

# **Board of County Commissioners**

## **Agenda Request**

Date of Meeting: August 4, 2008

Date Submitted: July 18, 2008

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator  
Lindsay Stevens, Assistant County Administrator  
Melissa Corbett, Planner II, Planning and Community Development

Subject: Consideration of the Transportation Concurrency Management System for Adoption in the Wakulla County Land Development Code

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### **Statement of Issue:**

This agenda item presents to the Board the Transportation Concurrency Management System (CMS) for adoption into the Wakulla County Land Development Code.

### **Background:**

State law passed in 2005 required Wakulla County to complete a CMS. At the March 5, 2007 Board of County Commissioners meeting, the Board was presented with an RFQ for this project by WilsonMiller. This was the only submittal to the RFQ posted in the Wakulla News. The request to accept the RFQ and award a contract to WilsonMiller was not approved by a 3-2 vote. After the vote was taken, direction was given by the Board to advertise the RFQ in more locations.

After running the advertisement for the CMS RFQ in multiple places, several applications were received. At the May 7, 2007 Board meeting, the Board voted for staff to negotiate a contract with Kimley-Horn and Associates, Inc. for these services. The contract was successfully negotiated and County staff worked in conjunction with Kimley-Horn to create the CMS.

One of the studies resulting from that work was the Transportation Concurrency Management System study. The Transportation CMS study provided a basis for the creation of a transportation CMS by analyzing current growth trends along regionally and locally significant corridors in Wakulla County. At the February 4, 2008 Board Public Hearing, the Board accepted this study. Then at the June 2, 2008 Public Hearing of the Board, approval to advertise the adoption of the Transportation CMS was given by the Commission.

The Planning Commission considered this application at their July 14, 2008 Public Hearing and unanimously voted to recommend approval, with a vote of 7-0.

**Analysis:**

The inclusion of the Transportation CMS in the Land Development Code will allow the tracking of traffic on the County's major roadways. In addition, it will be a tool to monitor how a proposed development will affect the available capacity on our street system. The proposed language (Attachment #2) to implement this will be joined by a Microsoft Excel Worksheet, in which the capacity will actually be tracked. Should a deficiency in capacity be noted, then Proportionate Fair Share contributions can be collected. It should be noted that these Fair Share contributions can be collected when a transportation project is listed in the Capital Improvement Program and the Capital Improvement Element of the Comprehensive Plan. If a specific project is not included in those documents than a Developer's Agreement could be executed between the County and the developer to ensure that the developer pays his/her fair share for transportation impacts.

The adoption of this language is an important step in addressing capacity issues on some of our already constrained roadways. With the Transportation CMS fully in place, the County can work to ensure that the necessary facilities are available concurrent with the impacts of growth and development.

**Options:**

1. Adopt the Transportation Concurrency Management System into the Land Development Code.
2. Do not adopt the Transportation Concurrency Management System into the Land Development Code.
3. Board Direction.

**Recommendation:**

Option #1

**Attachment(s):**

1. Wakulla County Transportation Concurrency Management System Study
2. Proposed language for the Transportation Concurrency Management System