

GOALS, OBJECTIVES AND POLICIES

CONCURRENCY MANAGEMENT SYSTEM

Goal: To ensure that facilities and services are available at the time new development proposals and new developments create the demand. These proposed developments shall only be allowed in areas with adequate infrastructure. Development shall have the same meaning as defined in section 380.04, F.S.

Objective 1.0: Provide guidance and timing for the location of development within the unincorporated areas of Wakulla County through the policies set forth below and the development review procedures of the Wakulla County Land Development Code..

Policy 1.1: The County hereby requires a concurrency management review to be made with each application for development approval and a Certificate of Concurrency (C/C) issued prior to commencement of development. If the application is deemed concurrent, a C/C may be issued. If the proposal requires any other development permits, a copy of the C/C will be included with any future application for development permits. A separate concurrency review is not required for each development permit within the same project. It is intended that a concurrency review address only the availability and capacity of facilities and services, and the issuance of a C/C does not represent completion of the development review and approval process.

1.1.1: If an application for development is not deemed concurrent, the applicant will be notified that a C/C will not be issued. The burden of showing compliance with the adopted levels of service (LOS) and meeting the concurrency test is upon the applicant. Guidance for the preparation of the necessary concurrency documentation can be found in the land development code.

Policy 1.2: The Wakulla County Planning and Community Development Department shall review all applications for development. Development approval will be issued only if the proposal does not lower the existing LOS of public facilities and services below the adopted LOS specified in the Comprehensive Plan. A proposal is deemed concurrent if the following standards are met:

- 1) The necessary facilities and services are in place at the time a proposed development's impact occurs;
- 2) The development permit is conditioned such that needed facilities and services will be in place concurrently with the impacts of the development;
- 3) The needed public facilities and services are guaranteed through an enforceable development agreement to be in place concurrently with the proposal's impacts which includes the provisions of Rule 9J-5.0055 (2) (a) 1 through 3, F.A.C., as amended 02/25/2001.

1.2.1: In addition to (1) through (3) above, roadways shall be deemed concurrent based upon the adopted 5-year Resurfacing and Paving Plans (TE Objective 3), and the Capital Improvement Element of the Wakulla County Comprehensive Plan (Plan), as herein described, and the following items (1-9) are met:

- 1) The 5-Year Roadway Capital Improvements Program and the Capital Improvement Element of the Comprehensive Plan are financially feasible. As allowed by Rule 9J-5.0055 (3)(c)2, F.A.C.,

concurrency determinations will include transportation projects included in the first three years of Florida Department of Transportation's Five-Year Work Program and construction will commence within the first three (3) years.

- 2) The County's 5-Year Roadway Improvements Program includes improvements necessary to correct identified facility deficiencies and maintain adopted LOS for existing and permitted development.
- 3) The County's 5-Year Roadway Improvement Program is a realistic, financially feasible program based upon currently available revenue sources and development orders will only be issued if the public or private facilities necessary to serve the development are available or included in the 5-year capital improvements schedule.
- 4) The 5-Year Capital Improvement Program identifies whether funding for design, engineering, consultant fees, and construction costs is planned, by funding year, and how the dollars will be allocated.
- 5) The 5-Year Capital Improvements Program identifies the year in which actual construction of roadway improvements will occur and only those projects scheduled for construction or resurfacing within the first three (3) years of the FDOT 5-year program will be utilized for concurrency determinations.
- 6) A Plan amendment will be required in order to eliminate, defer, or delay construction of any roadway facility or services that is needed to maintain the adopted LOS standard.
- 7) The Land Development Code will be amended, to support the Plan and further ensure that development orders and permits will only be issued when all needed public facilities and services at adopted LOS are available concurrent with the impacts of development.
- 8) The County maintains a Concurrency Management System (CMS) that enables the County to determine whether adopted minimum LOS standards and the schedule of capital improvements are being adhered to and ensuring acceptable monitoring of the availability of facilities and services.
- 9) The Wakulla County Comprehensive Plan clearly identifies all facilities and services to be provided by the County with public funds in accordance with Capital Improvements Element.
- 10) The County shall continue to monitor and enforce the concurrency of facilities and services through the CMS prior to the issuance of all development approvals. If it is found that facility or service LOS would fall below the minimum acceptable level, no development approval shall be issued until the deficient facility or service is increased to address the project's impacts consistent with Rule 9J-5.0055, F.A.C.

Policy 1.3: A concurrency test will be made of the following public facilities and services for which minimum LOS standards have been established in the Plan:

- A. Transportation Facilities;
- B. Potable Water;
- C. Wastewater Facilities;
- D. Solid Waste;
- E. Parks and Recreation;
- F. Stormwater and Drainage;
- G. Schools.

1.3.1: The concurrency test for facilities and service will be determined through a comparison of the available capacity of a facility or service versus the demand created by the development proposal. Available capacity will be determined by adding together the total excess capacity of the existing facility or service and the total capacity of any new facility or service which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development approvals.

1.3.2: *Certificate of Concurrency (C/C).* A Certificate of Concurrency (C/C) will only be issued at final development approval. The C/C indicates that concurrency will be met for all monitored facilities and services identified in the Plan. A C/C will remain in effect for the same period of time as the development order or permit for which it is issued. If the development approval does not specify an expiration date, the C/C shall be valid for a period of one year from issuance date.

Policy 1.5: Transportation Facilities Concurrency Determinations.

1.5.1: Wakulla County shall provide LOS information as set forth in the Comprehensive Plan. If the preliminary LOS information indicates a facility or service failure (when a facility or service falls below the minimum acceptable LOS), the applicant has the following options:

- 1) Accept the LOS information as set forth in the Plan;
- 2) Prepare a more detailed Highway Capacity Analysis as outlined in the FDOT Highway Capacity Manual, 2000 or a Speed and Delay study following the procedures set forth in the FDOT, State Traffic Engineering and Operations Office, Manual on Uniform Traffic Studies (MUTS).

1.5.2: If the applicant chooses to do a more detailed analysis, the following procedures will be followed:

- 1) Planning staff will provide the applicant with the acceptable methodology for preparation of the analysis;
- 2) Applicant will submit completed analysis to Planning staff for review;

- 3) Planning staff will review the analysis for accuracy and appropriate application methodology.

1.5.3: If the alternative analysis indicates an acceptable level of service is achievable, the analysis conclusions will be used.

1.5.4: If the applicant is at the appropriate application stage, the alternate analysis conclusion may be used to issue a Roadway C/C. The Roadway C/C is a determination that adequate roadway facilities capacity was available as of the date of the application.

1.5.5: If the applicant is at the final application stage of the project, the alternative analysis methodology may be used to obtain a C/C which is set forth in the Concurrency Management System.

1.5.6: Applicants for proposed developments shall use the CMS in completing traffic impact analyses for minimal, small, and large developments in accordance with the following:

- 1) “Minimal Developments” are defined as those developments that are projected to generate 15 or fewer PM peak hour trips at the site access(es) to the public roadway network. Applicants for developments classified as “Minimal” shall only be required to complete the concurrency application form provided by the County and any applicable application fee associated with the submittal for a concurrency review.
- 2) “Small Developments” are defined as all developments that are projected to generate 16 to 50 PM peak hour trips at the site driveway access(es) to the public roadway network. Applicants for “Small Developments” shall only be required to distribute traffic and analyze those CMS links nearest to the site access(es), unless the roadway that the driveway(s) connect to is defined as a “Segment of Concern”, meaning that the existing volume on that segment is greater than 85 percent of the service volume for that segment. If a “Small Development” is accessed via a “Segment of Concern” then the analyses should follow the same procedures as a “Large Development”. If a “Small Development” has access via one or more off-system roadway segments, then the distribution should include all off-system roadway segments that connect the development to the on-system roadway segments. Additionally, if the off-system segment(s) that provides access connects to the system at an intersection with a “Segment of Concern” then the analyses should follow the same procedures as a “Large Development”.
- 3) All developments that are not considered “Minimal Developments” or “Small Developments” are classified as “Large Developments”. Applicants for “Large Developments” shall distribute traffic on those roadway segments (on-system or off-system) that the development accesses via site driveway access points and that connect the development to the CMS roadway network. Additionally, those roadway segments, and one segment beyond, that are within the CMS and that are expected to experience traffic volumes in the peak direction greater than or equal to five (5) percent of the adopted LOS service volume in the peak direction and the one link beyond are considered to be within the study area.
- 4) The distribution of traffic for the “Small Developments” and “Large Developments” on the CMS roadway segments and those off-system roadway segments that connect the development to the CMS roadways and any off-system roadway segments providing access should be compared to the existing available capacity to determine whether adequate capacity is available.

5) Each type of analysis will be subject to a detailed review by the County or a qualified representative of the County.

1.5.7: The County shall provide the option to allow applicants for development the opportunity to satisfy transportation concurrency through a Proportionate Fair-Share Ordinance.

1.5.78: The County shall complete an analysis to assess the needs for a transportation concurrency exception area for the area included in the Crawfordville Overlay as adopted in the Land Development Code.

1.5.89: The County shall maintain records to determine whether the 110% de minimis transportation impact threshold is reached. A summary of these records shall be submitted annually, with the County’s updated capital improvements element, to the State Land Planning Agency.

Policy 1.6: Potable Water or Wastewater Concurrency Determinations.

1.6.1: The County will provide LOS information regarding potable water or wastewater capacity as set forth in the Plan.

1.6.2: The County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.

1.6.3: If the LOS information indicates that the proposed project will not result in a LOS failure (when a service or facility falls below the minimum acceptable LOS), the concurrency determination would be that adequate facility capacity at acceptable LOS was available or projected to be available at the date of application inquiry.

1.6.4: If the LOS information indicates the proposed projects would result in LOS failure (when a service or facility falls below the minimum acceptable LOS), the concurrency determination would state that facility capacity at acceptable LOS was not available or projected to be available at the date of application inquiry.

1.6.5: A proposal is deemed concurrent if the needed public facilities and services are guaranteed through an enforceable development agreement to be in place concurrently with the proposal's impacts which includes the provisions of Rule 9J-5.0055 (2) (a) 1 through 3, F.A.C., as amended 02/25/2001.

Comment [aw1]: ORC – Sub-policy added to address ORC item #15.

Policy 1.7: Solid Waste, Parks and Recreation, Stormwater and Drainage Facility Concurrency Determinations.

1.7.1: The County will provide LOS information regarding solid waste, parks, recreation, stormwater and drainage facilities as set forth in the Plan.

1.7.2: If the LOS information indicates that the proposed project will not result in an LOS failure for each service, the concurrency determination will state that adequate service or facility capacity at acceptable LOS was available at the date of the traffic analysis submittal. .

1.7.3: If the LOS information indicates that the proposed project will result in LOS failure (when a service or facility falls below the minimum acceptable LOS), the concurrency determination will state that adequate service or facility capacity at acceptable LOS was not available at the date of application inquiry.

1.7.4: A proposal is deemed concurrent if the needed public facilities and services are guaranteed through an enforceable development agreement to be in place concurrently with the proposal's impacts which includes the provisions of Rule 9J-5.0055 (2) (a) 1 through 3, F.A.C., as amended 02/25/2001.

Comment [aw2]: ORC – Sub-policy added to address ORC item #15.