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Board of County Commissioners
Agenda Request 29

Date of Meeting: April 24, 2007
Date Submitted: April 18, 2007

To: Honorable Chairman and Members of the Board
From: Parwez Alam, County Administrator
Vincent S. Long, Deputy County Administrator
Alan Rosenzweig, Assistant County Administrator
David McDevitt, Growth and Environmental Management Director
Tony Park, P.E., Public Works Director
Subject: Acceptance of the Status Report on the Implementation Gum Road Target Area Planning Committee Recommendations

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Statement of Issue:
This item requests Board acceptance of a status report on the implementation of the Gum Road Target Area Planning Committee recommendations.

Background:
Subsequent to the siting of the County's Solid Waste Transfer Facility on Gum Road, the Board appointed a seven member citizen's committee, the Target Area Planning Committee (TAPC), to review the Target Area and, with assistance from County staff, provide recommendations to the Board to address the anticipated impact of the Facility on the Target Area. The Target Area is surrounded by US Highway 90 to the north, Capital Circle Southwest to the east, the railroad right-of-way to the south, and Aenon Church Road to the west (Attachment #1). The TAPC met fifteen times, including hosting an Open House at Tallahassee Community College to receive comments from area residents and businesses.

On March 12, 2002, the findings and final recommendations of the TAPC were presented to the Board for acceptance and approval (Attachment #2). The Board voted to schedule a workshop to address the TAPC recommendations. On April 30, 2002, the Board conducted a workshop on the findings and recommendations of the TAPC. The Board approved the ratification of actions at the Gum Road TAPC Workshop on May 28, 2002 (Attachment #3).

Analysis:
The recommendations of the Gum Road TAPC, accepted by the Board, generally address four areas: Land Use/Concurrency/Zoning; Water and Sewer; Transportation; and Storm water. Following is an overview of the Gum Road TAPC recommendations for each of the four areas and a current status report for each item. Most of these recommendations have either been fully implemented or continue to be monitored. Over $86.5million in infrastructure projects associated with these recommendations have been completed or are currently underway.

However, an administrative oversight resulted in the collection of certain permit fees which were supposed to be waived, pursuant to one of the TAPC recommendations. Upon realizing this oversight, staff has implemented an automated solution that is promptly refunding approximately $31,000 to 20 customers.

Land Use/Concurrency /Zoning Recommendations:

Waive development fees for Comp Plan amendments, rezoning, subdivision, site plans and permit fees for developments within the Target Area

Because of an administrative oversight, this recommendation had not been fully implemented prior to March 2007. However, staff has fully implemented this recommendation of the Gum Road TAPC. Staff has initiated the refunding of all applicable application fees associated with development proposals, Comprehensive Plan amendments, and rezoning requests inside the Target Area that were collected subsequent to the Board's action in May of 2002. Approximately $31,000 is currently being refunded to applicants within the Target Area. The individual refunds will be accompanied by a letter from the County Administrator (Attachment #4). To ensure ongoing implementation, staff has modified the County's permit enforcement and tracking software (PETS) to indicate that future development application fees inside the Gum Road Target Area are to be waived, based on Board direction. Fees associated with environmental permit violations and any required mitigation plans are not being waived.

All fees identified in the recommendation are being waived. Other fees associated with development activity that were not recommended will not be waived. For example, building permitting fees inside the Target Area are not being waived. Pursuant to Section 553.80(7), Florida Statutes, building permit fees must be consistently applied (Attachment #5).

Adopt a Western Strategy for the Target Area as shown in text amendment and map amendment

With the recent extension of central sewer service into the Target Area, along with the roadway capacity enhancements currently underway, it is anticipated that these substantial public infrastructure investments will facilitate development opportunities consistent with the goals of an adopted strategy. Therefore, staff has not pursued the Comprehensive Plan amendment because the primary goals outlined by the Committee in their recommendation have been facilitated by the public infrastructure investment in the area. As of the date of this item, the Gum Road TAPC recommendations concerning amendments to the County's Comprehensive Plan to establish a "Western Strategy" (generally similar to the Southern Strategy currently in the Comprehensive Plan), have not been implemented.

Research the feasibility of implementing an Enterprise Zone for the Target Area

Staff continues to monitor and research the issue of implementing an Enterprise Zone in the Gum Road Target Area, as well as other applicable County economic development programs. Currently, the County has one designated Enterprise Zone. An Enterprise Zone (EZ) designation or expansion would require a statutory amendment by the Florida Legislature. Because of legal size and population limitations, the addition of any new area to the existing EZ would require a like area to be removed from the EZ.

Explore the application of Transfer of Development Rights (TDR) allowing for the transference of development rights within the Target Area

Staff conducted a workshop with the Board on this issue on February 25, 2003 (Attachment #6). The workshop explored the concept of a TDR program with "sending" parcels being environmentally sensitive areas within the Upper St. Marks River Basin, and the Gum Road Target Area as the "receiving" area. Due to the lack of a perceived market demand for such development rights, the Board voted not to proceed with implementing a TDR

program in the County.

Monitor economic development in the Target Area for compliance with the Targeted Business Pilot Program

Staff continues to monitor economic development in the Gum Road Target Planning Area for compliance with the Targeted Business Pilot Program, as well as other applicable County economic development programs. The County's Targeted Business Pilot Program provides property tax credit to new businesses that are anticipated to create jobs at a specific income level.

Water/Sewer Recommendations:

Construct the sewer extension along Gum Road to Aenon Church Road

The Gum Road sewer line extension was completed in the fall of 2005, at an approximate cost of $750,000, and is available for proposed development along Gum Road and other areas within the Target Area.

Investigate grants or other funding sources to pay water and sewer tap fees for single family residences

In 2002, staff investigated the potential of receiving grants for water and sewer connection fees (tap fees), but there were none available at that time. The City of Tallahassee does have a low-interest loan program for qualified applicants to assist with the costs associated with water and sewer connection fees.

Transportation Recommendations:

Widening of Capital Circle NW and SW from I-10 south to Highway 20

The widening of Capital Circle NW, from US Highway 90 west to I-10, is currently in progress and is anticipated to be completed this summer. The contract cost of this construction is $25.5 million. The widening of Capital Circle SW, from US Highway 90 to SR 20, is approaching 60% design completion stage. This project is funded by Blueprint 2000 in FY 2008 and FY 2009 for construction at an estimated cost of $58.2 million.

Intersection improvement at Highway 90 West (Tennessee Street) and Capital Circle

The intersection improvement at US Highway 90 and Capital Circle are being completed in conjunction with the Capital Circle NW widening project previously noted.

Intersection improvement at Highway 20 and Capital Circle Southwest

The north-south intersection improvements at Capital Circle SW and Highway 20 are completed at a cost of $2.1 million. This portion of the project was completed as a component of the required off-site traffic impact mitigation by the Southwood Development of Regional Impact. The east-west intersection improvement will be completed in conjunction with the Capital Circle SW widening project previously noted.

Comprehensive Plan text amendment for the Target Area that extends concurrency from three to ten years

The Board approved an amendment to the Comprehensive Plan to provide for a 10-year concurrency provision for certain segments of Capital Circle, north of US Highway 90. This provided a bridge to allow development in the interim, until Capital Circle (both SW and NW) capacity improvements were moved into the first three years of the approved CIP. Currently, with the capacity additions and intersection improvements underway for Capital Circle, the lack of available roadway capacity at the adopted level of service for proposed developments inside the Target Area is not an issue.

Installation of a sidewalk on Aenon Church Road

The Aenon Church Road sidewalk project is approximately at the 60% design stage. The project has not moved forward due to storm water and right-of-way issues. Currently, funding is not available for the project. The estimated cost of the project is $700,000. This project competes for funding with all other proposed sidewalk projects in the County. Staff will continue to complete this item as funds are approved by the Board.

Storm water Recommendations:

Revision of the FEMA flood plain map within the TPA

Staff has estimated that the cost of a FEMA flood plain map revision study is $250,000. With the number of transportation improvement projects in the area, an attempt was made to include this study within their planning and design process. However, due to the timetables involved with the road projects, this was not accomplished. Staff will continue to attempt to complete this item based on funding availability.

Implementation of Alternative 6 or Alternative 6A

The stormwater project, known as "Alternative 6", has been partially completed through the FDOT/Leon County/Blueprint 2000 Joint Project Agreement for the stormwater management facility that has been constructed near the intersection of Highway 90 (Tennessee Street) and Capital Circle NW. Staff is continuing

to work with Blueprint staff to complete this project in conjunction with the planned Capital Circle SW widening project as previously noted.

Options:

1. Accept the status report on the implementation of the Gum Road Target Area Planning Committee recommendations.
2. Do not accept the status report on the implementation of the Gum Road Target Area Planning Committee recommendations.
3. Board direction.

Recommendation:
Option #1.

Attachments:
1. Map of the Gum Road Target Area
2. March 12, 2002 Board of County Commissioners Agenda Request - Gum Road Target Area Planning Committee Final Report and Recommendations
3. May 28, 2002 Board of County Commissioners Agenda Request – Ratification of Actions Taken at the Gum Road Target Area Planning Committee Workshop
4. Draft Fee Refund Letter from the County Administrator
5. Section 553.80(7), Florida Statutes
6. Ratification of Board Action at Board Workshop of Transfer of Development Rights

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