

**LARGE SCALE SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

DATE: September 15, 2011

CASE NUMBER: CPA2011-0002

APPLICANT: Sumter County Board of County Commissioners

REQUESTED ACTION: To amend the Recreation & Open Space Element, Intergovernmental Coordination Element, Traffic Circulation Element, Future Land Use Element, Capital Improvements Element, Public Schools Facilities Element, and Appendix A – Concurrency Management System to eliminate the optional concurrency requirements of transportation, parks and recreation, and public schools consistent with the 2011 Community Planning Act (Chapter 2011-139, Laws of Florida).

GENERAL DESCRIPTION AND ANALYSIS

During the 2011 Florida Legislative Session, the Florida Legislature approved House Bill 7207 (HB 7207), “Community Planning Act”. HB 7207 was signed into law by Governor Scott.

HB 7207 provides a complete overhaul of Florida’s growth management system with a focus on more local control of planning decisions. One of the significant components of the 2011 legislation was the elimination of mandatory concurrency requirements for transportation, parks and recreation, and public school facilities. Concurrency is now at the option of the local government.

At the August 16, 2011, Board of County Commissioners (BOCC) workshop, the BOCC directed staff to move forward with amendments to the Sumter County Comprehensive Plan to eliminate the concurrency requirements for transportation, parks and recreation, and public schools.

Attached are short summary slides from the August 16, 2011, presentation that provides the recommendations for the elimination of these optional concurrency standards.

In order to remove these optional concurrency standards from the Sumter County Comprehensive Plan, the BOCC must adopt an amendment to the Sumter County Comprehensive Plan removing the policies and requirements implementing these optional concurrency standards. Although this amendment is required, it is not subject to state review or objection under the new legislation.

The proposed amendments to the elements are attached. Only the pages changed by the amendments are provided. The amendments are shown with ~~strikeout~~ for deletions and underline for additions. The following provides a summary of the changes to each of the elements of the Sumter County Comprehensive Plan to remove the optional concurrency standards:

Recreation & Open Space Element

1. Delete Objective 2.1.1 and its related policies to eliminate level of service standards for parks and recreation.

Intergovernmental Coordination Element

1. Revise Policy 5.1.5.1 to remove the requirement to maintain level of service for roads. Keep the requirement for coordination with the Florida Department of Transportation (FDOT).
2. Revise Calendar of Key Events in Policy 5.1.7.2 to delete the requirement for the review, monitoring, and evaluation of the school concurrency report.

Traffic Circulation Element

1. Revise Policy 6.1.1.1 to remove reference to FDOT level of service standards under Rule 14-94, Florida Administrative Code.
2. Revise Policy 6.1.1.1 to include reference to the adjustment of level of service standards for Strategic Intermodal System (SIS), Florida Intrastate Highway System (FIHS), and Transportation Regional Incentive Program (TRIP) roadways based on its federal classification as rural, transitioning, or urban.
3. Revise Policy 6.1.1.1 to include clarification that these level of service standards are not regulatory but provide a basis to monitor congestion and coordinate improvements.
4. Revise Objective 6.1.2 to change “maintain” to “adopt” appropriate level of service on county or state roadways not part of SIS, FIHS, of TRIP.
5. Revise Policy 6.1.2.1 to include clarification that these level of service standards are not regulatory but provide a basis to monitor congestion and coordinate improvements.
6. Delete Policies 6.1.2.5 and 6.1.2.6. These policies implement transportation concurrency.
7. Revise Objective 6.1.4 to replace requirement of roadway facilities be provided concurrent with development to implement a monitoring and planning program to meet current and future transportation needs.
8. Rewrite Policy 6.1.4.1 to switch from a Concurrency Management System to a Congestion Management System for transportation in cooperation with the Lake-Sumter Metropolitan Planning Organization.
9. Revise Policy 6.1.4.2 to replace Concurrency Management System with Congestion Management System.

Future Land Use Element

1. Add Policy 7.1.8.6 to clarify that concurrency is not applied to transportation, parks and recreation, and public school facilities.

Capital Improvements Element

1. Revise Policy 8.1.1.1 to eliminate concurrency standards for parks and recreation and traffic.
2. Delete Objective 8.1.5 and its related policies implementing public school concurrency.

Public School Facilities Element

1. Delete Policy 9.1.1.1 implementing public school concurrency.
2. Delete Objective 9.1.5 and its related policies implementing public school concurrency.
3. Revise Policy 9.1.8.2 to eliminate references to public school concurrency.
4. Delete Future Conditions Maps for public schools used for public school concurrency.

Appendix A – Concurrency Management System

1. Revise requirement and purpose section to reflect the 2011 legislation.
2. Revise public facilities and services concurrency requirements for roads and recreation (public schools are not included in this element).
3. Delete #5 of concurrency standards for the implementation of transportation concurrency.
4. Delete note in concurrency determination related to requirement for a trip distribution model.
5. Delete #3 of concurrency determination for transportation concurrency.

CONCLUSIONS AND RECOMMENDATIONS

The County has in place outstanding partnerships and cooperative agreements with both public agencies and the private sector. These partnerships and agreements provide the mechanism under which the County will be able to monitor and meet the existing and future needs of our parks and recreation, transportation, and public school systems.

Staff recommends that the proposed amendments to the Recreation & Open Space Element, Intergovernmental Coordination Element, Traffic Circulation Element, Future Land Use Element, Capital Improvements Element, Public Schools Facilities Element, and Appendix A – Concurrency Management System be transmitted to DCA.

Zoning & Adjustment Board Recommendation:

Board of County Commissioners:

Concurrency

- Concurrency – Assure public facilities are available to meet the demands of new development.
- Significant change in 1985 concurrency mandate.
- Concurrency still required:
 - Potable Water and Sanitary Sewer.
 - Stormwater.
 - Solid Waste.
- Concurrency optional at discretion of local government:
 - Transportation.
 - Public Schools.
 - Parks and Recreation.
- Elimination of concurrency requires Comprehensive Plan amendment but not subject to State review.

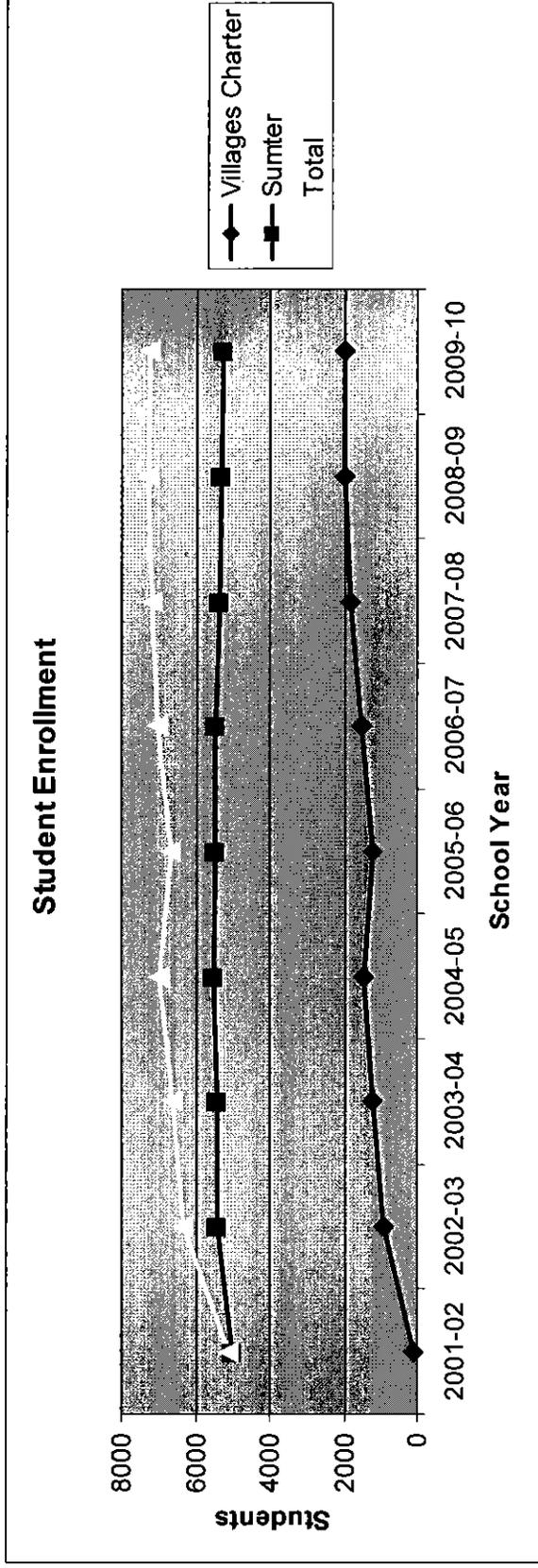
Transportation Concurrency

- Unintended Consequences
 - Discourage development within urban/built-up areas.
 - Complex, difficult, and expensive.
 - Focus on automobile – not creative.
- Limited transportation level of service deficiencies.
 - Primarily State roads.
 - Artificial level of service standards.
 - Coordination with developers.
 - Strong coordination with Lake-Sumter MPO and FDOT.
 - Impact fees.

Transportation Concurrency

- Recommend to eliminate transportation concurrency.
 - Maintain congestion management system with Lake-Sumter MPO to identify, plan, and prioritize road capacity needs.
 - Maintain requirements for improvements to sub-standard roads and site access/operational improvements.
 - Maintain ability for developers to enter into Proportionate Share Agreements with County for road improvements and related Impact Fee Agreements.
 - Does not impact existing developer obligations or agreements.
- Consider implementing Indexing of Road Impact Fee.
 - Road Impact Fee Ordinance allows for the BOCC to index the Road Impact Fee based on Consumer Price Index.

Public School Concurrency



Source: Sumter School District Strategic Plan

- Coordination & Cooperation – Not Concurrency.
- Retain Interlocal Agreement (less Concurrency).

Parks and Recreation Concurrency

- County Focus – Passive/Regional Parks.
 - Interlocal Service Boundary Agreements – City Active Parks.
- Coordination with State Agencies for public access/recreation on State owned lands.
- Eliminate concurrency

Recreation & Open Space Element
Proposed Amendments

ELEMENT 2

RECREATION AND OPEN SPACE

9J-5 reference
(Repealed)

Goal 1 Sumter County shall provide recreation and open space facilities in Sumter County so as to create a satisfying and stimulating living environment for County residents.

~~Objective 2.1.1 The County shall utilize level of service standards to provide the basis for ensuring that park and recreation facilities are adequately and efficiently provided.~~

~~Policy 2.1.1.1 The County will develop, promote and manage a continuous recreation program to provide for the existing and projected recreation needs of the County. The County shall use the recreation Level of Service standards and definitions as set forth below in the overall recreation program and incorporate same into the Land Development Regulations:~~

Activity	Standards
Baseball Field/2,500	
Basketball Courts	1/2,500
Boat Ramps(2)	2 linear ft./1,000
Fishing (Fresh)	demand (1)Golf 1/25,000
Game Rooms	1/10,000
Handball	1/20,000
Hiking	1 mile/10,000
Hunting (acres)(3)	demand (1)
Motoreycling	demand (1)
Multi-Use Rooms	1/4,000
Neighborhood Centers	1/25,000
Picnicking	demand (1)
Playgrounds	1/300 (ages3-12)
Shuffleboard Courts	1/1,000 (+60 yrs)
Softball	1/2,000
Swimming (Fresh)	demand (1)
Tennis	1/2,000
Volleyball	1/10,000

- ~~Notes: 1. There are no existing standards for these facilities, need is determined by demand and/or natural resource opportunities available.~~
~~2. Assume that one boat ramp is 10 linear feet and equals 1 facility.~~
~~3. There are 59,061 acres of land available for hunting on state-owned lands.~~

2.1.1.2 For The Tri-County Villages DRI the following recreation level of service will apply:

Activity	Standard
Golf Course	1 Hole/100 du
Clubhouse	1 Hall/2500 du
Swimming Pools	1 Pool/2000 du
Tennis Courts	1 Court/1000 du
Golf Driving Range	1 Tee/150 du
Bocci Ball Courts	1 Court/ 1000 du
Horseshoe Courts	1 Court/1500 du
Recreation Trail Miles	1 Mile/1000 du
Pickleball Courts	1 Court/1000 du
Softball Fields	1 Field/3000 du

2.1.1.3 For The Villages of Sumter Sector Plan, the following recreation LOS standards will apply:

Activity	Standard
Golf Course	1 hole/120 du
Clubhouse	1 hall/5,000 du
Swimming Pool	1 pool/1,500 du
Tennis Courts	1 court/600 du
Golf Driving Range	1 tee/400 du
Bocci Ball	1 court/400 du
Horse Shoes	1 court/1,200 du
Recreation Trail	1 mile/1,000 du
Pickleball	1 court/750 du
Softball	1 field/5,000 du
Sports Pool	1 pool /5,000 du

Objective 2.1.21. In order to coordinate public and private resources, the County shall staff a Parks and Recreation coordinator to act as liaison with other county departments, State and regional agencies, cities, School Board, and private organizations to coordinate and promote recreation opportunities for all residents.

Policy 2.1.21.1 The Parks and Recreation Coordinator shall assist Sumter County with determination of specific recreation needs, priorities and economic feasibility. The duties of the Parks and Recreation Coordinator shall include but not be limited to:

- a. researching and developing funding sources;
- b. working with municipalities and the school board to coordinate programs;
- c. survey, as deemed necessary, the population of Sumter County on recreational needs in the County;
- d. assistance in the planning, funding and implementation of recreational programs that are accessible to all age groups and citizens of the County.
- e. investigate possible bicycle trails in the County utilizing abandoned railroadrights-of-way and other routes that can be designated for bicycling.

Intergovernmental Coordination Element
Proposed Amendments

to pursue funding for wastewater facility projects and other grants potentially available for the county.

Policy 5.1.3.11 It shall be the policy of Sumter County to:

- a. adopt, implement and enforce uniform standards for all community water systems in the unincorporated area of the county in conformance with the rules and regulations of the WRWSA, the SWFWMD and the DEP.
- b. establish water service district areas where needed to provide adequate potable water service.

E. Future Land Use

Policy 5.1.3.12 Sumter County shall:

- (3)(c)(1) a. continue to confer with all municipalities and with adjacent counties pertaining to future land use to review the requirements of the comprehensive plans in order to avoid potential conflicts;
- (3)(c)(5) b. refer all conflicts for which resolution cannot be reached to the WRPC for mediation;

F. Traffic Circulation

- (3)(c)(1) Policy 5.1.3.13 Sumter County shall continue to monitor the FDOT 5-year work program regarding projects within the county limits. Particular attention will be paid to projects by which the FDOT will relieve capacity deficiencies on I-75.

- (3)(b)(3) **Objective 5.1.4 Sumter County shall continue to coordinate the impacts within the county of projects proposed by other units of local government providing services but not having regulatory authority over the use of land.**

- (3)(c)(5) Policy 5.1.4.1 The County shall request copies of and review all plans and programs being proposed by other government entities, with suspected or potential impacts on the county.

Policy 5.1.4.2 The County shall review for potential impact all projects proposed in the Sumter County area by other agencies, both within and adjacent to the county's jurisdictional limits.

- (3)(b)(3) **Objective 5.1.5 In each instance in which level of service standards are established for public facilities, Sumter County shall coordinate with any state, regional or local entity having operational and maintenance responsibility for such facilities**

Policy 5.1.5.1 The County shall, in coordination with the Florida Department of Transportation, establish consistent level of service standards ~~to be maintained on major state or federal roadways~~ throughout the county.

- (3)(c)(2) Policy 5.1.5.2 Where level of service issues cannot be resolved between Sumter

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities' and County's Growth Reports Provided to School Board
April 15	Staff working group meeting regarding enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan, provisions and to review monitoring and evaluation of school concurrency report.
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board's adoption of Educational Facilities Plan
September 1	Update of Five-Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans

Policy 5.1.7.2: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Sumter County, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell Council, Center Hill Council, City Coleman Council, City of Webster Commission and City of Wildwood Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of Sumter County and Cities, the annual educational facilities report and Five Year School Plant Survey of the Sumter County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified data base including population (forecasts of student population), land use and facilities.
5. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Policy 5.1.7.3 In cooperation with the School Board and Cities (Bushnell, Center Hill, Coleman, Webster and Wildwood), Sumter County will implement the Interlocal Agreement for Public School Facility Planning for the County of Sumter, Florida between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

Traffic Circulation Element Proposed Amendments

ELEMENT 6

TRAFFIC CIRCULATION

9J-5 Reference
(9J5-007 Repealed)

Goal To provide for a safe, convenient and efficient traffic system for Sumter County.

Objective 6.1.1 Sumter County shall utilize the following policies to coordinate its traffic circulation plans and policies with the Florida Department of Transportation's Five (5) Year Transportation Plan.

Policy 6.1.1.1 Sumter County hereby adopts the ~~FDOT following LOS standards of Rule 14-94, Florida Administrative Code,~~ for roadways on the Florida Intrastate Highway System (FIHS), Strategic Intermodal System (SIS), and roadways funded through the Transportation Regional Incentive Program (TRIP). These standards, based on peak hour, are as follows:

FIHS/SIS Facility	From	To	Required FDOT LOS Standard Based on Rural Classification
SR 44	Citrus County line	SR 93/I-75	B
SR 93/I-75	Hernando County line	Marion County line	B
SR 91/Florida Turnpike	Lake County line	SR 93/I-75	B
TRIP Facility			
None	N/A	N/A	B

These LOS standards for FIHS and SIS facilities may be revised based on changes to the Federal classification of these roadways from rural to either transitioning or urban.

These LOS standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.

Policy 6.1.1.2 Annually, Sumter County shall meet with the FDOT District officials to insure that projects needed to relieve capacity deficiencies on State or Federally maintained roadways are included in the appropriate FDOT 5 year work program.

Policy 6.1.1.3 New roadway projects shall be deferred until projects designed to correct existing deficiencies are scheduled.

Policy 6.1.1.4 Sumter County shall utilize FDOT rules to regulate access management on State roadways.

Objective 6.1.2 Sumter County shall ~~maintain~~ adopt an appropriate LOS on all County or State roadways not part of the FIHS, SIS, or TRIP, ~~maintained roadways.~~

Policy 6.1.2.1 Sumter County adopts the following minimum peak hour level of service standards for State and County roadways not part of the FIHS, SIS, or TRIP:

LOS D for roadways within or adjacent to the Urban Development Area as shown on the Future Land Use Map

LOS C for roadways outside and not adjacent to the Urban Development Area as shown on the Future Land Use Map

These LOS standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements.

Policy 6.1.2.2 Sumter County acknowledges that County maintained local roads of lesser classification than arterial or collector were not originally constructed to appropriate design standards to accommodate more intensive traffic use from increases in development compared to the access provided to historically adjacent rural or agricultural uses. In studying the impact of development on these County maintained local roadways the physical condition (width and construction including subgrade) must be evaluated and if necessary, improved to assure the physical condition of the roadway meets appropriate standards sufficient to accommodate the levels of development proposed. Improvements required to bring these County maintained local roads to the appropriate physical condition is the responsibility of the developer. These improvements are required to protect the health, safety and welfare of the public, and are in addition to other permitting and concurrency requirements.

Policy 6.1.2.3 Sumter County hereby adopts by reference the current "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways", FDOT, for all roadways identified in this plan.

Policy 6.1.2.4 Traffic improvement projects shall be evaluated and prioritized according to the following guidelines:

- a. Existing projects to correct identified traffic system deficiencies.
- b. Projects which are necessary to protect the public health, safety and welfare.
- c. Projects which are necessary to fulfill a legal commitment made by the County.
- d. Projects which will preserve or achieve the full utilization of existing facilities.
- e. Projects to provide facilities and services in accordance with the Future Land Use Plan and Capital Improvements Program.
- f. Projects which are designed to meet the needs of defined growth or development areas within the County.

~~Policy 6.1.2.5 — Development permits issued for new development and roadway projects shall be in conformance with the adopted LOS standard in this Traffic Circulation Element, the scheduled improvements in the Capital Improvements Element and the Future Land Use Plan.~~

~~Policy 6.1.2.6 — Land Development Regulations shall be maintained which require: :~~

- ~~a. — land use densities will be compatible with existing and proposed Levels of Service;~~
- ~~b. — adequate traffic facilities are available to serve the proposed development in accordance with the adopted Level of Service standard;~~

- ~~e. issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.~~
- ~~d. in reviewing development proposals, the County shall analyze intermediate road sections to determine LOS deficiencies and to examine intersection deficiencies.~~

Objective 6.1.3 Sumter County shall utilize the following policies to protect existing and future rights-of-way from building encroachment.

Policy 6.1.3.1 Sumter County shall utilize the following right-of-way widths by facility type in the planning process for all new roadway facilities:

Type of Facility	R O W WIDTH (ft)			
	2 Lane	4 Lane	6 Lane	8 Lane
Local and Collector	60			
Urban Arterials		94	128	
Suburban Arterials		174	200	
Rural Arterial		200	200	
Freeway		216	240	264

Policy 6.1.3.2 Sumter County shall require mandatory dedication of rights-of-way as a condition of site plan or plat approval. This provision shall be incorporated into the Land Development Regulations.

Policy 6.1.3.3 Sumter County shall maintain standard roadway right-of-way widths by facility type in the Land Development Regulations.

Objective 6.1.4 Sumter County shall utilize the following policies to monitor and plan for insure that necessary roadway transportation facilities to meet current and future demands, are available concurrent with the impacts of development.

~~Policy 6.1.4.1 Sumter County shall utilize the Concurrency Management Systems in Appendix A of the Future Land Use element and adopted as part of this plan to provide the necessary review and monitoring standards and procedures to insure that the issuance of development permits are contingent upon the availability of necessary roadway facilities concurrent with development.~~

Policy 6.1.4.1 The County shall develop a Congestion Management System in cooperation with the Lake-Sumter Metropolitan Planning Organization. The Congestion Management System will provide for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement.

Policy 6.1.4.2 The County shall establish and maintain an on-going traffic information program, including an on-going traffic count program to provide information for the Congestion Management System. Concurrency Management System. This program shall serve as the basis for project review and evaluations, prioritization of all traffic improvements and roadway reclassifications, as well as for providing the data base for updating the Traffic Circulation Element.

Policy 6.1.4.3 Sumter County shall continue to analyze alternative mechanisms for funding roadway improvements and to shift the funding of development related improvements from the County to the development source creating the impact.

Future Land Use Element Proposed Amendments

Concurrency

(3)(b)1 **Objective 7.1.8. Sumter County shall insure that adopted levels of service are maintained.**

(3)(c)3 Policy 7.1.8.1. The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting public facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

(3)(c)3 Policy 7.1.8.2. No development permit shall be issued unless public facilities that meet the level of service standards of this plan are available as follows:

- a. The necessary public facilities and services are in place at the time a development permit is issued; or
- b. A development permit is issued subject to the condition that necessary facilities and services will be in place when the impacts of development occur; or
- c. The necessary facilities are under construction at the time a permit is issued; or
- d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes provisions of a) through c) above; or
- e. The necessary public facilities and services are included in the County's adopted five-year Capital Improvements Program and are projected to be available concurrent with the impacts of development, provided that only those projects scheduled for completion within the first three years of the five-year program are used for concurrency determination.

Policy 7.1.8.3. All development in areas without central water and sewer services shall be governed by the provisions of Section 381.272, F.S. (1991), regulating on-site sewage disposal systems and Chapter 10D-6, F.A.C. (1991), which regulates the installation of individual sewage disposal systems.

Policy 7.1.8.4. Sumter County shall adopt as part of this plan the Concurrency Management System attached as Appendix A to this Plan.

Policy 7.1.8.5 The adoption of comprehensive plan map amendments, when the application and approval thereof are based upon lower levels of development intensity than allowable for the land use category, shall require approval of a master plan and memorandum of agreement between the developer and the Board of County Commissioners.

- a. Upon adoption, an overlay shall be placed upon the Future Land Use Map to indicate that the subject parcel is limited in development potential and make referral to the Future Land Use Element policies specific to that development.

Policy 7.1.8.6. Concurrency shall not be applied to transportation, parks and recreation, transportation, and public school facilities pursuant to Chapter 2011-139, Laws of Florida.

Capital Improvements Element
Proposed Amendments

ELEMENT 8

CAPITAL IMPROVEMENTS

9J-5.016
reference

- (3)(a) **Goal 8.1** Sumter County shall take the necessary steps to insure that needed capital facilities will be provided in order to maintain adopted level of service standards and foster efficient and planned growth throughout the County.
- (3)(b)1 **Objective 8.1.1** Sumter County shall maintain standards for levels of service for each type of public facility, determine what capital improvements are needed in order to achieve and maintain these standards for existing and future populations and to repair or replace existing public facilities.
- (3)(c)4 **Policy 8.1.1.1** Sumter County shall maintain the following set of Level of Service (LOS) Standards which are a part of the Comprehensive Plan and which are used to maintain the desired level of service of all appropriate capital facilities and services within the County:

Recreation—

A. General:

Facility	Standards
Baseball Fields	1/2,500
Basketball Courts	1/2,500
Boat Ramps(2)	2 linear ft./1,000
Fishing (Fresh)	demand(1)
Golf	1/25,000
Game Rooms	1/10,000
Handball	1/20,000
Hiking	1 mile/10,000
Hunting (acres)(3)	demand(1)
Motocycling	demand(1)
Multi-Use Rooms	1/4,000
Neighborhood Centers	1/25,000
Picnicking	demand(1)
Playgrounds	1/300 (ages 3-12)
Shuffleboard Courts	1/1,000 (+60 yrs)
Softball	1/2,000
Swimming (Fresh)	demand(1)
Tennis	1/2,000
Volleyball	1/10,000

Notes: 1. There are no existing standards for these facilities, need is determined by demand and/or natural resource opportunities available.

2. Assume that one boat ramp is 10 linear feet and equals 1 facility.

3. There are 59,061 acres of land available for hunting on state-owned lands.

B: For The Tri-County Villages DRI the following recreation level of service will apply:

Activity	Standard
Golf Course	1 Hole/100 du
Clubhouse	1 Hall/2500 du
Swimming Pools	1 Pool/2000 du

Tennis Courts	1 Court/1000 du
Golf Driving Range	1 Tee/150 du
Bocci Ball Courts	1 Court/1000 du
Horseshoe Courts	1 Court/1500 du
Recreation Trail Miles	1 Mile/1000 du
Pickleball Courts	1 Court/1000 du
Softball Fields	1 Field/3000 du

C. For The Villages of Sumter Sector Plan, the following recreation LOS standards will apply:

Activity	Standard
Golf Course	1 hole/100 du (1 18-hole course/1,800 du)
Clubhouse	1 hall/5,000 du
Swimming Pool	1 pool/1,000 du
Tennis Courts	1 court/600 du
Golf Driving Range	1 tee/400 du
Bocci Ball	1 court/400 du
Horse Shoes	1 court/1,000 du
Recreation Trail	1 mile/1,000 du
Pickleball	1 court/750 du
Softball	1 field/5,000 du

Traffic Standards

- Sumter County adopts the FDOT LOS standards of Rule 14-94, Florida Administrative Code, for roadways on the Florida Intrastate Highway System (FIHS), Strategic Intermodal System (SIS), and roadways funded through the Transportation Regional Incentive Program (TRIP). These standards, based on peak hour, are as follows:

FIHS/SIS Facility	From	To	Required FDOT LOS Standard Based on Rural Classification
SR 44	Citrus County line	SR 93/I-75	B
SR 93/I-75	Hernando County line	Marion County line	B
SR 94/Florida Turnpike	Lake County line	SR 93/I-75	B
TRIP Facility			
None	N/A	N/A	B

- Sumter County adopts the following minimum peak-hour level-of-service standards for roadways not part of the FIHS, SIS, or TRIP:

LOS D for roadways within or adjacent to the Urban Development Area as shown on the Future Land Use Map

LOS C for roadways outside and not adjacent to the Urban Development Area as shown on the Future Land Use Map

Potable Water -

The County hereby adopts the following level of service standards for potable water system design capacity:

- The average daily flow rate shall be 169 gallons per capita per day;

in the Schedule of Capital Improvements.

d. Any act, or failure to act, that causes any project listed in the Schedule of Capital Improvements of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated shall be effective only if the act causing the delay is subject to one of the following:

1. Projects providing capacity equal to or greater than the delayed project are accelerated within or added to the Schedule of Capital Improvements in order to provide capacity for public facilities in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the project, or;

2. Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule, or;

3. Amendment of the plan to reduce the adopted standard for the level of service for public facilities until the fiscal year in which the delayed project is scheduled to be completed.

(3)(c)7 Policy 8.1.3.3 Sumter County shall include in the capital appropriations of its annual budget (i.e., a "capital budget") all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year. The County may omit from its annual budget any capital improvements for which binding agreement(s) have been executed with another party to provide the same project in the same fiscal year. (9J-5.016.)

(3)(c)6 Policy 8.1.3.4 Sumter County shall determine, prior to the issuance of development orders, whether there is sufficient capacity of public facilities to meet the standards for levels of service for existing development and the impacts of proposed development concurrent with the construction of such development. The County shall make this determination pursuant to a concurrency management system that shall be adopted as Appendix A to this plan. (9J-5.016.)

(3)(c)5 Policy 8.1.3.5 , Sumter County shall maintain Land Development Regulations that establish the criteria for determining the vested rights of previously issued development orders and also establish the procedures for reserving capacity of public facilities needed to address the impacts of such vested development orders. (9J-5.016.)

(3)(b)3 **Objective 8.1.4 Sumter County shall coordinate land use decisions with fiscal resources through the maintenance of a financially feasible Schedule of Capital Improvements that are needed to maintain adopted level of service standards for existing and future public facility needs.**

(3)(c)9 Policy 8.1.4.1 All public facility improvements shall be consistent with the goals, objectives and policies of the appropriate elements of this Comprehensive Plan.

(3)(c)9 Policy 8.1.4.2 Projects in the Schedule of Capital Improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Future Land Use Element of this Comprehensive Plan. Individual land use decisions shall be consistent with the Comprehensive Plan.

Objective 8.1.5 Implement School Concurrency

~~The County hereby incorporates by reference the School Board's Five-Year financially feasible Work Program (adopted by the Sumter County School Board on October 1, 2007) that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on adopted level of service standards for public schools and to correct any school deficiencies. This reference will aid in the timing management of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure~~

~~adequate school capacity is available consistent with adopted level of service standards for public school concurrency.~~

~~Policy 8.1.5.1 Consistent with the Interlocal Agreement, the School Board and County agree to apply the following standards for school concurrency district wide to all of the same type of schools in Sumter County:~~

DISTRICT WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special Purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE student enrollment
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special Purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE student enrollment

~~Policy 8.1.5.2 The County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.~~

~~Policy 8.1.5.3 The School Board, in coordination with the County, shall annually update the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the five year planning period. The School Board and County shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5 Year district facilities work plan, the plans for the municipalities and County, as necessary, and updates to the concurrency service area map. The annual plan amendments shall continue to be financially feasible and the level of service standards will continue to be achieved and maintained.~~

~~Policy 8.1.5.4 The County and School Board shall coordinate an annual review of the element to review enrollment projections and evaluate and update procedures for annual update process.~~

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities' and County's Growth Reports Provided to School Board
April 15	Staff working group meeting regarding enrollment projections and any proposed amendments to the school related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board's adoption of Educational Facilities Plan
September 1	Update of Five Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans

**Public Schools Facilities Element
Proposed Amendments**

ELEMENT 9

PUBLIC SCHOOL FACILITIES ELEMENT

Goal 9.1 COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM

Collaborate and coordinate with the School Board of Sumter County (School Board) to ensure high quality public school facilities which meet the needs of Sumter County's existing and future population.

Objective 9.1.1 Coordination and Consistency

The County and Cities shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County and Cities' comprehensive plan and public school facilities programs, such as:

- 1. Greater efficiency for the School Board, the County and Cities by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;**
- 2. Improved student access and safety by coordinating the construction of new and expanded schools with road, sidewalk, bicycle paths, turn lanes and signalization construction programs;**
- 3. The location and design of schools with parks, ball fields, and other community facilities such as libraries or community centers to take advantage of shared use opportunities; and,**
- 4. The expansion and rehabilitation of existing schools so as to support neighborhoods. If the level of service is exceeded causing a capacity deficiency the School Board shall explore expansion and rehabilitation of the existing facility prior to constructing a new facility.**

~~Policy 9.1.1.1 Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students generated by the property seeking a change, the County may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development, if no school capacity exists and no proportionate share mitigation options have been agreed to by the School Board.~~

Policy 9.1.1.2¹ In cooperation with the School Board and Cities (Bushnell, Center Hill, Coleman, Webster and Wildwood), Sumter County will implement the Interlocal Agreement for Public School Facility Planning for the County of Sumter, Florida between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive plan amendments, rezonings, and development approvals;
7. Education Plan Survey and Five-Year District Facilities Work program;
8. Co-location and shared use;

- school sites;
3. The co-location of parks, recreation and community facilities with school sites;
 4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
 5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
 6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
 7. The inclusion of school bus stops and turnarounds in new developments;
 8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
 9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
 10. Available school capacity or planned improvements to increase school capacity; and,
 11. Whether the proposed location is consistent with school design and planning policies.

~~Objective 9.1.5 Implement School Concurrency~~

~~Manage the timing of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency. Level of Service (LOS) standard shall be adopted in order to endure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.~~

~~Policy 9.1.5.1 Sumter County and the School Board shall adhere to the "Sumter County Interlocal Agreement for School Facilities Planning and Siting", as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Consistent with the Interlocal Agreement, the School Board and the County agree to the following standards for school concurrency in Sumter County:~~

~~The uniform methodology for determining if a particular school is overcapacity shall be determined by the School Board and adopted into the County's Comprehensive Plan. The School Board hereby selects Department of Education permanent capacity as the uniform methodology to determine the capacity of each school. The Level of Service standard shall be 90% of Permanent FISH Capacity for schools other than Special Purpose Schools and School in the Workplace Charter Schools. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.~~

- ~~1. **Level of Service Standard:** Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as follows, and are hereby adopted in the County's Public School Facilities Elements and Capital Improvements Element:~~

DISTRICT-WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special Purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE charter

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained each year over the five years of the Capital Facilities Plan. If the impact of the project will not be felt until years 2 or 3 of the Five Year Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured, through School Board funding, the proportionate share mitigation process, or some other means.

2. ~~Concurency Service Areas:~~ The concurrency service areas shall be the current attendance zones, as shown in the Interlocal Agreement. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to this Interlocal Agreement by all parties. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and can be achieved and maintained each year over the five years of the Capital Facilities Plan. Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors such as change in the use of facilities. Concurrency service areas shall be designed and have the boundaries modified so that the adopted level of service will be able to be achieved and maintained each year over the five years of the capital facilities plan, and so that

the five year capital facilities plan is financially feasible.

3. ~~Student Generation Rates:~~ Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the County and Cities comprehensive plan. The school enrollment projections will be included in the tentative district educational facilities plan provided to the County and Cities each year as specified in subsection 3.1 of the Interlocal Agreement.
4. ~~School Capacity and Enrollment:~~ The County shall amend the concurrency management system in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The County shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:
 - a) Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan within the CSA of the project site or in one or more contiguous CSA's; or,
 - b) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Sumter County. Options shall include the following: (i) School construction, (ii) Contribution of land, (iii) Expansion of existing permanent school facilities to the expansion being less than or equal to the level of service set for a new school of the same category, (iv) Payment for construction and/or land acquisition, (v) Establish a Charter School with facilities constructed in accordance with State Requirements for Educational Facilities (SREF), (vi) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area. Mitigation shall be directed to projects on the School Board's Five Year Capital Facilities Plan satisfying the demand created by that development approval.

~~Policy 9.1.5.2 Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:~~

1. ~~Contribution of, or payment for, acquisition of new or expanded school sites;~~
2. ~~Construction or expansion of permanent school facilities;~~
3. ~~Mitigation banking; and,~~
4. ~~Educational Facility Benefit Districts.~~

~~Mitigation shall be directed to projects on the School Board's Five Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County, and the~~

~~applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation on its Five Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.~~

~~Policy 9.1.5.3 The amount of mitigation required shall be determined by estimating the students generated by the development using the student generation rates applicable to a particular type of development and the local costs per student station applicable to Sumter County, in addition to any land costs for new or expanded school sites, if applicable.~~

Objective 9.1.6: Intergovernmental Coordination

~~Sumter County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.~~

~~On an ongoing basis, Sumter County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.~~

~~Policy 9.1.6.1 On an annual basis, Sumter County shall ask the School Board to provide information from their five year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.~~

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities' and County's Growth Reports Provided to School Board
April 15	Staff working group meeting re enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board's adoption of Educational Facilities Plan
September 1	Update of Five Year Capital Facilities Plan adopted into Cities' and County's comprehensive plans

Objective 9.1.7 Funding

Investigate the possible use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the local school system service provision.

Policy 9.1.7.1 Make decision regarding the use and amount (if applicable) of school impact fees.

Objective 9.1.8 Monitoring and Evaluation

Sumter County and the School Board shall strive to continually monitor, evaluate, and amend the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 9.1.8.1 Sumter County and the Sumter County School Board will coordinate during updates or amendments to the Sumter County Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Policy 9.1.8.2 The School Board, in coordination with the County and Municipalities, shall annually update the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the five year planning period. The School Board, County, and Municipalities shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5-Year district facilities work plan, the plans for the municipalities and County, as necessary, updates to the concurrency service area map. The annual plan amendments shall continue to be financially feasible. and the level of service standards will continue to be achieved and maintained.

Future Conditions Maps

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five year and long term planning periods. The maps of necessity may be general over the long term planning period and do not prescribe a land use on a particular parcel of land.

**Appendix A – Concurrency Management System
Proposed Amendments**

APPENDIX A

Goals, Objectives & Policies

SUMTER COUNTY CONCURRENCY MANAGEMENT SYSTEM

REQUIREMENT and PURPOSE - Florida's 1985 Growth Management Act mandates that all local government comprehensive plans require that 'public facilities and services needed to support development shall be available concurrent with the impacts of such development'. However, the 2011 Growth Management Act significantly revised the concurrency mandate. The 2011 legislation removes the mandate and allows for the local option for the implementation of transportation, parks and recreation, and public school concurrency. Pursuant to this mandate, policies throughout the Sumter County Comprehensive Plan require that the issuance of development permits be contingent upon the availability of public facilities and services at the levels of service adopted in the plan. To successfully implement this requirement, the following review and monitoring standards and procedures are established as Sumter County's Concurrency Management System.

DEFINITIONS - For purposes of the concurrency management system, these words/terms shall have the following meanings:

Concurrency means a condition whereby the impacts of a development project do not reduce the level of service on required public facilities and services below the standard adopted in the Sumter County Comprehensive Plan.

Development Approval shall mean county approval of a development where such approval stops short of actually granting the developer the right to begin physical construction of a project. Such development approval may include, but is not necessarily limited to, rezoning and subdivision/Planned Unit Development preliminary or master plan approval.

Development Permit shall mean county approval of a project which includes the right to construct actual physical improvements. Such development permit may include, but is not necessarily limited to, site plan approval, building permit, subdivision or Planned Unit Development engineering plan approval and Development Orders for Developments of Regional Impact.

Concurrency determination shall mean the County's evaluation of a project for concurrency, whether as part of the review of an application for development approval or simply at the request of a developer.

Certificate of Concurrency shall mean a certificate issued by the County, along with a development permit, that indicates that, as of the date of the Certificate, a determination has been made that concurrency will be met for all required public facilities and services.

PUBLIC FACILITIES AND SERVICES FOR WHICH CONCURRENCY IS REQUIRED - A concurrency test will be made of the following public facilities and services, for which level of service standards have been established in the Plan:

- ~~1.~~ Roads
- ~~2.~~ Potable Water
- ~~3.~~ Sanitary Sewer
- ~~4.~~ Solid Waste
- ~~5.~~ Drainage
- ~~6.~~ Recreation

CONCURRENCY STANDARDS - To be determined concurrent, a project shall not lower the existing levels of service of public facilities and services below the adopted levels of service in this Plan. A project will be deemed concurrent if one of the following standards is met:

1. The necessary public facilities and services are in place, or under construction, at the time a development permit is issued;
2. The development permit is issued subject to the condition that the necessary public facilities and services will be in place concurrent with the impacts of the development;
3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development;
4. The necessary public facilities and services are included in the County's adopted five-year Capital Improvements Program, as provided below, and are projected to be available concurrent with the impacts of development:

- a. The five-year Capital Improvements Program and the Capital Improvements Element of the Sumter County Comprehensive Plan is a realistic, financially feasible program based on currently available revenue sources.
 - b. The five-year Capital Improvements Program includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.
 - c. The five-year Capital Improvements Program identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by funded year, how the dollars will be allocated.
 - d. The five-year Capital Improvements Program identifies the year in which actual construction or provision of public facilities and services projects will occur and only those projects scheduled for completion within the first three (3) years of the five-year program will be utilized for concurrency determination.
 - e. A plan amendment will be required in order to eliminate, defer or delay construction of any public facilities and services which is needed to maintain the adopted level of service standards.
5. ~~The necessary roadway facilities are included in the adopted five-year work program of the Florida Department of Transportation, as provided below, and are projected to be available concurrent with the impacts of development:~~
- ~~a. The five-year work program identifies the year in which actual construction or provision of roadway projects will occur and only those projects scheduled for completion within the first three (3) years of the five-year program will be utilized for concurrency determination.~~
 - ~~b. A plan amendment will be required in order to eliminate, defer or delay construction of any roadway project which is needed to maintain the adopted level of service standards.~~

CONCURRENCY DETERMINATION

1. Sumter County will provide level of service information for all required public facilities and services as set forth in the Sumter County Comprehensive Plan. 1991-2001.
2. General Concurrency Test - In general, the concurrency test for public facilities and services will compare the public facility capacity needs of a proposed

development to the available capacity of public facilities. The following 'capacity accounting' sequence shall be used:

$$\begin{array}{rcl}
 \text{Step A} & & \text{Current Capacity} \\
 & + & \underline{\text{Programmed Capacity (at time of impact of development)}} \\
 \text{_____} & = & \text{Total Capacity}
 \end{array}$$

$$\begin{array}{rcl}
 \text{Step B} & & \text{Total Capacity} \\
 & - & \text{Current Demand} \\
 & - & \underline{\text{Capacity Reserved, But Not Yet Used (development permits, vested development)}} \\
 & = & \text{Capacity Available for New Development}
 \end{array}$$

$$\begin{array}{rcl}
 \text{Step C:} & & \text{Capacity Available for New Development} \\
 & - & \underline{\text{Capacity Required for Specific Applicant}^*} \\
 & = & \text{Surplus (Concurrent) or Deficit (Not Concurrent)}
 \end{array}$$

~~* Any proposed project generating more than 500 vehicle trips a day will be required to provide a trip distribution model.~~

- a. If the concurrency test information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service is available at the date of determination.
- b. If the concurrency test indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service is not available at the date of determination.

~~3. Alternative Concurrency Test for Roadways—If the preliminary level of service information indicates a level of service failure, the developer has the alternative of preparing a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, Special Report 209 (1985) or a Speed and Delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office, in its Manual for Uniform Traffic Studies, subject to the following:~~

- a. ~~If the developer chooses to do a more detailed analysis, the following procedures will be followed:~~

- 1) ~~Department staff will provide the developer with the acceptable methodology for preparing the alternative analysis.~~
 - 2) ~~The developer will submit the completed alternative analysis to Department staff for review.~~
 - 3) ~~Department staff will review the alternative analysis for accuracy and appropriate application of the methodology.~~
- b. ~~If the alternative methodology, after review and acceptance by the Department staff, indicates an acceptable level of service where the comprehensive plan indicates a level of service failure, the alternative methodology will be used as follows:~~
- 1) ~~If at the application for development approval stage to obtain a Concurrency Determination Roadways. This is a non-binding determination that adequate roadway facility capacity and level of service are available at date of application approval.~~
 - 2) ~~If at the application for development permit stage to obtain a Certificate of Concurrency Roadways.~~

CONCURRENCY MANAGEMENT PROCEDURES - In response to the need to ensure concurrency, Sumter County shall take the following actions:

1. The Sumter County Planning & Zoning Department (Department), in cooperation with the Sumter County Public Works Department, shall establish systems and procedures for monitoring capacity and levels of service for all required public facilities and services, and for review of all proposed development for concurrency. Such measures shall include:
 - a. Monitoring - All required public facilities and services shall be routinely monitored for current capacity, use and level of service.
 - b. Concurrency determination:
 - 1) By request to the Department, a developer may determine if there is sufficient capacity to accommodate his project. The Department shall make an informal non-binding determination of where there appears to be sufficient capacity in public facilities and services to satisfy the demands of the proposed project, and where there appears to be insufficient capacity.