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## Board of County Commissioners Agenda Request 24

Date of Meeting: May 28, 2002

Date Submitted: May 23, 2002

To: Honorable Chairman and Members of the Board  
From: Parwez Alam, County Administrator  
Michael C. Willett, Public Works Director  
Subject: Ratification of Actions Taken at the Gum Road Target Area Planning Committee Workshop

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**Statement of Issue:**

This item seeks Board approval to ratify actions taken at the April 30, 2002 Workshop on the Gum Road Target Area Planning Committee (TAPC) Final Report and Recommendations.

**Background:**

The Board of County Commissioners (BCC) held a Workshop on April 30, 2002. The purpose of this workshop was to provide the Commission with information and options concerning infrastructure improvements within and surrounding the Solid Waste Transfer Facility and Gum Swamp.

The mission of the TAPC was to address impacts of siting the Solid Waste Transfer Facility in the Target Area. The Target Area is surrounded by US Highway 90 to the north, Capital Circle SW to the east, the railroad right-of-way to the south and Aeon Church Road to the west. The TAPC originated from a recommendation of the Site Development Review Committee, also a citizens committee appointed by the Commission to address site specific issues related to the design and development of the Transfer Facility. The TAPC has met fifteen times since June 13, 2001, including hosting an Open House to receive comments from area residents and businesses. The TAPC received input from professionals in Land Use, Zoning, Stormwater, Utilities, Environmental features and Transportation.

**Analysis:**

At the Workshop, Scott Matteo and Waldo Kinsey, representing the TAPC, presented summary findings and recommendations for improvements. The Board unanimously accepted the recommendations of the TAPC regarding four areas:

- Land Use/Concurrency/Zoning
- Water & Sewer
- Transportation
- Stormwater

along with potential funding mechanisms to facilitate their recommendations.

The recommendations made by the TAPC at the Commission Workshop were:

**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

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

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

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

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

**Water/Sewer Recommendations:**

Construct the sewer extension along Gum Road to Aenon Church Road.

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

**Transportation Recommendations:**

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

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

Intersection improvement at Highway 20 and Capital Circle Southwest

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

Installation of a sidewalk on Aenon Church Road

**Stormwater Recommendations:**

Revision of the FEMA flood plain map within the TPA

Implementation of Alternative 6 or Alternative 6A

**Funding mechanisms**

The TAPC did not make a specific recommendation for funding the various projects. In several instances, primarily the highway projects, the funding sources have been designated and the TAPC's recommendations focused on the schedule. The roadway improvements also included stormwater projects intended to reduce flooding and improve water quality. Intersection improvements at Gum Road and Capital Circle are included in the Transfer Station project as is the cost of extending sewer to the Transfer Station site. Funds are also budgeted annually for sidewalks.

The two major projects recommended by the TAPC for which funding has not been identified are the revision to the FEMA flood plain map and the sewer extension along Gum Road. There are several possible scenarios for the sewer extension. The City could agree to fund this segment as a one time impact fee which would be consistent with impact fees for the power plant extension in St. Marks. The County could advance fund this segment and then recover the cost from future connections. Another option would be constructing the extension at such time as the City constructs the sewer from pump station 90 on West Tennessee Street to the Transfer Facility sewer line and then fund the extension for the western portion of Gum Road. Implementation of recommended land-use and concurrency policies and revision to the FEMA map could also enhance the economic justification of the sewer extension.

A cost estimate for the final recommendation for revising the FEMA flood plain map is being developed by CDM. A funding source for the FEMA map amendment has not been identified, however, the benefits from the study could include increased property values and corresponding revenue and design enhancement for the stormwater systems to be constructed in conjunction with the widening of Capital Circle through Gum Swamp.

**Options:**

1. Ratify the actions taken by the Board at the April 30, 2002 Gum Road Target Area Planning Committee Workshop
2. Do not ratify the actions taken by the Board at the April 30, 2002 Gum Road Target Area Planning Committee Workshop
3. Provide other direction to staff

**Recommendation:**

Option # 1.