

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM
US 17-92 COMMUNITY REDEVELOPMENT AGENCY**

SUBJECT: US 17-92 Transportation Concurrency Exemption Area

DEPARTMENT: Economic Development **DIVISION:** US 17-92 CRA

AUTHORIZED BY: William McDermott **CONTACT:** Kevin Fall  **EXT.** 7133

Agenda Date 10/10/06	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Request the US 17-92 Community Redevelopment Agency (CRA) authorize an appropriation from the 17-92 CRA Redevelopment Trust Fund not to exceed \$75,000, for professional services necessary to proceed with the establishment of a Transportation Concurrency Exemption Area along US 17-92 as a joint project with the City of Sanford.

BACKGROUND:

The US 17-92 corridor from Lake Mary Boulevard to 1st Street in Sanford operates at or below its LOS standard of D. Therefore, new developments that negatively impact US 17-92 cannot be approved. Based on Metroplan Orlando's *2025 Long Range Transportation Plan*, no future improvements are programmed for this section of 17-92.

The US 17-92 corridor is a designated community redevelopment area. The primary goal of the CRA is to promote economic vitality and redevelopment. The State offers an option to reduce the adverse impact that transportation concurrency may have on redevelopment by allowing exceptions in specifically designed urban areas. In order to create a TCEA, a local government must designate in its Comprehensive Plan a specific geographic area of transportation concurrency exemption. In that specific area, a proposed development will not be subject to transportation concurrency, however developments located outside the TCEA that impact US 17-92 are still subject to concurrency.

On US 17-92 between Lake Mary Boulevard and 1st Street in Sanford, there are two parcels that remain under the County's jurisdiction. State law requires that a TCEA that transcends jurisdictional boundaries must be designated in each jurisdiction's comprehensive plan. Therefore, the City is requesting the County's participation in establishing the TCEA.

Reviewed by:
Co Atty: _____
DFS: _____
Other:  _____
DCM:  _____
CM:  _____
File No. <u>CRA 1</u>

On August 25, 2006, the US 17-92 Redevelopment Planning Agency (RPA) authorized forwarding a recommendation to the US 17-92 CRA to utilize CRA funds (not to exceed \$75,000) for professional services necessary to proceed with the establishment of a Transportation Concurrency Exemption Area (TCEA) along US 17-92 as a joint project with the City of Sanford.

The establishment of a TCEA will allow redevelopment to continue along the US 17-92 corridor which will increase property values and local government revenues.

Attch: Map of Proposed TCEA



City of Sanford, Florida

WS ____ RM X__

Item No. ____

CITY COMMISSION MEMORANDUM OCTOBER 9, 2006, AGENDA

TO: Honorable Mayor and Members of the City Commission
PREPARED BY: Antonia Gerli, Principal Planner
SUBMITTED BY: Robert (Sherman) Yehl, City Manager
SUBJECT: Establishment of a Transportation Concurrency Exception Area for the US 17/92 Corridor

SYNOPSIS:

Approval to petition the Board of County Commissioners to partner with the City in the establishment of a TCEA and approval to apply for funding from the US 17/92 CRA to hire a consultant to prepare a comprehensive plan amendment to establish a TCEA on the US 17/92 corridor from Lake Mary Boulevard to 1st Street is requested.

FISCAL/STAFFING STATEMENT:

The establishment of a TCEA will allow redevelopment to continue along the US 17/92 corridor which will increase property values and property taxes.

BACKGROUND:

US 17/92 between Lake Mary Boulevard and 1st Street operates at or below its LOS standard of D. Therefore, new developments that negatively impact US 17/92 cannot be approved. Based on Metroplan Orlando's *2025 Long Range Transportation Plan*, no future improvements are programmed for this section of US 17/92.

The US 17/92 corridor is a Community Redevelopment Area. The goal of the CRA is to promote economic vitality and redevelopment. The State offers an option to reduce the adverse impact that transportation concurrency may have on redevelopment by allowing exceptions to transportation concurrency in specifically defined urban areas. In order to create a TCEA, a local government must designate in its Comprehensive Plan a specific geographic area of transportation concurrency exception. In that specific area, a proposed development will not be subject to transportation concurrency. Developments located outside the TCEA that impact US 17/92 are still subject to concurrency.

On US 17/92 between Lake Mary Boulevard and 1st street there are two parcels that are still under the County's jurisdiction. State law requires that a TCEA that transcends jurisdictional boundaries must be designated in each jurisdiction's comprehensive plan. Therefore, the City is requesting the County's participation in establishing the TCEA.

LEGAL REVIEW:

N/A

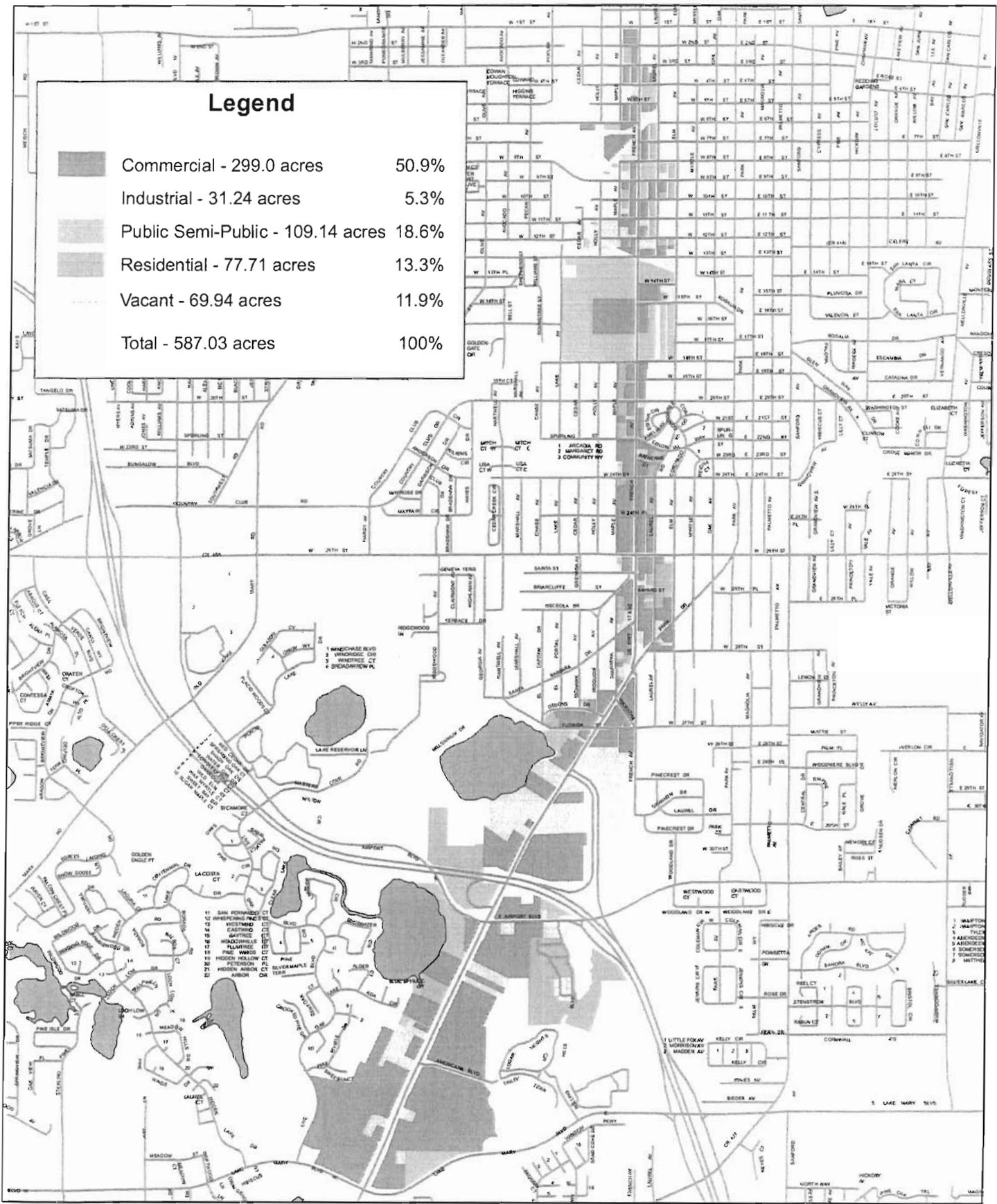
RECOMMENDATION:

It is staff's recommendation that the Commission approve a request that the Board of County Commissioners join with the City in the establishment of a TCEA along the US 17/92 corridor from Lake Mary Boulevard to 1st Street and a request that the US 17/92 CRA fund a consultant to prepare the necessary documents in the establishment of the TCEA.

SUGGESTED MOTION:

"I move to request that the Board of County Commissioners join with the City in the establishment of a TCEA along the US 17/92 corridor from Lake Mary Boulevard to 1st Street and to request that the US 17/92 CRA fund a consultant to prepare the necessary documents in the establishment of the TCEA."

Attachment: Map of US 17/92 CRA Corridor



17-92 Transportation Concurrency Exception Area

