

**9J-5.0055 CONCURRENCY MANAGEMENT SYSTEM**

**WASHINGTON COUNTY, CARYVILLE, EBRO VERNON, AND WAUSAU**

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### WASHINGTON COUNTY, CARYVILLE, EBRO VERNON, AND WAUSAU

#### Section I

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#### I. PURPOSE

The purpose of the Concurrency Management System (CMS) is to establish a mechanism which provides necessary capital facilities and services to support development concurrent with the impact of development, consistent with Chapter 9J-5.0055, F.A.C. Maintaining adopted Level of Service Standards for transportation, sanitary sewer, solid waste, drainage, potable water, solid waste, public school facilities, and recreation is the function of the Concurrency Management System as adopted hereunder to guide the review of development applications. The Level of Service Standards ~~to be~~ used for determining concurrency is identified in Policy 1-1 of the Capital Improvements Element and ~~is presented~~ appears in Section VI of this Concurrency Management System.

#### II. INTRODUCTION

With the exception of the Florida Intrastate Highway System, local governments establish the level-of- service standards within their jurisdiction (S. 163.3177(10) (f), F.S.). Level-of-service standards are to be “adequate” and based on “data and analysis” (Rule 9J-5.0055(3), F.A.C.) Comprehensive plans are to include standards to ensure the adequacy of public facilities (S. 163.3177(3) (a) 3, F.S.) If level-of-service standards are not met development permits may not be issued the premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level of service standard (S. 163.3180(13) (c), F.S.),

To achieve and maintain level-of-service standards comprehensive plans must include coordinated plans for future land use and public facilities, a financially feasible five-year capital improvement schedule, and a concurrency management system to address development permits

#### III. CONCURRENCY MANAGEMENT SYSTEM

##### A. Monitoring System

The Washington County Building Inspection Department and the County Planning Office ~~Commission~~ shall prepare written findings on a proposed development's compliance with the concurrency requirement. A certificate of concurrency shall be required prior to the issuance of any development order with the exception of those developments listed as exempt. If a development will require more than one development order, the issuance of a certificate of concurrency shall occur prior to the issuance of the initial development order.

1. **Concurrency Evaluation.** Sufficient information shall be provided by the developer/applicant for the purpose of determining concurrency. The Washington County Building Inspection Department and/or the Washington County Planning Office will advise the developer/applicant concerning the items of information necessary for an assessment of the proposed development's impact on facilities or services. Compliance reviews will be coordinated by the Washington County Building Inspection Department and will occur simultaneously with the development order and/or development permit application process.
2. **Development Order/Permit.** A development order or permit may be issued if a determination of available capacity is made. Development orders and/or permits may be approved in stages or phases so that facilities and services required by each phase are available consistent with adopted Level of Service Standards. Should a development not pass the above concurrency evaluation, the following strategies may be used to rectify the lack of concurrency:
  - a. A reduction of scale or impact of the proposed development
  - b. A Comprehensive Plan amendment that lowers the adopted level of service standard for the affected facilities
  - c. The creation of an onsite
  - d. Proportionate fair share mitigation for affected roads
3. **Proportionate Fair Share.** The proportionate fair share program provides a method by which the impacts of development on transportation can be mitigated by the cooperative efforts of the public and private sectors. Proportionate fair share mitigation for concurrency impacts may include, without limitation, separately or collectively, private funds, contribution of land, and construction and contribution of facilities. The County may satisfy the concurrency requirement by basing this concurrency management system upon an adequate five-year capital improvements program. The capital improvements program and schedule shall include the following:
  - a. A five-year capital improvements schedule. The funding system must be financially feasible and based on currently available revenue sources.
  - b. The five-year schedule must include the necessary improvements needed to maintain the adopted level of service to serve proposed developments.
  - c. The five-year schedule must include a date of commencement of construction as well as an estimated date of project completion. Construction must commence no later than the end of the third year of the five-year program.
  - d. A provision that a plan amendment must be required to eliminate or delay the construction of any facility needed to maintain the adopted level of service standard.

Objectives and policies consistent with this Concurrency Management System are contained throughout the Washington County Comprehensive Plan.

#### **IV. ADOPTED LEVELS OF SERVICE**

All applications for development orders shall demonstrate that the proposed development does not result in degradation of operating conditions below adopted level of service standards in the Municipality or County. Operating conditions may be degraded to below adopted level of service standards during the actual construction of new facilities, if upon completion of the new facilities the adopted level of service standards will be met and maintained.

##### **A. Transportation Facilities**

Development activity shall not be approved unless there is sufficient available capacity to sustain the following levels of service for transportation:

Collector roads:	LOS Standard D
Minor Arterial roads:	LOS Standard D
Principal Arterial roads:	LOS Standard C
Freeways:	LOS Standard B

Design capacity for roadways and roadway types is based on FDOT Generalized Tables.

Existing and adopted levels of service standards for major state and county arterial and collector roadways

Programmed improvements to be made to the roadway system in the current year by the County and improvements to be made to the roadway system by the private sector.

<u>Standard Descriptions of LOS Standards</u>	
<u>LOS A</u>	<u>Highest LOS, which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal</u>
<u>LOS B</u>	<u>Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension</u>
<u>LOS C</u>	<u>Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience noticeable tension while driving;</u>
<u>LOS D</u>	<u>Borders on a range in which small increases in traffic flow may cause substantial increases in approach delay, and hence, decreases in speed. This may be due to adverse signal progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing</u>
<u>LOS E</u>	<u>Represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition</u>

B. Infrastructure (Sanitary Sewer, Solid Waste, Drainage, and Potable Water)

Development activity shall not be approved unless there is sufficient available capacity to sustain the following level of service for sanitary sewer, solid waste, drainage, and potable water facilities. Programmed improvements to the facilities will be funded either by the public utility company or the private sector,

INFRASTRUCTURE LEVEL OF SERVICE STANDARDS		
Sanitary Sewer	Location	Level of Service Standards
	City of Chipley	As established in the City of Chipley's Comprehensive Plan. Washington County hereby adopts the same LOS as the City of Chipley for facilities extended into unincorporated Washington County.
	City of Vernon	80 gpcpd
	Sunny Hills	100 gpcpd
	Onsite Sewage Septic Tanks and not served by central sanitary sewer	1.0 per 0.5 acres in parcels of record as of the adopted date of this Plan. Otherwise 1 septic tank per acre
Potable Water	City of Caryville	125 gpcpd
	Sunny Hills Subdivision	100 gpcpd
	City of Chipley	115 gpcpd

		As established in the City of Chipley's Comprehensive Plan. Washington County hereby adopts the same LOS as the City of Chipley for facilities extended into unincorporated Washington County.
	Town of Vernon	75 gpcpd
	Town of Wausau	146 gpcpd
	Onsite Sewage Disposal	1.0 per .5 acres in parcels of record as of the original adoption date of this Plan; otherwise 1 septic tank per acre.
Solid Waste	County-wide	5.0 lbs per capita per day

C. Recreational Facilities

Existing and proposed provisions of recreation and open space facilities provided by the County or the private sector.

Washington County Recreations Areas Levels of Service Standards (LOSS)	
Category	LOSS
User-Based	
Neighborhood Parks, Playlots, Pocket Parks	
Persons per Facility	2,000
Persons per Acre	352
Resource-Based	
Hunting & Fishing	6,500
Persons per Facility	0.59
Persons per Acre	
Canoe Trails	6,500
Persons per Facility	590
Persons per Mile	
Dual Purpose	
Persons per Facility	5,000
Persons per Acre	8.2

Washington County Receptions Facilities Levels of Service Standards (LOSS) (in people served per facility)	
Category	LOSS
Baseball, Softball and Youth Diamonds	3,000
Tennis Courts	2,200
Basketball Courts	4,000
Swimming Pools	10,000
Neighborhood and Community Centers	6,000
Golf Courses	25,000
Athletic Fields ( Track, Football, Soccer)	30,000
Picnic Tables	150
Beach Areas Freshwater	5,000
Equipped Playgrounds	3,000
Hiking Trails (Persons per trail mile)	2,000

D. Public School Facilities

Policy 2-4 of the Public Schools Facilities Element states that the County will incorporate the Washington County School District's 2008-09 Five-Year District Facilities Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted levels of service standard for the public schools. Policy 2-5 further states that the City shall coordinate with the School District, the County and other municipalities therein to pursue needed facilities to meet the adopted level of service by the end of the long-term, 10-year planning horizon, including increasing capacity through construction of new elementary, middle, high, K-8, or K-12 facilities; rehabilitation of existing facilities to add capacity; or other strategies, including maximizing utilization of capacity as provided in PSFE Policy 2-4.

E. Solid Waste Facilities

The adopted LOSS for solid waste for Washington County is 5 lbs per capita per day.

F. Stormwater Management Facilities

1. The Level of Service Standards (LOSS) are maintained for the following applicable development types.

2. Development fronting or contributing to stormwater on principal or minor arterial roadways - LOS A for 50 year, 24 hour storm event.
3. For development fronting or contributing to stormwater on collector roadways - LOS A for 25 years, 24 hour storm event
4. For development fronting on local streets and residential neighborhoods (including new subdivision) - LOS A for 15 year, 24 hour storm event.
5. In agricultural and silviculture areas and along dirt roads in non-subdivided areas - LOS for a 10 year, 24 hour storm event. All development shall also comply with Division of Forestry Best Management Practices. LOS A indicates that there is no significant street flooding. LOS B indicates that there is no major residential yard flooding.
6. Use artificial lakes, recharge wells, swales or other means for allowing resorption of storm water where feasible.

## V. **ANNUAL REPORT**

Washington County shall monitor the concurrency provision of Caryville, Ebro, Vernon, Wausau, and Unincorporated Washington County through the preparation of an Annual Report on the CMS. The monitoring shall be based on levels of service standards as established in the planning period of 2010 through 2020.

### A. Compilation and Contents of Annual Report

The contents of the Annual Report will be collected from the development activity to include a summary of certificates of occupancy that indicate the quantity of development represented by square footage and type. The report will include but is not limited to a compilation of the following:

1. A summary of actual development activity, including a summary of certificates of occupancy, indicating quantity of development represented by square footage and type.
2. Monthly Breakdown of Building Permits. This report that will be used in the preparation of the Evaluation and Appraisal Report (EAR) and updating the Comprehensive Plan. The report will also be made available to the Planning Department, builders, developers and the public. This list will be a compilation of building permits issued by year, month, type, date, applicant, and location by 9-1-1 address.
3. Building Permit Summary Report. In addition to the report described above, a summary of building permit activity within the County and each municipality will be prepared and will be used in the preparation of the Evaluation and Appraisal Report (EAR) and updating of the Comprehensive Plan and will include:

~~b. A summary of building permit activity, indicating:~~

- Those permits that expired without commencing construction
- those that are active at the time of the report
- the quantity of development represented by the outstanding building permits
- those that result from final development orders issued prior to the adoption of this Plan; and
- those that result from development orders issued pursuant to the requirements of this Plan.

3. Development Order Summary. A summary of development orders issued will be prepared on a monthly basis and will indicate:

- those that expired without subsequent building permits
- those that were completed during the reporting period
- those that are valid at the time of the report but do have associated building permits or construction activity
- the phases and quantity of development represented by the outstanding development orders

4. ~~d. An evaluation of each facility and service, indicating:~~ Facility and Service Evaluation. This section of the report will be result from consolidation of the above reports during the Evaluation and Appraisal Report process and will be prepared by the Planning Office during the update of the report and the Comprehensive Plan.

- the capacity available for each at the beginning of the reporting period and the end of the reporting period
- the portion of the available capacity held for valid preliminary and final development orders
- a comparison of the actual capacity to calculated capacity resulting from approved development orders
- a comparison of actual capacity and levels of service to adopted levels of service in the Washington County comprehensive Plan
- a forecast of the capacity for each facility or service based upon the most recently updated schedule of Capital Improvements in the Capital Improvements Element of the Washington County Comprehensive Plan.

B. Use of the Annual Report

For the purpose of issuing development orders, the Annual Report shall constitute prima facie evidence of the public facility capacity available at the beginning of the 12-month period following completion of the annual report. Demand for facilities shall be subtracted from available capacity incrementally as individual developments are permitted throughout the year. These reports will be

utilized by the Planning Department during the Evaluation and Appraisal Report and the update of the Comprehensive Plan.

C. Appeals

Appeals related to determinations of concurrency shall be made pursuant to the provisions of Chapter Ten (10) of the Washington County Land Development Code.

D. Severability

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining portions of this Ordinance and the Washington County Comprehensive Plan shall remain in full force and effect.

E. Copy on File

An official, true, and correct copy of all elements of the Washington County Comprehensive Plan as adopted and amended from time to time shall be maintained by the Clerk of Court of Washington County or his designee.

F. Effective Date

The effective date of this Comprehensive Plan Amendment shall be the date a final order is issued by the Florida Department of Community Affairs or the Administrative Commission finding the amendment in compliance with section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land use dependent of this amendment may be issued or commence before this amendment becomes effective. If the Administrative Commission issues a final order of noncompliance, this amendment may nevertheless be effective by adoption of a resolution affirming effective status, a copy of which shall be sent to the Florida Department of Community Affairs, Bureau of Local Planning.

