CITY OF TALLAHASSEE	
CITY COMMISSION AGENDA ITEM	
ACTION REQUESTED ON:	September 8, 2004
SUBJECT/TITLE:	Introduction of Ordinance #04-O-85 Northeast Corner of Ross and Shelfer Roads Voluntary Annexation
TARGET ISSUE:	N/A

Statement Of Issue

The owner of property located at the northeast corner of Ross and Shelfer Roads (Tax ID#4124200010000) has petitioned the City for annexation of approximately 4.7 acres. The property is currently undeveloped but the owner plans to construct multi-family housing units on the property. The parcel is zoned MR-1.

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

The County was advised of this proposed annexation on August 13, 2004, and copy of the annexation petition was also forwarded to them on that date.

Recommended Action

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-85 Northeast Corner of Ross and Shelfer Roads and set the public hearing date for September 22, 2004.

Fiscal Impact

Based on the current property tax rate of 3.7 mills, this property would have generated approximately $259 in tax revenues in 2003. However, given the fact that the owner plans to develop the property into multi-family housing, future tax revenues should substantially increase.

Dinah Hart, Senior Aide to the Mayor
Anita R. Favors, City Manager

For Information, please contact: Dinah Hart, ext. 8181

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SUPPLEMENTAL MATERIAL/Issue Analysis

History/facts & Issues

The owner of property located at the northeast corner of Ross and Shelfer Roads (Tax ID#4124200010000) has petitioned the City for annexation of approximately 4.7 acres. The property is currently undeveloped but the owner plans to construct multi-family housing units on the property. The parcel is zoned MR-1. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

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 voluntary annexation at the corner of Ross and Shelfer Roads.

II. Land Use

Staff has reviewed the proposed annexation of property in the Southern Triangle (parcel ID# 4124200010000) consisting of approximately 4.7 acres on the northeast corner of Shelfer and Ross Roads. 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 172, Florida Statutes as set forth in Policy 2.1.4 [I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. 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].

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

- The Parcel, ID# 4124200010000, is in the Mixed Use B land use category on the Future Land Use Map.
- The current county zoning district is MR-1, Medium Density Residential, which permits the following general land uses: single, two-family, and multi-family units at a density of between 6 and 16 units per acre; daycare centers; nursing homes; community facilities (which includes educational facilities); golf courses; and passive and active recreational facilities.

The city's MR-1 zoning district is identical to that of the county, except that rooming houses are an allowable use in the city.

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. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. Fire Station #3, located at 3005 South Monroe Street, will respond to this area.

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 offers the following comments:

Land Use/Zoning: The property is zoned MR-1, a medium density residential zoning district that permits residential development with densities ranging from a minimum of 6 units per acre to a maximum of 16 units per acre (the city has a corresponding zoning district so no rezoning will be necessary, if annexed). If there are constraints related to concurrency or conservation/preservation features present that preclude attainment of the minimum density, a density of less than 6 units per acre may be allowed. A Land Use Compliance Certificate, concurrency certificate, a site plan review and approval and an environmental permit will be required in order to proceed with the development once annexed. No other zoning or land use issues are evident.

Concurrency: There are existing traffic deficiencies on Crawfordville Road that will remain after the 4-laning is completed. An apartment complex of less than 100 units would probably be safe but since no size was given on the complex, we cannot say definitively if traffic capacity will exist.

Environmental: The site is heavily wooded and the GIS maps indicate what may be karst features. A Natural Features Inventory (NFI) will validate the environmental constraints, including karst features, on the site that must be dealt with during the Environmental Impact Analysis (EIA), site plan review/approval and environmental permitting of the site. Site is in the Eight Mile Pond Watershed, a tributary to Lake Munson. Site is not located in any flood zones per panel 295 and site soils are kershaw sand which should percolate well if there is nowhere to discharge stormwater. Also a check of the local flooding problem areas map of the city did not indicate any nuisance flooding. The site does not lie within any known special development zones.

d. Street Maintenance and Right of Way Service – Streets and right of ways, once constructed, will be maintained consistent with the City's roadway maintenance program.

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. The construction of new roadways will be a component of the development review process.

f, Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The estimated cost of providing street lights for this property is $6000.

g. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. Parks and Recreation has the 54 acre Jack McLean Park near this site on Paul Russell Road. The park currently has picnic facilities, trails, lighted basketball and tennis courts, sand volleyball courts, playground and an open play field. Construction on a 20,000 square foot recreation center and adjacent swimming pool complex (2 pools) will be complete by November of 2004. These facilities should be sufficient to cover the Parks and Recreation needs of anything that might occur on this property. The City also has Campbell Pond Park; Jake Gaither Golf Course; Jake Gaither Recreation Center; Walker Ford Community Center; Springsax Baseball and Softball fields that combined, should satisfy any recreational needs that this annexation brings into the City with no adverse impact to Parks and Recreation.

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. Routes 2 and 32 serve this location and the nearest bus stop is approximately 25 feet away on Shelfer Road. 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.

i. 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.

j. Water and Sewer Service – Water and sewer are existing at locations to serve the property without off site extensions.

k. Gas Service – Gas service may be extended to this area if requested and after a feasibility analysis.

l. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.

n. Solid Waste Service – Residential solid waste service for this development is readily available.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-85 Northeast Corner of Ross and Shelfer Roads and set the public hearing date for September 22, 2004.

Option 2 – Set another date for public hearing.

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

Recommendation

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-85 Northeast Corner of Ross and Shelfer Roads and set the public hearing date for September 22, 2004.