# CITY OF TALLAHASSEE

## *CITY COMMISSION AGENDA ITEM*

**ACTION REQUESTED ON:** February 9, 2004

**SUBJECT/TITLE:** Introduction of Ordinance #05-O-13 Proposed Voluntary Annexation of Clifford Hill Road Properties

**TARGET ISSUE:** N/A

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**STATEMENT OF ISSUE**

The owner of two parcels located on and near Clifford Hill Road, off Lonnie Road in Northeast Tallahassee, has petitioned the City for annexation of approximately 5.7 acres. The property is currently undeveloped but the owner/developer plans to construct 45 single family attached units, primarily in quadraplex style. Current zoning is RP.

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 January 14, 2005, and a copy of the annexation petition was also forwarded on that date.

**RECOMMENDED ACTION**

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-13 Clifford Hill Road properties and set public hearing date for February 23, 2005.

**FISCAL IMPACT**

Based on the current property tax rate of 3.7 mills, these undeveloped properties would have generated approximately $107 in tax revenues in 2004.

Dinah Hart
Senior Aide to the Mayor

Anita R. Favors
City Manager

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

***ITEM TITLE:*** Introduction of Ordinance #05-O-13 Proposed Voluntary Annexation of Clifford Hill Road Properties

## *SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS*

***HISTORY/FACTS & ISSUES***

The owner of properties located on and near Clifford Hill Road (Tax ID #112251 D1610 and 112251 D1780) has petitioned the City for annexation of approximately 5.7 acres. The property is currently undeveloped but the owner/developer plans to construct 45 single family attached units, primarily in quadraplex style. Current zoning is R-3. 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 annexation of properties located on and near Clifford Hill Road.

### II. Land Use

Staff has reviewed the proposed annexation of 2 parcels located on and near Clifford Hill Road, close to Lonnie Road. The parcel ID nos. are 112251 D1610 and 112251 D1780. Both parcels are vacant and currently within the R-3 zoning district.

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, the County's Growth Management Director and the County Attorney at the time 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].

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

- These properties are located within the Mixed Use B land use category on the Future Land Use Map.
- The current zoning on this property is R-3, which has a maximum gross density of 8 du/ac. Certain community and recreational facilities related to residential uses are also permitted. The City's R-3 zoning district is identical to that of the County.

## 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. This proposed area will be served by fire station 6, located at 2901 Apalachee Parkway, approximately four miles away.

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 makes the following observations related to this property:

1. The property is presently zoned R-3 under the county land development regulations.
2. The Park Charleston development to the north, currently in the early stages of development site work, has provided a vehicular interconnection to this property.
3. The property is in a closed basin to the 2 year, 8 hour storm event that drains by the warehouses on Capital Circle NE between Proctor Cadillac and the Proctor Hummer sites.
4. There are some private roads/drainage easements that may have an impact on the development of this property when/if it occurs.
5. The development may have concurrency traffic issues on roadway segments on Miccosukee and Fleischman Roads. These roads currently have deficient segments. At this time it is not possible to determine the impacts since no development standards have been given. There is also no way to review the proposal at this time for potential compliance with stormwater concurrency requirements due to lack of information provided.

D. Street Maintenance and Right of Way Service – The roadway is not being annexed, so there are no impacts to the City.

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. Installation of street lights will cost approximately $12,300.

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 and the Lafayette Heritage Trail, which provide over 1,000 acres of active and passive recreational opportunities. The Miccosukee Greenway, maintained and operated by Leon County, is adjacent to these parcels as well.

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 nearest bus stop to these properties is approximately 1 and a half miles, at the intersection of Capital Circle and Mahan Drive. 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 available in Brewster Road although an easement is required to access the water and sewer. The City is unable to guarantee access to water and sewer if the property annexes. However, the developer has stated that it is planned for this project to connect to the new sewer system being constructed adjacent to this property in a project called Park Charleston. The project is currently under construction and is also being developed by Pepper Ghazvini.

K. Gas Service – Gas service may be extended to this area if requested and after a feasibility analysis. The Gas Department has facilities adjacent to the properties requesting annexation, and has ample capacity to provide service.

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

M. Solid Waste Service – Residential solid waste service for this parcel is readily available.

**OPTIONS**

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-13 Clifford Hill Road properties and set public hearing date for February 23, 2005.

Option 2 – Set another date for public hearing.

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

**RECOMMENDATIONS**

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-13 Clifford Hill Road properties and set public hearing date for February 23, 2005.

**ATTACHMENTS/REFERENCES**

Attachment 1 – Proposed Ordinance #05-O-13
Attachment 2 – Location Map
Attachment 3 – Annexation Petition