

Board of County Commissioners
Budget Discussion Item

Date of Meeting: June 27, 2007

Date Submitted: June 21, 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: Consideration of Funding for the Remaining Gum Road Target Area
Projects: Aenon Church Road Sidewalk and Revisions to the FEMA Flood
Plain Map

Statement of Issue:

This item seeks Board consideration of funding for the remaining Gum Road Target Area Planning projects. The two outstanding projects are: construction of a sidewalk along Aenon Church Road and a FEMA flood plain map revision study.

Background:

The recommendations of the Gum Road Target Area Planning Committee (TAPC) that were approved by the Board on May 28, 2002, generally addressed four areas: Land Use/Concurrency/Zoning; Water and Sewer; Transportation; and Stormwater. Over \$86.5 million in infrastructure projects associated with these recommendations have been completed or are currently underway.

On April 24, 2007 staff provided a status report to the Board regarding the implementation of Gum Road TAPC Recommendations (Attachment #1). The report identified that the two major projects that have yet to be funded and completed are the construction of a sidewalk along Aenon Church Road and the FEMA flood plain map revision study. The Board accepted the status report, and directed staff to continue to move the unfunded projects to the top of the funding priority list (Attachment #2).

Analysis:

The Aenon Church Road sidewalk project is approximately at the 60% design stage, and the estimated cost of the project is \$700,000. Public Works staff have met with Growth Management staff and believe that the stormwater and right-of-way issues have been resolved.

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Aenon Church Road Sidewalk and Revisions to the FEMA Flood Plain Map

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In the past, this project has competed for funding with all other proposed sidewalk projects in the County. Other proposed sidewalk projects were prioritized based on the Bike/Ped Master Plan that was developed through the Capital Regional Transportation Planning Agency (CRTPA). That master plan places emphasis on sidewalks that connect neighborhoods to schools. At the Board meeting on April 24, 2007, the Board indicated they wanted the Aenon Church Road project to take priority over all other projects based on prior Board commitments to the TAPC. As such, approval of Option #1 will direct staff to utilize existing funding in the Community Safety and Mobility Capital Improvement Project fund to construct the Aenon Church sidewalk ahead of others.

Regarding the revision of the FEMA flood plain map, staff has estimated that the cost of the study will be approximately \$250,000. It has been suggested that a FEMA map revision in the Gum Creek Watershed could potentially facilitate additional development within the Target Planning Area, and could possibly assist with the development of related infrastructure. However, staff does not believe that the revisions will lower the floodplain as low as some residents in the area hope. OMB staff have included this funding in the tentative budget, and the Board should approve Option #2 if such funding continues to be a priority. If approved, the study will take a minimum of six months to complete. However, approval of revisions by FEMA can take up to two years.

Options:

1. Direct staff to place the sidewalk construction of Aenon Church Road as the top priority from the Community and Safety Mobility Capital Improvement Project FY 07/08 budget.
2. Ratify the inclusion of \$250,000 in the tentative FY 07/08 budget to conduct a FEMA flood plain map revision study.
3. Do not direct the sidewalk construction of Aenon Church Road to become the top priority of Community Safety and Mobility funding.
4. Do not direct the inclusion of funding in the FY 07/08 budget for the FEMA flood plain map revision study.
5. Board Direction.

Recommendation:

Options #1 and #2.

Attachments:

1. April 24, 2007 Agenda Item
2. Excerpt from April 24, 2007 Follow-up

PA/VL/AR/DM/TP/lr

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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

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 Aeon 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 Aeon Church Road

The Aeon 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:

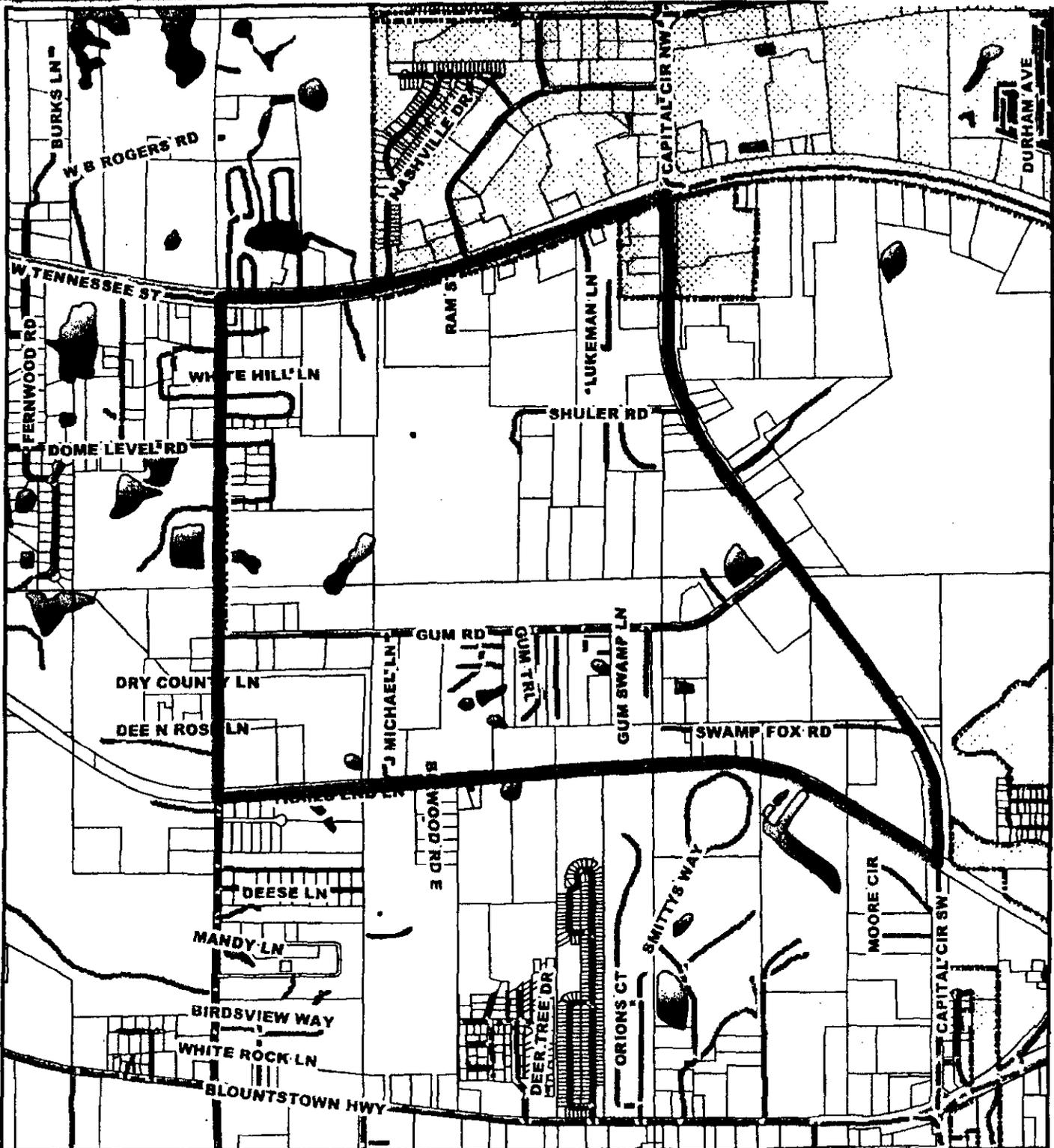
Option #1.

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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Gum Road Target Planning Area



Legend

- Waterbody
- City Limits
- Roads
- Target Area

Gum Road
Target Planning
Area

0 170340 680 1,020 1,360
Feet

LEON

GIS

Geographic Information Systems
The purpose of this map is to provide a visual representation of the Gum Road Target Planning Area. The map was prepared using GIS software and is based on the most current data available. The map is not intended to be used for legal purposes. The map is the property of the City of Leon and is not to be reproduced without the written consent of the City of Leon.

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Board of County Commissioners Agenda Request 18

Date of Meeting: March 12, 2002

Date Submitted: March 7, 2002

To: Honorable Chairman and Members of the Board
 From: Parwez Alam, County Administrator
 Michael C. Willett, Public Works Director
 Subject: Gum Road Target Area Planning Committee Final Report and Recommendations

Statement of Issue:

The Target Area Planning Committee (TAPC) for the Gum Road Solid Waste Transfer Facility presents its findings and final recommendations for Commission acceptance and approval.

Background:

The Target Area Planning Committee consisted of seven citizens, each appointed by a Commissioner, the Public Works Director and the Solid Waste Division Director. The staff person assigned to assist the committee is Nancy Paul, Community Services Specialist.

Committee Member	Appointed By:
Annie Barber	Commissioner Proctor
Paul Byrd	Commissioner Grippa
Waldo Kinsey	Commissioner Sauls
Scott Matteo	Commissioner Rackleff
Harold Palmer	Commissioner Winchester
Rick Singletary	Commissioner Thael
John Schmook	Commissioner DePuy
Mike Willett	
Jud Curtis	

The mission of the TAPC is to address the impact 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 Southwest to the east, the railroad right-of-way to the south and Aenon Church Road to the west (Attachment #1). The TAPC originated from a recommendation of the Site Development Review Committee and 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:

The findings and recommendations of the TAPC are as follows:

Land Use/Concurrency/Zoning

The Gum Road Target Planning Area (TPA) is generally the area defined on the south by Gum Road, on the north by West Tennessee (US 90), on the west by Aeon Church Road, and on the east by Capital Circle Southwest. The Gum Road TPA is located entirely within the unincorporated County. The area comprises approximately 341 acres, and includes six zoning district classifications. These zoning districts include three primarily residential classifications which are R-3 (single and two-family residential district), R-5 (standard design manufactured home and single detached residential district), and MH (standard design manufactured home park district). The remaining three zoning districts are nonresidential classifications which include CP (commercial parkway district), I (industrial district and future land use map designation), and M-1 (light industrial district). The following analysis shows the acreage of the various zoning district classifications found in the Gum Road TPA along with the overall percentage of the study area.

**Gum Road Target Planning Area
Zoning District Classifications**

<u>Zoning District</u>	<u>TPA Acreage</u>	<u>Percentage of TPA</u>
R-3	87	26%
R-5	34	10%
MH	25	7%
CP	132	39%
I*	13	4%
M-1	<u>50</u>	<u>14%</u>
	Total 341 Acres	100%

*I (Industrial) is also a Comprehensive Plan Future Land Use Map designation

**All averages are approximate based on GIS analysis of the County's Tax Parcel Maps.

The availability of adequate public facilities to serve new development and redevelopment at a specified level of service (LOS) as established in the Comprehensive Plan is regulated and monitored through the implementation of the County's Concurrency Management System. Apart from the environmental regulation and protection issues associated with the Gum Creek Watershed, the future development and redevelopment potential of the Gum Road TPA is largely dependent upon the availability of adequate public facilities. This is especially important with regard to the availability of central water and sewer services and roadway capacity on the primary arterial and collector roadway system that serves to provide access to the Gum Road TPA.

Currently, central sewer service from the City of Tallahassee is available to the north and east of the Gum Road TPA within the corporate limits of the City. Additionally, limited City sewer infrastructure has been installed to support a planned mobile home park near the intersection of Capital Circle Southwest and West Tennessee Street. However, the mobile home park did not develop. Instead, the proposed land use has been subsequently replaced by other uses, and the central sewer infrastructure has not been utilized.

Transportation access to the Gum Road TPA is provided directly by the four major roadways that form

the boundary of the study area. These roadways include two principal arterials (Capital Circle Southwest and West Tennessee Street), a major collector (Aeon Church Road), and a minor collector (Gum Road).

Presently, Capital Circle Southwest from West Tennessee Street to Blountstown Highway (SR 20) does not have adequate roadway capacity at the adopted LOS to support development (either residential or nonresidential) at any significant density or intensity within the Gum Road TPA. This is also the situation for the roadway segment of Capital Circle NW from West Tennessee to I-10. Intersection improvements at US 90/Capital Circle Southwest and Capital Circle Southwest/Highway 20 that were required to mitigate the offsite traffic impacts associated with the Southwood project will moderately enhance the LOS on this segment of Capital Circle Southwest. However, the LOS on these roadway segments will only be significantly enhanced with the addition of lanes on these facilities.

Additional roadway capacity on the presently deficient segments serving the Gum Road TPA will only provide for moderate levels of both residential and nonresidential development and redevelopment without the availability of central water and sewer service as noted above. Because this area is located within the Comprehensive Plan's designated Urban Service Area (USA), development potential in advance of adequate urban services (particularly central water and sewer) is limited. Nonresidential development is limited to 2,500 square feet per site and residential development is limited to a density of one unit per acre.

Therefore, the availability of adequate public facilities at USA levels, if provided to the Gum Road TPA, will eliminate one of the primary barriers to development and redevelopment that currently exist within the study area. This is specifically the situation for those properties that are designated CP (Commercial Parkway) and located adjacent to West Tennessee Street (US 90) and Capital Circle Southwest.

Land Use/Concurrency/Zoning Recommendations:

1. Waive development fees for Comp Plan amendments, rezoning, subdivision, site plans and permits for developments within the Target Area.
2. Adopt a Western Strategy for the Target Area as shown in Text Amendment and map amendment (Attachment #2).
3. Research the feasibility of implementing an Enterprise Zone for the Target Area.
4. Explore the application of Transfer of Development Rights (TDR) allowing for the transference of development rights within the Target Area.

Water and Sewer

The TPA is located within the USA which is intended to provide for the orderly expansion of water and sewer. Currently, City water is available throughout the TPA but sewer access is limited to a few parcels situated along West Tennessee Street.

The City had previously included in its CIP, a proposed sewer extension to serve the Gum Road area. However, in 1999 the City removed the Gum Road sewer extension from the list of proposed projects, in part based on an increase in the Federal Emergency Management Agency (FEMA) flood elevations for the area. The increased flood elevation reduced the buildable area and the economic potential of the sewer extension. As such, the TAPC's recommendation to review the FEMA flood plain map, as well as traffic concurrency, should further the economics of a sewer extension.

A preliminary sewer extension plan has been presented to the TAPC. The plan (Attachment #3) was prepared by the City and provides for a sewer extension from the Transfer Facility along Gum Road to the Aenon Church Road intersection. The proposed extension includes approximately 3000 feet of either 8 or 10-inch gravity sewer and approximately 3000 feet of 21-inch gravity sewer. As proposed, the 21-inch gravity line would include capacity to handle flows from an existing force main serving development along West Tennessee Street which is near capacity. The additional capacity will also serve new development west of Capital Circle and north of West Tennessee Street including Northwest Passage and Hopkins Crossing. The City estimates the County's cost at \$420,000 plus engineering and permitting costs.

Water/Sewer Recommendations:

1. Construct the sewer extension along Gum Road to Aenon Church Road.
2. Investigate grants or other funding sources to pay water and sewer tap fees for single family residences.

Transportation

When the citizens of Tallahassee/Leon County approved the extension of the One Cent Local Option Sales Tax and the Blue Print 2000 (BP2K) list of transportation, stormwater and greenway improvements contained in the BP2K report, the widening of Capital Circle Northwest, Southwest and the intersections at West Tennessee Street, Highway 20/Blountstown Highway and Jackson Bluff Road were included in that list as top priorities.

The TAPC wants the above noted projects and the two projects shown below to remain as top priorities. The Gum Road intersection improvement is a collaborative effort between FDOT and Leon County. The upcoming Tharpe Street Corridor Study is a County initiative.

Attachment #4 is a Transportation Improvement Matrix that shows the existing project phase and funding status of the existing sales tax and sales tax extension projects impacting the Gum Road target planning area.

The TAPC understands that the ability to achieve the committee's desired priority is contingent upon advanced funding and possible bonding of the BP2K transportation projects. Therefore the TAPC supports these funding efforts and any other funding scenario that guarantees the desired priority. To accomplish the TAPC priority list, the committee recommends advance funding the Capital Circle Southwest, Highway 90 to Highway 20 planning, design and engineering and right-of-way acquisition phases such that the project will be ready to bid when Blue Print 2000 monies become available in 2004.

The TAPC recommends a Comprehensive Plan text amendment for the Target Area (Attachment #2) that extends concurrency from three to 10 years. The City and County recently adopted the Target Business Pilot Program, which reimburses certain businesses based on criteria related to job creation and salaries. This program should be used to place additional emphasis on locating businesses in the Target Area. The success of this program in stimulating development in the Target Area should be monitored.

The TAPC has also reviewed the possibility of a sidewalk along Aenon Church Road. It is apparent from the path along portions of the road that people are using this for pedestrian travel. The north portion of the road has residential units located along the road on private streets that connect to Aenon Church Road. According to residents, it is important to note that because of the industrial uses located south of Gum Road, this road is heavily used by trucks.

Transportation Recommendations:

1. Widening of Capital Circle Northwest and Southwest from I-10 south to Highway 20.
2. Intersection improvement at Highway 90 West (Tennessee Street) and Capital Circle.
3. Intersection improvement at Highway 20 and Capital Circle Southwest.
4. Comprehensive Plan Text Amendment language that extends concurrency from three to ten years (Attachment #2).
5. Installation of a sidewalk on Aeon Church Road.

Stormwater

In February 2000, the Leon County Board of County Commissioners (BCC) approved the siting of the Gum Road Solid Waste Transfer Station (SWTS) in the Gum Creek Watershed. An area within the watershed surrounding the SWTS was established as a study area and is referred to as the Target Planning Area (TPA).

Leon County contracted with Camp Dresser & McKee Inc. (CDM) in May 2001 to develop a comprehensive scope of services needed to define the necessary components of a watershed management program for Gum Creek and to address recommendations of the TAPC (Phase 1). Leon County subsequently contracted with CDM (September 2001) to perform a portion of the defined Gum Creek Watershed Management Program including stormwater model update and development and ranking of alternative designs for stormwater management (Phase 2).

During development of the alternative designs, CDM met with the TAPC three times during their regular meetings to discuss various aspects of the project. At the first meeting, CDM presented the Committee with twelve potential candidate sites for retrofit facilities. The TAPC provided valuable input and suggestions during the screening process of the candidate sites. Subsequent to this process, six stormwater management design alternatives were developed, evaluated and presented to the TAPC. The design alternatives were ranked based upon selected criteria including flood control, water quality benefit, environmental impact and costs. In January 2002, CDM prepared a draft of the Gum Creek Watershed Management Program - Phase 2 Letter Report for the TPAC. Following the report submission a seventh design alternative was added by the TAPC for consideration. The final report will be completed by CDM within the next week and distributed under separate cover.

The seven design alternatives developed to address stormwater management within the watershed consist of stormwater ponds and/or a diversion channel. Single or multiple stormwater ponds ranging in size from 13 to 40 acres were considered to reduce flooding and provide water quality benefits within the watershed. A diversion channel linking Gum Creek to Gum Swamp was also considered to reduce flooding primarily within the TPA.

The top ranked alternative (Alternative 6) consists of two stormwater ponds (13- and 20-acres) located within the TPA and the diversion channel linking Gum Creek to Gum Swamp. Relatively high levels of flood reduction and water quality benefits are provided by this alternative.

The second ranked alternative (Alternative 4) consists of the two stormwater ponds found in Alternative 6, but does not include the diversion channel. Moderate flood reduction and high water quality benefits are provided by this alternative. The third ranked alternative (Alternative 6A) consists only of the diversion channel (without the ponds). High levels of flood reduction and low water quality benefits are

provided by this alternative.

Following completion of the alternative analysis, the TAPC also requested that CDM perform an analysis of the lateral floodplain benefits provided by Alternatives 6 and 6a. This mapping effort is currently being performed by the preparation of comparison peak stage maps between the existing (hydraulic) conditions and alternative peak stages using the two-foot aerial topography provided by the County. This analysis has not yet been completed.

Based on comparisons of stage recorder data and high water marks survey following Tropical storm Allison (June 2000) to the effective FEMA 100-year flood elevations in the Gum Swamp area, a FEMA floodplain map revision may be feasible for Gum Swamp and portions of Gum Creek within the TPA. The rainfall and intensity produced by Tropical Storm Allison were similar to the 100-year design storm.

A FEMA map revision in the Gum Creek Watershed would support planned development within the TPA and would likely facilitate the development of related infrastructure.

It should be noted that since the Gum Creek Watershed drains to the West Ditch, a FEMA map revision for Gum Creek would be dependent upon the effective FEMA 100-year flood elevation of the West Ditch. To revise the FEMA flood map for Gum Creek, the FEMA flood elevation for the West Ditch will likely need to be revised as well.

Stormwater Recommendations:

1. Revision of the FEMA floodplain map within the TPA.
2. 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 include 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 expansion 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 station 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 for the sewer extension.

The final recommendation for revising the FEMA flood plain map does not as yet have a cost estimate or funding source; 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.

Staff recommends Board acceptance of the TAPC report and recommendations and that the Board direct staff to develop an implementation plan for the TAPC recommendations which include additional funding sources.

Options:

1. Accept TAPC Report and recommendations and direct staff to develop an implementation plan to include any additional funding sources.
2. Schedule Commission Workshop to address TAPC recommendations.
3. Request additional work from TAPC.
4. Board Direction.

Recommendation:

Option 1.

Attachments:

1. Map of Target Area
2. Proposed Text Amendment to Comp Plan
3. Proposed Sewer Extension
4. Traffic Matrix

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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

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 Aeon 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 Aeon 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.

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County Letterhead

April 13, 2007

Addressee
Applicable Address
Tallahassee, FL 32304

Dear Sir/Madam:

Leon County is dedicated to providing the highest level of service to our community. In order to fulfill this mission and to ensure that citizens are receiving outstanding services and care, it is sometimes necessary to make corrections and alterations.

It has recently come to my attention that you were incorrectly charged fees, and Leon County is refunding the money due to you. These fees were in association with one or more of the following types of applications pertaining to property within the Gum Road Target Planning Area that you filed with Leon County during the period of May 29, 2002 to April 6, 2007:

- a Comprehensive Plan amendment;
- a Zoning Map amendment;
- an application for subdivision of land;
- an application for site and development plan approval;
- an application for a permitted use verification;
- a land use compliance determination;
- a project status determination;
- a natural feature inventory application;
- an environmental impact analysis application;
- a stormwater permit;
- a tree permit;
- a legal notice associated with a site and development plan application; or,
- a zoning certification letter.

Please find a check payable to you enclosed with this letter. I apologize for any inconvenience this oversight may have caused, and if you have any questions, please call Leon County Growth and Environmental Management at 606-1300.

Sincerely,

Parwez Alam
County Administrator

enclosure: refund check

Florida Statute 553.80(7)

The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government. Fees charged shall be consistently applied.

Board of County Commissioners Agenda Request

Date of Meeting: March 11, 2003
Date Submitted: March 6, 2003
TO: Honorable Chairman and Members of the Board
FROM: Parwez Alam, County Administrator
Gary W. Johnson, Director of Community Development
SUBJECT: Ratification of Board Action at Board Workshop on Transfers of
Development Rights

Statement Of Issue

The Board is requested to review and confirm the following summary of discussion and actions at its February 25, 2003 workshop on Transfers of Development Rights.

Background:

On February 25, 2003, the Board of County Commissioners held a workshop on Transfers of Development Rights (TDRs). The workshop had been requested to respond to concerns raised in previous workshops about the impacts associated with the Solid Waste Transfer Station upon the Gum Road Target Planning Area (April, 2002) and the application of TDRs to environmentally sensitive properties in the County (July, 2002).

Analysis:

Workshop materials included an overview of how TDR programs operate, an assessment of existing land use and both residential and non-residential development characteristics of the Gum Road area, and a summary of vacant, environmentally sensitive parcels in the Upper St. Marks River Basin. The Board and staff discussed the general nature of the market for development rights in Leon County and the effects of the lack of central wastewater and transportation concurrency on the market in the Gum Road Area. The Board discussed the applicability of TDRs to address selected issues in Bradfordville and in floodprone areas. The concept of "conservation subdivisions" was raised in connection with areas being considered for acquisition under Blueprint 2000.

The Board concluded that existing market conditions in the Gum Road study area and the County in general are currently unfavorable for the application of TDRs, and unanimously approved Option 1 (Do not proceed with implementing a Transfer of Development Rights program in Leon County).

Agenda Request: Ratification of Board Action at Board Workshop on Transfers of Development Rights
March 11, 2003
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Following current interaction with land use consultant Randall Arendt, staff will schedule a workshop in the near future to discuss the topic of Conservation Subdivisions and its relationship to resource protection issues raised in this workshop.

Options

1. Ratify Board action to proceed no further with implementing a Transfer of Development Rights program in Leon County.
2. Do not ratify Board action to proceed no further with implementing a Transfer of Development Rights program in Leon County.
3. Board direction.

Recommendation

Option #1

Attachments

None

PA/GWJ/CD/cd

Board of County Commissioners

Tuesday, April 24, 2007 Meeting – Excerpt from Follow-Up Memo

Item 29 Acceptance of Status Report on the Implementation of the Gum Road Target Planning Area Committee Recommendations

(Growth and Environmental Management/Development Services – Vincent Long/David McDevitt/Tony Biblo)

(Public Works – Alan Rosenzweig/Tony Park)

- Mr. John Gibby presented an update on status of the implementation of Board-approved Gum Road Target Planning Area (TPA) Committee recommendations. He provided suggestions on how to improve the implementation of the TPA committee's recommendations.
- County Administrator Alam responded to issues raised in Mr. Gibby's presentation.
- The building permit fee has not been refunded because State law does not allow the County to waive building permit fees. Staff will bring back an agenda item regarding the waiver of building fees.
 - Adoption of a Western Strategy, as shown in Comprehensive Plan, is a matter of paperwork.
 - The construction of Aenon Church Road sidewalks will be brought forth as a priority in future budget.
 - Re: FEMA Flood Map revision within the TPA- the staff does not think revising the Map will lower the floodplain as low as Mr. Gibby wants it.
 - Staff will look into the issue of the partial completion of stormwater project.
- Commissioner Sauls expressed concern that the County has not addressed all the TPA projects. The County should move the issues to the top of the priority list.
- **Commissioner Sauls moved, seconded by Commissioner Desloge, to approve Option #1, as amended: Accept the status report on the implementation of the Gum Road Target Area Planning Committee recommendations, authorize staff to continue move the issues to the top of the funding priority list, and direct staff to bring back an update on May 22, 2007.**
- Commissioner Desloge requested that Mr. Gibby attend that meeting.

The motion passed 7-0.

Staff: GEM/Development Services – Vincent Long/David McDevitt/Tony Biblo

Public Works – Alan Rosenzweig/Tony Park