

TABLE OF CONTENTS

SECTION 6 – CONCURRENCY MANAGEMENT SYSTEM

Tab 16

I. Purpose 2

II. The Concurrency Management System 2

III. Concurrency Evaluation and Mitigation 2

IV. Adopted Levels of Service 4

V. Annual Report 5

SECTION 6 § CONCURRENCY MANAGEMENT SYSTEM

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, 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 in Section VI of this CMS.

There are no changes required to this section.

II. THE CONCURRENCY MANAGEMENT SYSTEM

The Washington County Building Inspection Department working in concert with the County Planning 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.

This policy is being met by the County.

III. CONCURRENCY EVALUATION AND MITIGATION

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 Commission 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.

- A. 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.

This policy is being met by the County.

- B. Should a development not pass the above concurrency evaluation, the following strategies may be used to rectify the lack of concurrency:
 1. A reduction of scale or impact of the proposed development

2. A Comprehensive Plan amendment that lowers the adopted level of service standard for the affected facilities
3. The creation of an onsite wastewater treatment plant and/or a central water system
4. Proportionate fan- share mitigation for affected roads

This policy is being met by the County.

- C. 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.

This policy is being met by the County.

- D. The County may satisfy the concurrency requirement by basing this concurrency management system upon an adequate five-year capital improvements program. To do this, the capital improvements program and schedule shall include the following:
 1. A five-year capital improvements schedule. The funding system must be financially feasible and based on currently available revenue sources.

This policy is being met by the County.

2. The five-year schedule must include the necessary improvements needed to maintain the adopted level of service to serve proposed developments.

This policy is being met by the County.

3. 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.

This policy is being met by the County.

4. 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.

This policy is being met by the County.

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

Recommendation: This paragraph should be reworded as follows:

Objectives and policies consistent with this Concurrency Management System are contained throughout the Washington County Comprehensive Plan. The requirements established are incorporated throughout the Land Development Code.

IV. ADOPTED LEVELS OF SERVICE

All applications for development orders shall demonstrate that the proposed development does not result in degradation of operation 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.

USER BASED

Neighborhood Parks, Play lots, Pocket Parks

Persons per Facility	2,000
Persons per Acre	352.0

RESOURCE BASED

Hunting and Fishing

Persons per Facility	6,500
Persons per Acre	

Canoe Trails

Persons per Facility	5,000
Persons per Mile	590

DUAL PURPOSE

Persons per Facility	5,000
Persons per Acre	8.2

Washington County Recreation Facilities
Levels of Service Standards
(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
Neighborhoods and Community Centers	6,000
Golf Courses	25,000
Athletic Fields (Track, Football, Soccer)	30,000
Picnic Tables	150
Beach Areas Fresh Water	5,000
Equipped Playground	3,000
Hiking Trails (person per trail mile)	2,000

- A. The project owner or developer may provide the necessary improvements to maintain adopted levels of service standards. These improvements shall be concurrent with the impacts of development. In such cases, the application shall include appropriate plans for improvements and designed to provide the capacity necessary to achieve and maintain the adopted level of service standards, and recordable instruments guaranteeing the construction, consistent with calculations of capacity above.

This policy is being met by the County.

- B. The proposed project may be altered such that projected level of service is no less than the adopted level of service.

This policy is being met by the County.

V. ANNUAL REPORT

The contents of the Washington County Annual Report shall include:

- A. A summary of actual development activity, including a summary of certificates of occupancy, indicating quantity of development represented by type and square footage.
- B. A summary of building permit activity, indicating:
 - 1. those that expired without commencing construction;
 - 2. those that are active at the time of the report;
 - 3. the quantity of development represented by the outstanding building permits;
 - 4. those that result from final development orders issued prior to the adoption of this Plan; and
 - 5. those that result from development orders issued pursuant to the requirements of this Plan.
- C. A summary of development orders issued, indicating:
 - 1. those that expired without subsequent building permits;
 - 2. those that were completed during the reporting period;
 - 3. those that are valid at the time of the report but do not have associated building permits or construction activity; and
 - 4. the phases and quantity of development represented by the outstanding development orders.
- D. An evaluation of each facility and service, indicating:
 - 1. the capacity available for each at the beginning of the reporting period and the end of the reporting period;
 - 2. the portion of the available capacity held for valid preliminary and final development orders;
 - 3. a comparison of the actual capacity to calculated capacity resulting from approved development orders;
 - 4. a comparison of actual capacity and levels of service to adopted levels of service in the Washington County comprehensive Plan;
 - 5. 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.

Recommendation: A report for 2006 cannot be accomplished at this time as the result of a malfunction of the main computer server in 2007 wherein all data for past years was lost. A report is being prepared for 2007 and will be submitted to the Planning Office upon completion.

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.

Recommendation: The Planning Department records approved land uses changes and plats. This record serves as a tracking device for pending development. Combined with building permits, the resulting record will be a fairly accurate record on public facility capacity.