

**Orange County Government**

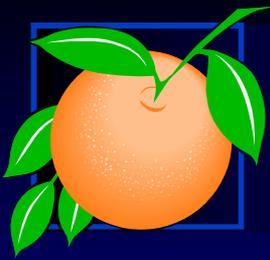
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**Concurrency Management  
Process & Administration**

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**Regulatory Streamlining Taskforce**

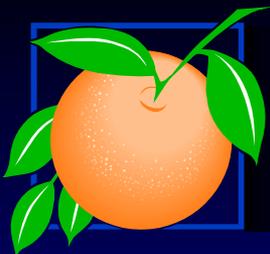
**May 24, 2012**



# PRESENTATION OUTLINE

- **Concurrency Process**
- **Economic Incentives**
- **Customer Concerns**
- **Summary**

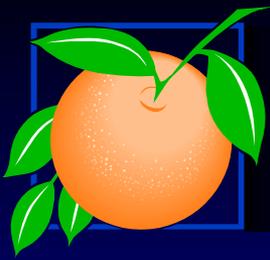




# Concurrency Process

## What is Concurrency?

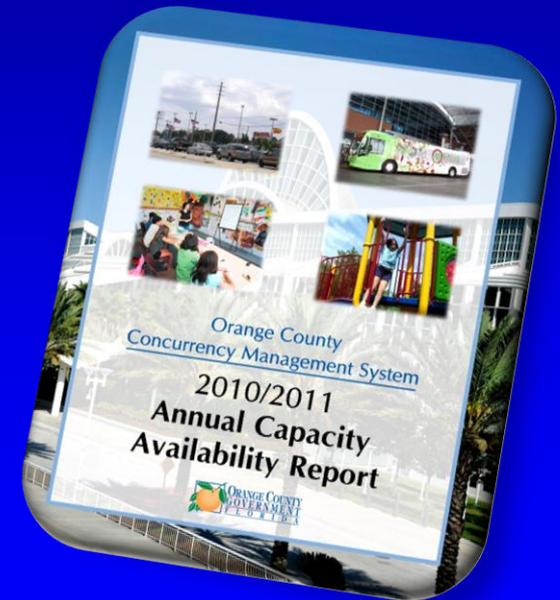
- **Legislation requiring that public facilities and services needed to support development be available “concurrent” with those impacts**
- **Recently made optional for local governments**
- **Orange County continuing with current policy until final decisions made on transition**

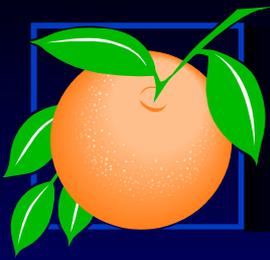


# Concurrency Process

## Concurrency Management (CMO)

- **Concurrency Management Office**
  - **Receives applications**
  - **Compiles agency reviews**
  - **Issues determinations**
  - **Collects reservation fees**
  - **Maintains records & files**
  - **Capacity banks and reports**
  - **Assessment of impact fees**



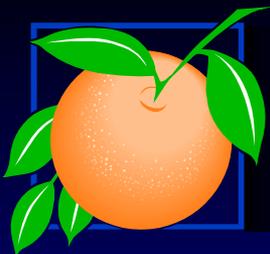


# Concurrency Process

## Concurrency Management

- **Concurrency Reviews**
  - **Roads**
  - **Schools**
  - **Parks**
  - **Water**
  - **Wastewater**
  - **Solid waste**
  - **Storm water**
  - **Mass transit**

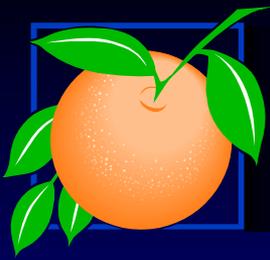




# Concurrency Process

## When Is Concurrency Required?

- **Per County Ordinance:**
  - **Commercial Site Plans**
  - **Non-residential Subdivision Plan**
  - **Development Plans (DPs)**
  - **Preliminary Subdivision Plans (PSPs)**
- **(Unless Granted Vested Rights)**



# Concurrency Process

## Application Process (Encumbrance)

- Applications reviewed by agencies responsible for determining impact of project on facilities
- Determinations made by Concurrency Office for single response to applicant for status
- Approved projects encumbered for 180 days with up to six 30-day extensions on request



# Concurrency Process

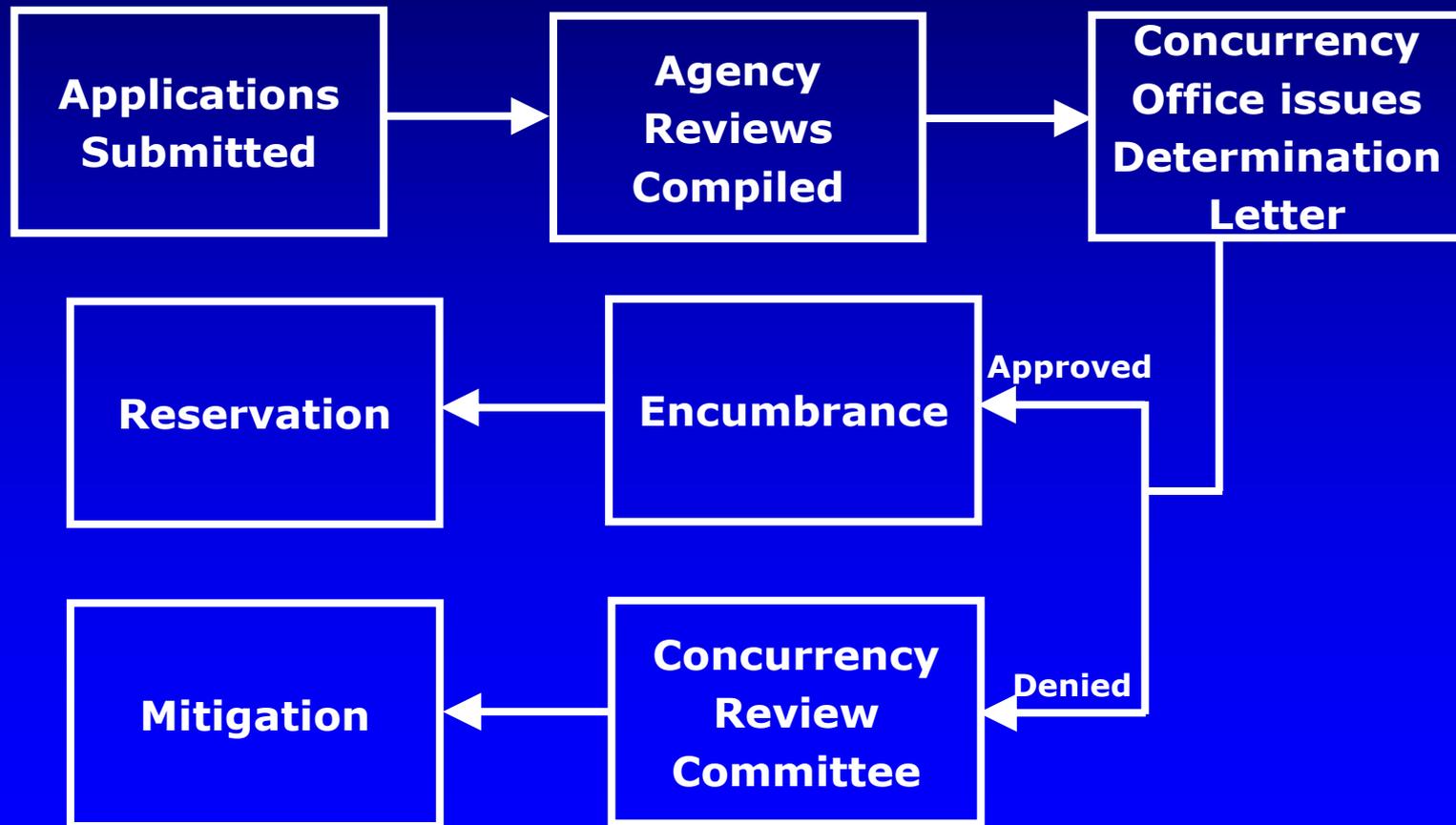
## Application Process (Reservation)

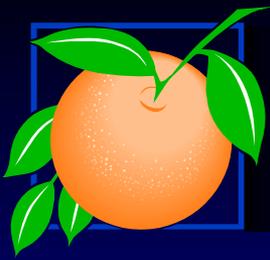
- **Reservation fees (pre-paid impact fees)**
  - **Fixed reservations (1 - 3 years): equal payments of reservation fees due annually**
  - **Flexible reservations (3 yrs): paid in full**
- **Reservation fees applied toward impact fee payments at permitting**



# Concurrency Process

## Application Process





# Concurrency Process

## Exempt Residential Development includes:

- De minimis **impacts**
- Single platted residential lot of record
- Approved building permits or site plans
- Amendments, alterations, or accessory buildings that do not create significant impact
- **(Affordable Housing) Age restricted developments, government owned residential, group living facilities**
- DRI with filed application prior to May 1, 2005 or with DO prior to July 1, 2005
- Any Residential Development with Vesting Letter for purposes of school concurrency
- Commercial Vesting?????
  
- **Residential vs Commercial**
- **Program Areas – Schools vs all disciplines**



# Concurrency Process

## Appeal Process

**Staff**

**CMO**

**CRC**

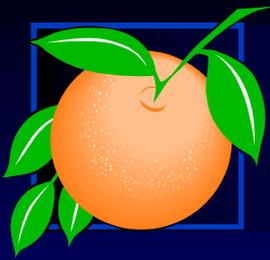
**DRC**

**BCC**



### Concurrency Review Committee

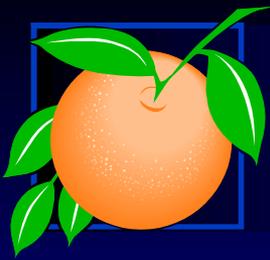
- Appeals/mitigation
- Prop-share agreements
- Reservation extensions
- Special permit exemptions
- CMO oversight/review



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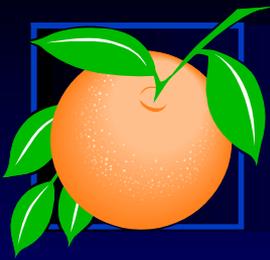




# **Economic Incentives**

## **Economic Incentive Ordinance**

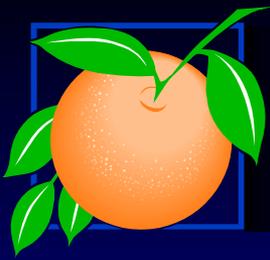
- **CEL approval for one year**
- **Two year extension of reservations**
- **Payment plan – 10% per year**
- **25% reduction to reservation fees**



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# Economic Incentives

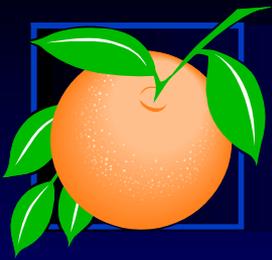
## School Concurrency Fees

- OCPS and County conduct internal fee analyses
- County collects fees and remits to OCPS

## Transportation Concurrency Fees

- Study underway by consultant for County fees
  - ???????
  - ???????
- For Transportation
  - AMA Policies and Concurrency Exemption

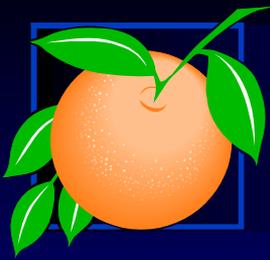




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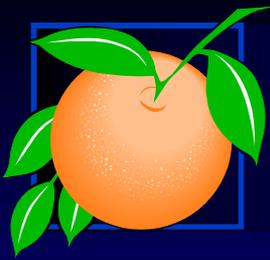
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# Customer Concerns

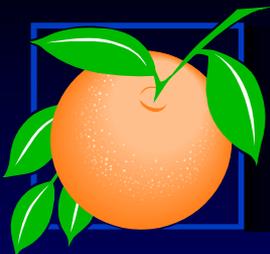
- **Processing Times**
- **Timing of Concurrency Reservation**
- **Payment of Fees (Processing and Reservation Fees)**
- **Flexibility in Administration**
- **Technology Improvements**
  - **Data required for application**
  - **Administration of process**
- **Staffing and Training**



# Summary

- **Concurrency Management Office administers process**
- **Concurrency Ordinance is under review for updates**
- **Customer service and accountability are priorities**





# **Orange County Government**

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## **Concurrency Management Process & Recommendations**

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**Regulatory Streamlining Committee**

**May 24, 2012**