



## Comprehensive Plan 2045



### 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, potable water, sanitary sewer, solid waste, drainage, and recreation will be maintained. The quality of service (QOS) and level of service (LOS) standards established in the Multimodal Transportation Element are for the purpose of mobility planning.

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.

The County Public Works Director, or designee, will be responsible for:

1. Administer, implement, maintain, and update the Mobility Plan and the multimodal projects that form the basis for the County's mobility fee system;

2. Coordinate the inclusion of multimodal projects in the annual update of the Capital Improvements Program; and
3. Administer, implement, maintain, and update the County's mobility fee system to allow development to mitigate its transportation impact to the multimodal transportation system, including the evaluation of request for mobility fee credits and the determination of need to request the Board of County Commissioners consider adding multimodal projects to the Capital Improvements Program to be eligible for mobility fee credits.

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:

- 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 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. 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).

**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 AND QOS SUMMARY**

The adopted level of service (LOS) and quality of service (QOS) standards in this Comprehensive Plan are as indicated in the following policies:

<b>LOS AND QOS</b>	<b>Chapter/Policy</b>	
Multimodal Transportation (QOS)		
Streets	2.2	Policy 1.2.1
On-Street Multimodal	2.2	Policy 1.2.2
Off-Street Multimodal	2.2	Policy 1.2.3
Roads (LOS)	2.2	Policy 1.2.4
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 Mobility Plan includes quantitative methods for determining QOS. The intent of QOS standards is for mobility planning purposes. Road LOS standards for arterials, collectors, and major local roads may be used to establish site access evaluation criteria, review transportation impacts from amendments to the future land use map or element, coordinate intergovernmental funding opportunities with municipalities, adjacent Counties, FDOT, and the TPO, and conducting areawide level of service analysis as part of future mobility plan updates.

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 (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.