



Comprehensive Plan 2009



4 CONCURRENCY MANAGEMENT SYSTEM

Okaloosa County has adopted a Concurrency Management System in the Okaloosa County Land Development Code (LDC), Ordinance No. 91-1, in compliance with Rule 9J-5.0055, Florida Administrative Code, to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit or building permit, the system shall ensure that the adopted level of service (LOS) standards in this Comprehensive Plan for roadways, potable water, sanitary sewer, solid waste, drainage and recreation will be maintained.

The County Growth Management Director, or designee, will be responsible for the four (4) primary tasks described below:

1. Maintaining an inventory of existing public facilities and capacities or deficiencies;
2. Determining concurrency of proposed development which does not require County Commission approval;
3. Providing advisory concurrency assessments and recommending conditions of approval to the County Commission for those applications for development orders which require County Commission approval; and
4. Reporting the status of all public facilities covered under this system on an annual basis to the County Commission and recommending a schedule of improvements for those public facilities found to have existing deficiencies.

Applicable County staff will collect and make available to the public information on various facilities. The information shall be updated on an annual basis and will contain data such as:

- **Roadways**

- Design capacity for roadways and roadway types 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.

- **Wastewater and Potable Water Facilities**

- Design capacity of wastewater and potable water facilities
 - Identification of any deficiencies
 - Existing and adopted levels of service standards for potable water and wastewater systems
 - Programmed improvements to the facilities either by the County or the private sector

- **Solid Waste Facilities**

- Design capacity for solid waste facilities including transfer stations and landfills
 - Existing and adopted levels of service standards for solid waste facilities
 - Identification of deficiencies

- **Stormwater Management Facilities**

- Existing and adopted level of service standards for stormwater management systems

- **Recreation and Open Space**

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

It should be noted that this is not an all-inclusive list of guidelines for use in the concurrency management system.

Coordination

The County will coordinate establishing level of service standards for the above-named facilities with state, regional or local entities having operational and maintenance responsibility for such facilities in accordance with Rule 9J-5.015(3)(b)3, Florida Administrative Code.

Consistency with Comprehensive Plan

No development activity shall be approved unless it is found that the development is consistent with the Comprehensive Plan and that the provision of the public facilities enumerated above will be available at prescribed levels of service concurrent with the impact of the development on these facilities.

MINIMUM REQUIREMENTS

As a minimum, the concurrency management system will ensure that one of the following standards will be met to satisfy the concurrency requirement:

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. A development permit is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of the development occur, or
3. The necessary facilities are in place or under construction at the time a development permit is issued, or in the first 3 years after issuance of a development order as provided in the adopted five-year schedule of capital improvements or included in the first 3 years of the adopted FDOT five-year work program of the CIE or TIP, or an agreement is made between the County and property owner to construct improvements; or
4. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued; or (Note: This provision only relates to parks and recreation facilities and roads. The

LDC includes a requirement that the provision of construction of the facility or service must commence within one (1) year of the issuance of the Development Order or Permit.)

5. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a development order; or (Any such agreement shall include provisions pursuant to paragraphs 1, 2 or 3 above).
6. For the purpose of development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of Rules 9J-5.00555(3)(c)1,-4, only if all of the following conditions are met:
 - a. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development of a vacant parcel of land, at a residential density of less than four dwelling units per acre, or, for nonresidential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size.
 - b. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for the peak hour of the affected transportation facility.
 - c. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility if the facility does not meet the minimum level of service standard.

Levels of Service during Construction

The above provisions notwithstanding, the prescribed levels of service for any system or systems may be degraded during construction of new facilities if, upon completion of the new facilities, the prescribed levels of service will be met and maintained.

LOS SUMMARY

The adopted level of service standards in this Comprehensive Plan are as indicated in the following policies:

<u>LOS</u>	<u>Chapter/Policy</u>
Roads	
County	2.2 Policy 1.2.1
State	2.2 Policy 1.2.2
Sanitary Sewer	2.4 Policy 2.3
Solid Waste	2.5 Policy 2.5
Stormwater Management	2.6 Policies 2.3, 2.4
Recreation and Open Space	2.11 Policy 3.1
Mass Transit	Not Applicable

The LDC includes quantitative methods for determining LOS that exist and which may be impacted by any particular development application. In addition, the LDC fully describes the process for finding of compliance with LOS standards.

The LDC includes standardized quantitative data, which is to be used in determining the impact of any proposed development upon the public facilities and services within the county (roads, drainage, potable water, sanitary sewer, solid waste and recreation and open space). Applications for development approval shall include the projected impact upon public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the County Commission before such data may be used for determining or projecting impacts of the proposed development.

In determining the availability of services or facilities, a developer may propose and the County approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the standards required by Rules 9J-5.0055(2)(a), (2)(b), (2)(c), and (2)(d) of Chapter 9J-5, Florida Administrative Code.