

SPECIAL MEETING OF FLORENCE CITY COUNCIL

THURSDAY, JUNE 28, 2018 – 3:00 P.M.

CITY CENTER – 4TH FLOOR CONFERENCE ROOM

324 WEST EVANS STREET

FLORENCE, SOUTH CAROLINA

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. BUDGET WORK SESSION

IV. ORDINANCES IN POSITION

a. Bill No. 2018-23 – Second Reading

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2018, and ending June 30, 2019.

b. Bill No. 2018-24 – Second Reading

An Ordinance authorizing a Conditional Grant and Development Agreement with Greater Habitat For Humanity, Inc. attached hereto as Exhibit “A”, and the annual conveyance of two or three of the properties described on Exhibit “B” hereto to Greater Florence Habitat For Humanity, Inc. to be utilized pursuant to the terms and conditions set out in the Conditional Grant and Development Agreement.

V. EXECUTIVE SESSION

a. The receipt of legal advice related to matters covered by attorney-client privilege [30-4-70(a)(5)]

After returning to open session, Council may take action on matters discussed in Executive Session.

VI. ADJOURN

FLORENCE CITY COUNCIL MEETING

IV. a.
Bill No. 2018-23
Second Reading

DATE: June 7, 2018
AGENDA ITEM: FY 2018-19 Budget Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For consideration is the adoption of Fiscal Year 2018-19 Budgets for the City of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

FY 2018-19 budget development began in February and continued through March and April with the preparation of revenue estimates, wages and benefits data development, the submission of departmental budget requests, and departmental budget meetings with the City Manager. Council work sessions were held to review budget related issues.

III. POINTS TO CONSIDER

The General Fund, General Fund Debt Service Fund, Water & Sewer Enterprise Fund, Stormwater Enterprise Fund, Water and Sewer Utilities Construction Fund, Stormwater Utility Construction Fund, Water and Sewer Utilities Equipment Replacement Fund, Stormwater Utility Equipment Replacement Fund, and the Hospitality Fund budgets for the fiscal year ending June 30, 2019, recommended for adoption by the City Council are enclosed for your review.

IV. OPTIONS

Adopt the budgets.

Modification of the budgets as presented.

III. STAFF RECOMMENDATION

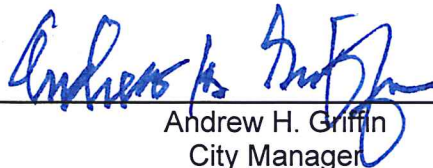
Adopt the FY 2018-19 recommended budgets as amended.

IV. ATTACHMENTS

The FY 2018-19 budget ordinance is attached as amended.



Thomas W. Chandler
Finance Director



Andrew H. Griffin
City Manager

ORDINANCE NO. 2018-21

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2018, AND ENDING JUNE 30, 2019.

WHEREAS, § 5-7-260 of the South Carolina Code of Laws (as amended) requires that a Municipal Council shall act by ordinance to adopt budgets and levy taxes pursuant to public notice.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Florence in Council duly assembled and by the authority of the same:

Section 1

- (a) There is hereby adopted a General Fund budget for the City of Florence for the fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$35,770,000.
- (b) Further, there is hereby adopted a General Fund Debt Service Fund budget for the City of Florence for fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in the total amount of \$450,000.
- (c) Further, there is hereby adopted a Water and Sewer Utilities Enterprise Fund budget for the City of Florence for fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$33,900,000.
- (d) Further, there is hereby adopted a Stormwater Utility Enterprise Fund budget for the City of Florence for the fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,382,000.
- (e) Further, there is hereby adopted a Water and Sewer Utilities Construction Fund budget for the City of Florence for fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$11,582,000.
- (f) Further, there is hereby adopted a Stormwater Utility Construction budget for the City of Florence for fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$487,000.

Fiscal Year 2018-19 Budget Ordinance (continued)

- (g) Further, there is hereby adopted a Water and Sewer Utilities Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$897,000.
- (h) Further, there is hereby adopted a Stormwater Utility Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$28,000.
- (i) Further, there is hereby adopted a Hospitality Fund budget for the City of Florence for the fiscal year beginning July 1, 2018, and ending June 30, 2019, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$6,245,000. Authorized as part of this ordinance and incorporated into the Hospitality Fund budget is a commitment by the City of Florence to contribute to the operations and maintenance costs of the Florence County Museum for the fiscal year beginning July 1, 2018, and ending June 30, 2019, and for future fiscal years through June 30, 2025 pursuant to the Memorandum of Understanding Between Florence County and the City of Florence dated April 25, 2013.

Section 2

In accordance with § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general operating purposes for the period from July 1, 2017, and ending June 30, 2018, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Florence for the operational use and service thereof. A tax of fifty eight and one-tenth (58.1) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the corporate purposes, improvements, and for the purpose of paying current operating expenses of said municipality. Such tax, set at the same operating millage rate as the previous fiscal year, is levied on property assessed for taxation for County and State purposes.

Section 3

In accordance with of § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general obligation bond indebtedness for the period from July 1, 2018, and ending June 30, 2019, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Florence for the purpose of meeting general obligation bond debt service requirements. A tax of up to, but not exceeding, four (4.0) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the purpose of

Fiscal Year 2018-19 Budget Ordinance (continued)

providing and paying for general obligation bond debt of the municipality. Such tax is levied on property that is assessed for taxation for County and State purposes.

Section 4

In accordance with § 23-47-10 through § 23-47-80 of the South Carolina Code of Laws (as amended), and § 14-93 through § 14-98 of the City of Florence, SC Code of ordinances (as amended), funding is and shall be provided to allow for the operation, maintenance, and enhancements of the E-911 system through a monthly charge of seventy-seven cents (\$0.77) upon each local exchange access line in the area served by or which would be served by the E-911 service and/or system of the City. Such charges are specifically enforceable under § 23-47-50 (B) of the SC Code of Laws. E-911 fees collected by the City of Florence shall be used to fund the acquisition of Police and Fire communications equipment in compliance with § 23-47-40 (B) of the South Carolina Code of Laws, as amended. Funding in the total amount of \$560,000 is hereby appropriated and allocated in increments of approximately \$80,000 per year over a seven-year period, from fiscal year beginning July 1, 2015 through fiscal year ending June 30, 2022 as part of a multi-year communications equipment budget provided pursuant to the Florence City Council adoption of Resolution No. 2015-13.

Section 5

Section 9-80 (c) of the City of Florence Code of Ordinances (as amended) pertaining to the per month charge for repair and replacement of roll carts, recycling bins and residential garbage collection capital equipment shall be amended to read as follows:

Sec. 9-80. Monthly fee—Generally; exception

(c) In addition to the fees stated in (a) and (b) above, \$1.75 per month garbage collection fee for each commercial and residential user of the rollcart collection system within the municipal limits of the city to cover costs associated with the repair and replacement of rollcarts, recycling bins, and residential garbage collection capital equipment. The fee of \$1.75 shall be effective beginning with garbage fees billed for collection on and after July 1, 2018. This fee shall be increased to \$2.75 to be effective with garbage fees billed for collection on and after July 1, 2020.

Sections 9-80 (a), (b), and (d) shall remain unchanged as written.

Section 6

The City Manager shall administer the budget and may authorize the transfer of appropriate funds within and between departments as necessary to achieve the goals of the budget. The City Manager is authorized to assign fund balance intended to be used for specific purposes.

Section 7

The City Manager or his designee is authorized to execute all necessary documents relating to the lease-purchase financing of equipment specifically authorized in the budget

Fiscal Year 2018-19 Budget Ordinance (continued)

as presented or amended by City Council for fiscal year beginning July 1, 2018, and ending June 30, 2019. This action further constitutes a resolution of City Council authorizing and approving such equipment for lease-purchase acquisition, and this ordinance shall serve as representation of this resolution.

Section 8

If for any reason, any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

Section 9

That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed, insofar as the same affect this Ordinance.

Section 10

That this Ordinance shall become effective on July 1, 2018.

ADOPTED THIS 28th DAY OF JUNE, 2018.

Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela
Mayor

Attest:

Dianne M. Rowan
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: June 28, 2018

AGENDA ITEM: An ordinance authorizing a Conditional Grant and Development Agreement with Greater Florence Habitat For Humanity, Inc. attached hereto as Exhibit “A”, and the Annual Conveyance of two or three of the properties described on Exhibit “B” hereto to Greater Florence Habitat For Humanity, Inc. to be utilized pursuant to the terms and conditions set out in the Conditional Grant and Development Agreement.

DEPARTMENT/DIVISION: City Manager and City Attorney

I. ISSUE UNDER CONSIDERATION:

An Ordinance to authorize a Conditional Grant and Development Agreement with Greater Florence Habitat For Humanity, Inc. (Exhibit “A”) and the annual conveyance of two to three of the properties described on Exhibit “B” to Greater Florence Habitat For Humanity, Inc. to be utilized pursuant to the terms and conditions set out in the Conditional Grant and Development Agreement.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

(1) The City has established its Neighborhood Redevelopment Incentive Program for the purpose of encouraging private capital investment and reinvestment within designated neighborhoods in the City of Florence.

(2) This program establishes the City’s authority to enter into agreements with entities that undertake a neighborhood development project consistent with the City’s Master Plan.

III. POINTS TO CONSIDER:

(1) The Greater Florence Habitat For Humanity, Inc. is and has been in the process of acquiring and developing residential property in the greater Florence area and has applied to participate in the Neighborhood Redevelopment Incentive Program.

(2) At its discretion, on a case by case basis, City Council may enter into an agreement with an entity for the purpose of providing an economic development incentive in order to incentivize badly needed neighborhood redevelopment in blighted neighborhoods.

(3) City Council has determined that, for the purpose of facilitating neighborhood redevelopment, it is in the public interest to enter into the Conditional Grant and Development Agreement attached hereto as Exhibit "A".


(4) It has been determined by City Council that the conveyance of property listed on Exhibit "B" over the next ten (10) years to Habitat For Humanity, Inc. for the purpose of facilitating neighborhood redevelopment as described in the Conditional Grant and Development Agreement is in the best interest and to the benefit of the citizens of the City of Florence.

IV. STAFF RECOMMENDATION:

Staff recommends that City Council adopt the proposed ordinance authorizing the City Manager to enter the Conditional Grant and Development Agreement with the Greater Florence Habitat for Humanity, Inc.

V. ATTACHMENTS:

Proposed ordinance.



Andrew H. Griffin
City Manager

ORDINANCE NO. 2018-

AN ORDINANCE AUTHORIZING A CONDITIONAL GRANT AND DEVELOPMENT AGREEMENT WITH GREATER FLORENCE HABITAT FOR HUMANITY, INC. ATTACHED HERETO AS EXHIBIT "A", AND THE ANNUAL CONVEYANCE OF TWO OR THREE OF THE PROPERTIES DESCRIBED ON EXHIBIT "B" HERETO TO GREATER FLORENCE HABITAT FOR HUMANITY, INC. TO BE UTILIZED PURSUANT TO THE TERMS AND CONDITIONS SET OUT IN THE CONDITIONAL GRANT AND DEVELOPMENT AGREEMENT.

WHEREAS, the City of Florence has established its Neighborhood Redevelopment Incentive Program by ordinance (hereinafter referred to as "Program") for the purpose of encouraging private capital investment and reinvestment within designated neighborhoods of the City of Florence, and this program establishes the City's authority to enter into agreements with entities that undertake a neighborhood development project consistent with the City's Master Plan;

WHEREAS, Greater Florence Habitat for Humanity, Inc. (hereinafter referred to as "Habitat"), as a nonprofit organization, is and has been in the process of acquiring and developing residential property in the greater Florence area and has applied to participate in the Neighborhood Redevelopment Incentive Program.

WHEREAS, City Council may, at its discretion, and on a case by case basis, enter into an agreement with an entity for the purpose of providing an economic development incentive in order to incentivize badly needed neighborhood redevelopment in blighted neighborhoods surrounding the downtown area, and City Council has determined that, for the purpose of facilitating neighborhood redevelopment, it is in the public interest to enter into the Conditional Grant and Development Agreement attached hereto as Exhibit "A"; and

WHEREAS, it is hereby determined by Council that the conveyance of said property listed on Exhibit "B" hereto over the next ten (10) years to Habitat for the purpose of facilitating neighborhood redevelopment of the property as described in the Conditional Grant and Development Agreement is in the best interest and to the benefit of the citizens of the City of Florence;

NOW, THEREFORE, be it ordained by the City Council of the City of Florence in meeting duly assembled and by the authority thereof:

1. That the City Manager is hereby authorized and directed to proceed with the execution of the Conditional Grant and Development Agreement attached hereto as Exhibit "A" and other such documentation as may be necessary to carry out the actions authorized herein.

2. That, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City

Manager of the City of Florence is hereby authorized to execute the necessary deeds and other documentation in order to convey title to the properties described on Exhibit "B" hereto to Greater Florence Habitat for Humanity, Inc. in accordance with the terms and conditions set out in the Conditional Grant and Development Agreement authorized in Paragraph 1 above.

3. This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence, South Carolina.

ADOPTED THIS ____ DAY OF _____, 2018.

Approved as to form:

JAMES W. PETERSON, JR.
City Attorney

STEPHEN J. WUKELA
Mayor

Attest:

DIANNE M. ROWAN
Municipal Clerk

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE) **CONDITIONAL GRANT**
)
) **AND**
) **DEVELOPMENT AGREEMENT**

This Agreement entered into this ____ day of _____, 2018, between the City of Florence, South Carolina (hereinafter referred to as “City”) and the Greater Florence Habitat for Humanity, Inc. (hereinafter referred to as “Habitat”) in order to establish the terms and conditions of a Conditional Grant being granted to Habitat in order to provide incentive for the development of new housing within the northern, northwestern, and eastern sections of Florence that are part of an ongoing Neighborhood Redevelopment Project, the terms and conditions of the Grant as set out below.

Background Statement

1. The City of Florence has established its Neighborhood Redevelopment Incentive Program by ordinance (hereinafter referred to as “Program”) for the purpose of encouraging private capital investment and reinvestment within designated neighborhoods of the City of Florence. This program establishes the City’s authority to enter into agreements with entities that undertake a neighborhood development project consistent with the City’s Master Plan.

2. Habitat, as a nonprofit organization, is and has been in the process of acquiring and developing residential property in the greater Florence area and seeks to participate in the Neighborhood Redevelopment Incentive Program.

3. City Council may, at its discretion, and on a case by case basis, enter into an agreement with an entity for the purpose of providing an economic development incentive in order to incentivize badly needed neighborhood redevelopment in blighted neighborhoods surrounding the downtown area. By Ordinance No. 2018-____,

City Council has carefully considered Habitat's proposed involvement in the neighborhood redevelopment efforts, and it has concluded that proposed activities by Habitat meet the eligibility criteria, are in the best interests of the residents of Florence, and significantly benefit the neighborhood redevelopment efforts. It has therefore specifically authorized this agreement.

4. This Conditional Grant and Development Agreement meets all eligibility criteria and other factors of consideration regarding the Neighborhood Redevelopment Program in the following particulars:

- a. The properties involved are located in the City of Florence within areas targeted for neighborhood redevelopment;
- b. Habitat anticipates a significant capital investment in building two (2) to three (3) homes per year in the targeted areas;
- c. The homes being built will be for home ownership which positively impacts the goals of neighborhood redevelopment;
- d. The building of the homes will generate a very significant incremental increase in the net property taxes paid on the property;
- e. An analysis of the costs/benefits of the Conditional Grant shows great public benefits since the costs to the City are less than the costs it would incur if it accomplished the development on its own under the neighborhood redevelopment program. In addition, the Conditional Grant and Development Agreement accomplishes the City's goals

more quickly and efficiently since it adds an additional developer in the process.

- f. Recognition is given to the fact that members of Habitat have significant development experience.
- g. Neighborhood redevelopment in the target areas is of great importance to the redevelopment of the Downtown Florence in that it brings about a vibrant residential development in areas surrounding the downtown area and furthers the goals being accomplished by the City through its own redevelopment efforts.

Statement of Agreement

1. The City agrees that over the next ten years, it will convey to Habitat ownership of two (2) to three (3) properties annually on which Habitat will build single family residences as described below. The properties to be conveyed will be located in the general areas of North, Northwest, and East Florence and will be in the redevelopment areas on or near Sumter, Pine, and Vista Streets in Florence. The properties to be conveyed will come from the list of properties attached hereto as Exhibit "A" unless the parties hereto mutually agree to substitute other properties in the future.

2. The City agrees to provide to Habitat, in addition to the properties referenced above, the sum of \$25,000.00 Dollars per lot developed contingent upon said sum being used by Habitat to directly increase the quality of the homes constructed in a fashion mutually agreed upon by the parties. This grant agreement shall be subject to and contingent upon funds being available in the annual budgetary process of the City. These

funds shall be paid by reimbursement for invoices paid by Habitat for materials and/or labor costs associated with direct increases in quality of the homes.

3. Habitat agrees to perform all required work (permitting, stabilization, construction, development services) associated with building the homes described herein with a total construction cost of approximately \$120,000.00 per home.

4. The City agrees to share information developed through its Homebuyers Education Workshop with Habitat in order to assist Habitat in its ongoing efforts to locate buyers/homeowners for the development of the homes referenced herein.

5. Habitat agrees that it will use commercially reasonable efforts to complete construction of two (2) to three (3) homes per year during the ten (10) year construction period which shall begin on July 1, 2018 and end on June 30, 2028. In the event substantial progress has been made towards completion, but circumstances arise that prevent completion of the project by June 30, 2028, then the City agrees to extend the deadline for completion and a certificate of Occupancy to December 31, 2028. It is also agreed by Habitat should they fail to complete a new home on any lot conveyed hereunder within twenty-four (24) months of receiving title to the lot from the City, that it shall, at the request of the City, immediately convey the real estate and the improvements located on such lot to the City or its designee, free and clear of all liens and encumbrances.

6. Provision of the Grants are hereby expressly conditioned upon the following terms:

(a) Habitat and any prime contractor(s) working with Habitat have agreed or will agree to actively solicit and encouraged minority

business entities (MBE's) to participate in subcontracting and significant material supplier opportunities available related to this project.

(b) The exterior facades of the homes shall be constructed utilizing materials and architectural features to the satisfaction of the Design Review Board.

7. The total incentive amount being paid through the agreement shall not be greater than the value received by the City and delivered from the capital investment through the projects during the term of the incentive. Nothing herein shall be deemed a pledge of the City's full faith, credit, and taxing power, and nothing herein shall be a general obligation pledge of the City within the meaning of Article X of the South Carolina Constitution.

8. This Conditional Grant Agreement expresses the entire agreement and all promises, covenants, and warranties between the parties hereto. It can be changed only by a subsequently written instrument signed by both parties. The benefits and obligations shall inure to and bind the parties hereto and their heirs, assigns, successors, executors, or administrators. Whenever used, singular shall include plural, and use of any gender shall include all.

9. The provisions of this Conditional Grant Agreement are severable, and if any one or more of the provisions, sentences, clauses, sections or parts hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstance.

[Signatures on Next Page]

This Agreement is executed this ____ day of _____, 2018.

City of Florence

**Greater Florence Habitat for
Humanity, Inc.**

By: _____
Andrew H. Griffin
City Manager

By: _____

EXHIBIT B

Property Address	Project Area	Description	Parcel
402 Railroad Ave	East	Vacant Lot	90088-03-032
108 W Vista St	North	Vacant Lot	90099-01-014
112 W Vista St	North	Vacant Lot	90099-01-016
116 W. Vista St	North	Vacant Lot	90099-01-021
802 Fraser Street	North	Vacant Lot	90084-10-020
407 WASHINGTON ST	North	Vacant Lot	90084-12-003
Marlboro Street	North	Vacant Lot	90085-21-027
603 Lawson	Northwest	Vacant Lot	90059-19-016
418 W. Sumter	Northwest	Vacant Lot corner of Sumter and Sanborn	90072-12-018
308 W Sumter	Northwest	Vacant Lot	90072-13-012
310 W Sumter	Northwest	Vacant Lot	90072-13-013
704 STONEHENGE LANE	Northwest	Vacant Lot	90071-02-003



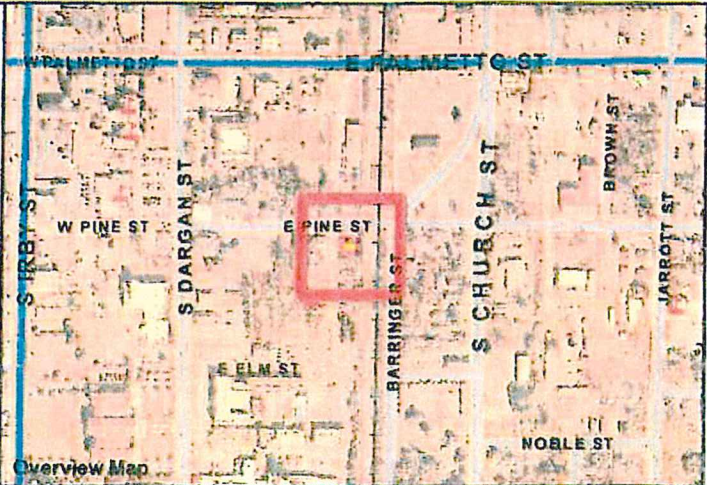
PROJECT AREA: EAST

402 RAILROAD AV: VACANT LOT

1 inch = 50 feet



**CITY OF FLORENCE
COMMUNITY SERVICES**



00147-01-022

W VISTA ST

90099-01-018
120 W VISTA ST

90099-01-021
116 W VISTA ST

90099-01-017
114 W VISTA ST

90099-01-016
112 W VISTA ST

90099-01-015
110 W VISTA ST

90099-01-014
108 W VISTA ST

90099-01-020
106 W VISTA ST

90099-01-013

90099-01-002

90099-01-003

90099-01-004

90099-01-005

90099-01-024

90099-01-006

90099-01-007

90099-01-008

90099-01-009

201 W LIBERTY ST

117 W LIBERTY ST

115 W LIBERTY ST

113 W LIBERTY ST

111 W LIBERTY ST

110 W LIBERTY ST

W LIBERTY ST

PROJECT AREA:

NORTH

116 W VISTA ST:

VACANT LOT

112 W VISTA ST:

VACANT LOT

108 W VISTA ST:

VACANT LOT

1 inch = 50 feet



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**CITY OF FLORENCE
COMMUNITY SERVICES**





PROJECT AREA: NORTH
407 WASHINGTON ST: VACANT LOT

1 inch = 50 feet

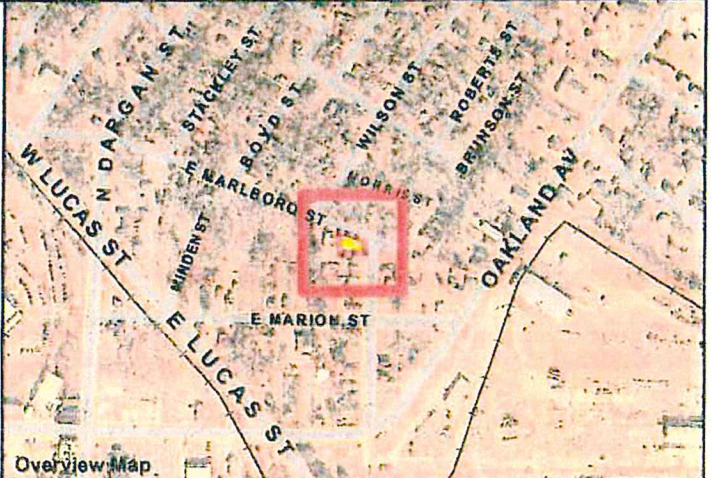


**CITY OF FLORENCE
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PROJECT AREA: NORTH
406 E MARLBORO ST: VACANT LOT



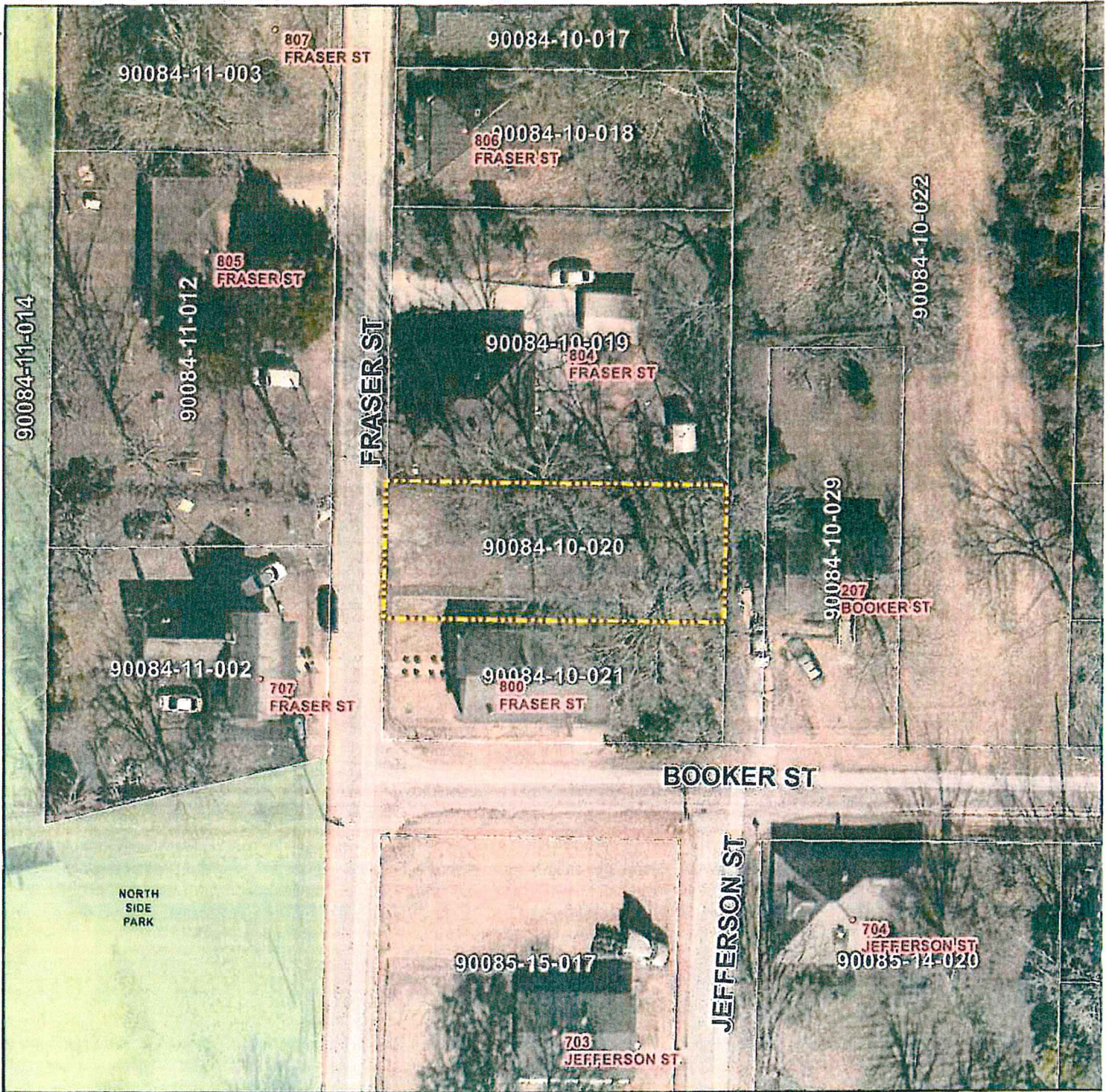
1 inch = 50 feet



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**CITY OF FLORENCE
 COMMUNITY SERVICES**

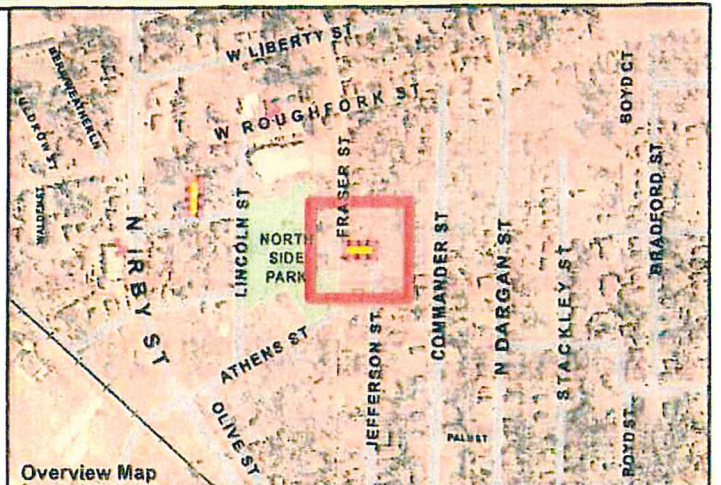
Overview Map



PROJECT AREA: NORTH

802 FRASER ST: VACANT LOT

1 inch = 50 feet



Overview Map

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 SOUTH CAROLINA

**CITY OF FLORENCE
 COMMUNITY SERVICES**



PROJECT AREA: NORTHWEST

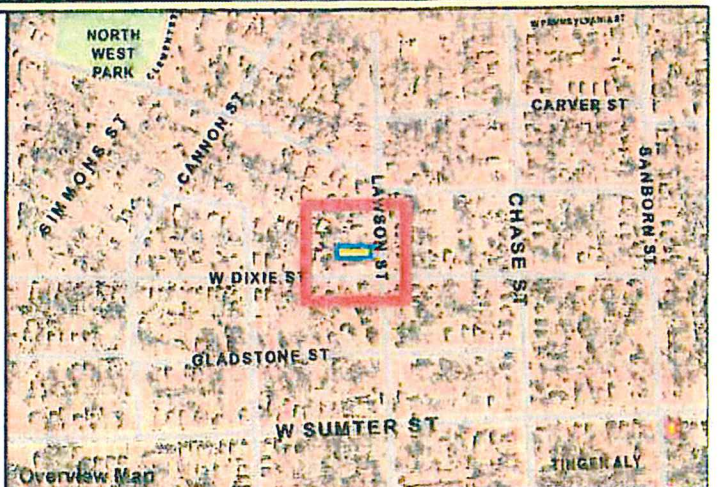
603 LAWSON ST: VACANT LOT

1 inch = 50 feet



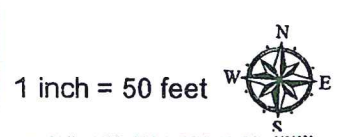
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**CITY OF FLORENCE
 COMMUNITY SERVICES**

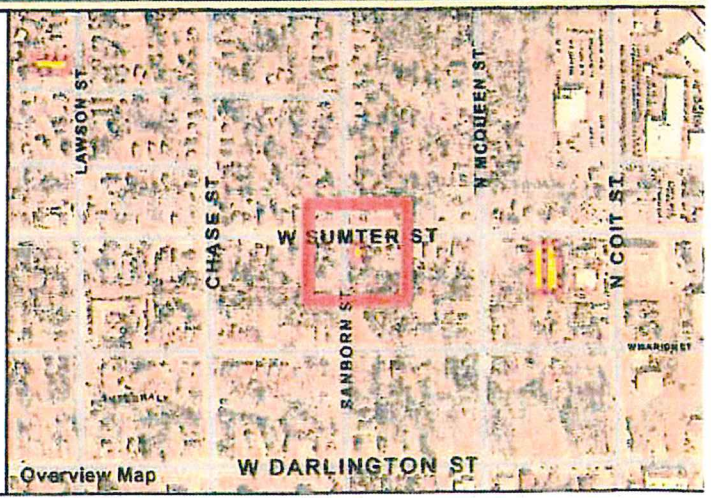




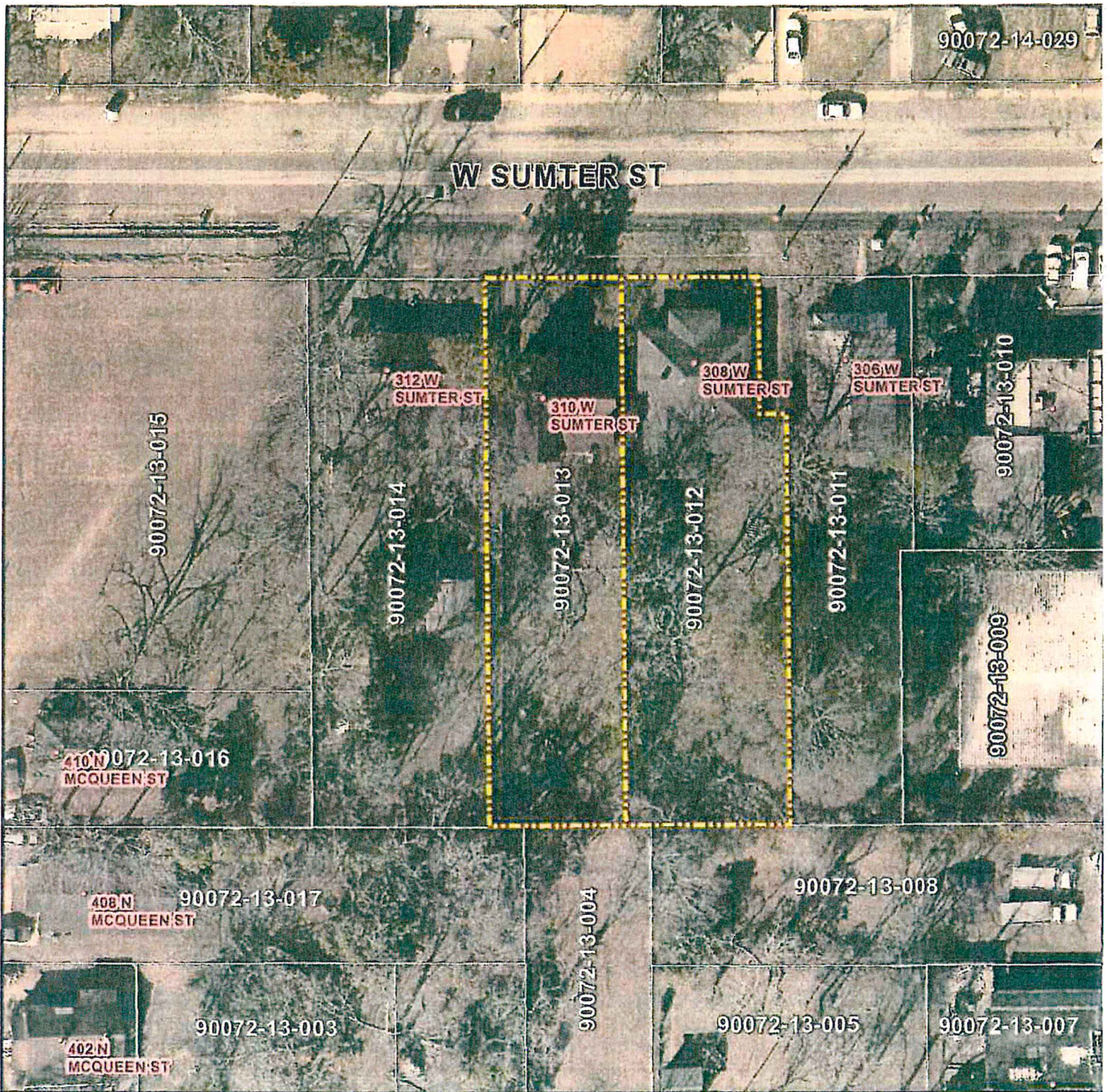
PROJECT AREA: NORTHWEST
418 W SUMTER ST: VACANT LOT



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 SOUTH CAROLINA
CITY OF FLORENCE
COMMUNITY SERVICES



Overview Map



PROJECT AREA: NORTHWEST

310 W SUMTER ST: VACANT LOT
308 W SUMTER ST: VACANT LOT

1 inch = 50 feet

FULL LIFE. FULL FORWARD.
FLORENCE
 SOUTH CAROLINA

**CITY OF FLORENCE
 COMMUNITY SERVICES**



Overview Map



PROJECT AREA: NORTHWEST
704 STONEHENGE LN: VACANT LOT

1 inch = 50 feet



CITY OF FLORENCE
COMMUNITY SERVICES

