

# CITY OF TALLAHASSEE

## CITY COMMISSION AGENDA ITEM

**ACTION REQUESTED ON:** May 14, 2008

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**SUBJECT/TITLE:** Introduction of Ordinance #08-O-28 Proposed Voluntary  
Annexation of Capital Circle Southeast/Monday Road

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**TARGET ISSUE:** N/A

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### STATEMENT OF ISSUE

The owners of property (three parcels) located on Capital Circle Southeast and Monday Road have petitioned the City for annexation of approximately 6 acres. Two parcels have improvements, including a residential unit and a warehouse; the third parcel is vacant. The property is zoned AC; no development plans have been proposed.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was notified of the proposed annexation by certified mail on April 22, 2008, and a copy of the annexation petition was also forwarded on that date.

### RECOMMENDED ACTION

Option 1 – Introduce Ordinance # 08-O-28 Proposed Voluntary Annexation of Capital Circle Southeast/Monday Road property and set public hearing date for May 28, 2008.

### FISCAL IMPACT

Based on the current property tax rate of 3.1686 mills, these parcels would have generated a total of approximately \$2430 in tax revenues in 2007.

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Dinah Hart  
Senior Aide to the Mayor

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Anita Favors Thompson  
City Manager

For Information, please contact: Dinah Hart, ext. 2000

- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. These parcels are served by Tom Brown Park, Hilaman Park and Jack McLean Community Center. This annexation should not result in the need for additional facilities in this area.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The closest bus stop to this location is on Centerview Drive between Midyette Road and Capital Circle. The first am bus arrives at this location at 6:48am outbound and 7:28am inbound and every thirty minutes thereafter until 6:48 pm. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- H. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- I. Water and Sewer Service – The Water Utility has reviewed the proposal and indicates that water and sewer will be available to these properties (from Capital Circle) once the Capital Circle widening is complete.
- J. Gas Service – Gas service is currently not available to these parcels. The Gas Department is willing to extend service to these parcels if the development passes a cost feasibility analysis.
- K. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- L. Solid Waste Service – Residential and commercial solid waste service for this parcel is readily available.

**OPTIONS**

Option 1 – Introduce Ordinance # 08-O-28 Proposed Voluntary Annexation of Capital Circle Southeast/Monday Road property and set public hearing date for May 28, 2008.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

**RECOMMENDATIONS**

Option 1 – Introduce Ordinance # 08-O-28 Proposed Voluntary Annexation of Capital Circle Southeast/Monday Road property and set public hearing date for May 28, 2008.

**ATTACHMENTS/REFERENCES**

Attachment 1 – Proposed Ordinance #08-O-28

Attachment 2 – Location Map

Attachment 3 – Annexation Petition

The following is given as additional information related to this site:

- This property is in the Activity Center land use category on the Future Land Use Map.
- The current zoning on this property is County High Intensity Urban Activity Center (AC), which allows community wide or regional commercial activities located in proximity to multi-family housing and office employment centers.
- The City's AC zoning district is comparable to the County's. Both the County's and the City's AC zoning district contain the same development standards. The AC zoning district is intended to provide large-scale commercial activities to serve the retail market of the region as well as the community. The AC zoning district also allows residential development of sixteen (16) to forty-five (45) dwelling units per gross acre.
- The records of the Leon County Property Appraiser indicate that two of the three properties proposed for annexation contain structures.
- The parcels to the north are within City limits and are zoned City AC. Parcels to the south and west are zoned County AC. Parcels to the east are zoned City AC and Southwood PUD.
- The properties proposed for annexation are within the Northwest quadrant of the Southeast Sector Plan, pursuant to Land Use Objective 10.1 of the Comprehensive Plan. Policy 10.1.1(D)(3)(b), (c), and (d) establish the mix of uses encouraged by the Comprehensive Plan for future phasing in the Northwest quadrant to include: office development and commercial (retail/possible hotel); Medium Density Residential development to be located adjacent to the Capital Circle Office Center and interspersed with office development; and to a lesser extent, Low Density Residential.

**III. Urban Services**

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. The proposed area will be served by Fire Station #6, 2901 Apalachee Parkway, which is approximately 1.5 miles from this location.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management – Staff reports that based on no change in development there does not appear to be any conflicts with the land use codes or concurrency.
- D. Street Maintenance and Right of Way Service – Public Works staff have advised that they have no comments on the proposed annexation.
- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The cost for providing street lights will be approximately \$8,000. Any other issues will be addressed in DRC comments and/or the pre-development meeting.

**ITEM TITLE:** Introduction of Ordinance #08-O-28 Proposed Voluntary Annexation of Property located on Capital Circle Southeast/Monday Road

## **SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS**

### **HISTORY/FACTS & ISSUES**

The owners of property (Tax ID #3109206140000, 3109206030000, and 3109206040000) located on Capital Circle Southeast and Monday Road have petitioned the City for annexation of approximately 6 acres. Two parcels have improvements, including a residential unit and a warehouse; the third parcel is vacant. The property is zoned AC; no development plans have been proposed.

## **STATEMENT OF URBAN SERVICES**

### **I. Introduction**

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located on Capital Circle Southeast and Monday Road.

### **II. Land Use**

Staff has reviewed the proposed annexation of property located on Monday Road near its intersection with Capital Circle SE. There are three parcels (tax identification numbers 3109206140000, 3109206030000, and 3109206040000), which are zoned County High Intensity Urban Activity Center (AC). Two of the three properties have structures.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 171, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation, shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1{I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].