



# *Concurrency Management System*

The Florida Growth Management Act [Chapter 163, Part II, F.S.] requires local comprehensive plans to coordinate the provision of public services and facilities with the demands of existing, committed, and planned development. This is accomplished in Pinellas County through several avenues, the most important of which are the annual review of the Capital Improvements Element, the adoption of level of service standards for seven public services and facilities, and the application of the County's Concurrency Management System.

On December 19, 1989, Pinellas County adopted an ordinance to implement a concurrency management system directed at ensuring the ability of the County's public services and facilities to meet the needs of existing and committed development. The most recent annual Concurrency Test Statement (an annual assessment of the County's ability to meet its adopted Level of Service Standards) was adopted by the Board of County Commissioners on October 16, 2007, and states that public services and facilities required to support development, with the exception of certain roadways (primarily state facilities), were providing an adequate level of service.

The Pinellas County Concurrency Management System contains the procedures and processes that the County uses to ensure that development orders and permits when issued do not cause a reduction in the level of service below the adopted standards in the Comprehensive Plan for roadways, potable water, sanitary sewer, solid waste, drainage, recreation, and mass transit services and facilities. The day-to-day application of the Concurrency Management System depends upon the annual adoption of a Concurrency Test Statement by the Board of County Commissioners. The Concurrency Test Statement is a status report on the ability of public services and facilities to meet the demands of existing and projected development and provide an acceptable level of service. The Statement is adopted by ordinance each year and provides a summary of existing level of service conditions for utilities, recreation/open space, drainage, County and State roads, and mass transit. An important intergovernmental coordination process associated with the Statement is the Metropolitan Planning Organization's annual program to determine through the MPO's Technical Coordinating Committee the existing level of service conditions on State and County roads throughout Pinellas County. The Committee's results, as approved by the MPO, are used by County staff in preparing the annual Concurrency Test Statement for adoption by the Board of County Commissioners.

When determining the ability of a municipal service or facility to provide an acceptable level of service for unincorporated areas within a municipal service area, the County relies upon information from the applicable jurisdiction indicating capacity availability.

The annual assessment conducted in preparing the Concurrency Test Statement identifies what, if any, public facilities are not providing an acceptable level of service based on existing and projected development. It also identifies constrained and backlogged County and State roads, and contains provisions and measures that apply within the corridors of constrained and

backlogged roads to prevent additional deterioration of facilities operating at, near or below the adopted level of service standard.

The Test Statement, adopted at a public hearing, easily allows local governments and the general public to identify those areas of the County where public services and facilities are not adequate to meet adopted level of service standards. Development within these areas is either not authorized or is authorized with conditions identified within the Concurrency Management System section of the Land Development Code or within the Concurrency Test Statement.

The results of the Concurrency Test Statement are also used when Pinellas County prepares its annual capital improvement budget and updates its Capital Improvements Element. Existing deficiencies identified in the Test Statement are useful when establishing priorities for scheduling projects. This annual budget process is also used to evaluate infrastructure needs as shown in the various Plan elements or based on other capital improvements (such as the School Board's Five-Year Work Program) and to incorporate them into the capital improvements schedule in anticipation of future demands. For example, the schedule for road improvements will respond to the need for any needed road improvements to be in place before a new public school opens its doors.