions of this Article 14(a) shall survive the Closing and delivery of the Deed.

16. *Seller's Closing Costs:* Seller shall be responsible to pay for the Cost of:
- a) Any documentary stamp expense or taxes which may be payable to the State of South Carolina and/or the County of Beaufort, and any other fees or charges payable by reason of the execution, delivery and recording of the Deed;
  - b) Any other Seller's Closing Costs which are customary in Beaufort County, South Carolina.

- 16.1. *Purchasers Closing Costs:* Purchaser shall be responsible to pay the cost of:
- a) Recording of the Deed and any Town of Hilton Head Island, South Carolina, Transfer Fee;
  - b) The Cost of any title insurance premium chargeable for the Commitment and any policy of Title Insurance issued therefrom; and,
  - c) Any other Purchaser Closing Costs which are customary in Beaufort County, South Carolina.

17. *Attorney's Fees and Costs:* If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover its reasonable attorney's fees and any costs incurred as a result of any such dispute, whether incurred before the institution of suit or after the commencement of suit, including appellate proceedings, in addition to any other relief to which the prevailing party is entitled.

18. *Damage or Risk of Loss:* The risk of loss or complete or partial destruction of the Property shall rest with the Seller up to the time that the Closing occurs. If the Property is damaged, but repairable prior to Closing, Seller has the option of repairing and proceeding. If the Property is damaged, but un-repairable prior to Closing, the Purchaser shall be entitled to a return of any Escrow Deposit together with any accrued interest thereon, and this Agreement

shall be terminated, and neither party shall have any further rights or obligations with respect to the other.

19. *Condemnation:* If, between the date of this Agreement and the Closing, a taking or condemnation of the Property is threatened, or commenced by any party or entity other than Purchaser, Purchaser may elect, in writing, within five (5) days after receipt of notice from Seller of such taking or condemnation, accompanied by information regarding the amount and payment of the condemnation proceeds, to terminate this Agreement or to purchase the Property without regard to such condemnation. If Purchaser fails to notify Seller of Purchaser's election, Purchaser will be deemed to have elected to proceed with the purchase of the Property without regard to such taking or condemnation. In the event Purchaser elects to purchase, Seller shall have no obligation to repair or replace any of the Property destroyed, nor shall the purchase price be adjusted. If Purchaser elects to terminate this Agreement, Purchaser shall notify Seller of such election in writing; this Agreement shall be of no further force and effect; Escrow Agent shall immediately return the Deposit to Purchaser; and Seller shall be entitled to receive any condemnation awards payable as a result of such taking or condemnation. If Purchaser elects to purchase the Property despite such taking or condemnation Seller shall assign its rights to and Purchaser shall be entitled to receive any condemnation awards payable as a result of such taking or condemnation. However, in the event Seller determines that the amount of condemnation awards payable as a result of such taking or condemnation exceeds the Purchase Price, Seller may elect at any time and in their sole discretion to terminate this Agreement and retain and receive all rights to such condemnation awards, and Purchaser shall be entitled to the return of all deposits paid, and neither party shall have any further rights or obligation against the other. Nothing in this Section shall apply to any taking or condemnation instigated by Purchaser.

20. *Escrow Agent:* The “Escrow Agent” shall be Thomas A. Bendle, Jr., Esq., Howell, Gibson & Hughes, Post Office Box 40, Beaufort, SC 29901. If any dispute should arise as to whether Escrow Agent is obligated to deliver any Escrow Deposit, or any funds or documents which it holds, Escrow Agent shall not be required to make delivery thereof, but, in such event shall hold the same until receipt, by Escrow Agent, of written authorization from Seller and Purchaser directing the disposition of the same. In the absence of such written authorization, Escrow Agent may hold any Escrow Deposit, or any other funds or documents in connection with this transaction in its possession until a final determination of the rights of the Parties by a Court of competent jurisdiction. If such written authorization is not given or proceedings for such determination are not begun and diligently continued, Escrow Agent may institute an appropriate proceeding for leave to place any Escrow Deposit, or any other funds or documents in connection with this transaction in its possession with the Clerk of Court for Beaufort County, South Carolina, pending such determination. Escrow Agent shall not be charged with notice of any fact or circumstance unless and until written notice of the same is received by Escrow Agent. Upon making the delivery of the funds or documents which Escrow Agent may hold in accordance with the provisions of this Article 20, Escrow Agent shall have no further obligation or liability to Purchaser and Seller, and Purchaser and Seller agree to indemnify and hold Escrow Agent harmless from any such liability.

21. *Matters Subsequent to Closing:* Seller acknowledges that it has obligations under this Agreement to be fulfilled subsequent to Closing. Seller acknowledges that all such obligations survive the Closing whether or not a specific statement to that effect is set forth in connection with each such obligation.

IN WITNESS WHEREOF, the Seller and the Purchaser caused their duly authorized officers and representatives to execute this Agreement as of the date and year first above written.

**WITNESSES:**

**THE TOWN OF HILTON HEAD ISLAND,  
SOUTH CAROLINA**

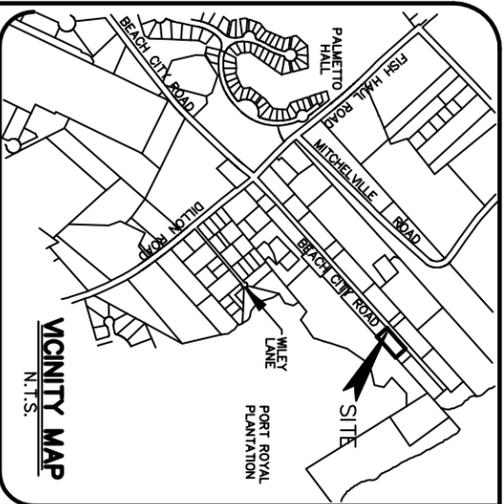
\_\_\_\_\_ **By:** \_\_\_\_\_  
**Drew A. Laughlin, Mayor**

\_\_\_\_\_ **Attest:** \_\_\_\_\_  
**Stephen G. Riley, Town Manager**

**BEAUFORT COUNTY**

\_\_\_\_\_ **By:** \_\_\_\_\_  
**Gary T. Kubic, Administrator**

\_\_\_\_\_ **Attest:** \_\_\_\_\_



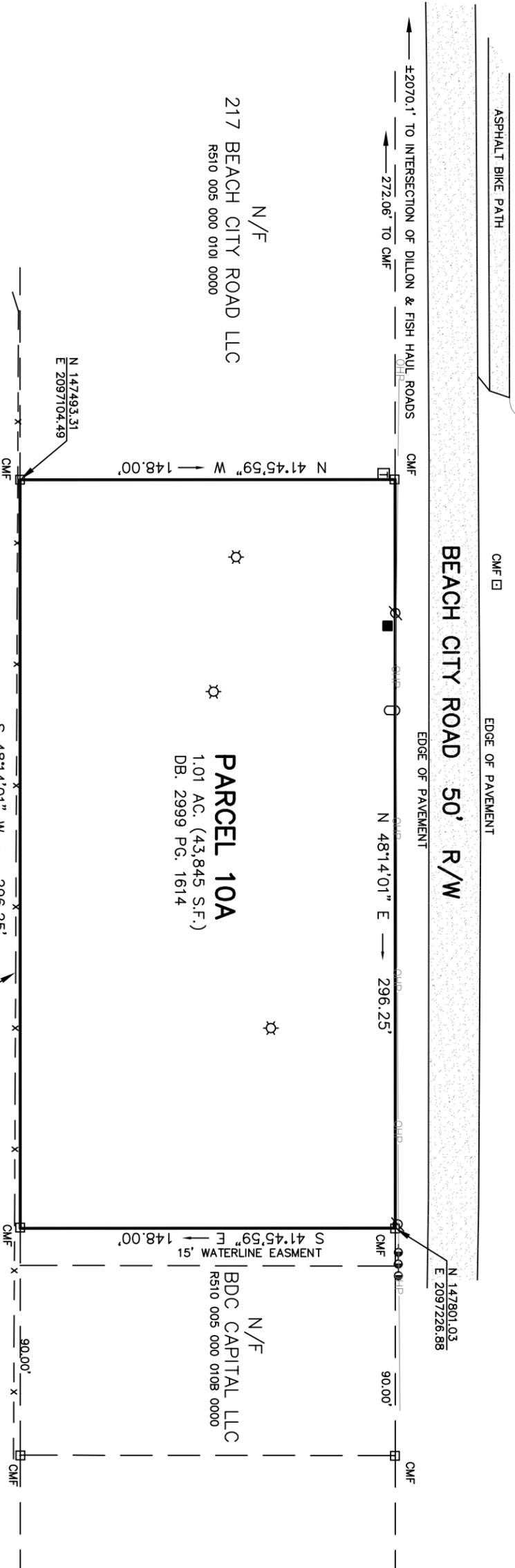
SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

- REFERENCE PLAT**
- 1) A PORTION OF FISH HAUL PLANTATION KNOWN AS THE GABRIEL BOSTON TRACT, LOCATED ON HILTON HEAD ISLAND, S.C. DRAWN: MARCH, 1962 RMC, BEAUFORT COUNTY, SC BY: FRED C. HACK S.C.R.L.S. # 1377
  - 2) A PLAT OF 2.00 ACRES IN JOHNNY WHITE SUBDIVISION A SECTION OF FISH HAUL PLANTATION HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 2/21/75 RECORDED IN PLAT BOOK 23 AT PAGE 114, DATED: 3/10/75 RMC, BEAUFORT COUNTY, SC BY: RICHARD L. STROMAN, S.C.R.L.S. # 5494
  - 3) A BOUNDARY SURVEY OF TAX PARCEL 10A, MAP 5, DIST. 510, BEACH CITY ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 2/16/06 RECORDED IN PLAT BOOK 111 AT PAGE 176, DATED: 2/21/06 RMC, BEAUFORT COUNTY, SC BY: JOHN R. CARTER, S.C.R.L.S. # 14801

N/F  
RBC BANK USA  
RS10 004 000 0333 0000

N/F  
WSI II LLC  
RS10 005 000 0242 0000

**BEACH CITY ROAD 50' R/W**



N/F  
217 BEACH CITY ROAD LLC  
RS10 005 000 0101 0000

**PARCEL 10A**  
1.01 AC. (43,845 S.F.)  
DB. 2999 PG. 1614

N/F  
BDC CAPITAL LLC  
RS10 005 000 0108 0000

**SYMBOLS**

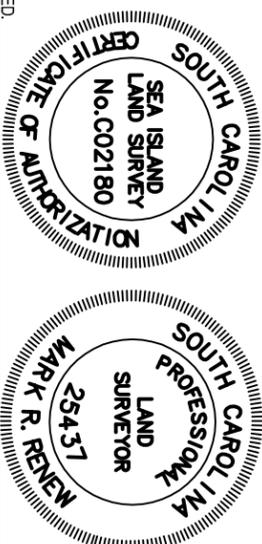
- CMF - 3" CONCRETE MONUMENT FOUND
- - TELEVISION SERVICE
- TELEPHONE SERVICE
- - WATER METER
- ∅ - UTILITY POLE
- ⊙ - LIGHT POLE
- OHP- - OVERHEAD POWERLINE

N/F TOWN OF HILTON HEAD ISLAND  
(FISH HAUL PARK)  
RS10 005 000 0208 0000

**NOTES:**

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
- 2) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF THE ROD FOR BEAUFORT COUNTY. RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 5) SUBJECT PROPERTY FALLS WITHIN THE AIRPORT OVERLAY DISTRICT.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 7A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



BOUNDARY SURVEY OF:  
TAX PARCEL RS10 005 010A, BEACH CITY ROAD,  
HILTON HEAD ISLAND,  
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
THE TOWN OF HILTON HEAD ISLAND

DATE: 3/31/11

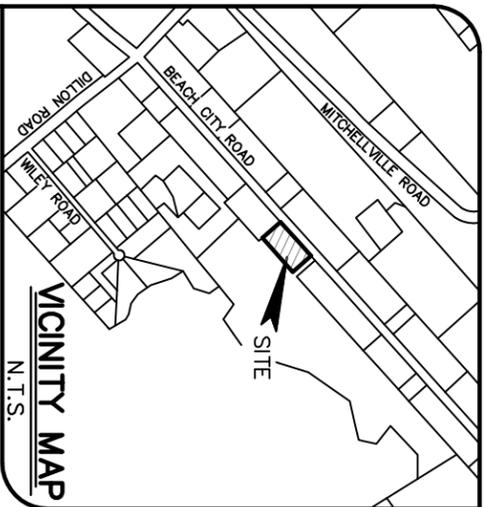
SCALE: 1" = 50'

**SILS** Sea Island Land Survey, LLC.  
4D Matthews Court,  
Hilton Head Island,  
SC 29926  
E-mail: sils@splynet.com  
FILE No.: 05534/7  
DWG No.: 4-1642

Tel (843) 681-3248  
Fax (843) 689-3871

NOT VALID UNLESS EMBOSSED.

COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. C.D. BA. FLD. FS. WFO

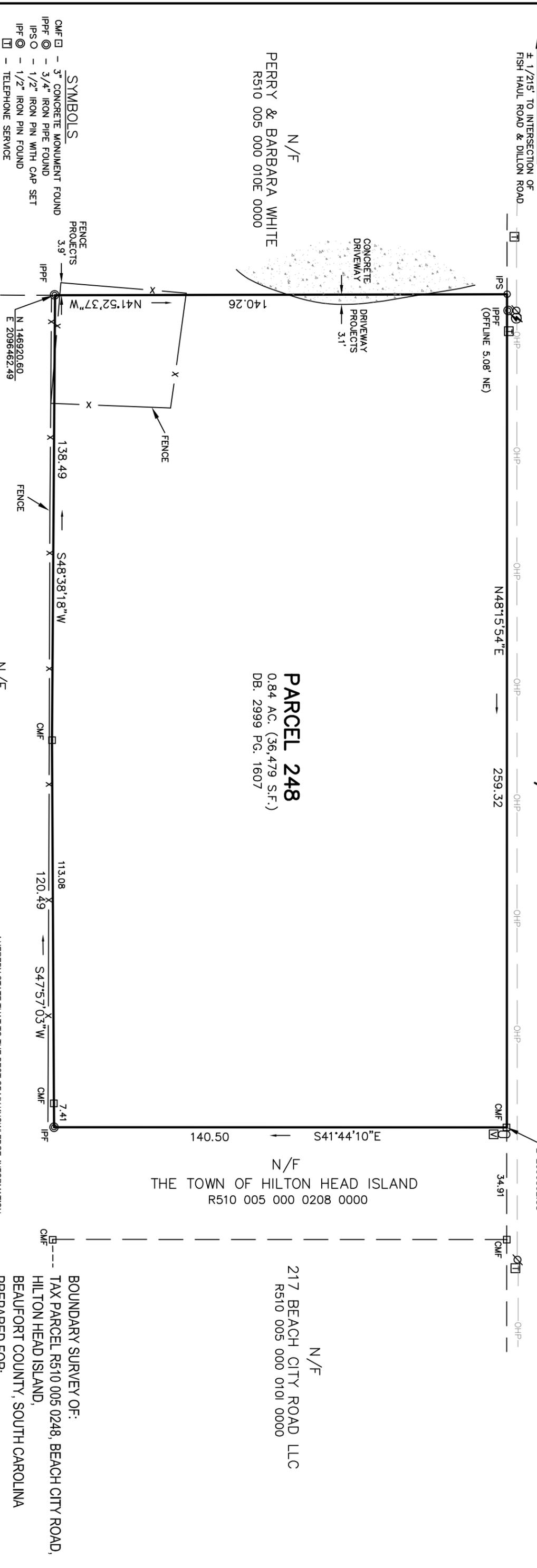


SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

REFERENCE PLAT

1) A BOUNDARY SURVEY OF APN R510 005 000 010E & R510 005 000 0248, FISH HAUL PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C.  
 DRAWN: 6/02/04  
 RECORDED IN BOOK 100, PAGE 191, DATED 7/27/04  
 ROD. BEAUFORT COUNTY, SC  
 BY: MACK W. THOMAS III S.C.R.L.S. # 14531

BEACH CITY ROAD 50' R/W



N/F  
 PERRY & BARBARA WHITE  
 R510 005 000 010E 0000

**PARCEL 248**  
 0.84 AC. (36,479 S.F.)  
 DB. 2999 PG. 1607

N/F  
 THE TOWN OF HILTON HEAD ISLAND  
 R510 005 000 0208 0000

N/F  
 217 BEACH CITY ROAD LLC  
 R510 005 000 0101 0000

- SYMBOLS**
- CMF  $\square$  - 3" CONCRETE MONUMENT FOUND
  - IPPF  $\odot$  - 3/4" IRON PIPE FOUND
  - IPS  $\circ$  - 1/2" IRON PIN WITH CAP SET
  - IPF  $\odot$  - 1/2" IRON PIN FOUND
  - $\square$  - TELEPHONE SERVICE
  - $\square$  - WATER METER
  - $\square$  - VALVE BOX
  - $\odot$  - ELECTRIC SERVICE
  - $\odot$  - UTILITY POLE
  - OHP- - OVERHEAD POWERLINE

PROPERTY AREA = 0.84 AC. (36,479 S.F.)

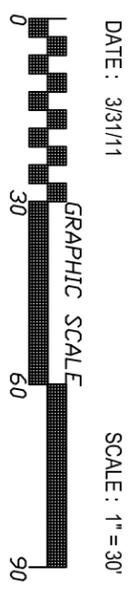
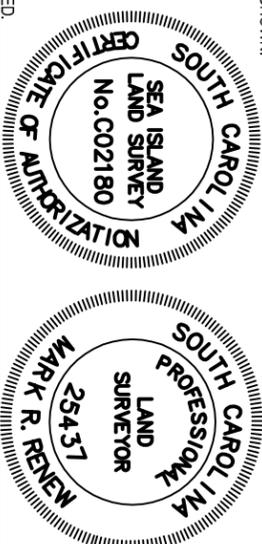
ADDRESS: BEACH CITY ROAD  
 DISTRICT: 510, MAP: 5, PARCEL: 248

THIS PROPERTY LIES IN F.E.M.A. ZONE C - N/A  
 COMMUNITY NO. 450250 PANEL: 0009D, DATED: 9/29/86

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
- 2) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 5) SUBJECT PROPERTY FALLS WITHIN THE AIRPORT OVERLAY DISTRICT.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

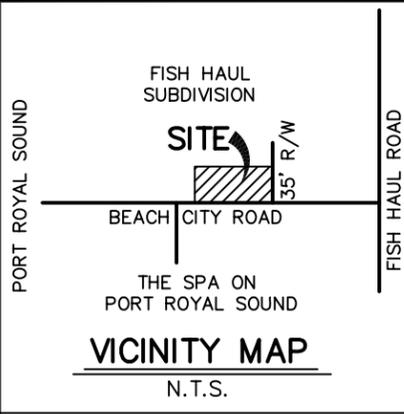


BOUNDARY SURVEY OF:  
 TAX PARCEL R510 005 0248, BEACH CITY ROAD,  
 HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 PREPARED FOR:  
 THE TOWN OF HILTON HEAD ISLAND  
 DATE: 3/31/11  
 SCALE: 1" = 30'

**SILS** Sea Island Land Survey, LLC.  
 4D Mathews Court,  
 Hilton Head Island,  
 SC 29926  
 File No.: 11044  
 Tel (843) 681-3248  
 Fax (843) 689-3871  
 E-mail: sils@splynet.com  
 DWG No.: 4-1643

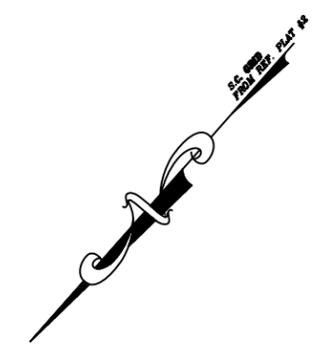
NOT VALID UNLESS EMBOSSED.

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SURVEY TIE LINE TABLE		
LINE	LENGTH	BEARING
L1	34.95'	S 48°10'15" W
L2	140.40'	S 41°38'33" E
L3	7.57'	S 47°20'26" W

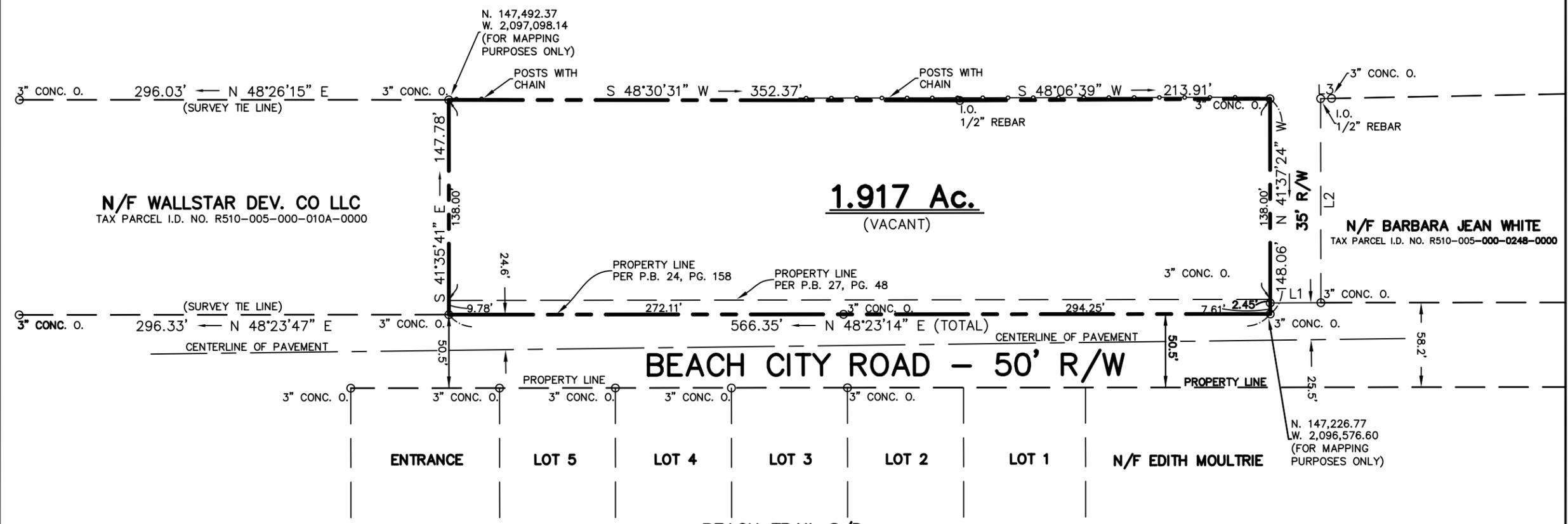
N/F TOWN OF HILTON HEAD ISLAND SC  
TAX PARCEL I.D. NO. R510-005-000-0208-0000



BOUNDARY  
SURVEY OF  
**1.917 Ac.**  
**BEACH CITY  
ROAD**

A PORTION OF  
**FISH HAUL  
PLANTATION**

HILTON HEAD ISLAND  
BEAUFORT COUNTY  
SOUTH CAROLINA



**SURVEYING CONSULTANTS**

17 Sherington Drive, Suite C  
Bluffton, SC 29910  
SC TELEPHONE: (843) 815-3304  
FAX: (843) 815-3305  
GA TELEPHONE: (912) 826-2775

SCALE: 1" = 50'  
DATE: 02/23/2012  
JOB NO: SC120009

CREW: JM/EH  
CAD: RGL  
COPYRIGHT © BY SURVEYING CONSULTANTS

REFERENCE PLAT:

- 1) COMPOSITE PLAT-GABRIEL BOSTON TRACT, A PORTION OF FISH HAUL PLANTATION ON BEACH CITY ROAD, BAYGALL SECTION, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C., DATED: SEPTEMBER, 1978, BY: ERIC H. FRIESLEBEN, S.C.R.L.S. NO. 4924, RECORDED: P.B. 27, PG. 48.
- 2) A 1.923 Ac. PLAT FOR MR. JOHNNY WHITE, HILTON HEAD IS., S.C., TO MS. MAGGIE W. BRUEN, 765 LINCOLN AVE. APT. 10 M, BROOKLYN, NEW YORK 11208, DATED: APRIL 24, 1976, BY: ERIC H. FRIESLEBEN, S.C.R.L.S. NO. 4924, RECORDED: P.B. 24, PG. 158.
- 3) BOUNDARY SURVEY OF TAX PARCEL 10D, MAP 4, DIST. 510, BEACH CITY ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 12/13/05, BY: JOHN R. CARTER, S.C.R.L.S. NO. 14801, RECORDED: P.B. 110, PG. 132, 12/20/05.
- 4) SUBDIVISION PLAT OF BEACH TRAIL SUBDIVISION, SITUATED ON PARCEL 10D, BEACH CITY ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 03/06/08, BY: MARK R. RENEW, S.C.R.L.S. NO. 2647, RECORDED: P.B. 124, PG. 124, 04/25/2008.

NOTES:

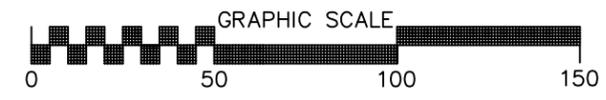
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
- 2) AS OF THE DATE OF THIS SURVEY THIS LOT IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 9-D, COMMUNITY NO. 450250, MAP DATED 9/29/86, BASE ELEVATION 14.0'.
- 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- 4) THIS PROPERTY DOES FALL WITHIN THE AIRPORT OVERLAY DISTRICT.

SPECIAL NOTE

Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

ADDRESS: #230 BEACH CITY ROAD

TAX PARCEL I.D. NO. R510-005-000-0101-0000



PREPARED FOR: THE TOWN OF HILTON HEAD ISLAND

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# TOWN OF HILTON HEAD ISLAND

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## Community Development Department

**TO:** Stephen G. Riley, C.M., *Town Manager*  
**VIA:** Teri Lewis, AICP, *LMO Official*  
**FROM:** Nicole Dixon, CFM, *Senior Planner*  
**CC:** Charles Cousins, AICP, *Director of Community Development*  
**DATE:** April 25, 2012  
**SUBJECT:** Proposed Ordinance No. 2012-09  
ZMA110007 – Hargray Area Rezoning

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**Recommendation:** The Planning and Development Standards Committee met on September 28, 2011 to review the attached application for Zoning Map Amendment (ZMA110003) and voted unanimously to recommend that Town Council disapprove the proposed application for rezoning.

The Planning Commission met on April 10, 2012 to review the attached application for Zoning Map Amendment (ZMA110007) and after a public hearing voted 4-3-0 to recommend that Town Council approve the proposed application for rezoning.

Commissioner Gail Quick voted against the motion to approve the application because she believes that for long-range planning for the island and a consistent action based on our past history and the future vision of the island, it would be in the best interest of the Town not to approve the subject rezoning request at this time.

Commissioner Terrence Ennis voted against the motion and had the following comments: he stated that this was a tough decision to make because on one hand the Town wants to encourage new business opportunities on the island; however, on the other hand, we also need to think strategically. What use is the Town going to make of the excess commercial space that already exists? How will that fit into a long range plan so that there is a context to be able to put this in?

Chairman Loretta Warden voted against the motion because she feels that there is no urgent and compelling need to act on this request at this time. She stated that she believes that the many broad uses which are currently approved in the CC Zoning designation are much too broad for the ways in which the Town might wish to see this property utilized in the future.

Staff recommends that the Planning and Development Standards Committee forward the application for the proposed rezoning to Town Council with a recommendation for approval.

**Summary:** The purpose of this application is to amend the Official Zoning Map by changing the zoning designation of five properties located at 862, 852, and 840 William Hilton Parkway and 1 and 2 Regency Parkway, from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District. The properties proposed to be rezoned contain a Hargray building, the Savannah Bank, a vacant building (former Ronnie's bakery), Stack's restaurant and the Atrium building.

**Background:** The Town received this request from Joe Ryan of Weichert Realtors, on behalf of the property owners, to rezone the five parcels from OL to CC. He has a client who is interested in occupying the Hargray building with a Mattress Firm business, which is currently not permitted in the OL Zoning District. Staff reviewed this request and determined that the application is consistent with the Comprehensive Plan and the Land Management Ordinance (LMO).

The existing OL zoning district in this area was established after many of the properties had already been developed with commercial uses. The intent of the creation of the OL district was that once these commercial uses were no longer in business, the area would develop with office uses, and concentrate the development of commercial uses in other areas of the Island. But the commercial uses never left and the area

does not function as an OL zoning district. The proposed rezoning will improve the marketability of the properties and will meet current market demands by permitting uses that are already developed on the properties and uses that are more common in this vicinity. The rezoning will also allow for existing space to be redeveloped or leased with new expanded use opportunities while still allowing office type uses.

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND**

**ORDINANCE NO. 2012-**

**PROPOSED ORDINANCE NO. 2012-09**

**AN ORDINANCE TO AMEND TITLE 16, "THE LAND MANAGEMENT ORDINANCE," OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP WITH RESPECT TO THOSE CERTAIN PARCELS IDENTIFIED AS PARCELS 132A, 77, 153, 155A AND 154 ON BEAUFORT COUNTY TAX MAP 11, FROM OL (OFFICE/INSTITUTIONAL LOW INTENSITY) TO THE CC (COMMERCIAL CENTER) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance ("LMO"); and

**WHEREAS**, the Planning Commission held a public hearing on said zoning map amendment application on April 10, 2012, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted 4-3-0 to find the application consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO; and

**WHEREAS**, the Planning and Development Standards Committee held a public meeting on April 25, 2015 to review said zoning map amendment application, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

**WHEREAS**, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted to recommend that Town Council disapprove the proposed zoning map amendment application; and

**WHEREAS**, after due consideration of said zoning map amendment application and the recommendations of the Planning Commission and the Planning and Development Standards Committee, the Town Council, upon further review, finds it is in the public interest to approve the proposed application.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**Section 1. Amendment.** That the Official Zoning Map of the Town of Hilton Head Island, as referred to in Section 16-4-102 of the LMO, be hereby amended to modify the zoning designation of those certain parcels identified as parcels 132A, 77, 153, 155A and 154 on

Beaufort County Tax Map 11, from OL to the CC Zoning District. The attached Vicinity Map shows the location of the subject property.

**Section 2. Severability.** If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 3. Effective Date.** This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

\_\_\_\_\_  
**Drew A. Laughlin, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cori Brock, Town Clerk**

**Public Hearing:** April 10, 2012  
**First Reading:** May 1, 2012  
**Second Reading:**

**Approved as to form:**

\_\_\_\_\_  
**Gregory M. Alford, Town Attorney**

**Introduced by Council Member:** \_\_\_\_\_



## TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

### STAFF REPORT ZONING MAP AMENDMENT

Case #:	Name of Project:	Public Hearing Date:
<b>ZMA110007</b>	Hargray Area Rezoning	April 10, 2012

Parcel Data or Location:	Property Owners	Applicant/Agent
<u>Existing Zoning District:</u> OL (Office Institutional Low Intensity)	Hargray (862 William Hilton Parkway)	Joe Ryan Weichert Realtors 1038 William Hilton Parkway Hilton Head Island, SC 29928
<u>Proposed Zoning District:</u> CC (Commercial Center)	Savannah Bank (852 William Hilton Parkway)	
<u>Applicable Overlay District(s):</u> Corridor Overlay	S & C 278 Associates (1 Regency Parkway)	
<u>Parcels Affected:</u> Beaufort County Tax Map 11: Parcel 132A – 1.95 acres Parcel 77- 2.17 acres Parcel 153- 1.31 acres Parcel 155A- .39 acres Parcel 154- .81 acres	Romano Group Development LLC (2 Regency Parkway)	
	Prime Property Investments LLC (840 William Hilton Parkway)	

**Application Summary:**

Joe Ryan, on behalf of several different property owners (Hargray, Prime Property Investments, Savannah Bank, S & C 278 Associates and the Romano Group Development), is proposing to amend the Official Zoning Map by changing the zoning designation of five properties located at 840, 852, and 862 William Hilton Parkway and 1 and 2 Regency Parkway, from the OL (Office Institutional Low Intensity) Zoning District to the CC (Commercial Center) Zoning District.

For a complete list of changes in use that will result from the proposed rezoning, see Attachment C, Use Table. By rezoning the subject properties from OL to CC, the maximum allowed impervious surface coverage would increase from 60% to 65%.

**Staff Recommendation:**

**Staff recommends that the Planning Commission find this application to be consistent with the Town’s Comprehensive Plan and does serve to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and**

enclosed herein.

**Background:**

The applicant is proposing to change the zoning designation of the subject properties from OL to the CC zoning district. The applicant has a business owner interested in opening a Mattress store on the Hargray property (862 William Hilton Parkway). Under the existing OL zoning designation, a retail store is not a permitted use.

There aren't any current plans for redeveloping the remaining parcels, but the property owners decided to come together to rezone the properties for future opportunities. The lots proposed to be rezoned contain a Hargray building, the Savannah Bank, the vacant old Ronnie's bakery site, Stack's restaurant and the Atrium building.

The subject properties are surrounded by Town-owned and Hargray-owned property to the south, Long Cove Club and hotel uses to the west and north, and Palmetto Dunes and South Island Square across William Hilton Parkway.

**Applicant's Grounds for ZMA:**

The applicant states in the narrative that the proposed application to rezone the subject properties from OL to the CC zoning district is more in character with the existing commercial uses in the surrounding area. The applicant feels that the requested CC zoning is in conformance with the objectives of the Comprehensive Plan, to have commercial property situated where it serves the Island residents and guests in a safe and efficient manner and to focus future development on infill development. The applicant also believes that by rezoning the properties to allow for retail possibilities, the marketability of the properties will increase.

**Summary of Facts and Conclusions of Law:**

**Findings of Facts:**

- Notice of the Application was published in the Island Packet on March 11, 2012 as set forth in LMO (Land Management Ordinance) Sections 16-3-110 and 16-3-111.
- Notice of the Application was posted and mailed as set forth in LMO Sections 16-3-110 and 16-3-111.
- A public hearing was held on April 10, 2012 as set forth in LMO 16-3-1504A.
- The Commission has authority to render their decision reached here in LMO Section 16-3-1504.

**Conclusion of Law:**

- The application, notice requirements, and public hearing comply with the legal requirements as set forth in LMO 16-3-110, 16-3-111 and 16-3-1504.

*As set forth in Section 16-3-1505, Zoning Map Amendment Review Criteria, Planning Staff has based its recommendation on analysis of the following criteria:*

**Summary of Facts and Conclusions of Law:**

*Criteria 1: Consistency (or lack thereof) with the Comprehensive Plan (LMO Section 16-3-1505A):*

**Findings of Facts:**

The Comprehensive Plan addresses this application in the following areas:

**Economic Development Element:**

**Section 7.6 – Potential Strategies with Implication for Comprehensive Plan**

Identify and prioritize areas in need of redevelopment, including any obsolete or run down commercial buildings. Incentivize the development of flexibility of streamlining in regulation of density caps, setbacks (and other controls) that enable a qualitative, principle based, asset revitalization that enhances the Island’s positive legacies.

**Land Use Element:**

**An Implication for Zoning Changes**

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town’s Official Zoning Map.

**An Implication for Building Permit Trends**

Redevelopment of our existing built environment and infill development should be a focus for the future development of our community, while the Town has entered a more mature level of development.

**Goal 8.1 – Existing Land Use**

A. The goal is to have an appropriate mix of land uses to meet the needs of existing and future populations.

**Goal 8.4 – Existing Zoning Allocation**

A. An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town’s high quality of life and should be considered when amending the Town’s Official Zoning Map.

**Goal 8.5 – Land Use Per Capita**

A. The goal is to have an appropriate mix and availability of land uses to meet the needs of the existing and future populations.

**Goal 8.9 – Age of Structures**

B. The goal is to encourage redevelopment of properties with aging structures or that no longer meet current market demands.

**Goal 8.10 – Zoning Changes**

A. The goal is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.

**Implementation Strategy 8.6 – Build-out**

A. Consider flexibility within the Land Management Ordinance to address future development and redevelopment needs.

**Conclusions of Law:**

- Staff concludes that this application is consistent with the Comprehensive Plan, as set forth in LMO Section 16-3-1505A. The proposed rezoning will increase the potential of redevelopment by allowing commercially oriented uses for the properties that are compatible with those existing uses.
- The proposed rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island as well as help to improve the marketability of the properties and meet current market demands by permitting additional commercial uses that are common in this vicinity.

**Summary of Facts and Conclusions of Law:**

*Criteria 2: Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood (LMO Section 16-3-1505B):*

**Findings of Facts:**

- LMO Section 16-4-216 describes the purpose of the existing OL zoning district as being: *“established between major commercial areas of the Island and intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.”*
- There are several properties subject to the proposed rezoning: one Hargray property, the Savannah Bank, the vacant old Ronnie’s bakery site, Stack’s restaurant and the Atrium building, all of which are conforming to the present zoning of OL.

**Conclusion of Law:**

- Staff concludes that the properties subject to the rezoning application are compatible with the present zoning, the conforming uses of nearby property and with the character of the neighborhood as set forth in LMO Section 16-3-1505B because the properties contain uses that are currently permitted in the OL district and are compatible with the conforming uses nearby and with the character of the neighborhood.

**Summary of Facts and Conclusions of Law:**

*Criteria 3: Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment (LMO Section 16-3-1505C):*

**Findings of Facts:**

- LMO Section 16-4-217 describes the purpose of the CC zoning district as: *“to provide for moderate to high intensity commercial development, especially office and general retail development. Residential development as a component of a PUD is allowed, and traffic and pedestrian interconnections throughout this district are strongly encouraged.”*
- There are several properties subject to the proposed rezoning: one Hargray property, the

Savannah Bank, the vacant old Ronnie’s bakery site, Stack’s restaurant and the Atrium building, all of which will remain conforming if rezoned to the CC zoning district.

- There are currently several non-conforming commercial uses in the vicinity that existed prior to the area being zoned OL. The area was zoned OL to eventually eliminate these commercial uses, but throughout the years, these uses were not eliminated and there is currently a higher demand for commercial uses in this vicinity.
- Town Council recently rezoned several properties along William Hilton Parkway at 2 and 4 Marina Side Drive and at 841, 843 and 845 William Hilton Parkway, from the OL zoning district to the CC zoning district because the OL zoning district in this area isn’t functioning as an OL district and is essentially a mix of existing commercial uses.
- The CC zoning is intended for moderate to high intensity commercial development, especially office and retail development, which currently already exists in this vicinity.

**Conclusion of Law:**

- Staff concludes that the affected properties are suitable for the uses that would be permitted by the proposed rezoning as set forth in LMO Section 16-3-1505C because the properties would remain conforming and/or could redevelop with other commercial opportunities.

**Summary of Facts and Conclusions of Law:**

*Criteria 4: Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505D):*

**Findings of Facts:**

- LMO Section 16-4-218 describes the purpose of the existing OL zoning district as being: *“established between major commercial areas of the Island and intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.”*
- There are several properties subject to the proposed rezoning: one Hargray property, the Savannah Bank, the vacant old Ronnie’s bakery site, Stack’s restaurant and the Atrium building, all of which are conforming to the present zoning of OL.

**Conclusion of Law:**

- Staff concludes that the properties proposed to be rezoned are suitable for the uses permitted by the OL zoning district as set forth in LMO Section 16-3-1505D because they are all developed with uses which are permitted uses in the OL zoning district.

**Summary of Facts and Conclusions of Law:**

*Criteria 5: Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment (LMO Section 16-3-1505E):*

**Finding of Fact:**

- There will be additional uses and development opportunities available to the property owners to develop or redevelop should the properties be rezoned to the CC district.

**Conclusion of Law:**

- Staff concludes that the marketability of the properties will be improved as set forth in LMO Section 16-3-1505E because the property owners will have more uses available to market the properties to buyers or leasers.

**Summary of Facts and Conclusions of Law:**

*Criteria 6: Availability of sewer, water and stormwater facilities generally suitable and adequate for the proposed use (LMO Section 16-3-1505F):*

**Finding of Fact:**

- The affected properties already have existing water, sewer and stormwater facilities serving the development.

**Conclusion of Law:**

- Staff concludes that these properties have available water, sewer and stormwater facilities suitable for the proposed uses as set forth in LMO Section 16-3-1505F.

**LMO Official Determination**

**Determination:** Staff determines that this application is consistent with the Comprehensive Plan and does serve to carry out the purposes of the LMO as based on the Findings of Fact and Conclusions of Law detailed in this report.

**Note:** If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.

**PREPARED BY:**

N.D.

\_\_\_\_\_  
Nicole Dixon, CFM  
*Senior Planner*

3-15-12

\_\_\_\_\_  
DATE

**REVIEWED BY:**

TBL

\_\_\_\_\_  
Teri B. Lewis, AICP  
*LMO Official*

3-15-12

\_\_\_\_\_  
DATE

**REVIEWED BY:**

JL

\_\_\_\_\_  
Jayme Lopko, AICP

3-15-12

\_\_\_\_\_  
DATE

*Senior Planner & Planning Commission Board Coordinator*

**ATTACHMENTS:**

- A) Vicinity Map
- B) Zoning Map
- C) Use Table Comparison
- D) Applicant's Narrative
- E) Letters of Opposition



Proposed Rezoning - Properties Highlighted in Red



TOWN OF HILTON HEAD ISLAND  
ONE TOWN CENTER COURT  
HILTON HEAD ISLAND, S.C. 29928  
PHONE (843) 341-6000

Town of Hilton Head Island  
ZMA110007 - ATTACHMENT A

Vicinity Map



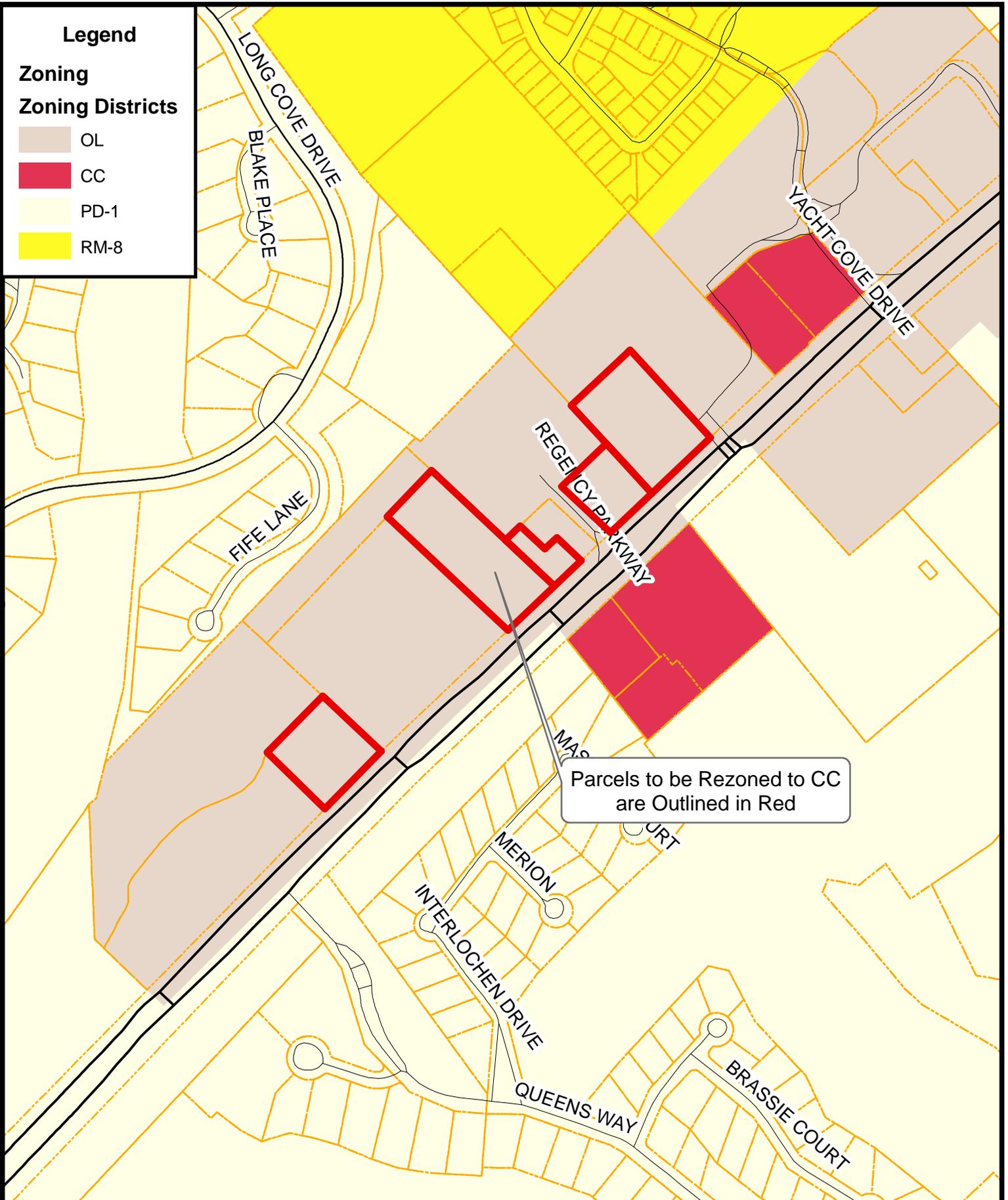
This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

**Legend**

**Zoning**

**Zoning Districts**

-  OL
-  CC
-  PD-1
-  RM-8



Parcels to be Rezoned to CC  
are Outlined in Red



ATTACHMENT C

Specific Use	OL	CC
<b>Residential Uses</b>		
Group Living		
<b>Household Living</b>		
Single Family	P	P
Multifamily Residential	PC	PC
Mixed Use	PC	PC
Manufactured Housing Park		
<b>Public and Civic Uses</b>		
Aviation/Surface Passenger Terminal		
Community Service		P
Day Care	P	PC
<b>Educational Facilities</b>		
Colleges		P
Schools, Public or Private		P
Government Facilities	P	P
Hospitals		
<b>Institutions</b>		
Religious Institutions	P	P
Other Institutions	SE	SE
<b>Parks and Open Areas</b>		
Cemetery		
Park, Community	SE	SE
Park, Linear	P	
Park, Mini	P	P
Park, Neighborhood		
Park, Regional		
Park, Special Use		P
<b>Utilities</b>		
Major Utility	SE	SE
Minor Utility	P	P
Telecommunications Facility	PC	PC
Waste Treatment Plant		SE
<b>Commercial Uses</b>		
<b>Eating Establishments</b>		
With Drive-thru		SE
With Seating, High Turnover	PC	P
With Seating, Low Turnover	PC	P
Without Seating	PC	P
<b>Indoor Recreation/Entertainment</b>		
Indoor Recreation		SE
Indoor Entertainment		SE
<b>Outdoor Recreation/Entertainment</b>		
Outdoor Recreation		

ATTACHMENT C

<b>Outdoor Entertainment</b>		
<b>Water Parks</b>		
<b>Office</b>		
<b>Health Services Except Hospitals</b>	<b>P</b>	<b>P</b>
<b>Real Estate Sales/Rental</b>	<b>P</b>	<b>P</b>
<b>Other Offices</b>	<b>P</b>	<b>P</b>
<b>Parking, Commercial</b>		<b>SE</b>
<b>Resort Accommodation</b>		
<b>Bed and Breakfast Inn</b>		
<b>Central Reception or Check-in Facility</b>		
<b>Divisible Dwelling Unit</b>		
<b>Hotel or Motel</b>		
<b>Inn</b>		
<b>Interval Occupancy</b>		
<b>RV Park</b>		<b>SE</b>
<b>Retail Sales and Service</b>		
<b>Adult Entertainment</b>		<b>SE</b>
<b>Bank or Financial Institution</b>	<b>PC</b>	<b>P</b>
<b>Bicycle Shop (with outdoor storage)</b>		<b>PC</b>
<b>Community Theater</b>		<b>PC</b>
<b>Dance Studio</b>		<b>PC</b>
<b>Convenience Store</b>		<b>PC</b>
<b>Department or Discount Store</b>		<b>PC</b>
<b>Funeral Home</b>		<b>P</b>
<b>Furniture Store</b>		<b>P</b>
<b>Hardware, Paint, Glass, Wallpaper or Flooring Store</b>		<b>P</b>
<b>Health Club or Spa</b>		<b>P</b>
<b>Kennel, Boarding</b>		<b>SE</b>
<b>Landscape Nursery</b>		
<b>Liquor Store</b>		<b>SE</b>
<b>Nightclub or Bar</b>		<b>PC</b>
<b>Open Air Sales</b>		
<b>Pet Store</b>		
<b>Shopping Center</b>		<b>PC</b>
<b>Souvenir or T-Shirt Store</b>		<b>PC</b>
<b>Supermarket</b>		<b>PC</b>
<b>Tattoo Facility</b>		<b>PC</b>
<b>Veterinary Hospital</b>		<b>PC</b>
<b>Watercraft Sales, Rental or Service</b>		
<b>Other Retail Sales or Service</b>	<b>SE</b>	<b>P</b>
<b>Vehicle Sales and Services</b>		
<b>Auto Rental</b>		<b>PC</b>
<b>Auto Repair</b>		<b>SE</b>
<b>Auto Sales</b>		<b>PC</b>

ATTACHMENT C

Car Wash		<b>P</b>
Gas Sales		<b>SE</b>
Taxicab Service		<b>SE</b>
Towing Service		<b>SE</b>
Truck or Trailer Rental		
<b>Industrial Uses</b>		
Aviation Services		
<b>Light Industrial Services</b>		
Contractor's Office		<b>PC</b>
Other Light Industrial Service		<b>SE</b>
<b>Manufacturing and Production</b>		
Seafood Processing		
Other Manufacturing and Production		
Limited Manufacturing		
<b>Warehouse and Freight Movement</b>		
Moving and Storage		
Self-Service Storage		<b>SE</b>
Warehousing		
Waste Related Service		
<b>Wholesale Sales</b>		
Contractor's Materials		
Wholesale Business		<b>SE</b>
Wholesale Business with Accessory Retail Outlet		<b>SE</b>
<b>Other Uses</b>		
Agriculture	<b>P</b>	
<b>Water Oriented Facilities</b>		
Docking Facility and Boat Ramp		
Marina		
Other Water Oriented Uses		

## ATTACHMENT D

Narrative in Support of Rezoning of Parcels on South End of HHI from OL to CC

December 22, 2011

Community Development Department  
One Town Center Court  
Hilton Head Island, SC 29928

This is a request for rezoning the property shown the attached plat.  
Current zoning is OL-Office/Institutional Districts.  
The request is to change to CC – Commercial Center District

- A. Consistency with the Comprehensive Plan. This request for a zoning change is consistent with the Comprehensive Plan. CC zoning is more in keeping with commercial uses in the surrounding William Hilton Parkway area. The Fresh Market Retail Shopping Center is virtually next to the first site. The road systems behind this property connect to The Fresh Market Retail Shopping Center and provide non-Highway 278 access to both. Access from Highway 278 is at a cross over allowing both lanes access. Properties up to 840 Wm. Hilton Pkwy are being used now as CC. Changing the zoning on these parcels contribute to providing Island residents and guests a safe and efficient manner to access this property.
- B. Compatibility with the present zoning and conforming uses of nearby property and to the character of the neighborhood. Nearby properties include The Fresh Market Retail Shopping Center up to the Atrium Building. Two similar properties on Highway 278 have recently had their zoning changed to CC (South Island Square and Verizon Bld/Lot). This rezoning request is similar to those and all of them show the character of the area is changing from OL to CC. Multiple accesses to this site and the type of use proposed limit the traffic congestion which is consistent with the Comprehensive Plan.
- C. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment. The current use of the facility as a retail telephone sales center and previously as a bank show that the site is consistent with a CC zoning use. Hargray which owns buildings in the back and on Highway 278 is supportive of this zoning change request. The other sites are supportive of this change.
- D. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment. The first property currently serves as a retail telephone sales center and was previously a bank. The other sites should be CC because they are commercial in character and use and fit the uses on both sides of Highway 278.
- E. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment. There is currently a oversupply of empty commercial space on the Island. Rents have decreased for available and existing commercial space in this economic climate. Approving this zoning change will expand the type of business that can utilize this property and will increase its marketability.
- F. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use. Sewer, water and storm water facilities currently exist on this property.

ATTACHMENT E

*Long Cove Club*

January 17, 2012

Nicole Dixon  
Senior Planner  
Community Development Department  
Town of Hilton Head  
One Town Center Court  
Hilton Head Island, SC 29928

**Re: Request for Zoning Change for the Hargray Properties**

Dear Ms. Dixon:

The Board of Directors of Long Cove Club met on January 16. One of the issues that was discussed was the request for re-zoning of the Hargray properties on 278. As you know, these properties border Long Cove and are in very close proximity to Fife Lane where seven of our residents reside. After thoughtful discussion on this issue, the Board unanimously voted to oppose this zoning change from OL to CC.

There are a number of reasons for this decision:

- Long Cove homes on Fife Lane are within 50 – 100' of the proposed parcels. There is no natural berm to block the views of these parcels like we have between our golf course and the Fresh Market Shoppes. Our residents living on Fife Lane are so close to the Hargray property that it is unfair to subject them to the potential uses that are associated with the CC designation.
- Our members purchased their homes on Fife Lane knowing the permissible uses associated with the OL designation. To change that to a CC designation with so many different possibilities for use does not seem fair to the residents of our community. The Town of Hilton Head has a history of fairness and making the right decisions for the residents of the Island, changing the zoning from OL to CC would go against the principles that the Town has been known for.
- There is no question that changes in the permissible uses of the property will have an adverse effect on our members' property values. That is not an acceptable result for us.

The Town should know that Long Cove is not opposed to commercial growth in the area. We all are aware that development is good for all of us. However, when development adversely affects a number of residents of our community - that is not a resolution that we can support. The OL designation allows for many different types of uses – we are opposed to the potential uses of the land that the CC designation would permit.

Sincerely,



David Loan, CCM  
General Manager/Chief Operating Officer

# ATTACHMENT E

Date: January 17, 2012

RE: Case # ZMA110007 Request to Amend Land Management Ordinance (Sect. 16-4-102), the official Zoning Map

From: Declan & Patricia McMullen  
14 Fife Lane  
Hilton Head, SC 29928

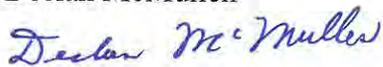
Dear Planning Commission:

WE ARE OPPOSED TO THE REZONING OF THE ABOVE MENTIONED LAND BEING CHANGED IN ZONING FROM OFFICE/INSTITUTIONAL LOW INTENSITY TO COMMERCIAL CENTER FOR THE FOLLOWING REASONS:

- Our home on Fife Lane is within 50' of the proposed rezoning parcel. There are no barriers between our home and the property being considered for rezoning. As single home residential properties, Office/Residential zoning was acceptable to us when we built our homes. Commercial Center zoning would be unacceptable because any kind of business could be our immediate neighbor.
- Rezoning to "expand the type of business that can utilize this property and increase its marketability" at the expense of Long Cove homeowners does not seem to comply with the Comprehensive Plan for the Town of Hilton Head. The Town has gone to great lengths to have diversified zoning so that we do not make 278 another Myrtle Beach type thoroughfare.
- We are not adverse to development or redevelopment of the land parcels. However, we feel this should be done according to the existing zoning and building codes in consideration of the neighbors who would be directly affected by changing the zoning and building codes.

Thank you for your consideration of this matter.

Declan McMullen



Patricia McMullen



## ATTACHMENT E

January 10, 2012

Nicole Dixon  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Re: Case #ZMA110007  
Request to change zoning from (OL) to (CC)

Dear Ms. Dixon,

As a resident of Long Cove Club, my home sits at the end of the intersection of Fife Lane and Long Cove Drive (4 Davant Court) ... 11C 19. I learned about the request to rezone much of the Hargray Real Estate from Office/Institutional to Commercial Center. I am strongly opposed to any change in zoning for these plots of land. It will likely impact negatively property values on not just Fife Lane, but it will impact dozens of homes within several hundred yards of the land being rezoned to Commercial.

Added noise, additional potential odors (we already deal with a water treatment/sewage facility within a few hundred yards of our properties) privacy, security, and property devaluations.

Long Cove Club is a beautiful community, with folks that have invested in homes expecting quiet surroundings, a quality of life currently not being impacted by unneeded commercial development. There will be no guarantees that this edge of our community would not be impacted eventually by commercial establishments that would have a negative impact on our way of life.

I urge the Planning Commission and Town Council to oppose any request for rezoning this area. The island currently has enough (maybe too much) land already zoned CC. Too many commercial buildings already stand vacant throughout the island. With each new CC Zoning approval, the island loses a slice of what makes Hilton Head Island the "oasis" it is.

Sincerely,  
William F. Rupp



TO: Nicole Dixon, Senior Planner  
Community Development Department  
Town of Hilton Head

FROM: Jack Holland  
Concerned Citizen and Owner of 6 Fife Lane

RE: Planning Commission Public Hearing scheduled for February 1, 2012  
to consider Case #ZMA110007 relating to a re-zoning request

Date: January 17, 2011  
Hand Delivered

TO WHOM IT MAY CONCERN:

Pursuant to the Notice of Public Hearing that was mailed to me as an owner of property likely to be impacted by the re-zoning, if approved, I wish to express my **strong objections**.

My property lies within 100 feet, or so, of the parcels seeking to rezone from OL (low intensity) to CC (commercial center).

I cannot foresee a single benefit to me that would result from such a zoning change.

I can foresee many possible negative impacts from such a zoning change, including:

- **Negative impact on property value**
- **Negative impact on quality of life and peaceful enjoyment of same**

I have heard that a church may be going into one of the parcels seeking a zoning change.

I think that would be great, but I also understand that a zoning change is not required for that to occur.

The "Narrative in Support of Rezoning..." appears to be flawed in several respects, including:

1. This rezoning request is NOT similar to recent zoning changes because, unlike the others, this zoning change request relates to parcels that are bordered by single family residential homes. Further, there is no topographical barrier between the two different zoning areas. In fact, the parcels seeking rezoning appear to be on higher ground that actually looks down on my home. I invite you to walk this area to clearly see my house from, and see how close my house is to, some of these parcels seeking rezoning.

2. The character of the Highway 278 corridor is not necessarily changing from OL to CC. The Town of Hilton Head has gone to great lengths to have a diversified zoning configuration, as indicated by their purchasing green space buffers throughout the Island. Extending the CC seems to go against the spirit of the Comprehensive Plan and would create a retail/commercial density which extends the commercial center unnecessarily.

3. The Narrative claims that such a zoning change would represent a "suitable" use for the parcels. I suggest that such a change would not be in keeping with the good zoning standards that Hilton Head is known for. **How can it possibly be a good idea to allow eating establishments, bars and nightclubs, light industrial services, other retail etc. to be operated within 100 feet or so of single family homes?** The types of uses permitted under CC zoning that are not permitted under OL zoning will most definitely result in greater traffic, greater noise (both day and night), objectionable lighting, higher probability to pests and obtrusive odors, to name a few.

4. Rezoning to "expand the type of business that can utilize this property and increase its marketability" for one group of property owners **should not be approved when it is clearly detrimental to adjacent property owners**.

Thank you for your consideration of these comments.

  
Jack C. Holland

8 Fife Lane  
Hilton Head Island, SC 29928

January 17, 2012

Nicole Dixon, Senior Planner  
Community Development Department  
Town of Hilton Head  
1 Town Center Court  
Hilton Head Island, SC 29928

Re: Case # ZMA110007, a request to Town Council to amend the Land Management Ordinance (Section 16-4-102), the Official Zoning Map, by changing the zoning Designation from Office/Institutional Low Intensity (OL) to the Commercial Center (CC) Zoning District for seven (7) properties referenced therein.

Please forward this letter response to the Planning Commission, the Planning & Development Standards Committee and the Town Council as you deem appropriate.

Ms Nicole Dixon:

We appreciate the opportunity to respond to the aforementioned rezoning request. My wife and I have reviewed the Official Zoning Map, the Land Management Ordinance and the Town of Hilton Head Comprehensive Plan and other information relevant to this request. As a result of this review, we are asking the Town Council NOT to approve the rezoning request for the reasons which follow.

We purchased our home recognizing the limits of the (OL) zoning, as did the investors of the seven (7) subject parcels. Changing the zoning to (CC) and expanding the types of businesses and intensity of development would have an extremely negative impact on the residential nature of our neighborhood. Adding eating establishments, bars and nightclubs, light industrial services and "other" (an undefined catchall) retail as approved uses of these properties will cause more traffic, noise, lighting, pest issues, odors, extended hours of operation and other consequences that will profoundly negatively affect the quality of life as a quiet tranquil residential community.

The financial impact on our property would also be severely negatively impacted. Rezoning, accordingly to the application, "to expand the type of business that can utilize this property and increase its marketability" at the expense of Long Cove Club homeowners does not seem to comply with the spirit of the Comprehensive Plan or any fairness doctrine of good public policy. The Town of Hilton Head has done an excellent job of developing and maintaining a balanced mix of land use on the Island. This rezoning request does not fit in, rather it is just an attempt to transfer the negative financial impact of a slow economy from a real estate investor group to residential single family homeowners, many of whom are retired.

We also take issue to the characterization that this request is similar to recent rezoning changes in the Highway 278 corridor. Our situation is unique because our residential homes are as close as 50' to 100' from the parcels requesting rezoning. And most significantly, there is no topographical or natural elevation or distance barrier or an expanse of a golf fairway as behind the Fresh Markets Shops. The Fresh market Shops became a part of the Long Cove Club PUD in 2005 – so you see we are not adverse to development per se. We would encourage development/redevelopment of the subject properties, just under the current (OL) zoning and building code requirements. And we hope the character of the Highway 278 corridor does not change from (OL) to (CC). There is a nice balance today, and to further convert other zoning to the (CC) category will certainly detract from the Hilton Head Island “feeling”.

In summary, we strongly oppose the requested rezoning, and respectfully ask the various Town of Hilton Head planning units and the Town Council to reject this application. The quality of life and financial impact on the residential property owners and the growth of higher density/intensity development are not in the best interest of our community. And the transfer of the financial impact of a slow economy and soft real estate market from the real estate investors to residential property owners would certainly not be viewed as good public policy.

Respectfully submitted,



Gere E. Grimm



Linda H. Grimm



## MEMORANDUM

**TO:** Town Council

**FROM:** Stephen G. Riley, AICP, Town Manager

**VIA:** Susan Simmons, Director of Finance

**DATE:** April 20, 2012

**RE:** Reimbursement Resolution for Sewer Projects

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**Recommendation:** Staff recommends that Council adopt a resolution authorizing the Town to make interim payments related to the sewer projects from existing ad valorem tax revenues or other funds on hand with the intent to reimburse these funds from the proceeds of tax-exempt General Obligation debt.

**Summary:** Council adopted the fiscal year 2012 budget which included sewer projects totaling \$1.2 million to be funded from a General Obligation bond issue. For the Town to authorize these projects to begin and reimburse itself for the related payments, a reimbursement resolution at the present time is necessary.

**Background:** Council recently adopted a reimbursement resolution allowing \$2.5 million to acquire the Lifespan building and related tenant upfits with the intent to issue General Obligation debt at a later date. This resolution amends that resolution to add \$1.2 million for the sewer projects. The amended total for the reimbursement resolution is \$3.7 million.

Staff intends to bring forward a plan in early fiscal year 2013 to issue General Obligation bonds or bond anticipation notes. This will allow Council time to determine the direction it will take on several matters under consideration including items that may be discussed during the budget workshops in May and June.

**A RESOLUTION RELATING TO THE DECLARATION OF INTENT BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, TO REIMBURSE CERTAIN EXPENDITURES PRIOR TO THE ISSUANCE BY THE TOWN OF ITS TAX-EXEMPT DEBT.**

**WHEREAS**, the Internal Revenue Service and U.S. Treasury Department have promulgated Section 1.150-2 of the Treasury Regulations (the “Regulations”) that authorizes an issuer to reimburse itself for expenditures made with respect to the purchase of land and the building thereon to be used by the Beaufort County Sheriff’s Office in providing law enforcement services in the Town or for other purposes as may be determined by the Town Council and all costs associated therewith including renovations for said uses and for various sewer projects in the Town (the “Projects”) prior to the issuance of debt financing for such Projects; and

**WHEREAS**, the Town of Hilton Head Island, South Carolina (the “Town”), anticipates incurring certain expenditures (the “Expenditures”) with respect to the Projects by the Town, prior to the issuance by the Town of tax-exempt debt for such purpose; and

**WHEREAS**, the Town intends to fund the Projects from proceeds of tax-exempt debt not to exceed \$3,700,000; and

**WHEREAS**, the Regulations require that the governing body of the political subdivision declare an official intent to reimburse an expenditure prior to the incurrence of the expenditure.

**NOW, THEREFORE, BE IT, AND IT HEREBY IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**, as follows:

Section 1. The Council hereby declares that this Resolution shall constitute its declaration of official intent pursuant to Regulation § 1.150-2 to reimburse the Town from the proceeds of debt financing to be issued pursuant to South Carolina state law, for Expenditures with respect to the purchase of the Projects. The Council anticipates incurring Expenditures with respect to the Projects prior to the issuance by the Town of debt financing for such purposes.

Section 2. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid, or (b) the date the Projects was placed in service, but in no event more than three (3) years after the original Expenditures.

Section 3. The Expenditures are incurred solely to acquire, construct or rehabilitate property having a reasonably expected economic life of at least one (1) year.

Section 4. The Council hereby authorizes the use of ad valorem tax revenues or other funds on hand as the source of funds for the Expenditures with respect to the Projects.

Section 5. This Resolution shall be in full force and effect from and after its adoption as provided by law. This Resolution shall be made available for inspection during normal business hours by the general public at the offices of the Town.

**MOVED, APPROVED, AND ADOPTED ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2012.**

**By:** \_\_\_\_\_  
**Drew A. Laughlin, Mayor**

**Attest:**

\_\_\_\_\_  
**Cori Brock, Town Clerk**

**Approved as to form:**

\_\_\_\_\_  
**Gregory M. Alford, Town Attorney**

**Introduced by Council Member:** \_\_\_\_\_



## **MEMORANDUM**

**TO:** Town Council

**FROM:** Stephen G. Riley, Town Manager

**VIA:** Susan Simmons, Director of Finance

**DATE:** April 24, 2012

**RE:** **First Reading of Proposed Ordinance No. 2014**

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### **Recommendation:**

Staff recommends Council approve first reading of Proposed Ordinance No. 2012-14 amending fiscal year 2012 Capital Projects, Debt Service and Stormwater Utility Funds' budgets for current year changes.

### **Summary:**

This ordinance amends three of the four budgeted funds for fiscal year 2012 as the Town prepares to end the fiscal year and enters the workshops for the fiscal year 2013 budget.

- There are no proposed changes to the General Fund in this ordinance.
- The Debt Service Fund is amended to account for changes related to the advanced refunding of GO Bonds and 2004 hospitality tax revenue bond; the issuance of new hospitality tax and beach preservation fee bonds; realignment of funding between ad valorem taxes and real estate transfer fees and a related update based on the value of a mil.
- The Capital Projects Fund is adjusted for the following primary reasons:
  1. Some projects are complete or nearing completion with amounts that will not be needed or in a few cases where additional funds will be needed.
  2. If large projects will not be started in fiscal year 2012, then the budget will be reduced and re-budgeted in fiscal year 2013.
  3. Some projects contracted but that will not be completed by June 30 cannot be reduced due to State law requirements for certifying availability of funds. The remaining budgets after fiscal year end 2012 will be rolled to fiscal year 2013.
  4. Most of the remaining amendments are to reclassify the funding source from Tax Increment Financing (TIF) bonds to TIF taxes to align with the cash status of these sources. There is no impact on the TIF availability or spend-out plan.

- The Stormwater Utility (SWU) Fund is adjusted similarly to items 1-3 in the Capital Projects Fund. Additionally, the budget is amended to change the funding source of SWU bonds to SWU fees. The pace of expenditures did not mandate the issuance of bonds and the related incurring of interest. Staff will reconsider the issuance of bonds during fiscal year 2013. Any reimbursement resolutions or budget amendments will be prepared as appropriate during fiscal year 2013.

**Note:** The amendment does not include land acquisition to date; this amendment for the entire year fiscal year 2012 along with any additional year-end changes will be proposed in June.

**Background:**

The attached document provides a summary status of the proposed budget, actual balances, encumbrances and proposed remaining budget.

## Perspective on the FY12 Budget Amendment

	General	Capital Projects	Debt Service	Stormwater Utility
<b>Budgeted Expenditures, Transfers Out, and Other Uses</b>				
Original	32,731,720	11,061,500	15,475,850	5,477,729
Brought Forward Encumbrances	115,741	2,294,924	-	1,134,638
Brought Forward Balances	257,977	21,473,772	-	869,193
Previous Budget Amendments	500,000	1,747,326	-	-
Current Budget	33,605,438	36,577,522	15,475,850	7,481,560
Proposed Budget Amendments	-	(7,912,349)	22,689,582	(2,291,048)
<b>Revised Budget</b>	<b>33,605,438</b>	<b>28,665,173</b>	<b>38,165,432</b>	<b>5,190,512</b>
Actual Expenditures, Transfers Out and Uses	(21,012,192)	(16,483,419) B	(33,874,567)	(2,176,136)
Current Encumbrances/Remaining Debt Service	A	(2,825,047)	(4,290,865)	(646,803)
Remaining Balance - Revised Budget	A	9,356,707 C	-	2,367,573 C

A Encumbrances and Remaining Balance not calculated for General Fund because of significance of personnel costs not encumbered.

B Does not include land acquisition since this is not yet budgeted: \$2,194,350

C Some projects contracted but that will not be completed by June 30 cannot be reduced due to State law requirements for certifying availability of funds. The remaining budgets after fiscal year end will be rolled to fiscal year 2013.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.

PROPOSED ORDINANCE NO. 2012-14

**AN ORDINANCE TO AMEND THE BUDGET FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, FOR THE FISCAL YEAR ENDING JUNE 30, 2012; TO PROVIDE FOR THE EXPENDITURES OF CERTAIN FUNDS; AND TO ALLOCATE THE SOURCES OF REVENUE FOR THE SAID FUNDS.**

**WHEREAS**, Section 5-7-260 of the Code of Laws of South Carolina requires that a municipal council act by ordinance to adopt a budget and levy taxes, pursuant to public notice; and

**WHEREAS**, the Town Council did adopt the budget on June 21, 2011, and

**WHEREAS**, pursuant to the budget amendment policy as stated in the Town's annual budget document, the Town Council is desirous of amending the budget so as to provide for the expenditures and certain other commitments from the Fund Balance and other revenue sources, as well as to correct budget appropriations for certain capital projects in the Capital Projects, Stormwater, and Debt Service Funds.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID TOWN COUNCIL:**

Section 1 Amendment. The adopted 2012 fiscal year budget is amended to make the following changes as increases and decreases to the funds from prior years and to the projected revenue and expenditure accounts as follows:

**Capital Projects Fund**

<b><u>Account Description</u></b>	<b><u>Source of Funds</u></b>	<b><u>Amount</u></b>
<b>Revenues:</b>		
Beach Fees		\$ (13,809)
GO Bond		300,000
Grant		40,000
Hospitality Bond		(3,473,609)
Hospitality Tax		(2,392,147)
Property Taxes		(129,775)
Sunday Liq. Permit Fees		(53,390)
TIF Bond		(1,718,141)
TIF Property Taxes		(441,086)
Traffic Impact Fees		(30,392)
<b>Total Revenues</b>		<b><u>\$ (7,912,349)</u></b>

## Capital Projects Fund

**Expenditures:****Pathways**

Palmetto Bay Road	TIF Bond	\$ (7,774)
"	TIF Property Taxes	7,774
Mathews Drive (US 278 N. to Beach City)	TIF Bond	(151,258)
"	TIF Property Taxes	83,115
Dunnagan's Alley	TIF Bond	(42,952)
"	TIF Property Taxes	42,952
278 @ N Oleans to Shipyard and Town Hall	TIF Bond	(74,535)
"	TIF Property Taxes	74,535
Honey Horn	HTAX Fees	48,842
"	Property Taxes	49,817
		<u>30,516</u>

**Road Improvements**

Intersection Improvements	HTAX Fees	(48,842)
"	TIF Bond	(67,497)
"	TIF Property Taxes	67,497
F&R Emergency Access Points	HTAX Fees	(131,756)
Horseshoe Road Connector	TIF Bond	(16,417)
Gumtree/Squire Pope Roundabout	TIF Bond	(1,744)
Roadway Safety Improvements	Property Taxes	20,000
"	TIF Bond	(3,201)
"	Traffic Impact Fees	(1,114)
Directional Neighborhood Signs	TIF Bond	(52,305)
"	TIF Property Taxes	(44,371)
Mainland Transportation Improvements	HTAX Fees	(1,897,681)
Stoney Secondary Road (South)	TIF Bond	(44,463)
"	TIF Property Taxes	(50,000)
"	Traffic Impact Fees	(29,278)
Nassau Street Extension	TIF Property Taxes	(100,000)
Summit Dr. Realignment	Hospitality Bond	(21,640)
Intersection/Crosswalk Lighting	TIF Bond	(42,223)
Dunnagan's Alley Roundabout	TIF Property Taxes	(23,101)
Marshland Rd. Roundabout	TIF Bond	(39,758)
"	TIF Property Taxes	(1,047,130)
Mathews Dr. N.-Roundabout @ Beach City	TIF Bond	(227,660)
"	TIF Property Taxes	182,660
Honey Horn Entrance	Property Taxes	(49,817)
"	TIF Property Taxes	(155,000)
Mathews Dr./Marshland Rd. Connectivity	TIF Property Taxes	(106,165)
US 278 Gateway Imp. - Windmill Harbor	HTAX Fees	(59,758)
"	Property Taxes	(140,000)
		<u>(4,130,764)</u>

**ORDINANCE NO.**

**PROPOSED ORDINANCE NO. 2012-14**

**Capital Projects Fund**

**Expenditures:**

**Park Development**

Parks Upgrades	Sunday Liq. Permit Fees	(12,926)
Rock's/Remy's Tract Park	TIF Bond	(10,000)
"	TIF Property Taxes	(20,000)
Compass Rose Park	TIF Bond	(4,370)
"	TIF Property Taxes	4,370
Bristol Skate Park	Sunday Liq. Permit Fees	(5,464)
Chaplin Tennis Courts	Sunday Liq. Permit Fees	(35,000)
"	TIF Bond	(71,240)
"	TIF Property Taxes	71,240
Share Center Tenant Upfit	GO Bond 2012	<u>100,000</u>
		<b>16,610</b>

**Existing Facilities/Infrastructure**

Apparatus/Vehicle Replacement	Beach Fees	(8,309)
"	Property Taxes	(9,775)
Fire Station # 5 Replacement	Hospitality Bond	(60,721)
Fire Station # 6 Repair	HTAX Fees	62,086
Fire Station # 1 Replacement	Hospitality Bond	(191,248)
"	TIF Property Taxes	(390,206)
Rehab & Renov Fixed Capital	Property Taxes	(20,000)
"	HTAX Fees	(110,540)
Fire Station # 2 Repair	HTAX Fees	48,454
Fire Station # 2 Replacement	HTAX Fees	(275,000)
Facilities Surveillance Cameras	HTAX Fees	(32,952)
Enhance HQ Security Cameras	HTAX Fees	5,000
Fire Station # 6 Replacement	Hospitality Bond	<u>(3,200,000)</u>
		<b>(4,183,211)</b>

**New Facilities/Infrastructure**

Coligny/Pope Ave. Area Improv.	TIF Bond	(100,038)
"	TIF Property Taxes	200,038
Dunnagan's Alley/Arrow Rd. Initiative Area	TIF Bond	(128,590)
"	TIF Property Taxes	128,590
Sewer Service Projects	TIF Bond	(632,116)
"	TIF Property Taxes	632,116
Fire/Medical Systems & Equip.	Grant-Homeland Security	40,000
Site Infrastructure-Emg. Town Hall	Property Taxes	20,000
BCSO Tenent Upfit	GO Bond	<u>200,000</u>
		<b>360,000</b>

**Beach Maintenance**

Beach Management/Monitoring	Beach Fees	(60,000)
Dunes Refurbishment	Beach Fees	(5,500)
Beach Parks	Beach Fees	<u>60,000</u>
		<b>(5,500)</b>

**Total Expenditures**

**\$ (7,912,349)**

**ORDINANCE NO.**

**PROPOSED ORDINANCE NO. 2012-14**

**Debt Service Fund**

**Account Description**

**Source of Funds**

**Amount**

**Revenues:**

Fund Balance - Property Taxes	\$	534,435
Fund Balance - Hospitality Taxes		509,895
Federal Grant - BABS Subsidy		(16,158)

**Bond Proceeds**

Series 2011A GO Refunding Bonds \$12,385,000 issued August 2011		12,385,000
Series 2011B SO Bonds \$8,250,000 (Hospitality Tax) issued Oct. 2011		8,250,000

**Bond Premiums**

Series 2011A GO Refunding Bonds \$12,385,000 issued August 2011		194,479
Series 2011B SO \$8,250,000 (Hospitality Tax) issued October 2011		33,584

**Transfers In:**

Hospitality Tax		1,278,346
Beach Preservation Fees		64,924
Real Estate Transfer Fees		(544,923)

**Total Revenues**

**\$ 22,689,582**

**Expenditures:**

**Principal**

Series 2011A GO Refunding Bonds \$12,385,000 issued August 2011	Fund Balance - Property Taxes	\$	295,000
Series 2011A SO Bonds \$15,250,000 issued October 2011	Hospitality Taxes		240,000
Series 2011B SO Bonds \$8,250,000 issued October 2011	Hospitality Taxes		535,000
Series 2004 Revenue Bond \$10,775,000 issued June 2004	Hospitality Taxes		(350,000)
Series 2005A GO Bonds \$24,265,000 - increase in value of mil	Real Estate Transfer Fees		(98,000)
Series 2005A GO Bonds \$24,265,000 - increase in value of mil	Fund Balance - Property Taxes		98,000
Series 2005A GO Bonds \$24,265,000 - \$750,000 from PY (\$825k-\$75k)	Real Estate Transfer Fees		(750,000)
Series 2005A GO Bonds \$24,265,000 - \$750,000 from PY (\$825k-\$75k)	Fund Balance - Property Taxes		750,000
Series 2008A General Obligation Bonds \$12,215,000	Fund Balance - Property Taxes		(305,277)
Series 2008A General Obligation Bonds \$12,215,000	Real Estate Transfer Fees		305,277

**Interest**

Series 2004A General Obligation Bonds \$15,000,000 - partially refunded	Fund Balance - Property Taxes		(535,965)
Series 2011 GO Refunding Bonds \$12,385,000 issued August 2011	Fund Balance - Property Taxes		216,519
Series 2011A SO Bonds \$15,250,000 issued October 2011	Hospitality Taxes		356,971
Series 2011B Special Obligation Bonds \$8,250,000 issued Oct. 2011	Hospitality Taxes		146,375
Series 2011A SO Bonds \$11,000,000 issued Nov. 2011	Beach Preservation Fees		65,424
Series 2004 Revenue Bond \$10,775,000 issued June 2004	Hospitality Taxes		(404,732)

**Cost of Issuance**

Series 2011 GO Refunding Bonds \$12,385,000 issued Aug. 2011	Series 2011A GO Bond		298,029
2004 Hospitality Bond Fee Payment Fund - 400-10027	Fund Balance - Hospitality Taxes		153,783

**Payment to Escrow Agent**

Series 2011 GO Refunding Bonds \$12,385,000 issued Aug. 2011	Series 2011A GO Bond		12,281,450
2004 Hospitality Bond Fee Payment Fund - 400-10027	Fund Balance - Hospitality Taxes		41,719
2004 Hospitality Bond Reserve Fund - 400-10013	Fund Balance - Hospitality Taxes		887,891
2004 Hospitality Bond Projects Fund - 300-10026	Fund Balance - Hospitality Taxes		560
Series 2011B SO Bonds \$8,250,000 issued October 2011 - Proceeds	Bond Proceeds - Hospitality Bonds		8,250,000
Series 2011B SO Bonds \$8,250,000 issued October 2011 - Premium	Bond Premium - Hospitality Bonds		33,584
Series 2011B SO Bonds \$8,250,000 issued Oct. 2011 - Reserve Fund	Fund Balance - Hospitality Taxes		(574,058)
Series 2004 Revenue Bond \$10,775,000 issued June 2004 - principal	Transfer f from Hospitality Tax		350,000
Series 2004 Revenue Bond \$10,775,000 issued June 2004 - interest	Transfer f from Hospitality Tax		404,732

**Administrative**

Administrative Charges	Real Estate Transfer Fees		(2,200)
Administrative Charges	Beach Preservation Fees		(500)

**Total Expenditures**

**\$ 22,689,582**

Stormwater Fund

<u>Account Description</u>	<u>Amount</u>
<b>Revenues:</b>	
Stormwater Bond	\$ (1,955,000)
Stormwater Fees	<u>(336,048)</u>
<b>Total Revenues</b>	<b><u>\$ (2,291,048)</u></b>

<u>Expenditures:</u>	<u>Source of Funds</u>	
	<u>Bond</u>	<u>SWU Fees</u>
<b>Infrastructure</b>		
Arrow Road	\$ (200,000)	\$ 75,000
Port Royal Grasslawn CIPP	-	(11,432)
Miller's Pond	-	(825,000)
Port Royal Plantation Culvert Upgrade	(100,000)	87,000
Fish Haul Culverts	(150,000)	50,000
Hilton Head Plantation Pond Control	(244,000)	125,000
Port Royal Plantation Canal Dredging	(100,000)	-
Shipyard Canal/Pond Dredging	(50,000)	-
Palmetto Hall Plantation Weir/Inlet	(85,000)	-
Jarvis Bypass Channel	(98,000)	-
Gumtree Road South Outfall	(20,000)	20,000
Bay Pines Point Comfort Outfall	(150,000)	-
Wiler's Creek Stabilization	-	30,000
Broad Creek Shelter Cove BMP Retrofit	(50,000)	-
Wexford Generator Permanent Mount	(33,000)	5,000
Contingency Services	(110,000)	-
<b>Total Infrastructure</b>	<b><u>\$ (1,390,000)</u></b>	<b><u>\$ (444,432)</u></b>

Stormwater Fund

Account Description

Amount

<i>Expenditures:</i>	<u>Source of Funds</u>	
	Bond	SWU Fees
<b>Non-PUD</b>		
Oakmarsh Road Outfall	\$ -	\$ (10,000)
Mathews/Matilda - Bank Erosion	-	(12,000)
Shelter Cove Park Sinkhole	-	(2,000)
Palmetto Headlands- Ditch Cleanouts	-	-
Mathews Culvert Outfall	-	(80,000)
Folly Field - Channel Cleanout	-	(75,000)
Woodlake Villas Outflow Backflow	-	3,000
Old Woodlands - Pond Weir/Channels	-	(20,000)
Beaufort County	-	25,000
Shamrock Circle - Roadside Ditches	-	(80,000)
Crossings Park Vac Haul & Pipe Jetties	-	6,000
Bermuda	-	4,000
Firethorn	-	20,817
Folly Field Turn Land Drng Imprmnt	-	57,000
Northridge	-	3,826
Summit	-	9,891
Tabby Walk	-	8,425
Tanglewood	-	95,000
State Misc.	-	4,000
FY12 Misc. Vac Haul	-	-
Channel Cleaning	-	(50,000)
Misc. Ditch Mowing	-	(25,000)
Video of Misc. Failing Pipe	-	(25,000)
Contingency Projects	-	(50,000)
<b>Total Non-PUD</b>	<b>\$ -</b>	<b>\$ (192,041)</b>
<b>Shipyard</b>		
Cottages Sinkhole & Shipmaster Sinkhole	\$ -	\$ -
Galleon Fairways Flooding	-	(20,000)
Tennismaster	-	(15,000)
Jet Pipe Btwn Old Isl Packet & Lagoon	-	(3,000)
Gloucester Rd - Extend Culvert Etc	-	(5,000)
Ditch Cleaning, Vac Haul, Stabilization	-	(50,000)
<b>Total Shipyard</b>	<b>\$ -</b>	<b>\$ (93,000)</b>

Stormwater Fund

Account Description

Amount

<b>Expenditures:</b>	<b>Source of Funds</b>	
	Bond	SWU Fees
<b>Hilton Head Plantation</b>		
Ditch Cleaning, Vac Haul, Stabilization	\$ -	\$ (25,000)
Dolphin Head Drive - Ditch Cleaning	-	-
Golden Hind	-	7,000
Highbluff	-	8,000
Myrtle Bank Lane	-	35,000
<b>Total Hilton Head Plantation</b>	<b>\$ -</b>	<b>\$ 25,000</b>
<b>Port Royal Plantation</b>		
Scarborough Channel Widening/Stabil.	\$ -	\$ (50,000)
Port Royal Maint	-	-
Century Drive Area Ditch/Channel Cleaning	-	-
Clearing Siltation in Lagoon-Coggins	-	-
Clearing D/S of 90 Degree Turn	-	-
Clearing U/S and D/S of Pipes at BR	-	-
Clearing Siltation U/S of Outfall Lagoon	-	-
Coggins Pt at 278 Flooding	-	-
<b>Total Port Royal Plantation</b>	<b>\$ -</b>	<b>\$ (50,000)</b>
<b>Indigo Run</b>		
Vegetation Trimming, Vac Haul, Ditch Work	\$ -	\$ (8,296)
Owner's Club Bank Erosion Survey	-	(12,000)
Mead Lane	-	8,296
<b>Total Indigo Run</b>	<b>\$ -</b>	<b>\$ (12,000)</b>
<b>Wexford Plantation</b>		
Ditch Cleaning, Vac Haul, Stabilization	\$ -	\$ (10,000)
Ditch Work Along Powerline Easment	-	(50,000)
<b>Total Wexford Plantation</b>	<b>\$ -</b>	<b>\$ (60,000)</b>
<b>Misc. Contingency</b>		
Drainage Maintenance and Repairs	\$ -	\$ (75,000)
<b>Total Misc. Contingency</b>	<b>\$ -</b>	<b>\$ (75,000)</b>

**ORDINANCE NO.**

**PROPOSED ORDINANCE NO. 2012-14**

**Stormwater Fund**

<u><b>Account Description</b></u>	<u><b>Amount</b></u>	
	<u><b>Source of Funds</b></u>	
	<u>Bond</u>	<u>SWU Fees</u>
<b>Expenditures:</b>		
<b>Pump Stations</b>		
Pump Station Maintenance	\$ -	\$ -
Pump Bldgs, Grounds, Electrical and Utilities	-	-
Sea Pines Pump Work	-	-
Emg. Contingency	-	-
<b>Total Pump Stations</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Inventory &amp; Modeling</b>		
Broad Creek Shelter Cove BMP Retrofits	\$ (60,000)	\$ 60,425
Port Royal Plantation (1352 AC)	(160,000)	160,000
HHP (3519 AC)	(200,000)	200,000
Jarvis Creek (Gumtree - 100 AC)	(30,000)	30,000
Unaffiliated Watersheds	(100,000)	100,000
IRP (1651 AC)	(15,000)	15,000
<b>Total Inventory &amp; Modeling</b>	<b>\$ (565,000)</b>	<b>\$ 565,425</b>
<b>Total Expenditures</b>	<b>\$ (1,955,000)</b>	<b>\$ (336,048)</b>

The effect of this amendment will be to decrease the expenditures and transfers out in the Capital Projects Fund to \$28,665,173 and the Stormwater Utility Fund to \$5,190,512; increase the Debt Service Fund to \$38,165,432; and stay the General Fund at \$33,605,438.

**ORDINANCE NO.**

**PROPOSED ORDINANCE NO. 2012-14**

Section 2 Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3 Effective Date. This Ordinance shall be effective upon its enactment by the Town Council of the Town of Hilton Head Island on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

\_\_\_\_\_  
**Drew A. Laughlin, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Cory Brock, Town Clerk**

**First Reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Gregory M. Alford, Town Attorney**

**Introduced by Council Member:**

\_\_\_\_\_



## **MEMORANDUM**

**TO:** Town Council

**FROM:** Stephen G. Riley, Town Manager

**VIA:** Susan Simmons, Director of Finance

**DATE:** April 19, 2012

**RE: First Reading of Proposed Ordinance No. 2012-13**

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**Recommendation:**

Town Council approves first reading, by title only, of Proposed Ordinance No. 2012-13 to raise revenue and adopt a budget for the Town of Hilton Head Island, South Carolina for the Fiscal Year ending June 30, 2013. In addition, staff recommends that Council adopt the budget workshop schedule below.

**Summary:**

Proposed Ordinance No. 2012-13 pertaining to the adoption of a budget for Fiscal Year 2013 will be read, in title only, with budget workshops to follow. Town staff developed the following workshop schedule for the FY 2013 budget development process.

<b>May 1, 2012</b>	<b>4:00 p.m.</b>	<b>Regular Town Council Meeting – 1st Reading of Budget by Title Only</b>
<b>May 1, 2012</b>		<b>Big Picture Issues / Overview Immediately following regular Council Meeting (scheduled for 4:00 p.m.)</b>
<b>May 8, 2012</b>	<b>4:00 p.m.</b>	<b>Budget Workshop – Operating Budget</b>
<b>May 10, 2012</b>	<b>5:00 p.m.</b>	<b>Budget Workshop – CIP/Overview</b>
<b>May 16, 2012</b>	<b>5:00 p.m.</b>	<b>Budget Workshop – Affiliated Agencies</b>
<b>June 5, 2012</b>	<b>5:00 p.m.</b>	<b>Budget Workshop – Debt Service / CIP Continued</b>
<b>June 12, 2012</b>	<b>6:00 p.m.</b>	<b>Public Hearing and Revised First Reading of Budget</b>
<b>June 19, 2012</b>	<b>4:00 p.m.</b>	<b>Regular Town Council Meeting – Second and Final Reading of Budget</b>

ORDINANCE NO. \_\_\_\_\_

PROPOSED ORDINANCE NO. 2012-13

**AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, FOR THE FISCAL YEAR ENDING JUNE 30, 2013; TO ESTABLISH A PROPERTY TAX LEVY; TO ESTABLISH FUNDS; TO ESTABLISH A POLICY FOR ACQUISITION OF RIGHTS OF WAY AND EASEMENTS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Section 5-7-260(3) of the Code of Laws for South Carolina 1976, as amended, and Section 2-7-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina, require that the Town Council act by ordinance to adopt a budget and levy taxes, pursuant to public notice; and

**WHEREAS**, Town Council desires to set aside funds for an Operating Reserve to provide for emergency-related expenditures and to offset fiscal year tax revenue income stream deficiency; and

**WHEREAS**, Town Council finds that it would be more economical and efficient to authorize the Town Manager to move forward with construction contract modifications, change orders, contract price adjustments, and execution of contracts for supplies, services, and construction where the contract amount involved does not exceed the budget line item or project budget as approved by Town Council in the Consolidated Municipal Budget.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA; AND IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**NOTE:** Underlined and bold-face typed portions indicate additions to the Ordinance. ~~Stricken~~ Portions indicate deletions to the Ordinance.

**Section 1. Adoption of the Budget.** The prepared budget of estimated revenues and expenses, a copy of which is attached hereto and incorporated herein, is hereby adopted as the budget for the Town of Hilton Head Island for the fiscal year ending June 30, 2013.

**Section 2. Establishment of Property Tax Levy.** A tax to cover the period from July 1, 2012 through June 30, 2013, inclusive, for the sums and in the manner hereinafter mentioned, is and shall be, levied, collected and paid into the treasury of the Town of Hilton Head Island for its uses at a rate of mills on assessed value of real estate and personal property of every description owned in the Town of Hilton Head Island, except such property as is exempt from taxation under the Constitution and laws of the State of South Carolina. Said tax levy shall be paid into the Town Treasury for the credit of the Town of Hilton Head Island for its corporate purposes, for the purpose of paying current operational expenses of the said municipality 12.57 mills, Debt Service 6.01 mills, and Capital Projects Fund .75 mils making the total levy of 19.33 mills.

**Section 3. Establishment of Funds.** To facilitate operations, there shall be established and maintained a General Fund, a Capital Projects Fund, a Debt Service Fund, a Stormwater Fund and other appropriate funds in such amounts as are provided for in the aforesaid Budget, as hereby adopted or as hereafter modified pursuant to law.

**Section 4. Acquisition of Rights of Way and Easements.** The Town Manager is charged with the duty of executing all necessary documents to obtain rights of way, easements, and other property interests necessary to complete duly authorized Capital Improvement Projects. If an expenditure is expressly authorized in an approved Capital Improvement Project, then the Town Manager is hereby authorized to execute all necessary documents and to expend such funds as are approved pursuant to the Capital Improvement budget. Provided, however, in the event that the costs of an acquisition of such real property interests materially exceeds the amount budgeted in the approved Capital Improvement Project and the Town Manager is unable to shift additional funds from other authorized sources, the Town Manager shall be required to obtain the approval of Town Council for such addition expenditures. Nothing herein shall obviate the requirement that no condemnations shall be commenced without the appropriate approval of the Town Council for the Town of Hilton Head Island.

**Section 5 Severability.** If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 6. Effective Date.** This Ordinance shall be effective upon its enactment by the Town Council for the Town of Hilton Head Island.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF  
HILTON HEAD ISLAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

\_\_\_\_\_  
Drew A. Laughlin, Mayor

ATTEST:

\_\_\_\_\_  
Cori Brock, Town Clerk

First Reading:  
Public Hearing:  
Revised First Reading:  
Second Reading:

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory M. Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_