

## CONCURRENCY MANAGEMENT SYSTEM

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The purpose of the Concurrency Management System is to establish a mechanism which ensures 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 traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation is the function of the City of Bonifay as described hereunder to guide the review of development order applications. The City shall commit to providing a financially feasible Capital Improvements Element as per SB 360 and Policy 2.2 of the Capital Improvements Element. Levels of service standards to be used for determining concurrency are identified in Policy 3.2 of the Capital Improvements Element.

The City shall prepare written findings on proposed developments' compliance with the concurrency requirement. The capacity of a new facility may be used in the compliance determination under one or more of the following scenarios for each facility type:

### ***Roads***

- (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 condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
- (5) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. 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.

### ***Sanitary Sewer, Solid Waste, Stormwater Management, and Potable Water***

- (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 condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rules 9J-5.0055(2) (a) 1. -3. of this Chapter. 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.

**Recreation**

- (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 condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued.

Sufficient information shall be provided by the developer/applicant for the purpose of determining concurrency. The City will advise the developer/applicant concerning the items of information necessary for an assessment of the proposed developments' impact on services. Compliance reviews, including review by all appropriate City departments, will be coordinated by the City and will occur simultaneously with the site plan review. Prepared findings shall be submitted to the City of Bonifay Planning Commission for recommendation to the Board of City Commissioners. In no case shall a recommendation for issuance of a development order be made if the projected service demand exceeds capacity. Likewise, a determination of concurrence must be made prior to approval of an application for a development order.

A development order may be issued if a determination of available capacity is made. A development order shall not be issued if the demand for service created by the existing and/or new facility exceeds capacity. Development orders 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.

Any elimination, deferment or delay in the construction of a facility or service required to maintain the adopted level of service standard and contained in the five year schedule of capital improvements, shall require a Plan amendment.

Prior to the annual City budget process, coordination will occur with appropriate staff to review existing and projected capacity needs. The results and recommendations from this coordination will be provided during the budget process for use in amending the annual Capital Improvements Plan, where necessary. The City will have adopted a monitoring system to determine whether they are complying with the adopted LOS standards and schedules of capital improvements.

The following general guidelines shall be used to interpret and apply level of service standards to applications for development orders and permits. Concurrency evaluation shall be performed for roads, wastewater, potable water, solid waste, drainage, and recreation and open space. Service demand from previously issued development orders shall be included in calculations of existing capacity. The City shall apply all Concurrency Management System provisions into the appropriate portions of the City's Land Development Regulations.

### ***Roads***

Existing level of service shall be compared to the adopted level of service standard. Demand generated by new development will be based on trip generation characteristics included in the adopted land development regulations.

### ***Wastewater***

Proposed on-site septic systems shall show proof that all applicable HRS permits, pursuant to 10D-6, F.A.C., have been obtained. For all other than on-site septic systems, proof shall be required from the service provider that the project is within the service area and there is available capacity to serve the proposed development.

### ***Potable Water***

On-site potable water wells shall show proof of a permit issued by the Northwest Florida Water Management District. Applicants for owner-occupied mobile homes shall provide a notarized affidavit verifying the existence of a functioning potable water well on site. For all other than on-site potable water wells, proof shall be required from the service provider that the project is within the service area and there is available capacity to serve the proposed development.

### ***Solid Waste***

Applications for development orders and permits shall document the availability of service (collection) from private haulers serving the area.

### ***Drainage***

The following permits shall be required to accompany an application for a development permit in order to determine available capacity:

- All applicable DER stormwater management system permits, pursuant to 17-25, F.A.C.; and/or,
- All applicable DOT permits for drainage connections, pursuant to 14-86, F.A.C.; and/or,
- All applicable Northwest Florida Water Management District permits, pursuant to 373.451-373.4595, F.S.

### ***Recreation and Open Space***

Based upon the data and analysis contained in the Comprehensive Plan, adequate capacity exists for estimated demand for recreation and open space facilities through the

planning period. A presumption of available capacity for all development shall exist until a re-assessment indicates otherwise.