

APPROVED

By The District School Board of Pasco County at 9:31 am, Nov 17, 2009

District School Board of Pasco County Public School Facilities Planning



Concurrency Implementation Procedures Manual

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Introduction

This Concurrency Implementation Procedures Manual is intended to provide guidelines and serve as a resource for the development community, local government and District School Board of Pasco County (School District) staff in the implementation of public school concurrency. Under the school concurrency process, projects¹ must be reviewed by the School District's Department of Planning as a part of local government's developmental review process. This process will determine if capacity at the adopted level of service is available at elementary, middle and high schools. Generally, a School Concurrency Application must be submitted for any project that generates at least one (1) elementary school student. This currently equates to 6 single family detached dwelling units or 12 multifamily or mobile housing units. If a combination of two unit types of minimal number (i.e. 3 single family and 5 multifamily) are proposed, please contact the Department of Planning to determine if an application is required.

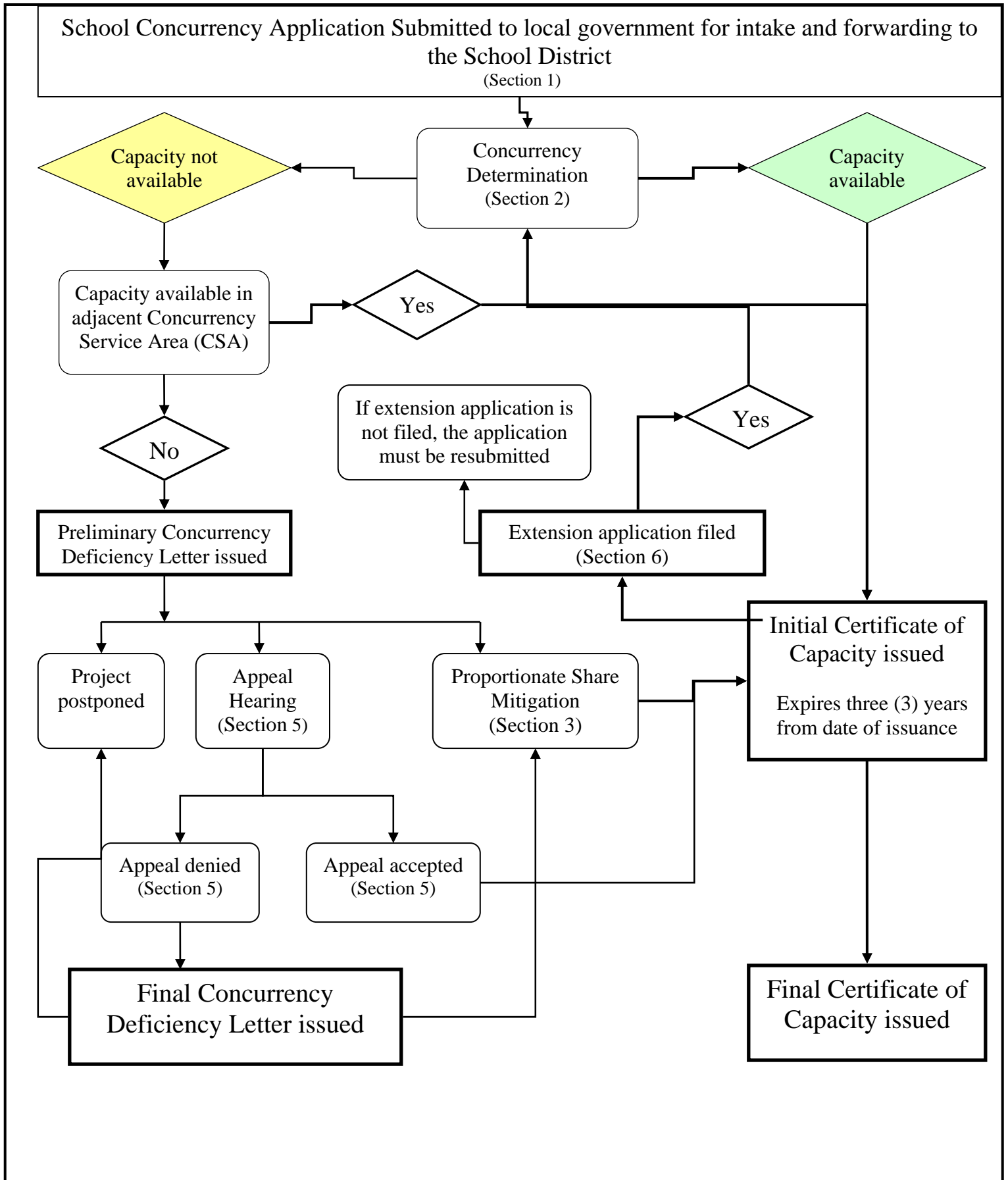
Through the use of this manual, all parties will be aware of the procedures to be followed in the development approval process. The obligations associated with implementing a concurrency management program will put added emphasis on internal coordination within the development community, local government and School District. The manual is written in sequential order so the reader is aware of the steps involved in the process. The flowchart is placed at the beginning of the manual to give the reader the overall view of the process. This manual is intended to be read in conjunction with the applicable State law.

For long range development projects such as Developments of Regional Impact (DRI) Comprehensive Plan Amendments and/or Master Planned Unit Developments (MPUD) in which the impacts to school capacity cannot be accurately determined due to the future expected date of development, the Applicant, the local government and the School Board may enter into agreements to provide for school sites dedication or construction, which will ensure capacity can be provided at the time it is required. This agreement is not a determination of school concurrency but such agreements will be credited towards any future school concurrency requirements. If the School Board and Applicant agree, a lump sum payment and/or land conveyance of an amount that exceeds

¹ The term "project" shall be as defined in the Pasco County Land Development Code Section 402.5.C.5.B as adopted by Pasco County Ordinance 09-04.

school concurrency obligations may be accepted as a basis for a longer expiration period or an extension of School Concurrency.

School Concurrency Implementation Flowchart



Section 1

Application

The School Concurrency Application is used by the School District to determine the availability of capacity at the adopted level of service for the proposed project. Unless exempt pursuant to the local government's concurrency management regulations, each Applicant² must submit to the local government a School Concurrency Application (Appendix A.1) together with the corresponding fee pursuant to Section 7. The local government shall forward such application to the School District Department of Planning along with the Initial Certificate of Capacity to be completed by the School District.

- 1.1 The School Concurrency Application shall be on form applications prescribed by the School Board and shall substantially include information identifying the following issues:
 - a. The general location of the project;
 - b. Parcel ID number(s) and acreage;
 - c. The proposed number and type of dwelling units (single-family detached, multi-family and/or mobile home);
 - d. The project phasing schedule, which lists the number and type of units and corresponding year to be built;
 - e. Location map of the project and adjacent properties in a one mile vicinity;
 - f. Aerial photograph of the project site;
 - g. Whether the School District requests or Applicant proposes a school site within the project and the location of the proposed site;
 - h. An analysis demonstrating consistency of the Applicant's proposed school site with the Pasco County Comprehensive Plan, Chapter 8, Public School Facilities Element, Policy PSF 3.3.2 and any other applicable policy of the Pasco County Comprehensive Plan;
 - i. To the extent such information is reasonably available, the proposed completion dates of utilities, construction access roads and other access related facilities to serve the school facility (ies).

² As used herein, the term Applicant refers to any individual, corporation, business trust, estate trust, partnership, association, two or more persons having a joint or common interest, governmental agency, or any other legal entity which has submitted an application to a local government for a development order for a project.

Section 2

Concurrency Determination

The local government shall forward the School Concurrency Application to the School District Department of Planning. Within 45 days of receipt of a completed application the School District will provide a concurrency determination with support documentation to the local government.

The support documentation will contain the following information:

- 2.1 A Concurrency Determination Letter or Preliminary Concurrency Deficiency Letter as applicable.
- 2.2 A Concurrency Determination Analysis (Form A.3) containing the following information
 - a. The number and type (elementary, middle, high) of students generated by the project.
 - b. The impact generated by the proposed project by school type on the corresponding Concurrency Service Areas (CSAs).
 - c. An analysis of the capacity in the third year of the corresponding CSA at the adopted Level of Service (LOS).
- 2.3 The School District Department of Planning shall review each School Concurrency Application in the order in which it is received and determine whether capacity at the adopted LOS for each type of schools is available in the CSAs to support the development's projected students.
 - a. To determine a proposed development's projected students, the proposed development's projected number and type of residential units shall be converted into projected students using the School District Student Generation Multiplier.
 - b. The proposed development's projected student population shall be reviewed against the capacity at the adopted LOS available at each of the school types within the CSAs serving the proposed project.
 - c. School capacity at the adopted levels of service within a CSA which is in place or under actual construction in the first three years of the School Board's District Facilities Work Plan (DFWP) will be counted as available capacity within that CSA.
- 2.4 If capacity, at the adopted LOS, exists to serve the proposed project, the Concurrency Review section of the Initial Certificate of Capacity for School Concurrency will be so indicated by the School District and returned to the local government. The local government shall then issue an Initial Certificate of Capacity

for School Concurrency. The Initial Certificate of Capacity for School Concurrency will be valid for three years from the date of issuance unless as set forth in Section 6.

- 2.5 If capacity at the adopted LOS is not available for some or all of the school types within the CSAs serving the proposed development's projected student population, an adjacent CSA will be reviewed for available capacity.
 - a. In conducting the adjacency review, the School District shall consider adjacent CSA capacity at the adopted LOS in the same manner as described above. If necessary, the School District shall review each adjacent CSA until all adjacent CSAs have been evaluated for available capacity at the adopted LOS. If capacity is identified, the School District shall issue a Concurrency Determination Letter indicating that capacity is available and in which adjacent CSA(s).
- 2.6 If capacity, at the adopted LOS, does not exist within the CSA serving the proposed project's projected students or in adjacent CSAs, a Preliminary Concurrency Deficiency Letter and a Concurrency Determination Analysis will be issued by the School District.

Section 3

Proportionate Share Mitigation

- 3.1 Upon issuance of a Preliminary Concurrency Deficiency Letter, the Applicant may enter into a forty-five (45) day negotiation period with the School Board in an effort to mitigate the impact from the project through the creation of additional school capacity. The negotiation period may be extended if all parties agree.
- 3.2 The methodology used to calculate School Concurrency Proportionate Share Mitigation shall be as follows:

$$\text{Proportionate Share} = (\text{Development students}^a - \text{Available FISH Permanent Capacity}^b) \times \text{Total Cost}^c \text{ per student station}$$

Where:

^aDevelopment students = Students that will be generated by the proposed development that are assigned to that particular School Concurrency Service Area.

^bAvailable FISH Capacity = Capacity available or zero if no FISH Capacity is available.

^cTotal Cost = the cost per Permanent Student Station as determined using the methodology of the School Impact Fee Study adopted by the School Board in effect at the time when Proportionate Share Mitigation is accepted.

- 3.3 Upon execution of an enforceable and binding Proportionate Share Mitigation Agreement with the local government, the School Board and the Applicant, consistent with the applicable Land Development Regulations governing development agreements, if any, an Initial Certificate of Capacity for School Concurrency shall be issued by the local government. The contents of such Proportionate Share Mitigation Agreement may address, among other matters, conditions for the relinquishment of Initial or Final Certificate of Capacity.
- 3.4 The Initial Certificate of Capacity for School Concurrency will be valid for three years from the date of issuance. See Section 6 for procedures related to expiration and extension of the Initial Certificate of Capacity for School Concurrency.

Section 4

Other Specific Determinations

Modification of Existing Projects

- 4.1 Any project or project phase that increases the number of dwelling units after an Initial or Final Certificate of Capacity for School Concurrency has been issued shall be subject to the application process set forth herein, to the extent that the change results in an increased demand for, or impact on, any school facility.

De minimus Projects

- 4.2 An individual project and aggregated projects may be de minimus for school concurrency if it would not generate one (1) elementary school student. (For example, under the 2007 School District Student Generation Multiplier rates, this equates to 6 single family detached dwelling units or 12 multifamily or mobile housing units.) If a developer believes that a project is de minimus, the developer should contact the School District Department of Planning to determine if an Application is required. If the School District determines that a project is de minimus, the School District shall indicate in writing to the developer.

Aggregation of Projects

- 4.3 The Superintendent (or designee) may make a determination of aggregation of projects, applying the methodology described in Pasco County Land Development Code Section 402.5.C.5.B. as adopted by Pasco County Ordinance 09-04.

Revocation

- 4.4 An Initial or Final Certificate of Capacity may be revoked if the Director of Planning, or designee, determines that (a) the application information used as a basis for the issuance of Concurrency Determination Letter was inaccurate, and such inaccuracy was material to the capacity determination, or (b) a condition of the Initial or Final Certificate of Capacity has not been fulfilled by the time period required in such condition, or in the absence of a time period, by the issuance of the first Certificate of Occupancy for the project or project phase that received the Certificate of Capacity. However, before the Director of Planning, his designee, revokes a Concurrency Determination Letter, the School District shall provide thirty (30) days prior written notice of the planned revocation to all property owners that would be required to obtain a new Concurrency Determination Letter upon such revocation. During such thirty (30) day period, any property owner notified of the planned revocation may either (a) cure the inaccuracy or noncompliance, or (b) appeal the planned revocation pursuant to Section 5. In the event of an appeal of the

planned revocation, the revocation shall be stayed until such time that the School Board determines that the Concurrency Determination Letter shall be revoked. The School Board's revocation of a Concurrency Determination Letter shall be a basis for the County to revoke an Initial or Final Certificate of Capacity.

Section 5

Appeals

Review of determinations made by the School District with regard to concurrency determinations shall be according to this section.

- 5.1 If an Applicant disagrees with the Preliminary Concurrency Deficiency Letter, Determination, or revocation of Initial or Final Certificate of Capacity and does not wish to enter into a forty-five (45) day negotiation period, the Applicant may request an appeal hearing before the School Board pursuant to Chapter 120, *Florida Statutes*. Such request must be submitted within ten (10) days of the date of the delivery receipt of such determination. The School Board shall hold such hearing within thirty (30) days of the receipt of the request for the hearing.
- 5.2 If the School Board, after the hearing, upholds the Preliminary Concurrency Deficiency Letter, the School Board shall issue a Final Concurrency Deficiency Letter. The Applicant, at that point may enter into a forty-five (45) day negotiation period to mitigate their impacts.
- 5.3 If no request for a hearing before the School Board is made within ten (10) days of the date of the delivery receipt of the Preliminary Concurrency Deficiency Letter, the Preliminary Concurrency Deficiency Letter shall automatically become final agency action.
- 5.4 All appeal hearing requests must be submitted in writing to the School District Department of Planning clearly stating the alleged error and providing adequate supporting data, calculations and other evidence to fully document the appellant's case. All appeals shall be accompanied by the appropriate fee. This fee is non-refundable.

Section 6

Expiration and Extension of Certificate of Capacity

- 6.1 The Applicant will have three (3) years from the date of issuance of the Initial Certificate of Capacity for School Concurrency to obtain a Final Certificate of Capacity for School Concurrency from the local government. If a Final Certificate of Capacity for School Concurrency has not been obtained, within three years the Applicant may apply for a three year extension. The extension request will require an additional fee and analysis, and may or may not be granted. The extension application must be made prior to the expiration date. The extension review will be in accordance with Section 2 of this manual.
- 6.2 If the School Board and Applicant so agree, a lump sum payment and/or land conveyance of an amount that exceeds all school concurrency obligations will be accepted as a basis for a longer expiration period or an extension of School Concurrency.
- 6.3 If the Applicant does not apply for an extension, prior to the expiration date, the reserved capacity is released. The Applicant must then proceed from Section 1 of the manual.

Section 7

Fees

7.1 In order to adequately cover staff costs associated with School Concurrency determinations, the School Board has promulgated and established fees as set forth below. These fees shall be assessed in addition to any other fees charged by the local government.

7.2 A non-refundable fee, payable to the District School Board of Pasco County, shall accompany the School Concurrency Application which shall be sent to the School District Department of Planning, at the address below, for a concurrency determination or any associated action according to the following schedule. Proportionate Share Mitigation Processing Fees below are in addition to concurrency determination and/or extension fees.

De minimus determination	\$ 50
School Concurrency Application	\$ 500
Three Year Extension to Initial Certificate of Capacity	\$ 400
Proportionate Share Mitigation Fee	\$ 750

7.3 Any appeal of a Preliminary Concurrency Deficiency Letter, as set forth in Section 5 shall be accompanied by a fee of \$2,500.

Direct all written correspondence to:

Director
Department of Planning
11815 Treebreeze Drive
New Port Richey FL 34654

Appendix A

Form A.1

District School Board of Pasco County School Concurrency Application



Contact Information

Applicant	
Project Name	
Property Owner/Developer	
Email Address	
Business Address	
Office Telephone	
Mobile Telephone	
Fax	

Project Information

1. General Location of project

2. Parcel ID number(s) and acreage(s)

3. Complete number and type of dwelling units

Single Family Detached (SFD)	Multi-Family (MF)	Mobile Home (MH)

Student Generation: Enter number of units below

Unit Type	Number of Units	Elementary	Middle	High	Total
SFD		0.0	0.0	0.0	0.0
MF		0.0	0.0	0.0	0.0
MH		0.0	0.0	0.0	0.0
Total		0.0	0.0	0.0	0.0

4. Phasing schedule for units identified above

Phasing Schedule

Year i.e. 2011	20	20	20	20	20
SFD units					
MF units					
MH units					

5. Location map of the project and adjacent properties in a one mile vicinity
(Attach as separate Exhibit A)

6. Aerial photograph of the project site (Attach as separate Exhibit B)

7. Has the School District or Applicant requested or proposed a school site(s) within the project?

8. Provide an analysis demonstrating consistency of the Applicant's proposed school site with the Pasco County Comprehensive Plan, Chapter 8, Public School Facilities Element, Policy PSF 3.3.2. (Attach as separate Exhibit C)

9. To the extent such information is reasonably available, provide the estimated dates of completion of the following: (include service provider)

- a. Construction access road(s) (for construction equipment)
- b. Completed construction of access road(s) and County or FDOT have accepted road for maintenance (for use by the public)
- c. Completed turn lanes, traffic signal and other access related facilities
- d. Sidewalks/bike trails
- e. Potable water and water for fire suppression
- f. Sewer and reclaimed water
- g. Electricity, natural gas, television, internet, telephone
- h. Off site stormwater retention to serve the school

Form A.2



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/ 794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Department of Planning
 Chris Williams, Director
 11815 Treebreeze Dr.
 New Port Richey, FL 34654
 813/ 794-7970 Fax: 727/ 794-7993
 727/ 774-7970 TDD: 813/ 794-2484
 352/ 524-7970 e-mail: cwilliam@pasco.k12.fl.us

LETTER
PL-

Concurrency Determination Letter

Project Information	
Project Name	
Project Location	
Parcel ID Numbers	
Property Owner/Developer	
Applicant	

School Concurrency Reservation			
CSA	Elementary CSA #	Middle CSA #	High CSA #
Reserved Students			
Comments:			

The School District has determined that the Level of Service Standard for Public School Facilities has been met subject to the following condition(s).

a. None or List

This School Concurrency Determination Letter shall reserve capacity for the above referenced project and shall confirm said project meets the School Concurrency requirements of Florida Statute 163.3180.

The School Concurrency Reservation shall expire three (3) years from date of issuance of the Initial Certificate of Capacity issued by the local government.

 Chris Williams, Director of Planning

 Date

cc: Superintendent
 Development Review Director
 File

Form A.3



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/ 794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Concurrency Determination Analysis

Date:

Project Name:	
Project Location:	
Parcel ID Numbers:	
Property Owner/Developer:	
Applicant:	

Student Impacts		Student Generation Rates			Students Generated			
Housing Unit Type	# Units	Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Single Family	987	0.17	0.08	0.11	168	79	109	356
Multi-Family	654	0.09	0.04	0.05	59	27	33	119
Mobile Home	321	0.09	0.04	0.06	29	13	20	62
Totals	1962				256	119	162	537

Concurrency Service Area	CSA Capacity 3 rd Year	CSA Proj Enrollment 3 rd Year	CSA Available Capacity	Projected Impact Of Project	Available CSA Cap W Impact	Adjacent CSA Avail Capacity	Adjacent CSA Avail Cap w Impact
Elementary CSA 1	13,117	12,516	601	256	345		
Middle CSA 1	9,478	8,389	1,089	119	970		
High CSA 1	12,330	13,806	-1,476	162	-1,638	498	336

Form A.4



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/ 794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Department of Planning
 Chris Williams, Director
 11815 Treebreeze Dr.
 New Port Richey, FL 34654
 813/ 794-7970 Fax: 727/ 794-7993
 727/ 774-7970 TDD: 813/ 794-2484
 352/ 524-7970 e-mail: cwilliam@pasco.k12.fl.us

LETTER
PL-

Preliminary Concurrency Deficiency Letter

Project Information	
Project Name	
Project Location	
Parcel ID Numbers	
Property Owner/Developer	
Applicant	

School Concurrency Deficiency			
CSA	Elementary CSA #	Middle CSA #	High CSA #
Students Can Accommodate			
Students Deficient			
Comments:			

The School District Department of Planning has determined that there is not capacity at the adopted Level of Service to serve all of the students that will be generated by this project. The Applicant is encouraged to enter into a forty-five (45) day negotiation period with the School District in an effort to mitigate the impact from this project through the creation of additional school capacity. The forty-five (45) day negotiation period commences on the date of the delivery receipt of this letter.

If you disagree with the findings of this determination and attached Concurrency Determination Analysis and do not wish to enter into a forty-five (45) day negotiation period, you may request an administrative appeal hearing before the School Board under the provisions of Chapter 120, *Florida Statutes*. Such hearing request must be submitted, using the attached Capacity Deficiency Appeal Form, within ten (10) days of the date of the delivery receipt for this Letter. The School Board shall conduct such hearing within thirty (30) days of the receipt of the request for the hearing. If the School Board, after the hearing, upholds the Preliminary Concurrency Deficiency Letter, the School Board shall issue a Final Concurrency Deficiency Order.

If no request for a hearing before the School Board is made within the time prescribed above, the Preliminary Concurrency Deficiency Letter shall automatically become final agency action for purposes of Chapter 120, *Florida Statutes*.

Should you have any questions regarding this letter, please do not hesitate to contact me. Thank you.

Chris Williams, Director of Planning

Issue Date

cc: Superintendent
Development Review Director
File

Form A.5



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Department of Planning
Chris Williams, Director
11815 Treebreeze Dr.
New Port Richey, FL 34654
813/794-7970 Fax: 727/794-7993
727/774-7970 TDD: 813/794-2484
352/524-7970 e-mail: cwilliam@pasco.k12.fl.us

LETTER
PL-

Capacity Deficiency Appeal Form

Appeals of School District determinations of Capacity Deficiency shall be heard by the School Board pursuant to the provisions of Chapter 120, *Florida Statutes*. Grounds for an appeal are limited only to disputes as to material facts set forth in the concurrency determination and/or failure to follow policies or procedures. An application fee of \$2,500 is required at time of submittal of the petition of appeal. This appeal form must be submitted within ten (10) days of receipt of the Preliminary Concurrency Deficiency Letter.

Applicant Information:

Name of Person Making Appeal: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Number: _____
Email Address: _____
Project Name: _____

Brief explanation for this appeal: (Attach additional page if necessary, and attach copies of any supporting documentary materials you wish the School Board to consider.)

Upon submittal of a completed application and fee, a hearing before the School Board will be scheduled within thirty (30) days of the receipt of this form. If the School Board, after the hearing, upholds the Preliminary Concurrency Deficiency Letter, the School Board shall issue a Final Concurrency Deficiency Letter. If no appeal is filed within ten (10) days, the Preliminary Concurrency Deficiency Letter shall automatically become a Final Concurrency Deficiency Letter. A Final Concurrency Deficiency Letter shall constitute final agency action by the School Board for the purposes of Chapter 120, *Florida Statutes*.

Please submit this form to the Department of Planning at the above address.

Form A.6



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Final Concurrency Deficiency Order

Project Information	
Project Name	
Project Location	
Parcel ID Numbers	
Property Owner/Developer	
Applicant	

School Concurrency Deficiency			
CSA	Elementary CSA #	Middle CSA #	High CSA #
Students Can Accommodate			
Students Deficient			
Comments:			

After hearing, the School Board has determined there is not capacity at the adopted Level of Service to serve all of the students that will be generated by this project. This Final Concurrency Deficiency Order shall constitute final agency action by the School Board for purposes of Chapter 120, *Florida Statutes*.

The Applicant is encouraged to enter into a forty-five (45) day negotiation period with the School District in an effort to mitigate the impact from this project through the creation of additional school capacity. The forty-five (45) day negotiation period commences on the date of the delivery receipt of this letter.

Should you have any questions regarding this letter please do not hesitate to contact the School District, Department of Planning, 11815 Treebreeze Drive, New Port Richey FL 34654.

School Board Chairman

Issue Date

cc: Superintendent
Development Review Director
File

Form A.7

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR DRIs, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS,
NON-RESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN
ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW

To Be Completed By Department Responsible For Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Document

Completed Application Received On (Date): _____ Certificate Form Completed By : _____

Parcel I.D. #'s: _____ (attach survey if project includes portion of parcel)

Project Name: _____ Subdivision Name: _____

TAZ No.: _____ TAZ Map Version: _____

Applicant Name, Address, and Telephone Number: _____

Job Site Address: _____

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials:

Aggregated With Another Project ?(See 402.5.C.5.B) _____ Yes _____ No (If yes, identify project name and I.D. No. _____)

Prior building(s) on or after January 1, 1985? _____ Yes _____ No (If yes, identify use and units/sq. ft. _____)

Approval Sought (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> DRI | <input type="checkbox"/> Non -Residential Subdivision |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Residential Subdivision Into More Than One Dwelling Unit Per Lot |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Public School Comprehensive Plan Consistency Review |
| <input type="checkbox"/> Preliminary Site Plan | |

TYPE OF DEVELOPMENT

(Use TIS Exhibits for land use description and units of measurement and if not on Exhibits, use ITE land use codes and description)
(If not restricted by applicant, use maximum allowed by requested (rezoning or DRI) or approved (other approvals) zoning or land use, whichever is less)

I. RESIDENTIAL

Nonresidential

II.

_____ Single Family	D.U. _____	Specific Use _____ / _____	sq. ft.
_____ Mobile Home Park	D.U. _____	_____ / _____	sq. ft.
_____ Congregate Care Facility	D.U. _____	_____ / _____	(specify unit)
_____ Apartments	D.U. _____		
_____ Low-Rise Condo/Townhome	D.U. _____	Storage/ Display Area _____ / _____	sq. ft.
_____ Hi-Rise Condominium (3 or more stories)	D.U. _____		
_____ Other Residential _____	D.U. _____		

EXEMPTIONS AND LIMITED EXEMPTIONS (Requires Authorized Signature)

***EXEMPTIONS** (See 402.6 and Concurrency Applicability):

***LIMITED EXEMPTIONS** (See 402.7; requires signature from County Administrator or his designee):

A. ALL FACILITIES

- _____ Approved school consistency review or preliminary/construction plan prior to December 1, 2006
- _____ Complete application prior to December 1, 2006 (Apply old 402 and TIS Guidelines)
- _____ Unexpired Certificate of Level of Service Compliance
- _____ Unexpired DRI approved prior to April 9, 1991

Public School or School Required for School Concurrency

- _____ Governmental Building or Use
- _____ Target Business (requires letter from PEDC)
- _____ Employment Center
- _____ Affordable Housing (requires letter from

_____ Unexpired Initial Certificate of Capacity

B. ROADS ONLY

_____ Unexpired DRI applied for or approved prior to December 1, 2006

_____ Unexpired Traffic Study Completed After June 4, 1999

_____ Unexpired approved Traffic Study Methodology Prior to December 1, 2006 (Apply old TIS Guidelines)

_____ Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On: _____

Exemption Revoked On: _____

Authorized Growth Management Signature (required for roads only)

_____ Community Development)

_____ TND Development

Exemptions (check all that apply):

_____ Impact Fees or Interlocal Agreement As Proportionate Share (Roads Only)

_____ Traffic Study Waiver (Roads Only)

_____ 3 years committed capacity vs. 1 yr. (Roads Only)

_____ Extension of Certificate w/o Additional Review

_____ Other (requires CAO approval)

Authorized Signature

ISSUANCE

DATE: _____ (Use date of final zoning/development order approval) _____ Authorized Signature

EXPIRATION (See 402.3.A.):

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: _____ Revoked On: _____ Relinquished On: _____

_____ (6 yrs from issuance)

Roads: Certificate of Capacity Expires (or subject to additional review) On: _____ (GM to complete) Revoked On: _____ Relinquished On: _____

*Completed Certificate of Capacity with limited exemptions or with exemptions for which no prior certificate of capacity has been issued must be distributed to the following: (1) Growth Management Administrator, (2) Engineering Services Director, (3) Parks and Recreation Director, (4) Transportation Manager, (5) Development Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) OMB Director, and (10) BOCC as a noted item on agenda (excluding (3) and (8) if exemption is for roads only).

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

III. COMP. ELEMENTS	PLAN IV. MEETS LOS STD.	<u>Review Standards</u>		
V.	Yes	No	Conditional Approval (attach conditions of approval or list below)	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: _____ Authorized Signature: _____

_____ Title _____ Date