



City of Lake Helen City Commission Budget Workshop

Mayor Daisy Raisler
Vice Mayor Vernon J. Burton
Commissioner Tom Wilson
Commissioner Rick Basso
Commissioner Jim Connell

June 19, 2019 at 12:00pm
City Hall, First Floor Conference Room
327 S. Lakeview Drive, Lake Helen, Florida 32744

CALL TO ORDER: Mayor Daisy Raisler

CEREMONIAL MATTERS: Legislative Prayer and Pledge to the Flag

ITEM 1: ADDITIONS, DELETIONS AND MODIFICATIONS TO THE AGENDA

ITEM 2: COMMISSION ANNOUNCEMENTS

ITEM 3: REVENUE DISCUSSION
Greg Believeue, LPG Urban & Regional Planners Inc

ITEM 4: LAKE HELEN FINANCIAL MANAGEMENT
Zach Chalifour, James Moore & Co

ITEM 5: BUDGET WORKSHOP:
FY 2019/2020 Budget Workshop

ITEM 6: PUBLIC COMMENTS:
This time has been allocated for public comment on any item or topic not on the agenda. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers must approach the podium, give name and address.

ITEM 7: COMMISSION DISCUSSION

ITEM 8: ADJOURNMENT

NOTICE: *In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the City Clerk prior to the beginning of the meeting. These forms are available at the front table or through the City Clerk for your convenience.

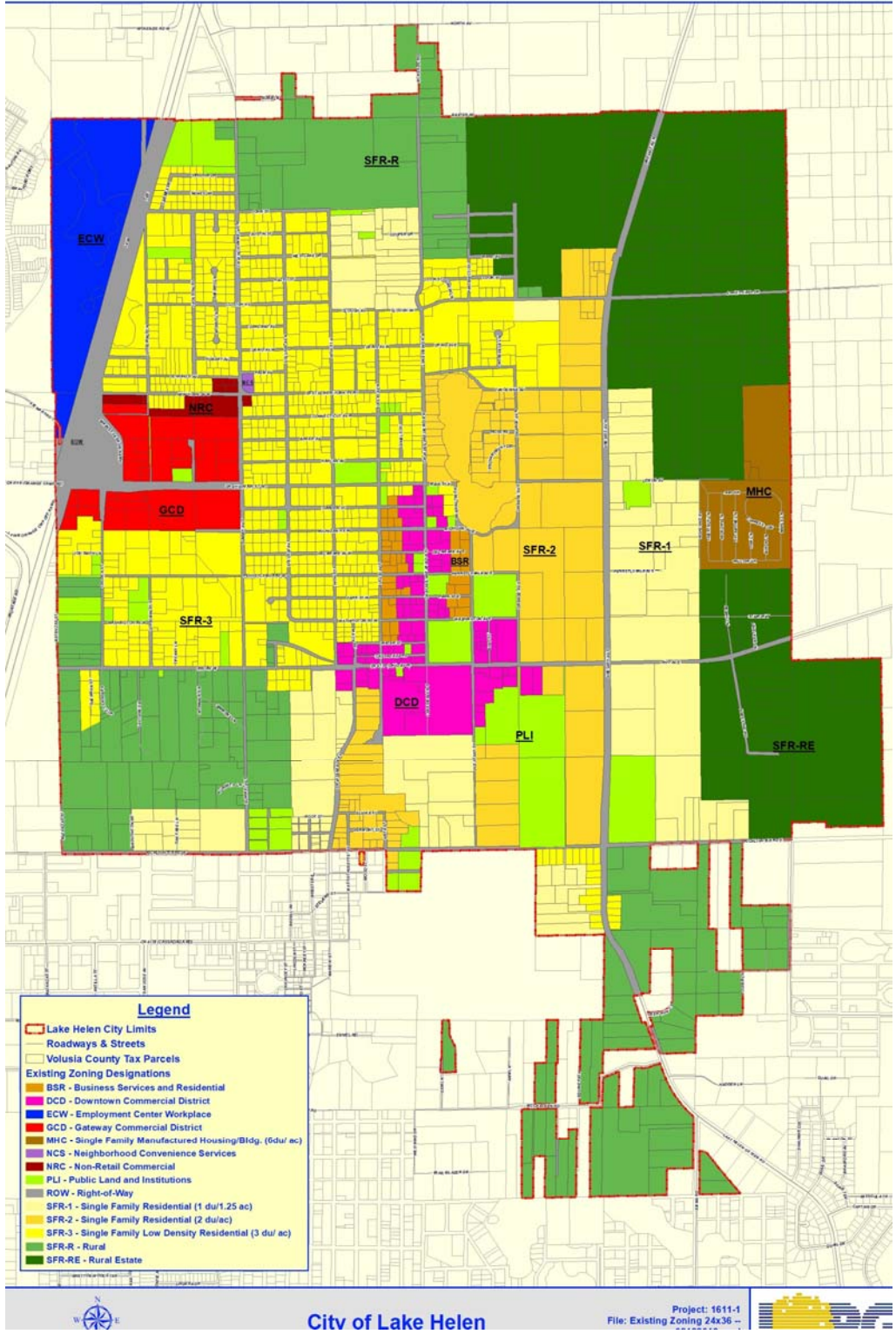
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (386) 228-2358, no later than one business day before the meeting.



ITEM 3:

REVENUE DISCUSSION

Greg Believee, LPG Urban & Regional Planners Inc





City of Lake Helen City Commission Agenda

	<u>Zoning</u>	<u>Future Land Use</u>	<u>Minimum Square Feet</u>
	SFR-3	SFLD	1,500 Living Square Feet
	SFR-1	R1	1,850 Living Square Feet
	SFR-2	R2	1,750 Living Square Feet
	SFR-R (Rural)	RR	2,000 Living Square Feet
	SFR-RE (Rural Estate)	RE	2,150 Living Square Feet
	MHC	RM	
	DCD (Downtown Commercial District)	DC	1,000 Living Square Feet
	BSR (Business Services and Residential)	Transitional	1,500 Living Square Feet
	NRC (Non-Retail Commercial)	TC	
	ECW (Employment Center Workplace)	EC	
	NCS (Neighborhood Convenience Services)	NC	
	GCD (Gateway Commercial District)	GED	
	PLI (Public Land and Institutions)	PL	

Article 2. Zoning

2.00.00 Purpose and Intent

It is the purpose and intent of the City Commission to establish and adopt zoning districts to govern the use of land, water, and structures in the City. The regulations set forth in this article governing the use of land, water, and buildings apply to all land, water, and buildings included within the boundaries of each district shown on the Zoning Map.

2.00.01 Regulations and Specification

Commercial and Industrial Uses are prohibited in Residential Land Use and Zoning Districts- including but not limited to:

1. Outdoor storage of construction equipment in areas visible from neighboring properties, except on an active construction site
 2. Quonset huts or cargo shipping containers
 3. Any use requiring drive-through facilities
 4. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments
 5. Animal breeding for retail purposes
 6. Adult gaming facility
 7. Pain management facilities
 8. Adult Uses
 9. Businesses with more than fifty percent (50%) of their sales being tobacco or products used with tobacco or other smokable substances
 10. Any use, structure or activity not specifically permitted
-

2.00.02 Official Zoning Map

Zoning districts are hereby established for all land and water areas included within the boundaries of each district as shown on the “Zoning Map, City of Lake Helen, Florida.”

Table 2A shows the relationship between zoning districts and the land use categories on the Future Land Use Map (FLUM).

2.01.00 Establishment and Purpose of Overlay Districts

The purpose of overlay districts is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying zoning district(s). The site design standards and other development criteria applicable within an overlay district shall supersede the standards and criteria applicable within the underlying zoning district, but shall not supersede any applicable supplemental standards.

2.01.02 Historic District (outlined in Article 5)

The Historic District is intended to preserve the form, function, image, balance, and ambiance of the historic district and surrounding area. The Historic District Boundaries are incorporated by reference through City of Lake Helen Historic District Map. Parcels within the Historic District shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts as governed by Article 5, the Historic Preservation Board and the City Commission.

2.01.03 Gateway Overlay (outlined in Article 5)

Lake Helen's Gateway Overlay serves as primary entrances to the City and, as such, provide the first impressions of the City for visitors and maintain the cultural and historical ambiance desired by the citizens of the City of Lake Helen. The purpose of the standards and guidelines is to contribute to the development of a well-planned urban environment by fostering the creation of visually compatible and harmonious development within the City's Gateway Overlay. The benefits of these guidelines will be spread over the City as a whole and be shared by existing and future residents of the City. Guidelines are outlined in Article 5.

Table 2A: Relationship between Zoning Districts and Future Land Use Map Categories.

Zoning	Future Land Use
SFR-3	SFLD
SFR-1	SFLD, R1
SFR-2	SFLD, R1, R2
SFR-R (Rural)	SFLD, R1, R2, RR
SFR-RE (Rural Estate)	SFLD, R1, R2, RR, RE
MHC	RM
DCD (Downtown Commercial District)	DC
BSR (Business Services and Residential)	Transitional
NRC (Non-Retail Commercial)	TC
ECW (Employment Center Workplace)	EC
NCS (Neighborhood Convenience Services)	NC
GCD (Gateway Commercial District)	GED
PLI (Public Land and Institutions)	PL and any Land Use
Planned Development – Residential	Any
Planned Development – Commercial	Any
Planned Development – Mixed Use	Any

2.02.00 SFR-3 Zoning

SFR-3

Purpose. (SFR-3 Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of three (3) units to the acre.

Permitted principal uses and structures.

(SFR-3 Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-3 Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. (SFR-3 Zoning)

1. Bed and Breakfast Inn within Historic District (see Article 5 and Historic District Map)
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes

Prohibited uses and structures. (SFR-3 Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. (SFR-3 Zoning)

3 units per Acre

Open Space. (SFR-3 Zoning)

35%

Minimum Lot Width. (SFR-3 Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(SFR-3 Zoning)

1,500 Living Square Feet

Setbacks (Minimum). (SFR-3 Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet

Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). (SFR-3 Zoning)

Thirty-five (35) feet

Special Requirements. (SFR-3 Zoning)

None.

Additional Use Information. (SFR-3 Zoning)

2.03.00 SFR-2 Zoning

SFR-2

Purpose. (SFR-2 Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of two (2) units to the acre.

Permitted principal uses and structures.

(SFR-2 Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-2 Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. (SFR-2 Zoning)

1. Private Event Facilities
2. Bed and Breakfast Inn
3. Child Care Facilities
4. Adult Care Facilities/ Extended Care Facilities
5. Licensed Community Residential Facilities with more than seven (7) residents
6. Group homes, and foster Care Facilities with more than six (6) residents
7. Model homes

Prohibited uses and structures. (SFR-2 Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. (SFR-2 Zoning)

Two (2) Units per acre

Open Space. (SFR-2 Zoning)

35%

Minimum Lot Width. (SFR-2 Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(SFR-2 Zoning)

1,750 Living Square Feet

Setbacks (Minimum). (SFR-2 Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). (SFR-2 Zoning)

Thirty-five (35) feet

Special Requirements. (SFR-2 Zoning)

None

Additional Use Information. (SFR-2 Zoning)

2.04.00 SFR-1 Zoning

SFR-1

Purpose. (SFR-1 Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of one (1) unit to 1 ¼ acres.

Permitted principal uses and structures.

(SFR-1 Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-1 Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. (SFR-1 Zoning)

1. Bed and Breakfast Inn
2. Child Care Facilities

3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes
7. Private Event Facilities

Prohibited uses and structures. (SFR-1 Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. (SFR-1 Zoning)

One (1) Unit per 1.25 Acres

Open Space. (SFR-1 Zoning)

35%

Minimum Lot Width. (SFR-1 Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(SFR-1 Zoning)

1,850 Living Square Feet

Setbacks (Minimum). (SFR-1 Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). (SFR-1 Zoning)

Thirty-five (35) feet

Special Requirements. (SFR-1 Zoning)

None

Additional Use Information. (SFR-1 Zoning)

2.05.00 SFR-R (Rural) Zoning.

SFR-R (Rural)

Purpose. (SFR-R (Rural) Zoning)

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of one (1) unit to 2 1/2 acres in a rural residential setting.

Permitted principal uses and structures.

(SFR-R (Rural) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City

4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(SFR-R (Rural) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. *(SFR-R (Rural) Zoning)*

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes
7. Animal breeding for retail purposes
8. Commercial Equestrian Stables
9. Private Event Facilities

Prohibited uses and structures.

(SFR-R (Rural) Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. *(SFR-R (Rural) Zoning)*

One (1) unit to 2 1/2 acres in a rural residential setting.

Open Space. *(SFR-R (Rural) Zoning)*

35%

Minimum Lot Width. *(SFR-R (Rural) Zoning)*

One hundred feet (100')

Minimum Building Square Footage.

(SFR-R (Rural) Zoning)

2,000 Living Square Feet

Setbacks (Minimum).

(SFR-R (Rural) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater
Rear	20 feet
Side	15 feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).*(SFR-R (Rural) Zoning)*

Thirty-five (35) feet

Special Requirements. *(SFR-R (Rural) Zoning)*

None

Additional Use Information.*(SFR-R (Rural) Zoning)***2.06.00 SFR-RE (Rural Estate) Zoning.**

SFR-RE (Rural Estate)

Purpose. *(SFR-RE (Rural Estate) Zoning)*

Provides for single-family dwelling units, including modular homes, and one accessory dwelling unit at a maximum density of one (1) unit per 5 acres and agricultural pursuits.

Permitted principal uses and structures.*(SFR-RE (Rural Estate) Zoning)*

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted
3. Public facilities owned by the City
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
5. Non-profit parks and playgrounds
6. Recreational or community structures maintained by home owner associations
7. Public and private game preserves and wildlife management areas, fish hatcheries, and refuges
8. Emergency and essential services
9. Distribution facilities of a utility
10. Licensed Community Residential Facilities with less than seven (7) residents
11. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.*(SFR-RE (Rural Estate) Zoning)*

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. *(SFR-RE (Rural Estate) Zoning)*

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes
7. Animal breeding for retail purposes
8. Equestrian Sables
9. Private Event Facilities
10. Public and private game preserves and wildlife management areas, fish hatcheries, and refuges

Prohibited uses and structures.*(SFR-RE (Rural Estate) Zoning)*

1. Mobile/Manufactured homes

2. Multi-family, industrial or commercial uses
3. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
4. Any use, structure or activity not specifically permitted herein

Density. (SFR-RE (Rural Estate) Zoning)

One (1) unit to five (5) acres in a rural estate setting

Open Space.
(SFR-RE (Rural Estate) Zoning)

35%

Minimum Lot Width.
(SFR-RE (Rural Estate) Zoning)

One hundred feet (100')

Minimum Building Square Footage.
(SFR-RE (Rural Estate) Zoning)

2,150 Living Square Feet

Setbacks (Minimum).
(SFR-RE (Rural Estate) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).
(SFR-RE (Rural Estate) Zoning)

Forty-five (45) feet

Special Requirements.
(SFR-RE (Rural Estate) Zoning)

None

Additional Use Information.
(SFR-RE (Rural Estate) Zoning)

2.07.00 MHC Zoning.

MHC

Purpose. (MHC Zoning)

Provides for single family manufactured housing, single family manufactured buildings, and conventional single family housing located within a planned development, incorporating design standards as set forth in the City's land development regulations, at a maximum density of six (6) units to the acre.

Permitted principal uses and structures.
(MHC Zoning)

1. Single-family manufactured housing dwellings and their permitted accessory uses, when located within a planned manufactured housing residential development
2. Single-family dwellings and their permitted accessory uses, when located within a planned residential development

3. A mix of single-family manufactured housing dwellings and single-family dwellings and their permitted accessory uses, when located within a planned residential development
4. Community centers, club houses and similar uses integral to and supporting, the planned residential development
5. Home occupations, as permitted
6. Public facilities owned by the City
7. Licensed Community Residential Facilities with less than seven (7) residents
8. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(MHC Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions. *(MHC Zoning)*

None

Prohibited uses and structures. *(MHC Zoning)*

1. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
2. Any use, structure or activity not specifically permitted herein including specifically adult uses.

Density. *(MHC Zoning)*

Six (6) units to the acre

Open Space. *(MHC Zoning)*

35%

FAR (Floor Area Ratio). *(MHC Zoning)*

40%

ISR (Impervious Surface Ratio). *(MHC Zoning)*

30%

Minimum Lot Width. *(MHC Zoning)*

Fifty feet (50')

Minimum Building Square Footage.

(MHC Zoning)

600 Living Square Feet

Maximum Building Square Footage.

(MHC Zoning)

7,500 Square Feet

Setbacks (Minimum).

(MHC Zoning)

Front	Fifteen (15) feet
Rear	Ten (10) feet
Side	Ten (10) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(MHC Zoning)

Thirty-five (35) feet

Special Requirements. *(MHC Zoning)*

None

Additional Use Information. *(MHC Zoning)*

2.08.00 DCD Zoning.

DCD (Downtown Commercial District)

Purpose. *(DCD Downtown Commercial District Zoning)*

Provide an area for a co-located mixture of single family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses, located as an individual unit, or as multiple units in a “campus-like” manner as a planned development consistent with sound and generally accepted land use planning principles, in a centralized downtown setting. The district is designed to provide for the general retail and service needs of the community in a setting that is pedestrian oriented and aesthetically and functionally compatible with residential land uses that are located within, and adjacent to, the district.

Existing light industrial uses in place and operating as of May 10, 2005, such as automobile repair garages, contractor’s yards, light manufacturing, storage and other similar uses located within the Downtown Commercial District shall be deemed as lawfully existing non-conforming uses.

Permitted principal uses and structures.

(DCD Downtown Commercial District Zoning)

1. Mixture of single family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses
2. Art, antique, gift, china, glassware, watch, jewelry, confections, florist, clothing, books, publications, and similar retail stores and specialty shops
3. Electronics, computers, household appliance, and similar hard goods sales stores, with servicing and repair of such products permitted as an accessory use within a fully enclosed structure
4. Bicycle, equestrian, track and pedestrian and sporting goods retail stores and specialty shops, with servicing and repair of products permitted as an accessory use within a fully enclosed structure
5. Office and paper goods supply stores
6. Art, photography, music, dance, and similar supply stores
7. Art, photography, dance, and music instruction studios
8. Clothes tailoring and alteration, shoe repair, and similar personal service shops
9. Restaurants, coffee shops, cafes, ice cream parlors, delicatessens, and similar establishments providing food and beverages in a "sit-down" setting
10. Taverns and lounges, as either stand-alone facilities or restaurant accessory uses
11. Wine, beer and liquor stores selling such products for off premises consumption
12. Grocery, produce market, meat market, baked goods market, and similar food supply establishments
13. Drug store, pharmacy and tobacco shop
14. Financial, insurance, and investment institutions and offices
15. Real estate acquisition and sales, construction contracting, accounting, financial planning, engineering, surveying, planning, architecture, site and structure design, interior decoration and design, legal and similar office uses
16. Hardware, home supply, home decorating and paint stores
17. Beauty and hair styling salons and barber shops
18. Museums, art galleries, theaters
19. Public facilities owned by the City
20. Establishments offering rides by carriage, where no animals are kept overnight on premises

21. Laundry and dry cleaning establishments, where no cleaning or pressing of goods is conducted on premises
22. Child day care facilities
23. Medical and dental clinics
24. Licensed Community Residential Facilities with less than seven (7) residents
25. Group homes, and foster Care Facilities with less than six (6) residents
26. Exercise facilities, indoor gymnasiums and health spas
27. School tutoring and instruction facilities
28. Home occupations, as permitted
29. House of worship sanctuaries and administrative offices
30. Single-family, two-family and multi-family (containing no more than 5 dwelling units) dwellings
31. Existing light industrial uses in place and operating as of May 10, 2005

Permitted accessory uses and structures.

(DCD Downtown Commercial District Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(DCD Downtown Commercial District Zoning)

1. New light industrial uses
2. New and used vehicle sales
3. Bed and Breakfast Inn
4. Vehicle detailing conducted in a fully enclosed structure
5. Vehicle audio/video equipment sales, servicing and installation in a fully enclosed structure
6. Licensed Community Residential Facilities with more than seven (7) residents
7. Group homes, and foster Care Facilities with more than six (6) residents
8. Adult Care Facilities/ Extended Care Facilities
9. Other uses that can be conducted in a fully enclosed building, and can demonstrate, to the City's satisfaction, the ability, through design and operational standards, to be compatible with residential land uses and in compliance with this Code.

Prohibited uses and structures.

(DCD Downtown Commercial District Zoning)

1. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
2. Any use requiring outside storage not in compliance with this code (Article 4)
3. Any use requiring drive-through facilities
4. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments
5. Mobile homes
6. Adult gaming facilities
7. Pain management facilities
8. Adult uses

Density.

(DCD Downtown Commercial District Zoning)

4 Units per Acre

Open Space.

(DCD Downtown Commercial District Zoning)

25%

FAR (Floor Area Ratio).

(DCD Downtown Commercial District Zoning)

50%

ISR (Impervious Surface Ratio).

(DCD Downtown Commercial District Zoning)

75%

Minimum Lot Width.

(DCD Downtown Commercial District Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(DCD Downtown Commercial District Zoning)

1,000 Square Feet

Maximum Building Square Footage.

(DCD Downtown Commercial District Zoning)

10,000 Square Feet

Setbacks (Minimum).

(DCD Downtown Commercial District Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(DCD Downtown Commercial District Zoning)

Thirty-five (35) feet

Special Requirements.

(DCD Downtown Commercial District Zoning)

A ten (10) foot landscape buffer is required between Commercial and Residential Uses.

Additional Use Information.

(DCD Downtown Commercial District Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Overlay or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or Certificate of Appropriateness as outlined in Article 5.

2.09.00 BSR Zoning.

BSR (Business Services & Residential)

Purpose. (BSR (Business Services & Residential) Zoning)

Provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for the economic use of property while maintaining its general residential character.

Permitted principal uses and structures.

(BSR (Business Services & Residential) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit
2. Home occupations, as permitted

3. Professional office, small scale retail sales and service, deli/restaurant (only ancillary to main use)
4. Public facilities owned by the City
5. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses
6. Non-profit parks and playgrounds
7. Recreational or community structures maintained by home owner associations
8. Emergency and essential services
9. Distribution facilities of a utility
10. Licensed Community Residential Facilities with less than seven (7) residents
11. Group homes, and foster Care Facilities with less than six (6) residents

Permitted accessory uses and structures.

(BSR (Business Services & Residential) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(BSR (Business Services & Residential) Zoning)

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes

Prohibited uses and structures.

(BSR (Business Services & Residential) Zoning)

1. Mobile/Manufactured homes
2. Multi-family, industrial or commercial uses (excluding commercial uses listed under Permitted Principal Uses and Structures)
3. Animal breeding for retail purposes
4. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
5. Any use requiring outside storage which is not properly screened as regulated in this Code
6. Any use requiring drive-through facilities
7. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments
8. Adult gaming facility
9. Pain management facilities
10. Businesses with more than fifty percent (50%) of their sales being tobacco or products used with tobacco or other smokable substances
11. Any use, structure or activity not specifically permitted herein, including especially adult uses

Density.

(BSR (Business Services & Residential) Zoning)

3 units per Acre

Open Space.

(BSR (Business Services & Residential) Zoning)

35%

FAR (Floor Area Ratio).

(BSR (Business Services & Residential) Zoning)

35%

ISR (Impervious Surface Ratio).

(BSR (Business Services & Residential) Zoning)

70%

Minimum Lot Width.

(BSR (Business Services & Residential) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(BSR (Business Services & Residential) Zoning)

1,500 Square Feet

Maximum Building Square Footage.

(BSR (Business Services & Residential) Zoning)

10,000 Square Feet

Setbacks (Minimum).

(BSR (Business Services & Residential) Zoning)

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(BSR (Business Services & Residential) Zoning)

Thirty-five (35) feet

Special Requirements

(BSR (Business Services & Residential) Zoning)

1. Commercial uses shall be limited to business and professional office, low intensity commercial and home occupations.
2. External lighting and signs shall be limited to that which would normally be permitted in adjacent residential districts.
3. The scale of commercial uses to that which would support adjacent residential neighborhoods shall be limited.
4. The scale of commercial uses shall have an off-street parking requirement of eight spaces or less.
5. Buildings shall not be modified in such a way that takes away the resident appearance similar to adjoining residential properties.
6. Display of merchandise shall comply with article 4.04.00.

Additional Use Information

(BSR (Business Services & Residential) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Overlay or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or Certificate of Appropriateness as outlined in Article 5.

2.10.00 NCS Zoning.

NCS (Neighborhood Convenience Services)

Purpose.*(NCS (Neighborhood Convenience Services) Zoning)*

Provides for limited commercial uses so that such convenience commercial services can be provided individually to neighborhoods without conflicting with residential neighborhood character, or attract traffic outside the neighborhood. Structures shall reflect a residential character in appearance.

Permitted principal uses and structures.*(NCS (Neighborhood Convenience Services) Zoning)*

Convenience store and gas stations

Permitted accessory uses and structures.*(NCS (Neighborhood Convenience Services) Zoning)*

Car washes, gas pump canopies

Special Exceptions.*(NCS (Neighborhood Convenience Services) Zoning)*

None

Prohibited uses and structures.*(NCS (Neighborhood Convenience Services) Zoning)*

Any use not listed herein including, but not limited to adult uses and the following:

1. Adult gaming facilities
2. Pain management facilities
3. Medical marijuana distribution facilities
4. Stores with more than fifty percent (50%) of their merchandise being tobacco or products used with tobacco or other smokable products.

Density.*(NCS (Neighborhood Convenience Services) Zoning)*

None

Open Space.*(NCS (Neighborhood Convenience Services) Zoning)*

20%

FAR (Floor Area Ratio).*(NCS (Neighborhood Convenience Services) Zoning)*

30%

ISR (Impervious Surface Ratio).*(NCS (Neighborhood Convenience Services) Zoning)*

70%

Minimum Lot Width.*(NCS (Neighborhood Convenience Services) Zoning)*

One hundred feet (100')

Minimum Building Square Footage.*(NCS (Neighborhood Convenience Services) Zoning)*

1,500 Square Feet

Maximum Building Square Footage.*(NCS (Neighborhood Convenience Services) Zoning)*

7,500 Square Feet

Setbacks (Minimum).*(NCS (Neighborhood Convenience Services) Zoning)*

Front	Twenty-five feet (25')
Rear	Ten (10) feet
Side	Twenty (20) feet

Water Yard	Seventy-five feet (75') from the High Water Line
-------------------	--

Building Heights (Maximum).

(NCS (Neighborhood Convenience Services) Zoning)

Thirty-five (35) feet

Special Requirements.

(NCS (Neighborhood Convenience Services) Zoning)

Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Additional Use Information.

(NCS (Neighborhood Convenience Services) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Overlay or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or approval of a Certificate of Appropriateness as outlined in Article 5.

2.11.00 NRC Zoning.

NRC (Non-Retail Commercial)

Purpose.

(NRC (Non-Retail Commercial) Zoning)

Provides space for a limited variety of non-retail commercial uses, such as financial institutions, professional offices, adult congregate living facilities, child care facilities, local service area eco-tourism transport services, medical and dental clinics, and multi-family dwelling units. Structures shall reflect a residential character in appearance.

Permitted principal uses and structures.

(NRC (Non-Retail Commercial) Zoning)

1. Single-Family residential dwellings
2. Financial, insurance, and investment institutions and offices located individually or in a "campus-like" setting consistent with sound and generally accepted land use planning principles and practices
3. Real estate acquisition and sales, construction contracting, accounting, financial planning, engineering, surveying, planning, architecture, site and structure design, interior decoration and design, legal and similar office uses, located individually or in a "campus-like" setting as a planned development consistent with sound and generally accepted land use planning principles and practices
4. Beauty and hair styling salons and barber shops
5. Laundry and dry cleaning establishments, where no cleaning or pressing of goods is conducted on premises
6. Eco-tourism transport services utilizing historic or historic-replica vehicles to convey passengers in the immediate vicinity of the City
7. Medical and dental offices
8. Child Care Facilities
9. Adult congregate living facilities, Nursing homes and/or Adult Care Facilities/ Extended Care Facilities
10. Light manufacturing, contractor facilities and mini-storage and warehousing, in fully enclosed structures (except where storage is required by law to be outside a structure, whereupon such storage shall be fully screened from view), located individually or in a "campus-like"

setting consistent with sound and generally accepted land use planning principles and practices

11. Multi-family development with up to five dwelling units located as a single structure, or as multiple structures in a “campus-like “setting as a planned development consistent with sound and generally accepted land use planning principles and practices

Permitted accessory uses and structures.

(NRC (Non-Retail Commercial) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(NRC (Non-Retail Commercial) Zoning)

1. School tutoring and instruction facilities
2. Specifically permitted uses listed above that require drive-through facilities
3. Self-service laundry
4. Clubs and fraternal organizations
5. Other uses that can be conducted in a fully enclosed building, and can demonstrate, to the City's satisfaction, the ability, through design and operational standards, to be compatible with residential land uses.

Prohibited uses and structures.

(NRC (Non-Retail Commercial) Zoning)

1. Any retail sales use
2. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
3. Any use requiring outside storage, except as provided in article 4
4. Any use unable to be conducted in a fully enclosed structure except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Density.

(NRC (Non-Retail Commercial) Zoning)

4 Units per Acre

Open Space.

(NRC (Non-Retail Commercial) Zoning)

20%

FAR (Floor Area Ratio).

(NRC (Non-Retail Commercial) Zoning)

40%

ISR (Impervious Surface Ratio).

(NRC (Non-Retail Commercial) Zoning)

70%

Minimum Lot Width.

(NRC (Non-Retail Commercial) Zoning)

100 Square Feet

Minimum Building Square Footage.

(NRC (Non-Retail Commercial) Zoning)

1,500 Square Feet

Maximum Building Square Footage.

(NRC (Non-Retail Commercial) Zoning)

10,000 Square Feet

Setbacks (Minimum).*(NRC (Non-Retail Commercial) Zoning)*

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).*(NRC (Non-Retail Commercial) Zoning)*

Forty-five (45) feet

Special Requirements.*(NRC (Non-Retail Commercial) Zoning)*

None

Additional Use Information.*(NRC (Non-Retail Commercial) Zoning)*

Prior to final approval of a building permit within this Zoning, a Gateway Overlay or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or approval of a Certificate of Appropriateness as outlined in Article 5.

2.12.00 GCD Zoning.

GCD (Gateway Commercial District)

Purpose. *(GCD (Gateway Commercial District) Zoning)*

Encourage economic development through job creation while maintaining the character of Lake Helen. This zoning district provides for a variety of small retail commercial, office and light industrial uses.

Permitted principal uses and structures.*(GCD (Gateway Commercial District) Zoning)*

All development shall be developed as a Planned Development (PD). Uses allowed include:

1. Commercial offices, personal care services, instructional institutions or day care, restaurant/deli (including drive-thru), and small scale retail sales (under 5,000 square feet).
2. Adult congregate living facilities, Nursing homes and/or Adult Care Facilities/ Extended Care Facilities
3. Professional offices
4. Hotels/motels

Permitted accessory uses and structures.*(GCD (Gateway Commercial District) Zoning)*

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.*(GCD (Gateway Commercial District) Zoning)*

1. Bed and Breakfast Inn

Prohibited uses and structures.*(GCD (Gateway Commercial District) Zoning)*

1. Residential uses
2. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor
3. Adult gaming facilities
4. Pain management facilities
5. Stores with more than fifty percent (50%) of merchandise being tobacco or products used with tobacco or other smokable products
6. Adult uses

Sidewalks.

(GCD (Gateway Commercial District) Zoning)

A 10' sidewalk shall be provided along W. Main Street along with interconnection requirements within the planned development.

Open Space.

(GCD (Gateway Commercial District) Zoning)

40%

FAR (Floor Area Ratio).

(GCD (Gateway Commercial District) Zoning)

50%

ISR (Impervious Surface Ratio).

(GCD (Gateway Commercial District) Zoning)

70%

Minimum Lot Width.

(GCD (Gateway Commercial District) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(GCD (Gateway Commercial District) Zoning)

1,700 Feet

Maximum Building Square Footage.

(GCD (Gateway Commercial District) Zoning)

Commercial Uses: 15,500 Feet

Retail Uses: 5,000 Square Feet

- When combined with another use, retail use area must be limited to 5,000 square feet of the Gross Floor Area.

Setbacks (Minimum).

(GCD (Gateway Commercial District) Zoning)

Front: Twenty-five feet (25') from the property line or Fifty feet (50') from the road centerline, whichever is greater when facing a collector road, seventy-five feet (75') when facing an arterial road.

Side: Ten (10) feet except where a commercial use directly abuts a residential one, where a thirty (30) foot setback is required.

Rear: Twenty (20) feet, except where a commercial use directly abuts a residential use, where a 30 (thirty) foot setback is required.

Waterfront yard: Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(GCD (Gateway Commercial District) Zoning)

Fifty feet (50') (may be increased by the City Commission)

Special Requirements.

(GCD (Gateway Commercial District) Zoning)

All development shall be developed as a Planned Development (PD), with the minimum area requirement being waived within this district. All development within this zoning category shall adhere to the following standards:

1. Landscape buffers shall emulate natural vegetation on adjacent sites and provide sixty percent (60%) opacity within one (1) year of planting.
2. All development shall provide for infrastructure and open space interconnectivity with adjacent parcels where legally feasible. An internal road system shall be created to access Main Street such that it aligns with the intersection of Industrial Center Drive and Goodwin Street where legally feasible.
3. A ten feet (10') sidewalk shall be provided along W. Main Street.
4. Two (2) story buildings must have at least a one (1) story for twenty-five (25') then go to two (2) stories.
5. All development must comply with the architectural design standards.
6. All parking areas shall be provided in the rear or side yards, and shall not extend beyond the furthest set back portion of the front façade of the building(s).
7. The maximum square footage of retail establishments shall not exceed 5,000 square feet.
8. Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).
9. A market study shall be submitted upon PD submittal for any proposed retail commercial uses showing need.
10. Walkways shall be provided connecting businesses to roadways when the building site fronts an arterial or collector roadway.
11. Trellises and similar structures attached to the front of a building shall not be used for measurement of the front setback. Front porches and walkways in front of buildings may be counted towards this standard.

Additional Use Information.

(GCD (Gateway Commercial District) Zoning)

Prior to final approval of a building permit within this Zoning, a Gateway Overlay or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or approval of a Certificate of Appropriateness as outlined in Article 5.

2.13.00 ECW Zoning.

ECW (Employment Center Workplace)

Purpose.

(ECW (Employment Center Workplace) Zoning)

Provides for large volume traffic generating commercial retail, employment center/workplace uses, and appropriate supporting uses, that are incorporated into a planned development.

Permitted principal uses and structures.

(ECW (Employment Center Workplace) Zoning)

1. Professional offices, corporate offices, hotels/motels and other appropriate supporting uses which are incorporated into a planned development.
2. Commercial Retail, Automotive Sales and Services, Highway Commercial and related accessory uses.
3. Public facilities owned or approved by the City

Permitted accessory uses and structures.

(ECW (Employment Center Workplace) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Prohibited uses and structures.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Density.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

FAR (Floor Area Ratio).

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

ISR (Impervious Surface Ratio).

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Minimum Lot Width.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Minimum Building Square Footage.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Maximum Building Square Footage.

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Setbacks (Minimum).

(ECW (Employment Center Workplace) Zoning)

Front	To be determined within the Development Agreement.
Rear	
Side	
Water	
Yard	

Building Heights (Maximum).

(ECW (Employment Center Workplace) Zoning)

To be determined within the Development Agreement.

Special Requirements.

(ECW (Employment Center Workplace) Zoning)

Additional Use Information.

(ECW (Employment Center Workplace) Zoning)

Billboards adjacent to Interstate 4 may be permitted to the extent allowed under applicable regulations promulgated by the Florida Department of Transportation.

2.14.00 PLI Zoning.

PLI (Public Land and Institution)

Purpose. *(PLI (Public Land & Institution) Zoning)*

Provide land for a variety of public, institutional and civic uses. Public land use densities and intensities shall be consistent with the land use districts to which the public uses are adjacent.

Permitted principal uses and structures.

(PLI (Public Land & Institution) Zoning)

Health, religious, and civic uses such as, but not limited:

1. Public/private schools and colleges
2. Child day care facilities
3. Hospitals and medical clinics
4. Churches and religious institutions
5. Cemeteries
6. Social and public service agencies
7. Municipal office buildings, library, public safety facilities and emergency service buildings
8. Fire stations
9. Police stations
10. Public works and utilities facilities
11. Public Recreation Facilities, Public Parks, including skateboard/BMX parks
12. Libraries
13. Post offices
14. Community theaters

Permitted accessory uses and structures.

(PLI (Public Land & Institution) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PLI (Public Land & Institution) Zoning)

Uses consistent with the land use districts to which the public uses are adjacent

Prohibited uses and structures.

(PLI (Public Land & Institution) Zoning)

1. Adult gaming facilities
2. Pain management facilities
3. Stores with more than fifty percent (50%) of merchandise being tobacco or products used with tobacco or other smokable products
4. Adult uses.

Density.

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district abut the property)

FAR (Floor Area Ratio).

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district abut the property)

ISR (Impervious Surface Ratio).

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district abut the property)

Minimum Lot Width.

(PLI (Public Land & Institution) Zoning)

One hundred feet (100')

Minimum Building Square Footage.

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

Maximum Building Square Footage.

(PLI (Public Land & Institution) Zoning)

Public Land & Institution zoning densities and intensities shall be consistent with the zoning districts to which the public uses are adjacent (strictest standard shall apply when more than adjacent zoning district about the property)

Setbacks (Minimum).

(PLI (Public Land & Institution) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater.
Rear	Thirty (30) feet
Side	Fifteen (15) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(PLI (Public Land & Institution) Zoning)

Thirty-five (35) feet

Special Requirements.

(PLI (Public Land & Institution) Zoning)

Buildings should include sidewalks connecting to adjacent roads.

Additional Use Information.

(PLI (Public Land & Institution) Zoning)

None

2.15.00 CNR Zoning.

CNR (Conservation Areas)

Purpose. *(CNR (Conservation) Zoning)*

Provides for public and private uses of land that require preservation and conservation of natural resources. Typically, such lands would include wetlands, water bodies, conservation corridors and easements, wildlife refuges, lake and wetland protection and buffer areas and similar properties that are dedicated to a public entity.

Permitted principal uses and structures.

(CNR (Conservation) Zoning)

1. Scenic, wildlife, historic, environmental, and scientific preserves
2. Catwalks, docks and trail bridges constructed of wood or City approved recycled materials
3. Public facilities owned or approved by the City

Permitted accessory uses and structures.

(CNR (Conservation) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(CNR (Conservation) Zoning)

None

Prohibited uses and structures.

(CNR (Conservation) Zoning)

Density.

(CNR (Conservation) Zoning)

NA

FAR (Floor Area Ratio).

(CNR (Conservation) Zoning)

40%

ISR (Impervious Surface Ratio).

(CNR (Conservation) Zoning)

50%

Minimum Lot Width.

(CNR (Conservation) Zoning)

NA

Minimum Building Square Footage.

(CNR (Conservation) Zoning)

1,000 Square Feet

Maximum Building Square Footage.

(CNR (Conservation) Zoning)

10,000 Square Feet

Setbacks (Minimum).

(CNR (Conservation) Zoning)

Front	Thirty (30) feet from the property line or Fifty feet (50') from the road centerline, whichever is greater
Rear	Thirty (30) feet
Side	Ten (10) feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum).

(CNR (Conservation) Zoning)

Thirty-five (35) feet

Special Requirements.

(CNR (Conservation) Zoning)

Because of the limited ability to accurately depict the exact locations of lands within the Conservation District, the depictions of such lands on the Future Land Use Map and Zoning Map are considered to be illustrative and exact locations shall be determined by field survey, or other scientific means, at time of development or use. Property depicted on the Future Land Use Map and Zoning Map as having a CS or CNR designation, but subsequently determined not to meet criteria

for inclusion in the CS land use or CNR Zoning District shall be assigned the designation that is determined to be most appropriate for the location in which the property is located.

Additional Use Information.

(CNR (Conservation) Zoning)

Wetlands and/or water bodies that are contained within easements dedicated to a public entity.

2.16.00 PD-R (Residential) Zoning.

PD-R Planned Development - Residential

Purpose.

(PD-R (Planned Development - Residential) Zoning)

1. Provide for planned residential communities containing a variety of residential structures and a diversity of building arrangements, with complementary and compatible development in accordance with an approved final development plan.
2. Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
3. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.
4. Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan.
5. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.
6. Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.
7. Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living environments on properties of adequate size, shape and location. The Planned Unit Development district is permitted within all land use categories shown on the future land use map of the comprehensive plan.

Designated areas.

(PD-R (Planned Development - Residential) Zoning)

1. Residential PDs (PD-R) shall be located within residentially designated areas
2. The minimum acreage requirement is ten (10) acres with the exception of undeveloped lands consisting of a minimum of five (5) acres adjacent to the Downtown Commercial District (DCD) category shall be required to be zoned PD. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PD district and expressed municipal development policy would be served in such case.
3. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archeologically significant sites.

Permitted principal uses and structures.

(PD-R (Planned Development - Residential) Zoning)

1. Single-family dwellings and their permitted accessory uses, including one accessory dwelling unit per principal dwelling unit.
2. Home occupations, as permitted.
3. Public facilities owned by the City.
4. Agricultural, silvicultural and equestrian uses that do not create conditions that are incompatible with neighboring residential uses.
5. Non-profit parks and playgrounds.

6. Recreational or community structures maintained by home owner associations.
7. Licensed Community Residential Facilities with less than seven (7) residents.
8. Group homes, and foster Care Facilities with less than six (6) residents.

Permitted accessory uses and structures.

(PD-R (Planned Development - Residential) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PD-R (Planned Development - Residential) Zoning)

1. Bed and Breakfast Inn
2. Child Care Facilities
3. Adult Care Facilities/ Extended Care Facilities
4. Licensed Community Residential Facilities with more than seven (7) residents
5. Group homes, and foster Care Facilities with more than six (6) residents
6. Model homes

Prohibited uses and structures.

(PD-R (Planned Development - Residential) Zoning)

1. Non-residential uses in residential PDs
2. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor

Density.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Minimum Lot Width.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Minimum Building Square Footage.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Maximum Building Square Footage.

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Setbacks (Minimum).

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Building Heights (Maximum).

(PD-R (Planned Development - Residential) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Residential is within or adjacent to.

Special Requirements.

Performance and development standards.

(PD-R (Planned Development - Residential) Zoning)

1. Pedestrian Orientation: The PD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:
 - a. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, bicycle racks, and natural open space.
 - b. All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way that make interconnection detrimental to the public wellbeing. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
 - c. A sidewalk meeting the required landscaping for pedestrian connections shall be provided where a commercial or office use abuts an arterial or collector roadway, providing bicyclists and pedestrians direct access from said roadway to the business.

Additional Use Information.

(PD-R (Planned Development - Residential) Zoning)

PD Approval procedures. *(PD Zoning)*

Article 13.10 of this code outlines requirements for rezoning to a Residential Planned Development.

2.17.00 PD- C (Commercial) Zoning.

PD-C Planned Development - Commercial

Purpose.

(PD-C (Planned Development - Commercial) Zoning)

1. Provide for planned commercial centers with complementary and compatible residential or industrial uses or both; or planned industrial parks with complementary and compatible residential or commercial uses or both developed in accordance with an approved final development plan.
2. Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
3. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.
4. Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan.
5. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.
6. Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.
7. Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.

Designated areas.

(PD-C (Planned Development - Commercial) Zoning)

1. Commercial PDs (PD-C) shall be located within commercially designated areas of the Future Land Use Map. Light industrial uses may be allowed within a commercial PD.
2. Commercial uses shall be allowed within a PD located within residentially designated areas of the Future Land Use Map provided the site is located adjacent to or in close proximity to the Downtown Commercial land use district and that the commercial uses do not exceed 25% of the gross acreage of the site and are intended to serve the principal use.
3. The minimum acreage requirement is ten (10) acres within all land use categories with the exception that undeveloped lands consisting of a minimum of five (5) acres adjacent to the Downtown Commercial land use category shall be required to be zoned PD. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PD district and expressed municipal development policy would be served in such case.
4. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archeologically significant sites.

Permitted principal uses and structures.

(PD-C (Planned Development - Commercial) Zoning)

Uses consistent with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Permitted accessory uses and structures.

(PD-C (Planned Development - Commercial) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PD-C (Planned Development - Commercial) Zoning)

NA

Prohibited uses and structures.

(PD-C (Planned Development - Commercial) Zoning)

Any use, structure or activity not specifically approved by the City Commission within the Development Order, including, but not limited to:

1. Mobile homes
2. Adult gaming facilities
3. Pain management facilities
4. Shops with more than fifty percent (50%) of merchandise being tobacco and products used with tobacco or other smokable products
5. Adult uses.
6. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor

Density.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

FAR (Floor Area Ratio).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

ISR (Impervious Surface Ratio).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Minimum Lot Width.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Minimum Building Square Footage.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Maximum Building Square Footage.

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Setbacks (Minimum).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Building Heights (Maximum).

(PD-C (Planned Development - Commercial) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development - Commercial is within or adjacent to.

Special Requirements.

Performance and development standards.

(PD-C (Planned Development - Commercial) Zoning)

1. Commercial Uses: A market study shall be provided which identifies the need for the proposed commercial uses.
2. Complimentary residential uses at a maximum of 25% of the gross acreage of the site shall be allowed within a Commercial PD.
3. **Commercial Support Intersections within Commercial Planned Development** shall follow the requirements:
 - a. Uses include professional office, personal services, convenience retail, agriculture/equestrian related retail sales of goods and services, child day care centers, grocery, drug store, financial services, and hardware stores or similar uses.
 - b. Structures used for commercial purposes shall be limited to a maximum aggregate floor area ratio of .50 within each property.
 - c. The impervious surface ratio shall not exceed .70.

- d. Elements of compatibility shall be addressed in the Development Agreement, including but not limited to signage, hours of operation, lighting, building orientation, height, façade, architectural design, parking, landscaping and buffering.
 - e. Commercial Retail Uses is limited to 5,000 square feet.
 - f. The commercial square footage may be increased (developed in conjunction with a mixed use community); however, big box retail is prohibited and market study is required.
4. Landscaping: A 10 (ten) foot landscape buffer meeting code design requirements shall be provided in the area between the road right-of-way and the building.
 5. Building Design: Buildings shall be designed to reflect human scale, with building massing and style reflecting the surrounding neighborhood. The use of long areas of with blank walls shall be avoided, with walls containing periodic architectural features creating visual interest. Flat roofs, including those using parapet walls, shall be prohibited. Windows shall be provided on all building façades facing arterial or collector streets.
 6. Parking: All vehicular parking shall be no closer to the road right-of way than the furthest set back portion of the building(s).
 7. Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Additional Use Information.

(PD-C (Planned Development - Commercial) Zoning)

PD Approval procedures. *(PD-C (Planned Development - Commercial) Zoning)*

Article 13.10 of this code outlines requirements for rezoning to a Residential Planned Development.

2.18.00 PD Zoning.

PD-MUX (Mixed Use)

Purpose.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. Provide for planned residential communities containing a variety of residential structures and a diversity of building arrangements, with complementary and compatible commercial or industrial uses or both; planned commercial centers with complementary and compatible residential or industrial uses or both; or planned industrial parks with complementary and compatible residential or commercial uses or both developed in accordance with an approved final development plan.
2. Allow diversification of uses, structures and open spaces in a manner compatible with existing and permitted land uses on abutting properties.
3. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of other zoning districts.
4. Ensure that development will occur according to the limitations of use, design, density, coverage and phasing stipulated on an approved final development plan.
5. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas.
6. Encourage an increase in the amount of usable open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional subdivision practices.

7. Provide the maximum opportunity for the application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.
8. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archaeologically significant sites.

Designated areas.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. The Mixed Use Planned Development district is permitted within all land use categories shown on the future land use map of the comprehensive plan.
2. Minimum Gross Acreage: The minimum acreage requirement is twenty-five (25) acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the Comprehensive Plan and expressed municipal development policy would be served in such case.

Permitted principal uses and structures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. Residential townhomes/villas, multi-family residential, single family residential.
2. Commercial offices, personal care services, day care, restaurant/deli. Single occupant structures shall not exceed 25,000 square feet.
3. Retail Commercial shall not to exceed 5,000 square feet per unit or when paired with another use, retail area cannot exceed 5,000 square feet. (Market study required, see performance and development standards)
4. Government, civic, institutional, or recreational

Permitted accessory uses and structures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. Article 4 of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

(PD-MUX (Planned Development - Mixed Use) Zoning)

NA

Prohibited uses and structures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

Any use, structure or activity not specifically approved by the City Commission within the Development Order, including, but not limited to:

1. Mobile homes
2. Adult gaming facilities;
3. Pain management facilities;
4. Shops with more than fifty percent (50%) of merchandise being tobacco and products used with tobacco or other smokable products
5. Adult uses.
6. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor

Density.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Open Space.

(PD-MUX (Planned Development - Mixed Use) Zoning)

25% of the gross acreage of the site

FAR (Floor Area Ratio).

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

ISR (Impervious Surface Ratio).

(PD-MUX (Planned Development - Mixed Use) Zoning)

Commercial Support Intersections: .70

All others: To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Minimum Lot Width.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Minimum Building Square Footage.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Maximum Building Square Footage.

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Setbacks (Minimum).

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Building Heights (Maximum).

(PD-MUX (Planned Development - Mixed Use) Zoning)

To be determined within the Development Agreement.

Shall be compatible with the zoning districts to which the Planned Development – Mixed Use is within or adjacent to.

Special Requirements.**Performance and development standards.**

(PD-MUX (Planned Development - Mixed Use) Zoning)

1. A mixed-use PD (PD-MUX) includes a mix of housing types (i.e. single family and multi-family) shall be allowed and the housing mix shall be flexible; however, multi-family dwelling units within the PD in the single family designated areas shall not exceed 49% of the housing stock.
2. Residential units may be clustered and include a mix of housing.
3. Residential dwellings shall be permitted above or attached to commercial, office, or civic uses.

4. The Mixed Community shall accommodate a land use mix consistent with the following table:

Use	Minimum	Maximum
Residential	40%	65%
Commercial	5%	25%
Parks & Open Space	35%	N/A

5. Pedestrian Orientation: The Mixed-Use PD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:
- g. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, bicycle racks, and natural open space.
 - h. All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way that make interconnection detrimental to the public wellbeing. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
 - i. A sidewalk meeting the required landscaping for pedestrian connections shall be provided where a commercial or office use abuts an arterial or collector roadway, providing bicyclists and pedestrians direct access from said roadway to the business.
6. Commercial Support Intersections within Mixed Use Planned Development shall comply with the following requirements:
- a. Uses include professional office, personal services, convenience retail, agriculture/equestrian related retail sales of goods and services, child day care centers, grocery, drug store, financial services, and hardware stores or similar uses.
 - b. Elements of compatibility shall be addressed in the Development Agreement, including but not limited to signage, hours of operation, lighting, building orientation, height, façade, architectural design, parking, landscaping and buffering.
 - c. The commercial square footage may be increased (developed in conjunction with a mixed use community); however, big box retail is prohibited.
 - d. Commercial Retail Uses is limited to 5,000 square feet.
7. Parking: All vehicular parking shall be no closer to the road right-of way than the furthest set back portion of the building(s).
8. Display of merchandise: All open display, storage, or sale of merchandise outside of fully enclosed buildings shall be prohibited, except when enclosed within a structure providing screening from view with eighty percent (80%) opacity (ex. a fenced area with a cover for screening).

Additional Use Information.

(PD-MUX (Planned Development - Mixed Use) Zoning)

PD Approval procedures.

(PD-MUX (Planned Development - Mixed Use) Zoning)

Article 13.10 of this code outlines requirements for rezoning to a Residential Planned Development.

CHAPTER 2 FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goals, objectives and policies are prepared, within the context of a comprehensive plan, to establish the courses of action that the government will pursue to implement the plan. The following future land use related goals, objectives and policies establish the basic framework for actions that the City of Lake Helen will take to manage future growth and promote economic vitality.

Goal 1.1: Preserve the current quality of life, small town atmosphere, historical heritage, and residential/rural character of the City through the establishment of a land use pattern reminiscent of small towns of the past (i.e. one characterized by a central downtown mixed residential/commercial core, with residential development exhibiting successively decreasing densities and successively increasing open spaces progressing from the central core to the periphery of the City), while providing for a mixture and diversity of commercial and residential land use types and sizes, promote economic vitality, protecting neighborhoods and natural resources, and maintaining open space.

Objective 1.1.1: The City's 2035 Future Land Use Map shall provide for: (1) a mixed residential/commercial core comprised of interspersed, diverse retail, personal services, professional services, governmental services and residential land uses in the City's downtown area; (2) large scale workplace/employment center land uses on the east and west side of I-4; (3) limited neighborhood commercial land uses located to provide neighborhood convenience services to neighborhoods north of Main Street and south of Main Street; (4) commercial land uses in the immediate vicinity of the east and west side of the I-4 interchange; (5) a broad range of non-retail commercial/light industrial and limited multi-family land uses that act as a transitional buffer between interstate adjacent commercial uses and residential areas in their immediate vicinity; (6) a progressive succession of economically sustainable residential land uses that generally decrease in density and increase in dwelling size from the urban core to the City's periphery; (7) a minimization of potential conflicts between land uses; (8) a sensitivity to transportation system and environmental constraints; and, (9) a maximization of open space.

Policy 1.1.1.1: Allocation of Land. In order to implement the City's vision, and to permit orderly, well-planned development at appropriate locations, the City shall establish the land use districts, densities and intensities listed below and further refined in the Land Development Regulations. The City shall allocate a reasonable amount of land above the identified needs to avoid economic impacts which a controlled supply of land placed on land values and market potential.

Residential Land Use Districts

(a) **Single Family Low Density** – Development in the Single Family Low Density category shall be limited to detached single-family dwelling units and customary accessory uses. Agriculture, silviculture, and equestrian uses that do not create conditions that are incompatible with neighboring residential areas are permitted. Permitted Densities up to 3 units per acre. Mobile homes, multi-family, industrial or commercial land uses will not be permitted; however, a mixed use PUD shall be allowed as outlined in Policy 1.1.1.7 and Public Facilities shall be allowed as outlined in Policy 1.1.1.8.

(b) **Single-Family Residential - 1 du/1 ¼ ac. (R1)** - This land use district provides for single family (and one accessory single-family dwelling) dwelling units at a maximum density of one (1) unit to 1 ¼ acres. This district provides for suburban development immediately outside the City's central developed core and is transitional to the RR land use district.

(c) **Single-Family Residential- 2 du/ac. (R2)** - This land use district provides for single family (and one accessory single-family dwelling) dwelling units at a maximum density of two (2) units to the acre. This district is located primarily around Lake Macy and Lake Helen Lake and on the west side of the City and provides for larger lot residential development immediately adjacent to the City's most densely developed residential core.

(d) **Single-Family Residential- 1 du/2 ½ ac. (RR)** - This land use district provides for single family (and one accessory single family dwelling) dwelling units at a maximum density of one (1) unit to 2 ½ acres in a rural residential setting, provides a transition from the R-1 to RE land use district on the eastern periphery of the City and establishes a residential greenbelt in other peripheral areas of the city.

(e) **Single-Family Residential - 1 du/5 ac. (RE)** - This land use district provides for detached single family dwelling units and customary accessory uses at a maximum density of one (1) unit per 5 acres and agricultural pursuits such as, but not limited to, grove care taking and maintenance, produce stands, nursery, keeping and grazing of cattle and horses and production of field crops. Limited commercial activities are permitted as further refined within the land development regulations such as, but not limited to, bed and breakfast establishments, horseback riding facilities, and farm/ranch enterprises.

(f) **Residential Manufactured Housing/Manufactured Building Community (RM)** - This land use district provides for single family manufactured housing, single family manufactured buildings, and conventional single family housing located within a planned development, with design standards as set forth in the City's land development regulations, at a maximum density of six (6) units to the acre, and located within the immediate vicinity of the City's established mobile home community.

(g) **Transitional** – Transitional land use category allows the transition of older residential areas to a combination of residences and restricted professional business services and low intensity commercial uses provided the change is compatible with the surrounding neighborhood. This land use designation provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for an economic use of property while maintaining the general residential character. Residential density shall not exceed 3 units per acre. Such development shall meet the following criteria:

1. Limiting commercial uses to business and professional office, low intensity commercial and home occupations.
2. Limiting external lighting and signs to that which would normally be permitted in adjacent residential districts.
3. Limiting the scale of commercial uses to that which would support adjacent residential neighborhoods.
4. Limiting the scale of commercial uses to that which would have an off-street parking requirement of eight spaces or less.

Development in this category shall be limited to the following land uses:

- a) Professional office, small scale retail sales and service, deli/restaurant
- b) Bed and breakfast Inn
- c) Residential detached single family and customary accessory uses

(h) **Residential Mixed Use (RMU)** - Development shall consist of a mix of residential uses with neighborhood scale commercial and office development to support the residential. Residential density shall not exceed 4 dwelling units per acre. Development in this category shall be limited to the following three use categories:

- A. Residential townhomes/villas, multi-family residential, single family residential.
- B. Commercial offices, personal care services, day care, restaurant/deli without drive through facilities, and retail sales. Single occupant structures shall not exceed 25,000 square feet. (Market study required, see performance and development standards)
- C. Government, civic, institutional, or recreational

The uses within a site will be determined based on the following criteria:

Category A	Minimum 70%	Maximum 90%
Category B	Minimum 0%	Maximum 30%
Category C	Minimum 0%	Maximum 30%

Performance and Development Standards

- **Density:** Residential density shall not exceed 4 dwelling units acre.
- **ISR:** Maximum Impervious Surface Ratio (ISR): 0.60
- **FAR:** Maximum Floor Area Ratio (FAR) for non-residential uses: 0.2
- **Open Space:** Minimum 25% open space. Open space may consist of all undeveloped uplands. Open space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities, the land above the design water elevation on wet retention ponds, wetlands and conservation areas.
- **Minimum Gross Acreage:** The minimum acreage requirement is twenty-five (25) acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the RMU district and expressed municipal development policy would be served in such case.
- **Vertical Mixed Use:** Residential dwellings shall be permitted above or attached to commercial, office, or civic uses.
- **Zoning:** A Planned Development zoning must be obtained in order to utilize the RMU land use. A conceptual development plan and development standards shall be incorporated into the PUD approval.
- **Pedestrian Orientation:** The PD shall incorporate the following principles to guide development in creating pedestrian friendly neighborhoods and communities:
 - An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
 - All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way that make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
- **Commercial Uses:** A market study shall be provided which identifies the need for the proposed commercial uses.

Commercial Land Use Districts

(a) **Downtown Commercial (DC)** - This land use district is established to provide an area for a co-located mixture of single family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses, located as an individual unit, or as multiple units in a "campus-like" manner as a planned development consistent with sound and generally accepted land use planning principles, in a centralized downtown setting. The district is designed to provide for the general retail and service needs of the community in a setting that is pedestrian oriented and aesthetically and functionally compatible with residential land uses that are located within, and adjacent to, the district. Existing light industrial uses in place and operating as of May 10, 2005, such as automobile repair garages, contractor's yards, light manufacturing, storage and other similar uses located within the Downtown Commercial District shall be deemed as lawful conforming uses. New light industrial uses may be approved as a Special Exception Use. The maximum floor area ratio in the DC land use district is .50. The maximum impervious surface ratio is .75.

(b) **Neighborhood Commercial (NC)** - This land use district provides for limited commercial uses so that such convenience commercial services can be provided individually to neighborhoods. The NC land use district is established to provide limited commercial services that serve neighborhood needs within easy walking or biking distance without conflicting with residential neighborhood character, or being an attractant for traffic outside the neighborhood. Structures shall reflect a residential character in appearance. The maximum floor area ratio in the NC land use district is .30. The maximum impervious surface ratio is .70.

(c) **Transitional Commercial (TC)** - This land use district provides for a limited variety of non-retail commercial uses, such as financial institutions, professional offices, adult congregate living facilities, child care facilities, local service area eco-tourism transport services, medical and dental clinics, and multi-family dwelling units. This land use district serves as a transitional buffer between residential land uses on the west side of the City and commercial land uses located adjacent to New York Avenue. Structures shall reflect a residential character in appearance. The maximum floor area ratio in the TC land use district is .35 and the maximum impervious surface ratio is .70.

(d) **Employment Center/Workplace (EC)** - This land use district provides for large volume traffic generating commercial retail, employment center/workplace land uses, and appropriate supporting land uses, that are incorporated into a planned development located on the west side of the I-4 interchange. ~~Such development shall be governed by the June 1999 Victoria Park DRI Development Order, or any future amendments thereto.~~

(e) **Commercial Support Intersections** - Intersections appropriate for Commercial Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. Where located, a Commercial Support Intersection shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the right of way from the nearest corner of the intersection. Support land uses include professional office, personal services, convenience retail, agriculture/equestrian related retail sales of goods and services, child day care centers, grocery, drug store, financial services, and hardware stores or similar uses as defined in the Land Development Regulations. Structures used for commercial purposes shall be limited to a maximum aggregate floor area ratio of .50 within each property. The impervious surface ratio shall not exceed .70. All development within the commercial support intersections shall be developed as a Planned Development. New Commercial Support Intersections may only be located at the junction of two roads classified as arterials or collectors.

Elements of compatibility shall be addressed in the Land Development Regulations, including but not limited to signage, hours of operation, lighting, building orientation, height, façade, architectural design, parking, landscaping and buffering.

The following Commercial Support Intersection is recognized:

- Intersection of Macy Avenue (CR 4139) and Ohio Avenue

If the commercial support intersection is developed in conjunction with a mixed use community as a planned development, the commercial square footage may be increased; however, big box retail is prohibited. Residential units may be clustered and include a mix of housing; however, density shall not exceed the underlying land use. Residential setbacks and buffers shall be established during the planned development phase. The Mixed Community shall accommodate a land use mix consistent with the following table:

Use	Minimum	Maximum
Residential	40%	65%
Commercial	5%	25%
Parks & Open Space	35%	N/A

(f) **Gateway Employment District** - The Gateway Employment District is created to encourage economic development through job creation while maintaining the character of Lake Helen. This land use provides for a variety of retail commercial, office and light industrial uses. The maximum Impervious Surface Ratio shall be 0.60 and the maximum Floor Area Ratio shall be 0.50. The minimum open space shall be 25%. The open space system shall compliment the development by providing features such as public gathering spaces and plazas, landscaping, natural open space, wetlands, and conservation areas. All development shall be developed as a Planned Development (PD). All development within this land use category shall adhere to the following standards:

- Landscaping shall comply with the Gateway Overlay standards as specified in the land development regulations
- Landscape buffers shall emulate natural vegetation on adjacent sites and provide 60% opacity within 1 year of planting
- All development shall provide for infrastructure and open space interconnectivity with adjacent parcels where legally feasible. An internal road system shall be created to access Main Street such that it aligns with the intersection of Industrial Center Drive and Goodwin Street where legally feasible.
- A 10' sidewalk shall be provided along W. Main Street

- 2 Story buildings must have at least a 1 story for 25' then go to 2 stories
- All development must comply with the architectural design standards
- All parking areas shall be provided in the rear or side yards
- The maximum square footage of retail establishments shall not exceed 25,000 square feet
- A market study shall be submitted upon PD submittal for any proposed retail commercial uses

Public Lands and Institutions Land Use District

(a) **Public Lands and Institutions (PL)** – This land use district is created to provide for those lands, and uses of land, that are appropriate to serve the community and may include health, religious, and civic uses such as, but not limited to, fire stations, schools, police stations, public works and utilities facilities, libraries, post offices, administrative centers, recreational facilities, religious institutions and cemeteries, community theaters, and social/public service agencies. Public land use densities and intensities shall be consistent with the land use districts to which the public uses are adjacent (.30-.50 FAR, depending upon adjacent land use FAR).

Conservation and Natural Resources Land Use District

(a) **Conservation and Natural Resources (CS)** – This land use designation provides for public and private uses of land that require preservation and conservation of natural resources. Typically, such lands would include wetlands, water bodies, conservation corridors and easements, wildlife refuges, lake and wetland protection and buffer areas and similar properties that are dedicated to a public entity.

Policy 1.1.1.2: The boundaries of the Future Land Use Districts depicted on the 2035 Future Land Use Map are graphic representations of the location of future land use districts and, because of map scale and other factors, may not be a finite indication of where one district stops and another starts. For interpretation purposes, boundaries depicted on the map shall be considered to be flexible to the extent necessary to protect the environment, to accommodate property lines and property ownership, easements and rights-of-way, and to allow for a logical extension of boundaries based upon major physical or man-made features.

Policy 1.1.1.3: Density and Intensity Standards. The Future Land Use Map shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity standards contained in the table unless modified by a Planned Development.

LAND USE DESIGNATION	PERMITTED RESIDENTIAL DENSITY	SPECIAL REQUIREMENTS	NON-RESIDENTIAL ALLOWABLE USES AND INTENSITIES
Single Family Low Density	3 Units/ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
R1	1 Unit/1.25 ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
RR	1 Unit/2.25 ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
R2	2 Units/ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
RM	6 Units/ACRE	35% Open Space	Public facilities/services as set out in Policy 1.1.1.8. Small scale commercial uses may be permitted with PD zoning. Max size 7,500 sf & max FAR 0.20
RE	1 Unit/5 ACRES	50% Open Space	Limited Small scale commercial uses may be permitted as set out in Policy 1.1.1.1(b)
Residential Mixed Use	4 Units/ACRE	25% Open Space. PD zoning. Minimum & maximum percentages apply to each use	Public facilities/services as set out in Policy 1.1.1.8. Commercial sales/office, educational & civic uses. Max ISR .70. Max FAR .50.

		category.	
Downtown Commercial	8 Units/ACRE	25 % Open Space	FAR - .50 ISR - .75 Public facilities/services as set out in Policy 1.1.1.8.
Transitional	3 Units/ACRE	35% Open	FAR - .30 ISR - .70 Public facilities/services as set out in Policy 1.1.1.8. Office & small scale retail services as set out in Policy 1.1.1.1(d)
Neighborhood Commercial		20% Open Space	FAR - .30 ISR - .70
Transitional Commercial	4 Units/ACRE	20% Open Space	FAR - .35 ISR - .70
Commercial Support Intersections	3 Units/ACRE if developed as a Mixed Community with PD zoning	20% Open Space	FAR - .50 ISR - .70 Commercial limited to 7,500 sf unless developed as a Mixed Community as set out in Policy 1.1.1.1(h)
Gateway Employment District		40% Open Space	FAR - .50 ISR - .60 Higher intensity commercial, office, and light industrial uses if developed as PD
Employment Center/Workplace (EC)			Governed by Victoria Park DRI Development Order, or any future amendments thereto
Public Lands & Institutions		20% Open Space	FAR - .30 - .50 ISR - .50 Educational, religious, public & private utilities, recreation facilities, and governmental land uses.
Conservation & Natural Resources			Wetlands and/or water bodies that are contained within easements dedicated to a public entity

Policy 1.1.1.4: Zoning Districts. The City shall regulate land use activities within the land use categories shown on the Future Land Use Map through the maintenance of zoning districts. ~~The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the Future Land Use Map for the associated land use district.~~

Policy 1.1.1.5: Planned Developments. Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts and to protect environmentally, historically or archeologically significant sites.

Policy 1.1.1.6: Development Principles. Within mixed use development, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

- a) The inclusion of a mixture of complimentary land uses that include housing, retail, office, commercial services, light industrial, education, civic, community and recreation uses.
- b) The creation of an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
- c) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- d) The maximization of shared parking.
- e) The provision of roadway and pedestrian connections to residential areas.
- f) The provision of social and community facilities to serve the new development.

- g) The provision of a network of open space in the form of squares, plazas, parks, greens and similar open space design.
- h) The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
- i) The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
- j) The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.

Policy 1.1.1.7: Location of Planned Developments. The City's land development regulations shall include provisions that allow Planned Developments (PDs) in Residential and Commercial designated areas of the Future Land Use Map. The minimum acreage requirement is ten (10) acres within all land use categories with the exception that undeveloped lands consisting of a minimum of five (5) acres adjacent to the Downtown Commercial land use category shall be required to be zoned PD. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PD district and expressed municipal development policy would be served in such case.

Residential PDs shall be located within residentially designated areas, commercial PDs shall be located within commercially designated areas of the Future Land Use Map. Light industrial uses may be allowed within a commercial PD. A mixed use PD with a mix of housing types (i.e. single family and multi-family) shall be allowed and the housing mix shall be flexible; however, multi-family dwelling units within the PD in the single family designated areas shall not exceed 49% of the housing stock. The minimum open space requirement for PDs shall be 25% of the gross acreage of the site. Commercial uses shall be allowed within a PD located within residentially designated areas of the Future Land Use Map provided the site is located adjacent to or in close proximity to the Downtown Commercial land use district and that the commercial uses do not exceed 25% of the gross acreage of the site and are intended to serve the principal use. Complimentary residential uses at a maximum of 25% of the gross acreage of the site shall be allowed within a commercial PD. ~~The maximum densities and intensities allowed within each PD shall be restricted to the land use category (i.e. single family low density will allow up to 3 dwelling units/acre);~~

Policy 1.1.1.8: Public Facilities/Services. The City's land development regulations shall include provisions that allow Public Facilities/Services that best serve the health, safety, and welfare of citizens in all land use categories except Conservation/Open Space. Public facilities/services shall include, but not limited to, educational facilities, electrical substation, water plants, governmental facilities, churches, community theaters, health facilities, and libraries. The proposed public facility/service must comply with performance standards and development requirements set forth within the Land Development Regulations.

Policy 1.1.1.9: Residential Density. Residential densities shall be compatible with available public facilities and their capacity to serve development. Public facilities shall be in place concurrent with the impacts of development.

Policy 1.1.1.10: Maximum Gross Residential Density. The City shall incorporate provisions within the Land Development Regulations that define the maximum gross residential densities to represent the maximum allowable dwelling units that may be constructed on the "gross land area". Residential densities shown on the Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district. Gross land area shall be construed to represent all land under common ownership proposed for residential development excluding waterbodies.

Policy 1.1.1.11: W. Main Street. Adopt and implement land development regulations that encourage and guide the development of W. Main Street as a scenic roadway that efficiently moves traffic and presents an attractive, aesthetically pleasing appearance. New development shall adhere to the following:

- a) Allow high-intensity uses (such as commercial, office, hotels) within areas along W. Main Street within the Gateway Employment District as identified on the Future Land Use Map.
- b) Require new development to provide necessary service roads.

- c) Require new development to provide buffering.
- d) Require new development to provide landscaping, architectural treatments and other improvements, in order to present an appearance along W. Main Street consistent with the charm of Lake Helen.

Policy 1.1.1.12: Commercial Development. New commercial development shall comply with the following principles:

- a) Compliance with adopted standards for preventing or minimizing nuisance impacts, such as the emission of air pollutants, noise, odor and generation of hazardous waste or products.
- b) Minimizing the demand on existing and planned public services, utilities, and water resources.
- c) Connecting to central sanitary sewer (where available) and water systems.
- d) The use of design to soften the massing of larger commercial buildings, ensure compatibility with the design character of the area and support a safe and attractive pedestrian environment.

GOAL 1.2: MAINTAIN THE COMMUNITY'S QUALITY OF LIFE THROUGH PROTECTION AND CONSERVATION OF THE CITY'S NATURAL RESOURCES

Objective 1.2.1: The City shall manage growth such that the community's natural resources are available for future generations.

Policy 1.2.1.1: Wetlands. There shall be no net loss of wetlands function or size as a result of a development activity. Wetlands shall be protected through the implementation of the following standards and guidelines:

- a) Precise delineation of wetland areas shall be determined through site specific studies and field determination.
- b) Impacts to high quality wetland shall be avoided whenever possible. Where impacts cannot be avoided, development shall be allowed at a minimum density/intensity and least disruptive type. Mitigation of lost wetland resources will be required.
- c) Permitted land uses include conservation and passive recreation.
- d) Wetland protective measures shall include the use of setbacks and vegetative buffers. Setbacks and buffer widths shall depend upon the nature and functional value of the wetlands to be protected. The minimum upland buffer from the wetland line is twenty-five (25) feet.
- e) All required permits from jurisdictional agencies shall be approved prior to, or concurrent with, the City issuing a final development order.

Policy 1.2.1.2: Prohibited Development Activities. No development shall be permitted that will result in the degradation of water quality of a surface or ground water body. Within 500' of a wellhead, the following development activities are prohibited:

- a) Landfills.
- b) Facilities for bulk storage, handling or processing of materials on the Florida Substance List.
- c) Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.
- d) Feedlots or other commercial animal facilities.
- e) Wastewater treatment plants, percolation ponds and similar facilities.
- f) Mines.
- g) Excavation of waterways or drainage facilities which intersect the water table.

Policy 1.2.1.3: Tree Plantings. Development shall incorporate street tree plantings, lot tree plantings, and building foundation plantings into project site plans. Plantings shall consist of a minimum of 75% indigenous vegetation species and plantings shall demonstrate compliance with water wise landscaping principles.

Policy 1.2.1.4: Non-Residential Open Space. A minimum of 20% of a developed commercial or industrial site shall be retained in its natural state or replanted in native vegetation and designated as open space.

Policy 1.2.1.5: Stormwater Management Facilities Landscaping. Stormwater detention and retention facilities shall be landscaped with indigenous tree species.

Policy 1.2.1.6: Stormwater Management. Development adjacent to natural or man-made impoundments shall incorporate berms and swales into project design to direct stormwater runoff away from the impoundment. Created or altered impoundments shall be designed, and planted with appropriate herbaceous plants, such that a functional littoral shelf is created for fish propagation and feeding as well as avian feeding. The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 1.2.1.7: Clearing. Land shall not be cleared indiscriminately, but for a bona fide development or agricultural purpose. The amount of land cleared shall be the minimum necessary to accomplish a permitted development or agricultural activity. Clear cutting a development site shall not be permitted, and only that portion of the site required for ingress/egress, parking, loading, building footprint, waste management, utilities installation and stormwater management facilities shall be permitted.

Policy 1.2.1.8: Flood Hazard Zones. Development within identified flood hazard zones shall be regulated in accordance with the guidelines established by the Federal Emergency Management Agency for participation in the National Flood Insurance Program.

Policy 1.2.1.9: Design Standards. Development shall be regulated in accordance with the suitability of the soil to accommodate specific types, densities and intensities of development. The City shall maintain provisions within in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whole development potential is limited in some form or manner.

GOAL 1.3: MAINTAIN THE CITY'S RESIDENTIAL/RURAL CHARACTER THROUGH INFRASTRUCTURE MANAGEMENT AND DEVELOPMENT DESIGN

Objective 1.3.1: The City shall manage growth such that the necessity for providing new or expanded infrastructure is minimized, while maintenance of open space is maximized. The City shall assure that needed public services and facilities are developed concurrent with the impact of new development.

Policy 1.3.1.1: Public Facilities. The City shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without the assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standard.

Policy 1.3.1.2: Development Orders. Development Orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve those land uses delineated on the Future Land Use Map. The City's concurrency

management system shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

Policy 1.3.1.3: Capital Improvements. Existing infrastructure, where substandard, shall continue to be upgraded. The timing and location of public facilities shall be coordinated through the Concurrency Management System and Capital Improvement Program to ensure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1.3.1.4: Orderly and Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Policy 1.3.1.5: Concurrency Management. The City of Lake Helen shall issue no development order or permit for development unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the Concurrency Management System. Through principles established within the Concurrency Management System, an applicant shall demonstrate through narrative and graphic information that:

- a) Necessary facilities and resources are in place and functional concurrent with the impacts of development;
- b) The subject development shall not reduce the levels of service (LOS) below the minimum adopted standard established in policy for each applicable public facility.
- c) For proposed developments that shall require public facilities or services provided by the City of Lake Helen, no development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the Concurrency Management System. The City of Lake Helen will not issue a final development order or Certificate of Occupancy if public facilities are not available as specified in the Concurrency Management System.

Policy 1.3.1.6: Special Development Design. Development design for projects located east of Orange Avenue, south of Ohio Avenue or north of John Street shall incorporate strategies for minimizing the provision of new infrastructure, maximizing open space, conserving natural resources, and maintaining the rural character and open vistas of the area. Such strategies shall include clustering of buildings, use of single-loaded streets, maintaining extensive open areas between buildings and the roads surrounding the development, constructing planting islands within, and installing street trees along the development's interior and ingress/egress roads, and utilizing broad, shallow, subtle depressions for stormwater management.

GOAL 1.4: MAINTAIN THE CITY'S SMALL TOWN CHARM THROUGH THOUGHTFUL, MANAGEMENT OF GROWTH, PROVISION OF COMMUNITY AMENITIES AND DEVELOPMENT DESIGN

Objective 1.4.1: The City shall manage growth such that it retains its character as a tree-shaded, quiet, peaceful pedestrian, equestrian, bicyclist friendly community.

Policy 1.4.1.1: Acquisition of Environmental Lands. The City shall continue to pursue acquisition of environmentally sensitive lands.

Policy 1.4.1.2: Acquisition of Open Space Lands. The City shall continue to pursue acquisition of lands for open space.

Policy 1.4.1.3: Trail Linkage. The City shall support and assist in the development of greenway and trail linkages. Private development shall be required to provide right-of-way and/or easements, plan for, and assist in the development of greenway and trail linkages where such linkages will traverse land being proposed for development.

Policy 1.4.1.4: Levels of Service. Development shall not be permitted that will degrade the actual levels of service on the transportation network experienced within the City upon the adoption of this Comprehensive Plan amendment.

Policy 1.4.1.5: Sidewalks. Sidewalks shall be required to be constructed on any new or redeveloped, individual or subdivided, residential or non-residential development site. The City shall provide the developer with the alternative of paying an "in lieu of" fee for sidewalk construction if it is determined that a public purpose will be served by applying said fee to an existing, or planned, sidewalk linkage rather than constructing the sidewalk on the development site. The City of Lake Helen shall prioritize street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap improvements:

- a) Proximity to schools
- b) Proximity to major public parks or cultural facilities
- c) Proximity to residential and commercial areas, or any area exhibiting a high volume of walking
- d) Arterial and collector streets

Policy 1.4.1.6: Traffic Calming. Traffic calming measures shall be an integral part of, and incorporated into, both public and private development design.

Policy 1.4.1.7: Access. In order to protect the City from the adverse impacts of a proliferation of driveway or curb cuts along roads and streets within the City, and to maximize traffic mobility and circulation within the City at a level consistent with the essential nature of the City, the City shall continue to enforce access management provisions in its land development regulations to include, but not be limited to, requiring cross-access or joint-use easements whenever practicable. Additionally, the City, to the degree practicable, shall ensure that driveways or curb cuts along Prevatt Avenue are separated by a minimum distance of three hundred feet.

Policy 1.4.1.8: Schools. The City of Lake Helen shall coordinate with the Volusia County School Board to facilitate, to the extent that is practical and financially feasible to do so, the collocation of new public schools with other public facilities such as parks, libraries, recreation facilities and community centers.

Policy 1.4.1.9: Future Roadways. Future arterial and collector roadway construction, widening, or reconstruction projects shall strive to accommodate bicycle travel, pedestrian needs and equestrian paths.

Policy 1.4.1.10: Equestrian Uses. The City of Lake Helen is known as an equestrian friendly town. Equestrian uses shall be recognized as a suitable use of property within all Future Land Use Categories.

GOAL 1.5: MAINTAIN AND BUILD UPON THE CITY'S RICH HISTORICAL HERITAGE THROUGH HISTORIC PRESERVATION AND DEVELOPMENT DESIGN

Objective 1.5.1: The City shall continue to implement measures that will preserve its existing historical architecture, while creating a sense of place for the future that links future development to the City's historic past.

Policy 1.5.1.1: Historic District. The City shall continue to encourage owners of historical properties to incorporate such properties into the City's Historic District.

Policy 1.5.1.2: Site Design. The City shall maintain site design requirements and subdivision regulations in the Land Development Regulations which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.



ITEM 4: LAKE HELEN FINANCIAL MANAGEMENT
Zach Chalifour, James Moore & Co

Discussion of proposed policies regarding to reserves.

General Fund

Fund Balance Reserve: It is the City's policy to maintain operating reserves in the General Fund of at least 25%, with a target range of 30-40%. Operating reserves shall be defined as the City's unassigned/assigned fund balance relative to annual expenditures and transfers out, adjusted to exclude significant one-time activity.

General Fund

- GFOA Recommendation:
- Minimum of 2 Months (16.7%) of recurring expenditures and transfers out in assigned + unassigned fund balance.
• Total Assigned/Unassigned Fund Bal. \$ 574,908
• Current Year Expenditures and Transfers Out \$ 2,569,929
• Percentage Assigned/Unassigned Fund Balance as a percentage of Expenditures and Transfers out 22.4%
• Prior Year Percentage 24.2%

Providing Tax, Accounting & Controllershship, Consulting, and Wealth Management Services Since 1964.



Hurricane/Capital Reserve: on an annual basis, the City shall include in the adopted budget a minimum of 2% and a maximum of 4% of regular revenues for hurricane expenditures. Should all of these appropriated funds not be spent in the given year, the remaining balance shall be committed to a Hurricane/Capital reserve that may only be used for hurricane-related matters and/or capital projects. The use of funds for any other purpose would require approval by the City Commission in the form of a resolution.



Utility Fund

Net Position Reserve: To maintain adequate reserves on hand for any significant, unforeseen capital needs, it is the City's policy to maintain a minimum level of operating reserves in the Utility Fund equal to no less than 40%, as measured by unrestricted net position relative to operating revenues.

Water Utility Fund

History of Unrestricted Net Position and Unrestricted Net Position as a % of Operating Revenues:

Year	Unrestricted Net Position (UNP)	Operating Revenues	UNP as a % of Operating Revenues
2018	\$ 321,333	\$ 744,140	43.2%
2017	204,966	657,553	31.2%
2016	252,154	640,586	39.7%
2015	205,090	567,218	36.2%

Providing Tax, Accounting & Controllershship, Consulting, and Wealth Management Services Since 1964.





City of Lake Helen City Commission Agenda

ITEM 5: BUDGET WORKSHOP:
FY 2019/2020 Budget Workshop

Assumptions:

- Millage at 7.3
- Flat COLA for Employees (\$1,250)
- Commissioner increase (\$2,500)
- Reduce Hurricane Allocation to \$65,000
- Removal of Grant Finder Program
- Reduce Legal from \$60,000 to \$55,000
- Reduce Legislative Promotional Activities to \$4,828.43

Balance Proposed Budget

Millage at 7.3:

FY 18/19	FY 19/20
7.3	7.3
Taxable Value: \$93,027,881.00	Taxable Value Estimate: \$103,540,635.00
Amount Collected by City: \$645,148.35	Amount Estimate to be Collected by City: \$718,054.30

- Higher Taxable Value means the charge for Fire Services (from Volusia County) Increases.

Per our agreement with Volusia County for Fire Services. We will be charged as if we were in the fire district (based on the DR-420 Taxable Volusia from the Property Appraiser on July 1). Millage for the Fire District is 4.0815 Mills.

Note: Ivy Hawn reduction of \$49,794 for Non-Residential Fire



City of Lake Helen City Commission Agenda

FY 18/19	FY 19/20
Charges from Volusia: \$394,022.57	Estimated Charges: \$422,601.10
Non-Residential Fire \$0.43	Non-Residential Fire \$0.49
Residential Fire: \$228.00	Residential Fire: \$252.50
Vacant Fire: \$49.00	Vacant Fire: \$54.00

NAVA	2018/2019 Rate	2018/2019 Total	2019/2020 Rate	PROPOSED	2019/2020 Total
			CURRENT per Resolution	Approx. 13% increase to Fire	
Garbage	\$242.16	\$266,133.84	\$247.00	\$247.00	\$274,664.00
Stormwater	\$33.00	\$55,242.99	\$33.66	\$33.66	\$53,376.51
Non-Residential Fire	\$0.43	\$121,653.45	\$0.43	\$0.49	\$81,886.35
Residential Fire	\$228.00	\$291,840.00	\$228.00	\$252.50	\$332,795.00
Vacant Fire	\$49.00	\$25,529.00	\$49.00	\$54.00	\$28,242.00

- Water Utility Pledged Revenue for SBA loans:

Loan 602	\$	17,388.70
Loan 601	\$	118,546.30
	\$	135,935.00



City of Lake Helen City Commission Agenda

Loan 601 is \$59,273.15 twice annually. The Last Payment is due on April 15, 2022. We owe: \$355,638.90. Loan 602 is \$1,416.56 twice annually. The Last Payment is due March 19, 2029. We owe: \$23,746.64 (if paid in September).

BUDGET SUMMARY

City of Lake Helen, Florida Fiscal Year 2019-2020

**THE ADOPTED OPERATING BUDGET EXPENDITURES OF THE CITY OF LAKE HELEN ARE 3.29%
LESS THAN THE CURRENT YEAR'S TOTAL OPERATING EXPENDITURES**

General Fund

7.3000

		GENERAL FUND	ENTERPRISE FUND	STORMWATER FUND	TOTAL ALL FUNDS
ESTIMATED REVENUES:					
Taxes:	Millage per \$1000				-
Ad Valorem Taxes (95%)	7.3000	718,054	-	-	718,054
Taxes - Other		768,477	-	-	768,477
Charges for Services		390,049	778,800	55,176	1,224,025
Intergovernmental Revenue		273,950	-	-	273,950
Fines & Forfeitures		13,830	-	-	13,830
Misc. Revenue		71,567	150	-	71,717
Licenses & Permits		339,669	-	-	339,669
Total Sources		\$ 2,575,596	\$ 778,950	\$ 55,176	\$ 3,409,722
Transfers/Grants		50,000	-	294,837	344,837
Fund Balances		-	-	-	-
TOTAL REVENUES, TRANSFERS & BALANCES		\$ 2,625,596	\$ 778,950	\$ 350,013	\$ 3,754,559
EXPENDITURES:					
General Government		974,300	-	-	974,300
Public Safety		552,188	-	-	552,188
Fire Safety		422,601	-	-	422,601
Physical		-	643,015	350,013	993,028
Transportation		419,793	-	-	419,793
Cultural/Recreation		256,714	-	-	256,714
Debt Service		-	135,935	-	135,935
Total Expenditures		\$ 2,625,596	\$ 778,950	\$ 350,013	\$ 3,754,559
Reserve		-	-	-	-
TOTAL APPROPRIATED EXPENDITURES		\$ 2,625,596	\$ 778,950	\$ 350,013	\$ 3,754,559
TRANSFERS, RESERVES & BALANCES					

The tentative, adopted, and /or final budgets are on file in the City of Lake Helen Administrative Office as a public record.

General Fund - Revenue	Proposed FY 19/20	FY 18/19 Budget
Ad Valorem Taxes (at rollback rate)	\$ 720,254.30	\$ 699,679.00
<i>Sales and use taxes</i>	\$ 223,000.00	\$ 214,000.00
<i>Franchise taxes</i>	\$ 185,719.00	\$ 173,909.00
<i>Public service taxes</i>	\$ 692,777.18	\$ 657,195.00
<i>Insurance premium taxes</i>	\$ -	\$ 21,570.00
Taxes Other	\$ 1,101,496.18	\$ 1,066,674.00
Intergovernmental taxes	\$ 117,500.00	\$ 105,323.00
<i>Services- Solid Waste (Garbage)</i>	\$ 279,164.00	\$ 254,875.00
<i>Rental Income</i>	\$ 20,740.00	\$ 19,800.00
Charges for Services	\$ 299,904.00	\$ 274,675.00
Fines and Forfeitures	\$ 13,760.00	\$ 22,589.00
<i>Interest and Other</i>	\$ -	\$ 8,400.00
<i>Misc. Income - General Fund</i>	\$ 45,560.00	\$ 77,614.00
<i>Contributions</i>	\$ 1,400.00	\$ 10,000.00
Miscellaneous Income	\$ 46,960.00	\$ 96,014.00
<i>Impact Fees</i>	\$ 25,000.00	\$ 8,050.00
<i>Impact Fees - Water</i>	\$ 25,000.00	\$ 12,000.00
<i>Licenses & Permits</i>	\$ 200,722.00	\$ 82,209.00
Licenses and Permits	\$ 250,722.00	\$ 102,259.00
<i>Capital Grants</i>	\$ 50,000.00	\$ 327,226.00
<i>Operating Grants</i>	\$ -	\$ -
Transfers/Grant	\$ 50,000.00	\$ 327,226.00
Proceeds from Sale of Capital Assets	\$ 25,000.00	\$ -
Fund Balances		\$ 42,064.00
Total Revenue	\$ 2,625,596.49	\$ 2,736,503.00

General Fund - Expenditures	Proposed FY 19/20	FY 18/19 Budget
Legislative	\$ 77,687.73	\$ 43,892.00
<i>Legislative Salaries</i>	\$ 44,659.30	\$ 23,867.00
<i>Legislative Expenditures</i>	\$ 33,028.43	\$ 20,025.00
Executive	\$ 95,761.60	\$ 94,655.00
<i>Executive Salaries</i>	\$ 90,411.60	\$ 88,642.00
<i>Executive Expenditures</i>	\$ 5,350.00	\$ 6,013.00
Administration	\$ 89,743.78	\$ 81,895.00
<i>Administration Salaries</i>	\$ 30,368.78	\$ 59,323.00
<i>Administration Expenditures</i>	\$ 59,375.00	\$ 22,572.00
Legal	\$ 55,000.00	\$ 65,750.00
Other General Government	\$ 390,059.64	\$ 560,162.00
<i>Other General Government Salaries</i>	\$ 89,589.64	\$ 147,424.00
<i>Other General Government Expenditures</i>	\$ 300,470.00	\$ 412,738.00
General Government	\$ 708,252.75	\$ 846,354.00
Police Department	\$ 547,688.38	\$ 490,799.00
<i>Police Department Salaries</i>	\$ 474,718.38	\$ 405,941.00
<i>Police Department Expenditures</i>	\$ 72,970.00	\$ 84,858.00
Public Safety	\$ 547,688.38	\$ 490,799.00
Fire Services Contract	\$ 422,601.10	\$ 436,942.00
Streets and Roads	\$ 311,743.35	\$ 211,827.00
<i>Street and Roads Salaries</i>	\$ 120,543.35	\$ 81,114.00
<i>Street and Roads Expenditures</i>	\$ 191,200.00	\$ 130,713.00
Culture/Recreation	\$ 215,713.52	\$ 171,108.00
<i>Culture/Recreation Salaries</i>	\$ 42,563.52	\$ 40,442.00
<i>Culture/Recreation Salaries</i>	\$ 173,150.00	\$ 130,666.00
Physical environment (solid waste)	\$ 261,547.38	\$ 233,108.00
Contingency	\$ -	\$ 38,549.00
Capital Projects	\$ 158,050.00	\$ 292,815.00
Total Expenditures	\$ 2,625,596.48	\$ 2,721,502.00

Expenses over Revenue: \$ (0.00)

Enterprise Fund - Utility	Proposed FY 19/20	FY 18/19 Budget
Charges for Services	\$ 778,950.00	\$ 760,649.00
Utility Enterprise Fund - Regular Expenses	\$ 259,865.37	\$ 226,618.00
Utility Enterprise Fund - Repairs & Maintenance	\$ 43,549.63	\$ 32,000.00
Utility Enterprise Fund - Contractual Services	\$ 180,500.00	\$ 99,129.00
Utility Enterprise Fund - Supplies	\$ 109,400.00	\$ 92,832.00
Utility Enterprise Fund - Utilities	\$ 41,000.00	\$ 36,010.00
Utility Enterprise Fund - Capital Outlay	\$ 8,700.00	\$ 52,600.00
Utility Enterprise Fund - Debt Service	\$ 135,935.00	\$ 135,285.00
Total Expenditures	\$ 778,950.00	\$ 674,474.00
Stormwater Fund	Proposed FY 19/20	FY 18/19 Budget
Charges for Services	\$ 53,376.00	\$ 54,877.00
Stormwater	\$ 1,800.00	\$ 960.00
Stormwater	\$ 294,836.63	\$ -
Total Revenue	\$ 350,012.63	\$ 55,837.00
Stormwater - Regular Expenses	\$ 22,416.38	\$ 36,455.00
Stormwater - Capital Projects	\$ 327,596.25	\$ -
Total Expenditures	\$ 350,012.63	\$ 36,455.00

City of Lake Helen
 Compensation Budget
 For the fiscal year ended September 30, 2019

COLA 1250.0
 Insurance benefit increase 9% plus increase 9,124.39
 Merit None

Name	FY 2018/19	FY 2018/19	Overtime FY	COLA		Merit		FY 2019/20		Overtime FY	Health	SunLife (Life	FICA and		Totals	
	hourly	Annual	2018/19				Misc	Annual	hourly	2019/20	Insurance	& AD&D)	Delta Dental	Medicare		
Sharon J. Hull	13.02	27,081.60	2,200.00	1,200.00	28,281.60			28,281.60	13.60		2,336.06	9,123.30	118.78	418.44	2,160.66	42,438.84
Kaitlyn Holmes	12.50	26,000.00		1,200.00	27,200.00			27,200.00	13.08		2,246.72	9,123.30	118.78	418.44	2,078.03	41,185.27
Intern / Temp Assistant	10.00	15,600.00		1,200.00	16,800.00			16,800.00	10.00						1,283.49	18,083.49
Lauren Olsen	14.50	30,160.00		1,200.00	31,360.00		2,000.00	33,360.00	16.04		2,755.54	9,123.30	139.05	418.44	2,548.64	48,344.96
Rebecca L. Witte	34.62	72,009.60		1,200.00	73,209.60			73,209.60	35.20		17,614.23	9,123.30	224.46	418.44	5,593.07	106,183.09
Austin Casura	14.50	30,160.00		1,200.00	31,360.00			31,360.00	15.08		2,590.34	9,123.30	139.05	418.44	2,395.84	46,026.97
Jason Hood	15.60	32,448.00		1,200.00	33,648.00			33,648.00	16.18		2,779.32	9,123.30	142.02	418.44	2,570.64	48,681.72
Seferino Mendoza	16.61	34,548.80	12,000.00	1,200.00	35,748.80			35,748.80	17.19		2,952.85	9,123.30	141.65	418.44	2,731.14	51,116.17
Jeffrey L. Oransky	17.83	37,086.40		1,200.00	38,286.40			38,286.40	18.41		3,162.46	9,123.30	151.29	418.44	2,925.00	54,066.89
Public Works Supervisor	21.63	45,000.00		1,200.00	46,200.00			46,200.00	22.21		3,816.12	9,123.30	302.70	418.44	3,529.59	63,390.14
Richard A. Mullen	32.62	67,846.34		1,200.00	69,046.34			69,046.34	33.20		5,703.23	9,123.30	302.70	418.44	5,275.00	89,869.01
Lynn A. McNeely	13.63	29,183.68		1,200.00	30,383.68			30,383.68	14.61		2,509.69	9,123.30	109.02	418.44	2,321.25	44,865.38
Marcel A. Fougere	16.81	36,713.04	14,000.00	1,200.00	37,913.04			37,913.04	17.36		3,131.62	9,123.30	170.82	418.44	2,896.48	53,653.69
Robert B. Mullins	23.29	50,861.65		1,200.00	52,061.65			52,061.65	23.84		4,300.29	9,123.30	222.73	418.44	3,977.41	70,103.82
Scott F. Owen	14.82	32,366.88		1,200.00	33,566.88		2,500.00	36,066.88	16.51		2,979.12	9,123.30	146.71	418.44	2,755.44	51,489.89
New Officer (Proposed)		-		1,200.00	1,200.00			30,576.00	14.00		2,525.58	9,123.30	147.08	418.44	2,335.95	45,126.34
Joseph Rushworth	13.79	30,117.36		1,200.00	31,317.36		2,000.00	33,317.36	15.26		2,752.01	9,123.30	147.08	418.44	2,545.38	48,303.58
Caleb Bruder	12.02	18,751.20		1,200.00	19,951.20			19,951.20	12.79		1,647.97	9,123.30	-	-	1,524.23	32,246.70
Michael A. Walker	33.82	70,354.57		1,200.00	71,554.57		1,560.00	73,114.57	35.15		10,257.97	9,123.30	302.70	418.44	5,585.81	98,802.79
Thomas R. Wilson	-	4,447.40	-	-	-		2,500.00	6,947.40	-		573.86	-	-	-	530.77	8,052.03
Rick Basso	-	4,447.40	-	-	-		2,500.00	6,947.40	-		573.86	-	-	-	530.77	8,052.03
James Connell	-	4,447.40	-	-	-		2,500.00	6,947.40	-		573.86	-	-	-	530.77	8,052.02
Vernon Burton	-	5,190.85	-	-	-		2,500.00	7,690.85	-		635.26	-	-	-	587.57	8,913.68
Daisy Raisler	-	7,413.34	-	-	-		2,500.00	9,913.34	-		818.84	-	-	-	757.36	11,489.55
		712,235.51	28,200.00				20,560.00	786,221.51			79,236.79	173,343.79	3,026.59	7,113.48	59,970.25	1,098,538.03

Payroll Allocations	001.1101.511	001.1201.512	001.1301.513	001.1901.519	001.4101.541	001.7201.572	001.2101.521	410.3301.533
	Legislative	Executive	General Govt	Administrative	Street & Roads	Parks & Rec	Police Depart	Utility
Sharon J. Hull		50%						50%
Kaitlyn Holmes		45%	30%					25%
Intern / Temp Assistant			100%					
Lauren Olsen			100%					
Rebecca L. Witte	85%							15%
Austin Casura					100%			
Jason Hood						50%		50%
Seferino Mendoza					25%	25%		50%
Jeffrey L. Oransky					100%			
Public Works								100%
Richard A. Mullen								100%
Lynn A. McNeely							100%	
Marcel A. Fougere							100%	
Robert B. Mullins							100%	
Scott F. Owen							100%	
New Officer (Proposed)							100%	
Joseph Rushworth							100%	
Caleb Bruder							100%	
Michael A. Walker							100%	
Thomas R. Wilson	100%							
Rick Basso	100%							
James Connell	100%							
Vernon Burton	100%							
Daisy Raisler	100%							

FY 19/20 Draft of Proposed Budget
Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
1 Taxes					
2 Property taxes					
3 Fund : 001 Ad Valorem Taxes					
4	001.0000.311.0000 Ad Valorem Taxes	\$718,054.30	-\$561,545.82	\$ 669,495.00	\$ 644,891.00
5	001.0000.311.0001 Delinquent Ad Valorem Taxes	\$2,200.00	\$0.00	\$ 30,184.00	\$ 2,420.00
6	R001 Property taxes	\$720,254.30	-\$561,545.82	699,679.00	647,311.00
7					
8 Taxes - Other					
9 Sales and use taxes					
10 Fund : 001 General					
11	001.0000.312.4100 First Local Option Fuel Tax	\$38,500.00	-\$15,968.99	\$ 38,000.00	\$ 38,245.00
12	001.0000.312.4200 Second Local Option Tax	\$28,500.00	-\$11,877.49	\$ 26,000.00	\$ 28,309.00
13	001.0000.312.1800 Sales Tax Revenue	\$156,000.00	-\$62,679.02	\$ 150,000.00	\$ 155,092.00
14	R002 Sales and use taxes	\$223,000.00	-\$90,525.50	214,000.00	221,646.00
15 Intergovernmental taxes					
16 Fund : 001 General					
17	001.0000.316.0000 Local Business Tax	\$4,000.00	-\$1,576.00	\$ 2,364.00	\$ 4,030.00
18	001.0000.335.0000 Municipal Fuel Tax Revenue	\$1,000.00	\$0.00	\$ 1,175.00	\$ 851.00
19	001.0000.335.9010 State Revenue Sharing	\$110,000.00	-\$44,863.63	\$ 99,037.00	\$ 108,986.00
20	001.0000.335.9020 County Business Tax	\$2,500.00	-\$254.08	\$ 2,747.00	\$ 2,511.00
21	R003 Intergovernmental taxes	\$117,500.00	-\$46,693.71	105,323.00	116,378.00
22 Franchise taxes					
23 Fund : 001 General					
24	001.0000.323.1000 Franchise Fee Duke Energy	\$155,000.00	-\$57,821.40	\$ 140,913.00	\$ 150,110.00
25	001.0000.323.7000 Franchise Fee Solid Waste	\$30,719.00	-\$16,041.98	\$ 32,996.00	\$ 29,926.00
26	R004 Franchise taxes	\$185,719.00	-\$73,863.38	173,909.00	180,036.00
27 Public service taxes					
28 Fund : 001 General					
29	001.0000.314.1000 Utility Tax Duke Energy	\$190,000.00	-\$72,642.84	\$ 182,000.00	\$ 191,524.00
30	001.0000.314.8000 Utility Service Tax Propane	\$8,000.00	-\$4,764.29	\$ 6,228.00	\$ 8,572.00
31	001.0000.315.0000 Communications Service Tax	\$74,000.00	-\$31,573.43	\$ 74,944.00	\$ 74,457.00
32	001.0000.325.1104 Fire Assessment Revenue	\$420,777.18	-\$356,838.04	\$ 394,023.00	\$ 328,756.00

FY 19/20 Draft of Proposed Budget
Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
33 R005	Public service taxes	\$692,777.18	-\$465,818.60	657,195.00	603,309.00
34	Insurance premium taxes				
35	Fund : 001 General				
36	001.0000.313.5200 Casualty Insurance Premium Tax	\$0.00	\$0.00	\$ 21,570.00	\$ -
37 R006	Insurance premium taxes	\$0.00	\$0.00	21,570.00	0.00
38	110.0000.329.0110				
39	All Funds Presente Group Total [R-01] Taxes	\$1,939,250.49	-\$1,238,447.01	1,766,353	1,768,680
40					
41					
42	Group : [R-03] Intergovernmental				
43	Capital Grants				\$ -
44	Fund : 001 General				
45	001.0000.331.9000 GrantsFromOtherGov - CDBG 2019/2020	\$50,000.00	-\$50,000.00 *2	\$ 100,000.00	\$ 46,808.00
46	001.0000.331.9010 GrantsFromOtherGov-FEMA	\$0.00	\$0.00	\$ 80,000.00	\$ 5,134.00
47	001.0000.331.9020 GrantsFromOtherGov-FL	\$0.00	\$0.00	\$ -	\$ 40,000.00
48	001.0000.331.9030 GrantsFromOtherGov - ECHO	\$0.00	\$0.00	\$ 147,226.00	
49 R007	Capital Grants	\$50,000.00	-\$50,000.00	327,226.00	91,942.00
50					
51	Operating Grants Subgroup : [R-03-03] Operating Grants				\$ -
52	Fund : 001 General				
53	001.0000.334.2000 State Grants- Public Safety	\$0.00	\$0.00	\$ -	\$ 1,000.00
54	001.0000.334.5390 State Grant - Physical Environ	\$0.00	\$0.00	\$ -	\$ -
55	001.0000.334.4000 Grants From Other Local TP	\$0.00	\$0.00	\$ -	\$ 1,500.00
56 R008	Operating Grants	\$0.00	\$0.00	0.00	2,500.00
57					
58	All Funds Presente Group Total [R-03] Intergovernmental		-\$50,000.00	432,549	(210,820)
59					
60	Group : [R-04] Charges for Services				
61	Charges for Services				\$ -
62	Fund : 001 General				
63	001.0000.342.3434 Garbage Solid Waste Revenue	\$274,664.00	-\$210,261.30	\$ 254,000.00	\$ 255,321.00
64	001.0000.347.2020 Service Charges-Parks & Rec	\$0.00	\$0.00	\$ -	\$ 200.00
65	001.0000.348.0010 Cleaning Fee Revenue (ivy hawn)	\$4,500.00	-\$700.00	\$ 875.00	\$ 1,100.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
66 R009	Charges for Services - Garbage (Solid Waste)	\$279,164.00	-\$210,961.30	254,875.00	256,621.00
67					
68	All Funds Presente Group Total [R-04] Charges for Services		(1,046,431)	(1,046,431)	(1,046,431)
69					
70	Group : [R-05] Fines and Forfeitures				
71	Fines and Forfeitures				
72	Fund : 001 General				
73	001.0000.351.0500 Traffic Fines	\$12,000.00	-\$4,817.98	\$ 19,000.00	\$ 19,580.00
74	001.0000.354.0000 Local Ordinance Fines	\$120.00	-\$42.30	\$ 200.00	\$ 163.00
75	001.0000.354.0010 Investigative Costs	\$1,200.00	-\$738.57	\$ 3,333.00	\$ 1,590.00
76	001.0000.354.0020 Police Education	\$50.00	-\$14.00	\$ 56.00	\$ 1,464.00
77	001.0000.354.0030 Police Education Traffic	\$390.00	-\$372.00	\$ -	\$ -
78	001.0000.359.0000 Fines and Forfeitures		\$0.00	\$ -	\$ -
79 R010	Fines and Forfeitures	\$13,760.00	-\$5,984.85	22,589.00	22,797.00
80					
81	All Funds Presente Group Total [R-05] Fines and Forfeitures		-\$5,984.85	22,589	22,797
82					
83					
84	Group : [R-07] Rental Income				
85	Rental Income				
86	Fund : 001 General				
87	001.0000.362.0371 Rental Fees Hopkins Hall	\$4,000.00	-\$1,850.00	\$ 3,500.00	\$ 4,000.00
88	001.0000.362.0372 Rent Fees - Equestrian Stalls	\$540.00	-\$630.00	\$ 500.00	\$ 540.00
89	001.0000.362.0373 Rent Fees - Equestrian Center	\$500.00	\$0.00	\$ -	\$ -
90	001.0000.362.0374 Rent Fees - City Hall	\$0.00	-\$561.42	\$ -	\$ -
91	001.0000.362.0376 Rent Fees -Shuffleboard	\$0.00	\$0.00	\$ 300.00	\$ 100.00
92	001.0000.362.0377 Rental Fees Melissa Park	\$700.00	-\$300.00	\$ 500.00	\$ 850.00
93	001.0000.362.0378 Rent Revenue - CAC	\$15,000.00	-\$10,075.00	\$ 15,000.00	\$ 16,800.00
94 R013	Rental Income	\$20,740.00	-\$13,416.42	19,800.00	22,290.00
95					
96	All Funds Presente Group Total [R-07] Rental Income		-\$13,416.42	19,800	22,290
97					
98	Group : [R-08] Investment Income				

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
99	Interest and Other				
100	Fund : 001 General				
101	001.0000.360.0010 SBA LGIP Interest		-\$8,291.91	\$ 8,400.00	\$ 14,788.00
102	R014 Interest and Other	\$0.00	-\$8,291.91	8,400.00	14,788.00
103					
104	All Funds Presente Group Total [R-08] Investment Income	\$0.00	-\$8,291.91	8,400	14,788
105					
106	Group : [R-09] Misc. Income				
107	Misc. Income				
108	Fund : 001 General				
109	001.0000.361.6000 Bad Check Charge	\$60.00	\$0.00	\$ -	\$ 30.00
110	001.0000.361.7000 Photocopies	\$50.00	\$0.00	\$ 81.00	\$ 75.00
111	001.0000.361.8000 Other Income Police Dept	\$300.00	\$0.00	\$ 1,000.00	\$ 292.00
112	001.0000.361.9000 Cemetery Lots	\$550.00	\$0.00	\$ 550.00	\$ -
113	001.0000.362.0374 Utilities from Eq Center	\$600.00	-\$561.42	\$ 264.00	\$ 594.00
114	001.0000.366.0000 July 4th	\$0.00	\$0.00	\$ 400.00	\$ -
115	001.0000.366.0030 Market in the Park	\$12,000.00	-\$7,524.00	\$ 10,319.00	\$ 11,620.00
116	001.0000.366.0050 Special Events	\$12,000.00	-\$17,921.87	\$ 25,000.00	\$ 9,519.00
117	001.0000.366.0060 5k Stressbuster	\$10,000.00	\$0.00	\$ -	\$ -
118	001.0000.369.8000 Miscellaneous - Ivy Hawn Bond	\$10,000.00	\$0.00		
119	001.0000.369.0000 Miscellaneous	\$0.00	-\$251,023.90	\$ 40,000.00	\$ 38,808.00
120	R015 Misc. Income - General Fund	\$45,560.00	-\$277,031.19	77,614.00	60,908.00
121					
122					
123	All Funds Presente Group Total [R-09] Misc. Income	\$45,560.00	-\$277,031.19	\$77,614.00	\$60,908.00
124					
125	Group : [R-10] Contributions				
126	Contributions				
127	Fund : 001 General				
128	001.0000.366.0040 Donations - PD	\$200.00	\$0.00	\$ -	\$ 30.00
129	001.0000.366.0070 Donations	\$1,200.00	-\$3,992.00	\$ 10,000.00	\$ 1,528.00
130	001.0000.366.0080 Donations - Trees	\$0.00	\$0.00	\$ -	\$ 250.00
131	R016 Contributions	\$1,400.00	-\$3,992.00	10,000.00	1,808.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
132					
133	All Funds Presente Group Total [R-10] Contributions	\$1,400.00	-\$3,992.00	10,000	1,808
134					
135	Group : [R-06] Impact Fees				
136	Impact Fees				
137	Fund : 001 General				
138	001.0000.324.1100 Impact Fees Residential Public	\$5,000.00	-\$3,000.00	\$ 1,400.00	\$ 2,200.00
139	001.0000.324.3100 Impact Fees Residential Road	\$10,000.00	-\$8,250.00	\$ 3,850.00	\$ 6,050.00
140	001.0000.324.6100 Impact Fees Residential Culture	\$5,000.00	-\$2,800.00	\$ 1,400.00	\$ 2,000.00
141	001.0000.324.7100 Impact Fees Residential Other	\$5,000.00	-\$3,200.00	\$ 1,400.00	\$ 4,200.00
142	R011 Impact Fees	\$25,000.00	-\$17,250.00	8,050.00	14,450.00
143					
144	Water				
145	Fund : 410 Utility				
146	410.0000.326.2100 Impact Fees Residential Physical	\$25,000.00	-\$7,304.44	\$ 12,000.00	\$ 10,650.00
147	R012 Impact Fees - Water	\$25,000.00	-\$7,304.44	12,000.00	10,650.00
148					
149	All Funds Presente Group Total [R-06] Impact Fees	\$50,000.00	-\$24,554.44	20,050	25,100
150					
151	Licenses & Permits				
152	Licenses & Permits				\$ -
153	Fund : 001 General				
154	001.0000.322.0318 Bldg Permit Application	\$20,000.00	-\$11,174.13	\$ 12,000.00	\$ 16,534.00
155	001.0000.322.0320 Bldg Permit Valuation	\$65,000.00	-\$29,652.56	\$ 30,630.00	\$ 49,594.00
156	001.0000.322.0324 Reinspection Fee	\$500.00	-\$93.86	\$ 348.00	\$ 47.00
157	001.0000.322.0326 Bldg Surcharge	\$257.00	\$511.55	\$ 257.00	\$ 581.00
158	001.0000.322.0325 Alarm Permits	\$160.00	-\$40.00	\$ 150.00	\$ 160.00
159	001.0000.321.0326 Tree Permits	\$1,200.00	-\$949.00	\$ 200.00	\$ 1,220.00
160	001.0000.322.0327 Sign Permits	\$60.00	\$0.00	\$ 325.00	\$ 90.00
161	001.0000.322.0328 Development Review	\$64,000.00	-\$16,155.49	\$ 5,500.00	\$ 62,488.00
162	001.0000.322.0329 Plan Review	\$42,000.00	-\$25,571.62	\$ 25,000.00	\$ 36,008.00
163	001.0000.322.0331 Yard Sale Permits	\$30.00	-\$15.00	\$ 50.00	\$ 30.00
164	001.0000.335.9030 Mobile Home Licenses	\$6,000.00	-\$4,774.99	\$ 5,800.00	\$ 6,349.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
165	001.0000.335.9040 Alcoholic Beverage License	\$950.00	\$0.00	\$ 979.00	\$ 979.00
166	001.0000.322.9020 Candidate Filing Fee	\$140.00	\$0.00	\$ 325.00	\$ 154.00
167	001.0000.322.9030 Notary Service	\$5.00	\$0.00	\$ 5.00	\$ 3.00
168	001.0000.322.4000 Animal Control Fees	\$70.00	\$0.00	\$ 65.00	\$ 70.00
169	001.0000.322.2010 Golf Cart Registration	\$350.00	-\$225.00	\$ 575.00	\$ 375.00
170	R017 Licenses & Permits	\$200,722.00	-\$88,140.10	82,209.00	174,682.00
171					
172	All Funds Present Group Total [R-02] Licenses & Permits	\$200,722.00	(\$88,140.10)	\$82,209.00	\$174,682.00
173					
174	Group : [R-80] Proceeds from Sale of Capital Assets				
175	Proceeds from Sale of Capital Assets				
176	Fund : 001 General				
177	001.0000.365.0000 Gain (Loss) on Disposition - 141 W Main Sale	\$25,000.00	\$0.00	\$ -	\$ 109,834.00
178	R018 Proceeds from Sale of Capital Assets	\$25,000.00	\$0.00	0.00	109,834.00
179					
180	All Funds Present Group Total [R-80] Proceeds from Sale of Capital Assets		\$0.00	-	109,834
181					
182					
183	Group : [X-01]				
184	Legislative				
185	Fund : 001 General				
186	001.1101.511.1100 Exec Salaries - LE	\$38,446.40	\$7,316.00	\$ 20,873.00	\$ 25,855.00
187	001.1101.511.2100 FICA Taxes - LE	\$2,937.23	\$589.45	\$ 1,595.00	\$ 2,526.00
188	001.1101.511.2200 Retirement Contributions - LE	\$3,175.67	\$485.52	\$ 1,367.00	\$ 1,658.00
189	001.1101.511.2400 Workers' Comp - LE	\$100.00	\$0.00	\$ 32.00	\$ -
190	X001S Legislative Salaries	\$44,659.30	\$8,390.97	\$ 23,867.00	\$ 30,039.00
191					
192	001.1101.511.4000 Travel & Per diem - LE	\$6,000.00	#N/A	\$ 6,000.00	\$ 4,737.00
193	001.1101.511.4200 Postage & Freight - LE	\$200.00	\$0.00	\$ 200.00	\$ -
194	001.1101.511.4700 Printing - LE	\$1,000.00	\$555.27	\$ 500.00	\$ -
195	001.1101.511.4800 Promotional Activities - LE	\$4,828.43	\$2,160.27	\$ 5,000.00	\$ -
196	001.1101.511.4900 Other Current Charges - LE (Municode/ VLOC / Tr	\$15,000.00	-\$5,744.23	\$ 4,625.00	\$ 8,334.00
197	001.1101.511.5200 Operating Supplies - LE	\$1,000.00	\$694.58	\$ 200.00	\$ 522.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
198	001.1101.511.5400 Dues & Subscriptions - LE	\$5,000.00	\$2,751.00	\$ 3,500.00	\$ 2,565.00
199	X001X Legislative Expenditures	\$33,028.43	#N/A	\$ 20,025.00	\$ 16,158.00
200					
201	X001 Legislative	\$77,687.73	#N/A	43,892.00	46,197.00
202					
203	Executive				
204	Fund : 001 General				
205	001.1201.512.1200 Regular Salaries - EX	\$62,270.66	\$11,080.00	\$ 61,208.00	\$ 110,318.00
206	001.1201.512.2100 FICA Taxes - EX	\$4,757.35	\$836.44	\$ 4,676.00	\$ 8,412.00
207	001.1201.512.2200 Retirement Contributions - EX	\$14,982.32	\$0.00	\$ 14,727.00	\$ 15,878.00
208	001.1201.512.2300 Life & Health Insurance - EX	\$8,301.27	\$0.00	\$ 7,115.00	\$ 7,105.00
209	001.1201.512.2400 Workers' Comp - EX	\$100.00	\$0.00	\$ 916.00	\$ -
210	X002S Executive Salaries	\$90,411.60	\$11,916.44	\$ 88,642.00	\$ 141,713.00
211					
212	001.1201.512.4000 Travel & Per diem - EX	\$2,250.00	-\$302.51	\$ 2,049.00	\$ 3,534.00
213	001.1201.512.4100 Communications - EX	\$400.00	\$0.00	\$ -	\$ -
214	001.1201.512.4900 Other Current Charges - EX	\$500.00	\$45.76	\$ 250.00	\$ 2,708.00
215	001.1201.512.5100 Office Supplies - EX	\$200.00	\$20.55	\$ 714.00	\$ 117.00
216	001.1201.512.5200 Operating Supplies Fuel - EX	\$0.00	\$9.00	\$ -	\$ -
217	001.1201.512.5400 Dues & Subscriptions - EX	\$2,000.00	\$12.95	\$ 3,000.00	\$ 150.00
218	X002X Executive Expenditures	\$5,350.00	-\$214.25	\$ 6,013.00	\$ 6,509.00
219					
220					
221	X002 Executive	\$95,761.60	\$11,702.19	94,655.00	148,222.00
222					
223	Administration				
224	Fund : 001 General Administration				
225	001.1301.513.1200 Regular Salaries - AD	\$23,775.00	\$6,822.86	\$ 44,648.00	\$ 44,496.00
226	001.1301.513.1400 Overtime- AD	\$1,100.00	\$0.00	\$ -	\$ -
227	001.1301.513.2100 FICA Taxes- AD	\$1,816.36	\$518.97	\$ 3,411.00	\$ 3,389.00
228	001.1301.513.2200 Retirement Contributions- AD	\$675.26	\$551.79	\$ 3,688.00	\$ 3,556.00
229	001.1301.513.2300 Life & Health Insurance- AD	\$2,898.16	\$988.54	\$ 7,534.00	\$ 7,799.00
230	001.1301.513.2400 Workers' Comp- AD	\$104.00	\$0.00	\$ 42.00	\$ -

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
231 X003S	Administration Salaries	\$30,368.78	\$8,882.16	\$ 59,323.00	\$ 59,240.00
232					
233 001.1301.513.3100	Professional Services- AD	\$1,200.00	\$9,061.25		\$ 730.00
234 001.1301.513.3200	Accounting - Audit	\$10,500.00	\$13,000.00	\$ 10,600.00	\$ 10,600.00
235 001.1301.513.3210	Accounting - Financial Management	\$36,000.00	\$0.00		
236 001.1301.513.3220	Contracted Services - AD Tyler Software	\$10,000.00			
237 001.1301.513.4000	Travel & Per Diem - AD	\$200.00	\$441.10	\$ 2,500.00	\$ 288.00
238 001.1301.513.4800	Promotional Activities- AD	\$200.00	\$0.00		
239 001.1301.513.4900	Other Current Charges- AD (TD Bank fee)	\$150.00	\$3,950.88	\$ 8,972.00	\$ 8,022.00
240 001.1301.513.5200	Operating Supplies- AD	\$500.00	\$0.00		\$ -
241 001.1301.513.5400	Dues & Subscriptions- AD	\$625.00	\$2,091.95	\$ 500.00	\$ 522.00
242 X003X	Administration Expenditures	\$59,375.00	\$28,545.18	\$ 22,572.00	\$ 20,162.00
243					
244 X003	Administration	\$89,743.78	\$37,427.34	81,895.00	79,402.00
245					
246	Legal				
247 Fund : 001	General				
248 001.1401.514.3100	Professional Services - Legal	\$55,000.00	\$25,185.00	\$ 65,750.00	\$ 61,598.00
249 X004	Legal	\$55,000.00	\$25,185.00	65,750.00	61,598.00
250					
251	Other General Government				\$ -
252 Fund : 001	General				
253 001.1901.519.1200	Regular Salaries - GG	\$59,838.30	\$120,802.49	\$ 107,116.00	\$ 80,147.00
254 001.1901.519.1400	Overtime - GG	\$1,100.00	\$0.00		\$ -
255 001.1901.519.2100	FICA Taxes - GG	\$4,655.56	\$8,769.59	\$ 8,183.00	\$ 5,981.00
256 001.1901.519.2200	Retirement Contributions - GG	\$5,033.50	\$14,223.44	\$ 16,957.00	\$ 6,940.00
257 001.1901.519.2300	Life & Health Insurance - GG	\$18,858.28	\$24,309.28	\$ 15,068.00	\$ 16,849.00
258 001.1901.519.2400	Workers' Comp - GG	\$104.00	\$0.00	\$ 100.00	\$ -
259 X005S	Other General Government Salaries	\$89,589.64	\$168,104.80	\$ 147,424.00	\$ 109,917.00
260					
261 001.1901.519.3100	Professional Services - GG (IT)	\$12,000.00	\$107,329.34	\$ 45,011.00	\$ 125,415.00
262 001.1901.519.3110	Professional Services - Building Dept - GG	\$28,000.00	\$0.00		
263 001.1901.519.3120	Professional Services - Arborist - GG	\$4,000.00	\$0.00		

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
264	001.1901.519.3130 Professional Services - Historic Consultant - GG	\$15,000.00	\$3,800.00		
265	001.1901.519.3140 Professional Services - Engineer - GG	\$15,000.00	\$1,500.00		
266	001.1901.519.3150 Professional Services - Planner - GG	\$20,000.00	\$0.00		
267	001.1901.519.3400 Contracted Services - GG (Payroll Svc / Elevator ,	\$77,000.00	\$9,427.31	\$ 167,641.00	\$ 122,123.00
268	001.1901.519.3410 Contracted Services - Custodial - GG	\$6,000.00	\$0.00		
269	001.1901.519.4000 Travel & Per Diem - GG	\$3,000.00	\$0.00	\$ 3,000.00	\$ 8,480.00
270	001.1901.519.4100 Communications - GG	\$7,000.00	\$2,910.28	\$ 6,500.00	\$ 8,874.00
271	001.1901.519.4200 Postage & Freight - GG	\$2,500.00	\$1,216.38	\$ 1,452.00	\$ 2,488.00
272	001.1901.519.4300 Utilities - Power - GG	\$7,500.00	\$467.92	\$ 7,807.00	\$ 6,056.00
273	001.1901.519.4310 Utilities - Water - GG	\$620.00	\$80.58	\$ 523.00	\$ 513.00
274	001.1901.519.4400 Rents & Leases - GG	\$3,850.00	\$0.00	\$ 2,148.00	\$ -
275	001.1901.519.4500 Insurance - GG	\$58,000.00	\$35,605.27	\$ 77,000.00	\$ 56,122.00
276	001.1901.519.4610 Bldg Maintenance - GG (elevator, pest control)	\$5,000.00	\$2,316.44	\$ 5,000.00	\$ 5,529.00
277	001.1901.519.4620 Equip Maintenance - GG	\$0.00	\$1,094.12	\$ 1,200.00	\$ 475.00
278	001.1901.519.4700 Printing - GG	\$5,000.00	\$3,467.16	\$ 1,200.00	\$ 4,969.00
279	001.1901.519.4800 Promotional Activities - GG	\$5,000.00	\$600.00	\$ 5,000.00	\$ 5,915.00
280	001.1901.519.4900 Other Current Charges - GG	\$10,000.00	\$13,861.72	\$ 20,000.00	\$ 2,291.00
281	001.1901.519.4910 Contingency - GG	\$0.00	\$0.00	\$ 38,549.00	\$ 2,000.00
282	001.1901.519.5100 Office Supplies - GG	\$6,500.00	\$3,379.58	\$ 6,203.00	\$ 8,036.00
283	001.1901.519.5200 Operating Supplies - GG - Microsoft Licenses/Wel	\$5,000.00	\$2,325.53	\$ 12,635.00	\$ 13,664.00
284	001.1901.519.5210 Operating Supplies - Fuel - GG	\$0.00	\$0.00	\$ 9,369.00	\$ 316.00
285	001.1901.519.5400 Dues & Subscriptions - GG	\$2,500.00	\$3,109.99	\$ 2,500.00	\$ 7,410.00
286	001.1901.519.5500 Training - GG	\$2,000.00	\$0.00		
287	X005X Other General Government Expenditures	\$300,470.00	\$192,491.62	\$ 412,738.00	\$ 380,676.00
288					
289	X005 Other General Government	\$390,059.64	\$360,596.42	560,162.00	490,593.00
290					
291	All Funds Present Group Total [X-01] General Government		#N/A	846,354	828,605
292					
293	Group : [X-03] Public Safety				
294	Fire				\$ -
295	Fund : 001 General				
296	001.1901.519.3402 Contracted Services (Fire)	\$422,601.10	\$197,011.30	\$ 436,942.00	\$ 354,269.00

FY 19/20 Draft of Proposed Budget
Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
297 X006	Fire Services Contract	\$422,601.10	\$197,011.30	436,942.00	354,269.00
298					
299	Police				
300	Fund : 001 General				
301	001.2101.521.1200 Regular Salaries - PD	\$313,084.38	\$95,533.36	\$ 298,708.00	\$ 273,440.00
302	001.2101.521.1400 Overtime - PD	\$15,000.00	\$0.00	\$ 15,800.00	\$ -
303	001.2101.521.1500 Reserve Pay-PD	\$10,000.00	\$0.00		\$ -
304	001.2101.521.2100 FICA Taxes - PD	\$23,919.02	\$7,157.13	\$ 23,890.00	\$ 20,758.00
305	001.2101.521.2200 Retirement Contributions - PD	\$30,082.37	\$4,117.26	\$ 12,430.00	\$ 11,964.00
306	001.2101.521.2300 Life & Health Insurance - PD	\$77,161.61	\$17,669.88	\$ 50,226.00	\$ 54,830.00
307	001.2101.521.2400 Workers' Comp - PD	\$5,471.00	\$0.00	\$ 4,887.00	\$ -
308 X007S	Police Department Salaries	\$474,718.38	\$124,477.63	\$ 405,941.00	\$ 360,992.00
309					
310	001.2101.521.2500 Unemployment Comp - PD	\$0.00	\$0.00		\$ -
311	001.2101.521.3100 Professional Services - PD	\$2,500.00	\$1,347.97	\$ 653.00	\$ 38.00
312	001.2101.521.3400 Contracted Services - PD	\$2,000.00	\$2,083.93	\$ 6,032.00	\$ 6,015.00
313	001.2101.521.4000 Travel & Per Diem - PD	\$4,500.00	\$0.00	\$ 2,500.00	\$ -
314	001.2101.521.4100 Communications - PD	\$6,000.00	\$4,233.40	\$ 5,545.00	\$ 5,731.00
315	001.2101.521.4200 Postage & Freight - PD	\$400.00	\$15.40	\$ 355.00	\$ 156.00
316	001.2101.521.4300 Utilities - Power - PD	\$4,000.00	\$100.25	\$ 1,262.00	\$ -
317	001.2101.521.4310 Utilities - Water - PD	\$620.00	\$40.29	\$ 261.00	\$ 256.00
318	001.2101.521.4400 Rents & Leases - PD	\$4,000.00	\$203.76	\$ 1,897.00	\$ 368.00
319	001.2101.521.4500 Insurance - PD	\$1,750.00	\$0.00		\$ 1,634.00
320	001.2101.521.4610 Bldg Maintenance - PD	\$2,000.00	\$17,722.12	\$ 1,642.00	\$ 8,649.00
321	001.2101.521.4620 Equip Maintenance - PD	\$10,000.00	\$11,431.29	\$ 12,665.00	\$ 14,215.00
322	001.2101.521.4700 Printing - PD	\$1,200.00	\$1,002.83		\$ 1,153.00
323	001.2101.521.4900 Other Current Charges - PD	\$2,500.00	\$533.74	\$ 9,490.00	\$ 11,212.00
324	001.2101.521.5100 Office Supplies - PD	\$1,500.00	\$184.33	\$ 1,520.00	\$ 500.00
325	001.2101.521.5200 Operating Supplies - PD	\$10,000.00	\$6,388.93	\$ 18,247.00	\$ 3,947.00
326	001.2101.521.5210 Operating Supplies - Fuel - PD	\$13,000.00	\$2,234.47	\$ 18,235.00	\$ 11,943.00
327	001.2101.521.5400 Dues & Subscriptions - PD	\$5,000.00	\$1,008.81	\$ 730.00	\$ 193.00
328	001.2101.521.5500 Training - PD	\$2,000.00	\$0.00	\$ 3,824.00	\$ 475.00
329 X007X	Police Department Expenditures	\$72,970.00	\$48,531.52	\$ 84,858.00	\$ 66,485.00

FY 19/20 Draft of Proposed Budget
Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
330					
331	X007 Police Department	\$547,688.38	\$173,009.15	490,799.00	427,477.00
332					
333					
334	All Funds Presente Group Total [X-03] Public Safety	\$1,022,406.76	\$297,486.78	896,740	788,469
335					
336	Group : [X-04] Transportation				
337	Streets and Roads Unassigned				
338	Fund : 001 General				
339	001.4101.541.1200 Regular Salaries - SR	\$78,696.00	\$17,224.93	\$ 56,561.00	\$ 56,254.00
340	001.4101.541.1400 Overtime - SR	\$4,000.00	\$0.00		\$ -
341	001.4101.541.2100 FICA Taxes - SR	\$6,241.42	\$1,307.91	\$ 4,321.00	\$ 4,286.00
342	001.4101.541.2200 Retirement Contributions - SR	\$6,748.10	\$1,236.98	\$ 4,672.00	\$ 4,500.00
343	001.4101.541.2300 Life & Health Insurance - SR	\$21,794.66	\$3,842.35	\$ 13,394.00	\$ 13,604.00
344	001.4101.541.2400 Workers' Comp - SR	\$3,063.17	\$0.00	\$ 2,166.00	\$ -
345	X008S Street and Roads Salaries	\$120,543.35	\$23,612.17	\$ 81,114.00	\$ 78,644.00
346					
347	001.4101.541.3100 Professional Services - SR	\$2,500.00	\$51,589.50	\$ 12,388.00	\$ 19,256.00
348	001.4101.541.3110 Professional Services - Tree Maintenance - SR	\$50,000.00	\$0.00		
349	001.4101.541.3120 Professional Services - Road Maintenance - SR	\$15,000.00	\$0.00		
350	001.4101.541.3130 Professional Services - Road Striping - SR	\$6,000.00	\$0.00		
351	001.4101.541.3400 Contracted Services - SR	\$15,000.00	\$13,853.60	\$ 33,900.00	\$ 44,640.00
352	001.4101.541.4100 Communications - SR	\$2,000.00	\$110.66	\$ 1,124.00	\$ 2,037.00
353	001.4101.541.4300 Utilities - Power - SR	\$30,000.00	\$6,600.05	\$ 39,005.00	\$ 22,303.00
354	001.4101.541.4310 Utilities - Water - SR	\$0.00	\$963.28	\$ 1,690.00	\$ 6,831.00
355	001.4101.541.4400 Rents & Leases - SR	\$5,000.00	\$0.00	\$ 1,495.00	\$ -
356	001.4101.541.4610 Bldg Maintenance - SR	\$5,000.00	\$2,603.31	\$ 2,500.00	\$ 440.00
357	001.4101.541.4620 Equip Maintenance - SR	\$17,000.00	\$1,048.53	\$ 17,200.00	\$ 4,255.00
358	001.4101.541.4900 Other Current Charges - SR	\$1,200.00	\$1,012.57	\$ 100.00	\$ 1,814.00
359	001.4101.541.5200 Operating Supplies - SR	\$10,000.00	\$10,723.66	\$ 7,690.00	\$ 8,787.00
360	001.4101.541.5210 Operating Supplies - Fuel - SR	\$2,000.00	-\$133.40	\$ 3,621.00	\$ 455.00
361	001.4101.541.5300 Road Materials & Supplies - SR	\$30,000.00	\$13,400.10	\$ 10,000.00	\$ -
362	001.4101.541.5400 Dues & Subscriptions - SR	\$500.00	\$0.00		\$ -

FY 19/20 Draft of Proposed Budget

Discussion Item: June 13, 2019

Account		Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
363	X008X	Street and Roads Expenditures	\$191,200.00	\$101,771.86	\$ 130,713.00	\$ 110,818.00
364						
365	X008	Streets and Roads	\$311,743.35	\$125,384.03	211,827.00	189,462.00
366						
367						
368	Group : [X-05]	Culture/Recreation				
369	Culture/Recreation					\$ -
370	Fund : 001	General				
371	001.7201.572.1200	Regular Salaries - PR	\$25,798.70	\$10,668.07	\$ 25,968.00	\$ 27,260.00
372	001.7201.572.1400	Overtime - PR	\$4,000.00	\$0.00	\$ 2,000.00	\$ -
373	001.7201.572.2100	FICA Taxes - PR	\$2,200.16	\$757.72	\$ 2,290.00	\$ 2,012.00
374	001.7201.572.2200	Retirement Contributions - PR	\$238.77	\$881.18	\$ 2,145.00	\$ 2,181.00
375	001.7201.572.2300	Life & Health Insurance - PR	\$7,262.72	\$2,326.05	\$ 6,697.00	\$ 6,863.00
376	001.7201.572.2400	Workers' Comp - PR	\$3,063.17	\$0.00	\$ 1,342.00	\$ -
377	X009S	Culture/Recreation Salaries	\$42,563.52	\$14,633.02	\$ 40,442.00	\$ 38,316.00
378						
379	001.7201.572.3100	Professional Services - PR	\$5,000.00	\$0.00	\$ 100.00	\$ 300.00
380	001.7201.572.3400	Contracted Services - PR (and Lake Maint.)	\$13,500.00	\$3,648.47	\$ 7,845.00	\$ 14,420.00
381	001.7201.572.3410	Contracted Services - Facility Cleaning - PR	\$4,000.00	\$0.00		
382	001.7201.572.3420	Contracted Services - Events Coordinator - PR	\$20,000.00	\$0.00		
383	001.7201.572.4100	Communications - PR	\$1,000.00	-\$66.88	\$ 1,573.00	\$ 835.00
384	001.7201.572.4300	Utilities - Power - PR	\$14,000.00	\$4,613.75	\$ 15,039.00	\$ 10,497.00
385	001.7201.572.4310	Utilities - Water - PR	\$20,000.00	\$14,974.68	\$ 8,092.00	\$ 22,905.00
386	001.7201.572.4400	Rents & Leases - PR	\$8,000.00	-\$200.00	\$ 7,968.00	\$ 1,055.00
387	001.7201.572.4610	Bldg Maintenance - PR	\$20,000.00	\$10,761.30	\$ 14,000.00	\$ 9,875.00
388	001.7201.572.4620	Equip Maintenance - PR	\$15,000.00	\$7,094.51	\$ 15,500.00	\$ 16,073.00
389	001.7201.572.4700	Printing - PR	\$1,500.00	\$0.00	\$ -	\$ -
390	001.7201.572.4800	Special Event Expenses - PR	\$10,000.00	\$29,564.57	\$ 35,000.00	\$ 22,410.00
391	001.7201.572.4900	Other Current Charges - PR	\$5,000.00	\$4,600.00	\$ -	\$ 3,908.00
392	001.7201.572.4940	July 4th Exp - PR	\$7,500.00	\$0.00	\$ 7,500.00	\$ 7,500.00
393	001.7201.572.4980	Market in the Park	\$300.00	\$520.56		
394	001.7201.572.5200	Operating Supplies - PR	\$25,000.00	\$22,685.88	\$ 15,900.00	\$ 22,833.00
395	001.7201.572.5210	Operating Supplies - Fuel - PR	\$3,200.00	-\$230.68	\$ 2,149.00	\$ 3,296.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
396	001.7201.572.5400 Dues & Subscriptions - PR	\$150.00	\$0.00	\$ -	\$ -
397	X009X Culture/Recreation Salaries	\$173,150.00	\$97,966.16	\$130,666.00	\$135,907.00
398					
399	X009 Culture/Recreation	\$215,713.52	\$112,599.18	\$171,108.00	\$174,223.00
400					
401	Group : [X-06] Physical environment				
402	Physical environment				\$ -
403	Fund : 001 General				
404	001.0000.342.3434 Utilities - Solid Waste (Garbage)	\$261,547.38	-\$210,261.30	\$ 233,108.00	\$ 256,419.00
405	X010 Physical environment (solid waste)	\$261,547.38	-\$210,261.30	233,108.00	256,419.00
406					
407	Group : [X-07] Contingency				
408				\$ 38,549.00	
409	X011 Contingency	\$0.00	\$0.00	38,549.00	0.00
410					
411	All Funds Presente Group Total [X-07] Contingency				-
412					
413	Group : [X-20] Capital Projects				
414	Capital Projects				
415	Fund : 001 General				
416	001.1901.519.6200 Cap Outlay-Bldgs-GG	\$4,500.00			\$ 40,560.00
417	001.1901.519.6400 Cap Outlay-Equip-GG	\$0.00			\$ -
418	001.2101.521.6400 Cap Outlay - Equip - PD	\$4,500.00	\$6,980.47	\$ -	\$ 23,630.00
419	001.4101.541.6300 Cap Outlay Infrastructure - SR (CDBG Paving)	\$55,650.00		\$ 107,000.00	\$ 54,875.00
420	001.4101.541.6400 Cap Outlay-Equip - SR (Fork Lift - \$17,400 Roller -	\$52,400.00	\$3,126.68		\$ -
421	001.7201.572.6200 Cap Outlay-Bldgs - PR (Macy Fence / PR Bldgs / EC	\$16,000.00			\$ 154,415.00
422	001.7201.572.6400 Cap Outlay - Equip - PR	\$25,000.00		\$ 185,815.00	\$ 36,196.00
423	X012 Capital Projects	\$158,050.00	\$10,107.15	292,815.00	309,676.00
424					
425					
426	Fund : 410 Utility				
427	410.0000.341.3000 Water Sales	\$740,000.00	-\$304,621.21	\$ 740,599.00	\$ 731,559.00
428	410.0000.341.3010 Late Fees	\$12,000.00	-\$4,200.00	\$ 6,000.00	\$ 12,925.00

FY 19/20 Draft of Proposed Budget
Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
429	410.0000.341.3020 Bad Check Charge-UT	\$150.00	\$0.00	\$ -	\$ -
430	410.0000.341.3030 Service Connection Charge	\$800.00	-\$750.00	\$ 200.00	\$ 700.00
431	410.0000.341.3040 Post Delinquent Payment Fee	\$4,000.00	-\$11,483.43	\$ 6,100.00	\$ 4,000.00
432	410.0000.343.3050 Com Water Meter Install-UT	\$2,000.00	\$0.00	\$ -	\$ 1,650.00
433	410.0000.341.3060 Water Meter Installation	\$20,000.00	-\$27,064.20	\$ 7,750.00	\$ 8,160.00
434	WR001 Charges for Services	\$778,950.00	-\$348,118.84	760,649.00	758,994.00
435					
436	Utility Enterprise F Personnel Services				
437	Regular Expenses - UT				
438	Fund : 410 Utility				
439	410.3301.533.1200 Regular Salaries - UT	\$182,061.98	\$43,530.36	\$ 161,881.00	\$ 163,849.00
440	410.3301.533.1400 Overtime - UT	\$4,000.00	\$0.00	\$ 3,600.00	\$ -
441	410.3301.533.1600 Annual Leave - UT	\$0.00	\$0.00		\$ 3,576.00
442	410.3301.533.2100 FICA Taxes - UT	\$14,451.60	\$3,268.57	\$ 12,749.00	\$ 12,407.00
443	410.3301.533.2200 Retirement Contributions - UT	\$17,361.03	\$3,587.69	\$ 15,078.00	\$ 14,349.00
444	410.3301.533.2300 Life & Health Insurance - UT	\$38,082.76	\$8,130.94	\$ 27,624.00	\$ 28,901.00
445	410.3301.533.2400 Workers' Comp - UT	\$1,908.00	\$0.00	\$ 3,086.00	\$ -
446	410.3301.533.4000 Travel & Per Diem - UT	\$2,000.00	\$6,949.12	\$ 2,600.00	\$ -
447	WX001 Utility Enterprise Fund - Regular Expenses	\$259,865.37	\$65,466.68	226,618.00	220,809.00
448					
449	Utility Enterprise F Contractual Services				
450	Contractual Services Subgroup : None				
451	Fund : 410 Utility				
452	410.3301.533.3100 Professional Services	\$5,000.00	\$8,001.72	\$ -	\$ -
453	410.3301.533.3200 Accounting - Audit	\$10,500.00	\$13,000.00	\$ 7,500.00	\$ 10,400.00
454	410.3301.533.3210 Accounting - Financial Management	\$24,000.00	\$21,714.54		
455	410.3301.533.3220 Contracted Services - Tyler Software	\$10,000.00			
456	410.3301.533.3400 Contracted Services - Biometric / Waterworks / S	\$106,000.00	\$980.76	\$ 66,625.00	\$ 106,427.00
457	410.3301.533.4500 Insurance	\$25,000.00	\$4,436.60	\$ 25,004.00	\$ 21,408.00
458	WX002 Utility Enterprise Fund - Contractual Services	\$180,500.00	\$48,133.62	99,129.00	138,235.00
459					
460	Utility Enterprise F Repairs & Maintenance				
461	Repairs & Maintenance				

FY 19/20 Draft of Proposed Budget
Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
462	Fund : 410 Utility				
463	410.3301.533.4610 Bldg Maintenance - UT	\$8,549.63	\$20,401.57	\$ 15,000.00	\$ 13,024.00
464	410.3301.533.4620 Equip Maintenance- UT	\$30,000.00	\$1,587.43	\$ 17,000.00	\$ 26,996.00
465	410.3301.533.6300 Machinery & Equipment - UT	\$5,000.00	\$0.00	\$ -	\$ -
466	WX003 Utility Enterprise Fund - Repairs & Maintenance	\$43,549.63	\$21,989.00	32,000.00	40,020.00
467					
468	Utility Enterprise F Supplies				
469	Supplies				
470	Fund : 410 Utility				
471	410.3301.533.4200 Postage & Freight - UT	\$1,000.00	\$8,701.24	\$ 723.00	\$ 957.00
472	410.3301.533.4400 Rents & Leases - UT	\$3,600.00 #	\$18,416.77	\$ 1,558.00	\$ 3,140.00
473	410.3301.533.4700 Printing - UT	\$1,200.00	\$25,373.15	\$ 590.00	\$ 1,200.00
474	410.3301.533.4900 Other Current Charges - UT	\$2,200.00	\$5,247.01	\$ 16,523.00	\$ 2,105.00
475	410.3301.533.5100 Office Supplies - UT	\$2,200.00	\$43,917.26	\$ 1,484.00	\$ 2,261.00
476	410.3301.533.5200 Operating Supplies - UT - Pipes, Fittings, etc.	\$55,000.00	\$76.00	\$ 38,336.00	\$ 52,554.00
477	410.3301.533.5211 Operating Supplies (Software) - UT	\$1,200.00	\$0.00		
478	410.3301.533.5205 Operating Supplies - Chemicals - UT	\$25,000.00	\$26,603.75	\$ 24,187.00	\$ 14,657.00
479	410.3301.533.5210 Operating Supplies - Fuel - UT	\$8,000.00	\$4,208.67	\$ 7,799.00	\$ 6,392.00
480	410.3301.533.5400 Dues & Subscriptions - UT - Operating Permit	\$10,000.00	\$724.24	\$ 1,632.00	\$ 5,211.00
481	WX004 Utility Enterprise Fund - Supplies	\$109,400.00	\$133,268.09	92,832.00	83,955.00
482					
483	Utility Enterprise F Utilities				
484	Utilities				
485	Fund : 410 Utility				
486	410.3301.533.4100 Communications - UT	\$11,000.00	\$10.02	\$ 6,194.00	\$ 9,735.00
487	410.3301.533.4300 Utilities - Power - UT	\$25,000.00	\$497.46	\$ 28,139.00	\$ 24,719.00
488	410.3301.533.4310 Utilities - Water - UT	\$5,000.00	\$0.00	\$ 1,677.00	\$ 3,071.00
489	WX005 Utility Enterprise Fund - Utilities	\$41,000.00	\$507.48	36,010.00	37,525.00
490					
491	Utility Enterprise F Capital Outlay				
492	Fund : 410 Utility				
493	410.3301.533.6400 Cap Outlay - Equipment - UT	\$8,700.00	\$0.00	\$ 52,600.00	\$ -
494	WX007 Utility Enterprise Fund - Capital Outlay	\$8,700.00	\$0.00	52,600.00	0.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
495					
496	Utility Enterprise F Debt Service				
497	Debt Service				
498	Fund : 410 Utility				
499	410.3301.533.7200 Debt Svc	\$135,935.00	\$128,657.21	\$ 135,285.00	\$ 22,874.00
500	WX008 Utility Enterprise Fund - Debt Service	\$135,935.00	\$128,657.21	135,285.00	22,874.00
501					
502					
503	Fund : 110 Stormwater				
504	110.0000.329.0111 Stormwater Management Revenue	\$53,376.00	-\$41,276.54	\$ 54,877.00	\$ 45,670.00
505	SWR001 Charges for Services	\$53,376.00	-\$41,276.54	54,877.00	45,670.00
506					
507	Operating Grants Subgroup : [R-03-03] Operating Grants				\$ -
508	Fund : 001 General				
509	110.0000.334.5390 State Grant - Physical Environ	\$294,836.63	#N/A	\$ -	\$ -
510	110.0000.334.4000 Grants From Other Local TP	\$0.00	#N/A	\$ -	
511	SWR003 Operating Grants	\$294,836.63	#N/A	0.00	0.00
512	Stormwater				
513	Fund : 110 Stormwater				
514	110.0000.329.0110 Stormwater Permit	\$1,800.00	-\$1,800.00	\$ 960.00	\$ 1,800.00
515	SWR002 Stormwater	\$1,800.00	-\$1,800.00	960.00	960.00
516					
517	Stormwater				
518	Fund : 110 Stormwater				
519	110.3801.538.1200 Regular Salaries - SW	\$0.00	\$6,973.14	\$ 20,632.00	\$ 20,879.00
520	110.3801.538.1400 Overtime - SW	\$0.00	\$0.00		\$ -
521	110.3801.538.2100 FICA Taxes - SW	\$0.00	\$516.40	\$ 1,653.00	\$ 1,574.00
522	110.3801.538.2200 Retirement Contributions - SW	\$0.00	\$529.54	\$ 1,704.00	\$ 1,670.00
523	110.3801.538.2300 Life & Health Insurance - SW	\$0.00	\$1,542.12	\$ 5,023.00	\$ 5,117.00
524	110.3801.538.2400 Workers' Comp - SW	\$0.00	\$0.00	\$ 877.00	\$ -
525	110.3801.538.3100 Professional Services - SW	\$11,068.53	\$0.00		\$ -
526	110.3801.538.3200 Accounting - SW	\$0.00	\$0.00	\$ 2,100.00	\$ -
527	110.3801.538.3400 Contracted Services - SW	\$5,000.00	\$5,413.72	\$ 1,842.00	\$ 6,723.00

FY 19/20 Draft of Proposed Budget
 Discussion Item: June 13, 2019

Account	Description	Proposed FY 19/20 Budget	As of 4/11/2019	BUDGET 9/30/2019	FINAL 9/30/2018
528 110.3801.538.4200	Postage - SW	\$0.00	\$0.00		\$ -
529 110.3801.538.4400	Rents & Leases - SW	\$0.00	\$0.00		\$ -
530 110.3801.538.4620	Equip Maintenance - SW	\$6,347.85	\$0.00	\$ 1,856.00	\$ 6,298.00
531 110.3801.538.4700	Printing - SW	\$0.00	\$0.00		\$ -
532 110.3801.538.5200	Operating Supplies - SW	\$0.00	\$315.00	\$ 768.00	\$ -
533 110.3801.538.5500	Training - SW	\$0.00	\$0.00		\$ -
534 SWX001	Stormwater - Regular Expenses	\$22,416.38	\$15,289.92	36,455.00	42,261.00
535 Stormwater	Just HMGP Work - cannot complete any other stormwater projects				
536 Fund : 110	Stormwater - Capital Projects				
537 110.3801.538.6300	Capital Outlay - SW	\$327,596.25	\$0.00		\$ -
538 SWX002	Stormwater - Capital Projects	\$327,596.25	\$0.00	0.00	42,261.00
539					
540 Fund : 110	Stormwater Total	\$350,012.63	\$15,289.92	36,455.00	84,522.00