

CITY OF LAKE WALES

CONCURRENCY MANAGEMENT SYSTEM

6/10/2005



PART I In General

PART II Capacity of Concurrency Facilities

PART III Initial Concurrency Status Report

INTRODUCTION

Ordinance 2005-06 established a “concurrency management system” to evaluate development applications to ensure that adequate capacity in required public facilities is or will be available to serve the proposed development at the time it is required. In accordance with Florida Statutes §163.3180, public facilities subject to the concurrency management system are:

Sanitary sewer	Roads
Potable Water	Recreation & Open Space
Solid Waste	Drainage

The demand on each public facility is calculated through the use of the Level of Service (LOS) Standard for that facility or service adopted by the City of Lake Wales Comprehensive Plan and set forth in Part II of this document. No development permits or orders may be issued that will cause a public facility or service to operate below the adopted level of service standard. Consistent with Florida law, public facilities to serve the new development must be in place no later than the issuance by the City of a certificate of occupancy (CO) or its functional equivalent.

The concurrency management system is intended to serve the long term interests of the citizens of Lake Wales by monitoring the capacity of public facilities to prevent the degradation of adopted levels of service.

The system does not, however, serve as a guarantee to any person or property owner that a particular level of service or amount of capacity currently exists or will exist in the future on a particular public facility at any given point in time.

DEFINITION OF CONCURRENCY MANAGEMENT TERMS

The following definitions apply to concurrency management rules and regulations:

Building Permit: For purposes of the concurrency management system, a permit may authorize the construction of a new building, expansion of floor area, or an increase in the number of dwelling units contained in an existing building, or a change in use.

Capacity: The availability of a public service or facility to accommodate users, expressed in an appropriate unit of measure, such as gallons per day or average daily trips.

Capacity, Available: Capacity that can be reserved or committed to future users for a specific public facility.

Capacity, Committed: The amount of capacity that has been committed to accommodate existing developments, developments, which have been issued a final development order, committed development, and vested developments.

Capacity, Reserved: Capacity that has been removed from the available capacity pool and allocated to a particular property for a set period of time.

Certificate of Occupancy: A document issued by the building official allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances.

Concurrency Facilities: Public facilities and services for which a level of service must be met concurrent with the impacts of development or an acceptable deadline, as mandated in the City of Lake Wales

Comprehensive Plan pursuant to Chapter 163, FS, and 9J-5.0055, FAC, shall include: Sanitary Sewer, Potable Water, Solid Waste, Roads, Recreation & Open Space, and Drainage.

Concurrency Management Monitoring System: The data collection, processing and analysis performed by city staff to determine available capacity for concurrency facilities. Data utilized shall be the most current reliable information available to the City.

Concurrency Management System (CMS): The procedure and process that the City uses to ensure that no development order or building permit is issued by the City unless the necessary concurrency facilities are available or are assured to be available consistent with the City's Comprehensive Plan. The procedure and process is also intended to ensure that sufficient capacity for concurrency facilities are available to meet and maintain adopted levels of service. As part of the CMS, the City shall operate and maintain a concurrency management monitoring system.

Concurrency Review: An evaluation by the Planning and Development Director and staff based on adopted level of service standards to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development, as defined in this CMS. If such facilities are not available, the developer of a proposed development shall bear the cost of providing public services and facilities at the level of service defined by the Comprehensive Plan and concurrent with the impacts of a proposed development.

Concurrency Status Report: A status report prepared by the City identifying available concurrency facility capacity. The status report shall be produced, modified and adjusted from time-to-time as a result of the reservation of capacity or other act that alters the availability of concurrency facility capacity.

Design Capacity: The potential or suitability for holding, storing or accommodating the demands upon a concurrency facility.

Development Agreement: An agreement between the City and another party associated with the development of land or the provision of public infrastructure, which may include development agreements defined pursuant to §163.3220, FS, or as may be associated with development orders issued pursuant to §380.01, FS.

Level of Service (LOS): An indicator of the operational efficiency of service provided by a concurrency facility.

Level of Service Standard: The adopted volume of demand required for each concurrency facility to achieve acceptable operational efficiency.

"Proceeding in Good Faith" : Tangible and continuing actions taken by an applicant of an approved final development order to perform actual project construction and implementation leading to completion of a final development plan within a reasonable period of time.

Vested Rights: A development order shall be deemed "vested" and not subject to requirements of concurrency management if development circumstances meet criteria for common law or statutory vesting, as defined below. All "non-vested" development or development orders are subject to all requirements of this CMS.

Vested Rights, Common Law: A right not created by statute or the provisions of the City of Lake Wales Comprehensive Plan which would authorize the development of real property or the continued development of real property notwithstanding the provisions of the City's Comprehensive Plan. The City may find such vesting to exist whenever the applicant proves by a preponderance of evidence that the real property owner, acting in good faith upon some act or omission of the City has made a substantial change in the position or

has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the real property. The assignment of the particular zoning classification or the assignment of a particular land use designation to parcel of real property does not guarantee or vest any specific development rights to any person or entity as to said real property.

Vested Rights, Statutory: A statutory right to develop or to continue the development of real property pursuant to the provisions of §163.3187(8), FS, or its successor provisions. Such vesting may be found to exist if a valid and unexpired final development order was issued by the City prior to the March 15, 2005, if construction has commenced on the subject development and the development is in the process of being completed or further development is continuing in good faith. Statutory vesting does not occur unless all material requirements, conditions, limitations and regulations of the development order have been met and are being maintained.

COMPONENTS OF CONCURRENCY MANAGEMENT SYSTEM

The concurrency management system (CMS) has three components:

1. *Inventory of public facilities and capacities.* City staff must maintain an inventory of existing public facilities for which Level of Service (LOS) Standards have been adopted and for which concurrency is to be determined. The inventory includes: the existing condition and total capacity for each facility, the reservations of capacity that have been granted for proposed development and an estimate of when the capacity will be utilized as development progresses, and the remaining available capacity in the facility.
2. *Concurrency review of proposed developments.* Each development application must be reviewed to determine if adequate capacity is or will be available to serve the proposed development.
3. *Schedule of improvements to public facilities.* A program must be conducted by the City to implement improvements to public facilities to correct deficiencies or expand capacity to adequately serve existing and new development. The program will include capital projects in the City's capital facilities budget and improvements required of new development.

The city manager will provide an annual concurrency status report to the city commission. The initial report will be presented at the second regularly scheduled meeting in June, and subsequent reports will be presented at the second meeting in January. The report will include in the reserved and committed capacity inventory, as applicable, all developments for which permits and approvals were issued prior to March 15, 2005, provided they meet the vesting requirements for reservations of capacity or certificates of concurrency.

INVENTORY OF FACILITIES & CONCURRENCY STATUS REPORT

The annual concurrency status report to the city commission on the inventory of public facilities must include:

1. the status of the City's public facilities in relation to the adopted levels of service,
2. a tally of capacity reservations and commitments granted during the year,
3. an analysis of when reserved and committed capacity will be utilized as development progresses
4. available capacity in each facility, and

5. an evaluation of improvements completed or planned to maintain adopted levels of service.

CONCURRENCY REVIEW

Applicability

A review to determine compliance with concurrency requirements will be conducted by the planning and development department for all development and land uses in the City of Lake Wales unless specifically exempted by Ordinance 2005-06. Verification of compliance with concurrency requirements is required prior to the issuance of a site development permit, a building permit, or a certificate of use and prior to approval of services for land uses outside of the city limits. Developments with permits or approvals issued prior to March 15, 2005 are vested for reservations of capacity or certificates of concurrency as provided in sec. 23-704.4.c. and d. of Ordinance 2005-06.

Burden of Proof

The applicant bears the burden of showing compliance with the adopted levels of service and meeting the concurrency test. The administrative official will direct the applicant to the appropriate staff to assist in the preparation of the necessary documentation and information.

Concurrency Review Process

a. Development impact data.

The applicant for approval of a preliminary subdivision plat, a preliminary planned development project plan, a major or minor site plan, a site development permit, a building permit for a new structure or expansion of a structure, a change of use, or any application for services must submit required development impact data on the proposed development at the time of application. Submission of development impact data is also required for the establishment of new land uses or changes in land use (see Ord. 2005-06, sec. 23-213) regardless of whether construction is proposed on the property.

The planning and development department will provide applicants with a schedule of impact factors for use in estimating impacts.

Development impact data required from the applicant:

1. **Sanitary sewer.** For residential developments, projected sanitary sewer flow of the proposed development, based upon the projected number of residents and the LOS Standard of 100 gallons per person per day. For nonresidential development, projected volume of sewer flow. Additional information on the characteristics of the proposed sanitary sewer flow may also be required by the director of public works to assess impacts to the wastewater treatment plant.
2. **Potable water.** For residential developments, projected potable water demand of the proposed development, based upon the projected number of residents and the LOS Standard of 122 gallons per person per day. For nonresidential developments, projected daily water usage.
3. **Solid waste.** Projected solid waste to be generated by the proposed development, based upon the LOS Standard of 7.3 pounds per person per day for residential development. For nonresidential developments, projected daily solid waste generation.
4. **Roads.** Preliminary traffic generation information, including estimated number of trips and

estimated impact upon roadways adjacent to the proposed development or use must be provided with applications for preliminary subdivision plats, preliminary planned development project plans, major and minor site plans and changes of use. Local and minor collector roads are considered project-level facilities, to be provided by the developer. A certificate of transportation concurrency from Polk County is required prior to the issuance of a site development permit.

5. **Recreation and Open Space.** (Residential developments only.) The number of residents projected in residential subdivisions, planned development projects and multi-family developments or buildings must be submitted. Also required is a calculation of the acreage of parks required to serve the projected population, based on the LOS Standards per 1,000 people: .25 acres of mini-parks, 1.5 acres of neighborhood parks, 2 acres of community parks, and 3.75 acres of total parks. Mini-parks and neighborhood parks are considered project-level facilities to be provided by the developer. Plans submitted for a site development permit must show all open space and parks in the development as required by the City as a condition of approval of a preliminary subdivision plat, preliminary planned development project plan, or site plan for multi-family development.
6. **Drainage.** Information as required for applications for preliminary subdivision plats, preliminary planned development project plans, and site plans will suffice for review of drainage concurrency. Drainage is considered a project-level facility to be provided by the developer. A copy of the storm water management permit or exemption letter from the Southwest Florida Water Management District is required prior to the issuance of a site development permit (Ord. 2005-06, sec. 23-217).

b. Impact assessment

The administrative official will review the impact data for the proposed development in consultation with the director of public works, the development review committee, and Polk County departments, as applicable. The "inventory of public facilities and capacities" maintained by the City will be the basis for determining available capacities. The administrative official will make a report on each application stating the findings of the concurrency review, including information or findings provided by Polk County in regard to roadway impacts, solid waste capacity, or other matters under the county's jurisdiction. The report may include recommendations on addressing concurrency deficiencies, including developer contributions. The report will be used by the permitting authority, (the administrative official, the building official, the director of public works, the planning board, and/or the city commission, as applicable), in deciding upon the application.

c. Reservation of capacity

1. Granting of reservation.

- A. *Reservation upon plan approval.* If capacity in all required facilities is found to be adequate for the proposed development or is reasonably expected to be adequate at the time the project is occupied based on improvements to be undertaken by the city, county, developer, or other entity, a reservation shall be made at the time of approval of a preliminary subdivision plat, preliminary planned development project plan, or preliminary site plan. A reservation may be subject to conditions and will state specifically the extent and nature of the reservation.
 - (1) A reservation for sanitary sewer and water must state specifically the volume of sanitary sewer flow and potable water supply being reserved.
 - (2) A reservation for community parks must state the population to be served and the acreage required.

- (3) Reservations of capacity in roadways, drainage, and solid waste disposal will not be granted by the City.
- B. *Advanced reservations.* For the purposes of planning for facilities expansion, the City may establish procedures for granting reservations of sewer and/or water capacity in advance of submission for preliminary plan or plat approval. Such advanced reservations may be extended to specific classes of development and specific geographic areas to the exclusion of others. Advanced reservations made pursuant to such procedures may require partial, non-refundable pre-payment of impact fees for the facility for which capacity is to be reserved. Provisions of this section concerning impact assessment shall apply to the granting of advanced reservations, but provisions concerning expiration of reservations shall not be applicable.
2. **Effect of reservation.** A reservation of sewer and water capacity is a good faith commitment by the City to provide these services at the adopted level of service standard at the time they are required by the proposed development. However, when the development approval and reservation are conditioned on the completion of an improvement under construction, under contract, or in the current budget or otherwise in the capital improvement element, and the commitment is not reflected in a binding, executed development agreement, the City's commitment is to proceed in good faith, pursuant to a reasonable timetable. The City's commitment does not include a specific timetable for the completion of the improvement to facilitate building permits or construction of the development. The condition operates to meet the concurrency requirement by suspending the final stages of development until the public facilities are available. When the City's commitment is reflected in a binding, executed development agreement, the City is bound to provide facilities pursuant to the terms of the agreement including a specific timetable, and the City can be excused from compliance only in accordance with the terms of the development agreement.
3. **Denial of reservation of capacity.** If there is inadequate capacity in any of the required facilities to serve the proposed development, and the deficiency cannot be reasonably expected to be corrected at the time the project is occupied, the application for a reservation of capacity must be denied. However, the application for a preliminary subdivision plat, preliminary planned development project plan, or preliminary site plan may be approved if the applicant signs an affidavit acknowledging no rights to capacity.
4. **Expiration of reservation.** A reservation of capacity expires one year after approval of a preliminary subdivision plat, preliminary planned development project plan, or preliminary site plan except as provided below. Upon expiration of the reservation, capacity previously granted to the development will be returned to the City's inventory of available capacity. Developments for which approvals of preliminary plats or plans were granted prior to March 15, 2005 will be considered to have a reservation of capacity; the date of the approval of the preliminary plat or plan will be considered to be the date of the reservation and will be used to determine the date of expiration. A reservation will not expire if:
- A. an extension is granted on the approval of the preliminary subdivision plat, preliminary planned development project or site plan to which the reservation is tied and the reservation is specifically extended by the permitting authority, or
 - B. application for a site development permit has been submitted for the development or a phase of the development.
5. **Extension of reservation.** Upon the written request of the applicant prior to the expiration of a

reservation of capacity, the reservation may be extended for one-year periods by the permit granting authority. The permit granting authority is the city commission for subdivisions and planned development projects, the Planning Board for major site plans, and the administrative official for minor site plans. In deciding upon a request for an extension, the permitting authority will consider the progress and effort made by the developer toward obtaining a certificate of concurrency, particularly meeting requirements for application for site development approval (Ord. 2005-06, sec. 23-217) and the demand for the capacity by other developments.

6. **Revocation of reservation.** Failure to comply with a development agreement or conditions of approval on a preliminary subdivision plat, preliminary planned development project plan, or site plan may result in revocation of the reservation of capacity by the permitting authority.

d. Certificate of concurrency

1. **Application for certificate of concurrency.** Fees required for an application for a certificate of concurrency are set forth in Ord. 2005-06, sec. 23-242.
 - A. For developments with a valid reservation of capacity, application for a site development permit will be considered an application for a certificate of concurrency. Application may be made for a phase of a project. Developments with reservations of capacity granted by virtue of a preliminary plat or plan's being approved prior to March 15, 2005 are not exempt from the requirement for a certificate of concurrency, and the administrative official may require the applicant to submit development impact data as for a reservation of capacity under paragraph a of this section.
 - B. An application for a change of use or a building permit not exempt under Ord. 2005-06 will be considered an application for a certificate of concurrency. Development impact data as required for a reservation of capacity must be submitted with the application (see paragraph a of this section).
2. **Review of application.** The application will be reviewed by the administrative official and the director of public works to determine availability of city services.
 - A. For developments where capacity for sewer or water service has been reserved and adequacy is dependent upon improvements to be made by the City, the director of public works will determine whether the needed improvements will be completed concurrent with the demand for the service by the proposed development.
 - B. For applications with no reservation of capacity, such as changes of use or projects not requiring site plan review, review shall follow procedures as for a reservation of capacity.
3. **Issuance of certificate of concurrency.** A certificate of concurrency will be issued for a project, or a phase of a project, upon the approval of a site development permit, or, if no site development permit is required, upon approval of a change of use or upon the issuance of a building permit for a principal structure, provided:
 - A. the reservation of capacity, if issued, for a development has not expired or been revoked,
 - B. the director of public works has approved a commitment for sanitary sewer and potable water service for the development,
 - C. the administrative official has issued a determination that sufficient park land and open space will be available to serve the development at the adopted level of service standard,

- D. the applicant is in compliance with the conditions of approval, if any, for the development,
 - E. certification from Polk County has been received for roadway and solid waste concurrency, and
 - F. a permit or exemption from the Southwest Florida Water Management District for drainage facilities has been issued for the development.
4. **Effect of a certificate of concurrency.** The certificate is a determination by the City that there is adequate capacity in facilities with adopted levels of service or there will be adequate capacity, given improvements to be made by the City or others, to serve the proposed development at the time those services are projected to be required. The certificate commits the City to provide water and sewer service to the development. The certificate must be issued to the owner of the property and may be issued to a designee only upon notarized authorization from the owner.
5. **Denial of a certificate of concurrency.** An application for a certificate of concurrency must be denied by the permit granting authority if any of the requirements of paragraph d.3 of this section are not met.
6. **Expiration of certificate of concurrency.** Except for certificates of concurrency for single family lots platted or in existence prior to March 15, 2005, a certificate of concurrency will expire one year from the date of its issuance if the project has not commenced, and the reservation of capacity in public facilities for the project will be void. A building permit, change of use or site development permit or approval granted prior to March 15, 2005 is considered a certificate of concurrency subject to expiration under this section; the date of the permit or approval is considered the date of the certificate of concurrency.

The administrative official will determine whether the project has commenced in consultation with the director of public works and the building official. Generally, the following will be considered in the determination:

- A. whether site work authorized under a site development permit associated with the certificate has been initiated, and whether there is timely progress; expiration of permits from other agencies, such as the Southwest Florida Water Management District, will be grounds for voiding the certificate of concurrency.
 - B. whether the land use or activity associated with the certificate has been commenced or established,
 - C. whether construction under the building permit associated with the certificate has commenced; expiration of the building permit for the project will be grounds for voiding the certificate of concurrency.
7. **Revocation of certificate of concurrency.** The city commission may revoke a certificate of concurrency if the holder of the certificate has violated conditions of approval pertaining to adequacy of facilities based on the adopted level of service standards.

LEVEL OF SERVICE STANDARDS

The demand on each public facility is calculated through the use of the Level of Service (LOS) Standard for that facility or service adopted by the City in the Lake Wales Comprehensive Plan and set forth below:

LEVEL OF SERVICE STANDARDS	
FACILITY	LEVEL OF SERVICE
Sanitary sewer	Maximum Daily Flow - Average Daily Flow plus 13 percent Average Daily Flow - 100 gallons per capita per day (gpcd) Effluent Quality - Meet or exceed EPA and DEP standards
Potable water	Average Daily Demand - 122 gallons per capita per day (gpcd) Maximum Daily Demand - Average Daily Demand times 1.43 Storage Capacity - One-half Average Daily Demand Pressure - 20 p.s.i. minimum
Solid waste	7.3 pounds per person per day
Roads	Principal Arterials - LOS D Minor Arterials & Collectors - LOS D Other Roadways - LOS C Florida Intrastate Highway System Roadways - LOS C
Recreation and open space	Mini-Parks - .25 acres per 1,000 population Neighborhood Parks - 1.5 acres per 1,000 population Community Parks - 2 acres per 1,000 population Aggregate - 3.75 acres per 1,000 population
Drainage	EXISTING DEVELOPMENT: See Comprehensive Plan, Capital Improvement Element, Objective 2, Policy 2.01 for Flood Protection and Water Quality LOS for all drainage basins. NEW DEVELOPMENT: <i>Streets and Roads</i> - Pavement at or above FEMA 100 year flood plain; <i>Drainage Structures</i> - Ability to transmit the 100-year return period storm with maximum velocity of 5 feet per second; <i>Storm Sewers</i> (inlets, manholes, storm sewer lines) - Designed to handle the 3-year return period storm; <i>Water Quality</i> - Meet state water quality design and performance standards established in 17-25.025 F.A.C. with treatment of first inch of runoff to meet standards required by 17-302.500 F.A.C. Applies to any stormwater drainage system which collects and transmits stormwater to a disposal location, regardless of size of the system; All development must comply with existing SWFWMD and FDEP regulations regarding management and storage of surface waters.

APPLICATION OF LEVEL OF SERVICE STANDARDS

The applicant must provide the planning and development department with the information required to apply the adopted level of service standard as cited below. The demand on concurrency facilities generated by the

applicant's development will be determined as cited below. Population densities will be calculated at an average of 2.4 per residential unit for all residential development.

1. **Sanitary Sewer.** The demand for sanitary sewer capacity will be determined by multiplying the total number of persons served times the level of service standard (100 gallons per capita per day).
2. **Potable Water.** The demand for potable water capacity will be determined by multiplying the total number of persons served times the level of service standard (122 gallons per capita per day).
3. **Solid Waste.** The demand for solid waste collection and disposal capacity will be determined by multiplying the total number of persons served by the level of service standard (7.3 lbs per person per day). Certification from Polk County for solid waste concurrency constitutes such evidence.
4. **Roads.** The applicant will provide evidence demonstrating that the proposed project meets the LOS established in the Transportation Element of the City's Comprehensive Plan. Certification from Polk County for roadway concurrency constitutes such evidence.
5. **Drainage.** The applicant will provide evidence demonstrating that the proposed project meets the LOS established in the Drainage Element of the City's Comprehensive Plan. Issuance of a permit or exemption from the Southwest Florida Water Management District for drainage facilities shall constitute such evidence.
6. **Recreation and Open Space.** The demand for recreation and open space will be determined by multiplying the total number of persons served times the level of service standard for Community Parks (2 acres per 1,000 population).

DETERMINATION OF AVAILABLE CAPACITY

For purposes of the CMS, the available capacity of a facility will be determined by adding the cumulative total supply for each public facility component as cited in Step 1 and subtracting cumulative total demand for each component as cited in Step 2.

Step 1: Add the Indicators of Available Facility Capacity:

1. **Capacity of Existing Facility.** The total capacity of existing facilities operating at the required level of service; and
2. **Capacity of Committed Potable Water, Sewer, Solid Waste and Drainage.** The total capacity of committed new facilities, if any, that will become available on or before the date a certificate of occupancy is issued for the development.

Step 2: Subtract the Committed Capacity:

1. **Existing Demand Based on Existing Development.** The demand for services or facilities created by existing development as provided by the City.
2. **Demand to be Generated by Vested Development, Valid Capacity Reservations, and Valid Certificates of Concurrency.** The demand for the service or facility created by the anticipated completion of other vested and/or approved developments.

CRITERIA FOR CONCURRENCY AND FINAL DEVELOPMENT ORDERS

A final development order will not be granted for a proposed development unless the City finds that adequate capacity for concurrency facilities exists at or above the adopted level of service in order to accommodate the impacts of the proposed development, or that improvements necessary to bring concurrency facilities up to their adopted level of service will be in place concurrent with the impacts of the development.

a. Minimum criteria

The following minimum criteria must be used to determine if a required public facility or service is available to support proposed development.

1. Sanitary sewer, potable water and drainage.

- A. The necessary facilities are in place at the time a development permit is issued; or
- B. A development permit is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur; or
- C. The necessary facilities are under construction at the time the permit is issued; or
- D. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rules 9J-5.005(2)(a)1-3. An enforceable development agreement may include but is not limited to development agreements pursuant to §163.3220 F.S. or an agreement or development order issued pursuant to Chapter 380 F.S. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

2. **Solid waste.** The criteria of paragraph 1 shall apply, and, in addition, the applicant must provide the City with a notarized letter from Polk County certifying that the proposed development's solid waste generation can be accommodated at the County's landfill. A certificate of occupancy will not be issued unless all facility improvements necessary to accommodate the impacts of the development are in place.

3. **Roads.** The criteria of paragraph 1 shall apply, and, in addition, the applicant must provide the City with a notarized letter or permit from Polk County or the Florida Department of Transportation, as applicable, certifying that the necessary facilities will be in place when the impacts of the development occur or under construction within three years after issuance of a certificate of occupancy.

4. **Parks and recreation.** The criteria of paragraph 1 shall apply, or alternatively, the following shall be met:

- A. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract that provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
- B. The necessary facilities and services are guaranteed in an enforceable development

agreement that requires the commencement of actual construction of the facilities or the provision of the services within one year of the issuance of the applicable development permit. An enforceable development agreement may include but is not limited to development agreements pursuant to §163.3220 F.S. or an agreement or development order issued pursuant to Chapter 380 F.S.

b. Additional requirements

1. **Solid waste.** Commercial and industrial developments that are potential hazardous waste generators shall provide a description and estimate of tonnage of solid waste to be generated for which the development will be responsible for coordinating with Polk County for disposal of such waste. The applicant will provide the City with a notarized letter from Polk County certifying that the proposed development's hazardous waste generation can be accommodated at the County's landfill. A certificate of occupancy will not be issued unless all improvements necessary to accommodate the impacts of the development are in place.
2. **Recreation.** Commercial and industrial developments are not assessed as having an impact on recreational facilities. However, the City may require the provision of recreational facilities as part of Planned Unit Developments. Prior to the issuance of a building permit, all facility improvements necessary to accommodate the impacts of the entire development must be approved and a schedule established for their implementation such that all improvements will be completed prior to the issuance of the last certificate of occupancy.

PROJECTED IMPACT OF DEVELOPMENT ON CAPACITY OF SEWER FACILITIES

The chart below shows an analysis of current average daily usage, capacity committed to currently active development, capacity reserved by development approvals granted before 5/31/2005, and capacity reserved by the development/annexation agreement executed with Oakwood developers. The capacity commitment or reservation is shown in the year in which it is estimated that the Certificate of Occupancy (CO) will be issued because that is when the impact of the development will be felt by the facility. The column titled Group I shows the capacity requirement for proposed development that is nearing the point of preliminary or proposed in other development agreements approved by the city commission. The column titled "Cumulative A" shows the aggregate results of these impacts.

Sewer capacity is adequate at the adopted LOS for current usage, committed capacity, reserved capacity and Group I development through Fiscal Year 2007-2008. The column titled "Cumulative B" shows the additional impact of development that has been proposed but for which no plans have yet been submitted to the planning and development department.

¹12-month annual daily average usage in gallons per day

	Committed	Reserved	Group I	Total	Cumulative A	Group II	Cumulative B
Current average daily usage ¹					1,200,000		1,200,000
Additional							
FY04'05	37,680	960	-	38,640	1,238,640	-	1,238,640
FY05'06	166,060	44,040	20,400	230,500	1,469,140	-	1,469,140
FY06'07	102,240	76,480	57,120	235,840	1,704,980	-	1,704,980
FY07'08	30,480	47,440	107,520	185,440	1,890,420	-	1,890,420
FY08'09	23,040	38,560	71,520	133,120	2,023,540	82,800	2,106,340
FY09'10	7,680	51,280	66,480	125,440	2,148,980	195,360	2,427,140
FY10'11	-	36,000	88,800	124,800	2,273,780	181,200	2,733,140
FY11'12	-	25,920	80,640	106,560	2,380,324	151,680	2,991,380
FY12'13	-	25,920	80,640	106,560	2,486,900	117,120	3,215,060
FY13'14	-	23,040	80,640	103,680	2,590,580	115,200	3,433,940
FY14'15	-	23,040	65,520	88,560	2,679,140	115,200	3,637,700
FY15'16	-	11,280	34,560	45,840	2,724,980	115,200	3,797,874
FY16'17	-	-	34,560	34,560	2,759,540	115,200	3,948,500
FY17'18	-	-	34,560	34,560	2,794,100	115,200	4,098,260
FY18'19	-	-	34,560	34,560	2,828,660	115,200	4,248,020
FY19'20	-	-	34,560	34,560	2,863,220	104,640	4,387,220
FY20'21	-	-	34,560	34,560	2,897,780	80,640	4,502,420
FY21'22	-	-	34,560	34,560	2,932,340	80,640	4,617,620
FY22'23	-	-	34,560	34,560	2,966,900	80,640	4,732,820
FY23'24	-	-	34,560	34,560	3,001,460	80,640	4,848,020
FY24'25	-	-	34,560	34,560	3,036,020	80,640	4,963,220
FY25'26	-	-	32,400	32,400	3,068,420	3,360	4,998,980
TOTAL	367,180	403,960	1,097,280	1,868,420		1,930,560	

Current	1,200,000						
Committed	367,180						
TOTAL	1,567,180	1,567,180		2	Current + Committed		
		403,960		2	Reserved		
		1,971,140	1,971,140			Current + Committed +	
			1,097,280	Group I Proposed		Reserved + Group I	
			3,068,420			1,930,560	Group II Proposed
						4,998,980	TOTAL
Permitted Capacity	1,900,000	1,900,000	1,900,000			1,900,000	
Requirement	(1,567,180)	(1,971,140)	(3,068,420)			(4,998,980)	
Surplus(Deficit)	332,820	(71,140)	(1,168,420)			(3,098,980)	

CAPACITY COMMITMENTS AND RESERVATIONS

The chart below shows current usage and committed and reserved capacity required for development at build-out. Capacity required for proposed development is also shown.

Current average flow in gallons per day	1,200,00	1.20	MGD
Population (BEBR estimate 4/1/04)	11,626		
Estimated population added since 4/1/04 (CO'd)	1,394		
Estimated population at 5/31/05	13,020		
Actual current average gallons per day per capita	92.17		

Persons per Unit	
a	b
2.4	2.4

a=over 50 subdivision
b=family subdivision

	Units	Type	Persons	GPD ¹	MGD ²
CURRENT CAPACITY COMMITMENT					
Committed					
Lake Ashton Phase II	309	a	741.6	74,160	0.07
Ashton Shoppes (DEP permit issued)				10,290	0.01
Highland Crest	1	b	2.4	240	0.00
Carlsberg	96	a	230.4	23,040	0.02
Dinner Lake Shores	53	b	127.2	12,720	0.01
Kensington	85	b	204.0	20,400	0.02
Sunset Pointe Phase I	36	b	86.4	8,640	0.01
Imperial Ridge Business Park			-	3,850	0.00
The Preserve (Barnes)	284	b	681.6	68,160	0.07
Whispering Ridge Phase I	207	b	496.8	49,680	0.05
Oakwood Phase I	400	a	960.0	96,000	0.10
Subtotal Committed @ 5/31/05	1471		3,530.4	367,180	0.37
Reserved by Approvals Prior to 5/31/05					
Dinner Lake Shores	118	b	283.2	28,320	0.03
Dinner Lake Estates	474	b	1,137.6	113,760	0.11
Lake Ashton	65	a	156.0	15,600	0.02
Imperial Ridge	81	b	194.4	19,440	0.02
Towergate (DEP application signed)	20	b	48.0	4,800	0.00
Bob Evans (DEP application signed)			-	6,200	0.01
Longleaf Business Park				50,000	0.05
Oakwood (remaining development)	591	a	1,418.4	141,480	0.14
Miscellaneous Infill (platted subdivisions)	100	b	240.0	24,000	0.02
Subtotal Reserved @5/31/05	1449		3,477.6	403,960	0.40
Group I Proposed					
Whispering Ridge Phase II	150	b	360.0	36,000	0.04
Dinner Lake Estates	34	b	81.6	8,160	0.01
Dinner Lake South	62	b	148.8	14,880	0.01
Sunset Pointe Phase II	56	b	134.4	13,440	0.01
East Chase Reserve	154	b	369.6	36,960	0.04
Lake Ashton	200	a	480.0	48,000	0.05
Subtotal Group I Proposed (near point of approval)	656		1,574.4	157,440	0.16
Cooperative Fruit Property	797	a	1,912.8	191,280	0.19
Imperial Ridge	764	b	1,833.6	183,360	0.18
Winter Haven Corp	2355	b	5,652.0	565,200	0.57
Subtotal Group I (Development Agreement)	3916		9,398.4	939,840	0.94
Subtotal Group I Proposed	4572		10,972.8	1,097,280	1.10
Subtotal Committed + Reserved + Group I	7492		17,980.8	1,868,420	1.87
Group II Proposed	8044		19,305.6	1,930,560	1.93
TOTAL ALL DEVELOPMENT	15536		37,286.4	3,798,980	3.80

¹ Gallons per day
² Million Gallons per day

DETERMINATION OF AVAILABLE CAPACITY

The chart below summarizes the City's sewer capacity requirements at the adopted LOS of 100 gallons per day per capita for existing usage and development projects listed on page 14.

SEWER CAPACITY REQUIREMENT	100 GPD per capita	
	GPD	MGD
Current average daily usage	1,200,000	1.20
Committed capacity	367,180	0.37
Total Current + Committed	1,567,180	1.57
Reserved by approvals prior to 3/15/05	403,960	0.40
Total Current + Committed + Reserved	1,971,140	1.97
Group I Proposed	1,097,280	1.10
Total Current + Committed + Reserved + Group I	3,068,420	3.07
Group II Proposed	1,930,560	1.93
TOTAL CURRENT + ALL DEVELOPMENT	4,998,980	5.00

@ 5/31/2005

SYSTEM CAPACITY

Wastewater Treatment Plant 1.90 MGD
Rapid Infiltration Basins (RIBs) 2.02 MGD

PERMITTED CAPACITY (limited by Plant) 1.90 MGD

-1.20 less current annual avg daily usage
-0.37 less committed capacity

0.33 available after committed

-0.40 less reserved capacity

(0.07) surplus (deficit) of available capacity

The numbers in the chart above reflect capacity requirements at the build-out of development projects shown on page 14. In accordance with concurrency requirements of §163.3180 FS, capacity must be in place and available to serve new development not later than the issuance by the local government of a certificate of occupancy or its functional equivalent. As shown in the chart on page 13, capacity is available for existing usage, commitments and reservations through FY 2009-2010 for certificates of occupancy issued at a construction pace projected by the planning and development department. When Group I developments are added to commitments and reservations, capacity is available through FY 2007-08.

In order to maintain the adopted level of service beyond FY 2007-2008, it will be necessary to expand the wastewater treatment plant. It will also be necessary to condition approval of proposed development in Group II with the stipulation that sewer capacity will not be available until after expansion of the wastewater treatment plant is completed.

CAPITAL IMPROVEMENTS PLANNED TO MAINTAIN CONCURRENCY

IMPROVEMENTS PLANNED THROUGH FY 2025-2026	Estimated Cost
Wastewater Treatment Plant expansion from 1.9 MGD to 5.0 MGD by 2010 to provide for committed and reserved capacity plus capacity for proposed development through FY25'26 @ current cost of \$6.64 per gallon of capacity	\$20,584,000
Land acquisition and relocation of parking, storage and other non-treatment functions currently located on site of treatment plant	\$500,000
Southside Force Main	\$970,000
Sewer Trunk Lines	\$4,000,000
Collector Lift Station Expansions	\$1,000,000
Other System Improvements	\$9,000,000
Reuse Improvements and line extensions to increase disposal capacity and reduce use of potable water for irrigation purposes	\$4,874,000
Total Planned Improvements *	\$40,928,000

	Funding Source
Sewer Impact Fees (if all residential development for which capacity is committed, reserved and proposed occurs; does not include impact fees for commercial development; see below for calculation)	\$40,128,000
SWFWMD Reuse Grant Phase 3	\$500,000
Reuse Customer Funding	\$300,000
Total Anticipated Funding Sources *	\$40,928,000

*Estimated total impact fees through 2008 for development with current commitment or reservation of capacity is \$4.9 million. Impact Fees from Group I development through 2008 brings the total to \$6.6 million. SRF Funding will be needed to up-front cost of treatment plant expansion, but impact fees collected through 2008 will reduce amount of principal borrowed to the extent they are not applied to construction of Southside Force Main or other improvements.

Total Residential Units for which capacity is committed or reserved plus proposed development for which capacity is not yet reserved	15,536
Less 500 multi-family units proposed near mall	-500
Less 374 units in Lake Ashton for which impact fee credits are granted for improvements made by the developer	-374
Less 96 units in Carlsberg Estates for which impact fee credits are granted for improvements made by the developer	-96
Less 991 units in Oakwood for which impact fees will be paid at rates in effect on 1/23/03 per Development Agreement	-991
Total SF Residential Units at revised Impact Fee of \$2,799 per unit	13,575
Total SF Residential Units at current Impact Fee of \$1,066 per unit	991
Total MF Residential Units at revised impact fee of \$2,151 per unit	500
Total Impact Fees for Residential Units = \$2,799 x 13,575 + \$1,066 x 991 + \$2,151 x 500 =	\$40,128,331

PROJECTED IMPACT OF DEVELOPMENT ON CAPACITY OF WATER FACILITIES

The chart below shows an analysis of current average daily usage, capacity committed to currently active development, capacity reserved by development approvals granted before 5/31/2005, and capacity reserved by the development/annexation agreement executed with Oakwood developers. The capacity commitment or reservation is shown in the year in which it is estimated that the Certificate of Occupancy (CO) will be issued because that is when the impact of the development will be felt by the facility. The column titled Group I shows the capacity requirement for proposed development that is nearing the point of preliminary approval or proposed in other development agreements approved by the city commission. The column titled "Cumulative A" shows the aggregate results of these impacts.

The design capacities of the City's water facilities total 17.44 MGD of which 57% will remain available if all development shown below occurs. The City's withdrawal permit, however, currently limits usage to 3.657 MGD (3,657,000 GPD), and this is adequate at the adopted LOS for current usage, committed capacity, reserved capacity and Group I development through Fiscal Year 2006-2007. The column titled "Cumulative B" shows the additional impact of development that has been proposed but for which no plans have yet been submitted to the planning and development department.

¹12-month annual daily average usage in gallons per day (GPD)

	Committed	Reserved	Group I	Total	Cumulative A	Group II	Cumulative B
Current average daily usage ¹					2,900,000		2,900,000
Additional							
FY04'05	47,726	1,171	-	48,898	2,948,898	-	2,948,898
FY05'06	220,564	50,165	24,888	295,617	3,244,514	-	3,244,514
FY06'07	128,539	91,106	69,686	289,331	3,533,846	-	3,533,846
FY07'08	37,186	55,677	131,174	224,037	3,757,882	-	3,757,882
FY08'09	28,109	44,843	87,254	160,206	3,918,089	101,016	4,019,105
FY09'10	9,370	60,362	81,106	150,837	4,068,926	238,339	4,408,281
FY10'11	-	43,920	108,336	152,256	4,221,182	221,064	4,781,601
FY11'12	-	31,622	98,381	130,003	4,351,185	185,050	5,096,654
FY12'13	-	31,622	98,381	130,003	4,481,188	142,886	5,369,543
FY13'14	-	28,109	98,381	126,490	4,607,678	140,544	5,636,577
FY14'15	-	28,109	79,934	108,043	4,715,721	140,544	5,885,164
FY15'16	-	13,762	42,163	55,925	4,771,646	140,544	6,081,633
FY16'17	-	-	42,163	42,163	4,813,809	140,544	6,264,340
FY17'18	-	-	42,163	42,163	4,855,972	140,544	6,447,047
FY18'19	-	-	42,163	42,163	4,898,135	140,544	6,629,754
FY19'20	-	-	42,163	42,163	4,940,298	127,661	6,799,578
FY20'21	-	-	42,163	42,163	4,982,462	98,381	6,940,122
FY21'22	-	-	42,163	42,163	5,024,625	98,381	7,080,666
FY22'23	-	-	42,163	42,163	5,066,788	98,381	7,221,210
FY23'24	-	-	42,163	42,163	5,108,951	98,381	7,361,754
FY24'25	-	-	42,163	42,163	5,151,114	98,381	7,502,298
FY25'26	-	-	39,528	39,528	5,190,642	4,099	7,545,926
TOTAL	471,194	480,467	1,338,682	12,290,642		2,355,283	

Current	2,900,000						
Committed	471,494						
TOTAL	3,371,494	3,371,494		² Current + Committed			
		480,467		² Reserved			
		3,851,961	3,851,961			5,190,642	Current + Committed + Reserved + Group I
			1,338,682	Group I Proposed		2,355,283	Group II Proposed
			5,190,642			7,545,926	TOTAL
Permitted Capacity	3,657,000	3,657,000	3,657,000			3,657,000	
Requirement	(3,371,494)	(3,851,961)	(5,190,642)			(7,545,926)	
Surplus(Deficit)	285,506	(194,961)	(3,290,642)			(3,888,926)	

CAPACITY COMMITMENTS AND RESERVATIONS

The chart below shows current usage and committed and reserved capacity required for development at build-out. Capacity required for proposed development is also shown.

Current average flow in gallons per day	2,900,00	2.90	MGD
Population (BEBR estimate 4/1/04)	18,229		
Estimated population added since 4/1/04 (CO'd)	1,394		
Estimated population at 5/31/05	19,623		
Actual current average gallons per day per capita	147.79		

Persons per Unit	
a	b
2.4	2.4

a=over 50 subdivision
 b=family subdivision

@ LOS per capita 122 GPD	
GPD ¹	MGD ²

¹ Gallons per day

² Million Gallons per day

	Units	Type	Persons	GPD ¹	MGD ²
CURRENT CAPACITY COMMITMENT					
Committed					
Lake Ashton Phase II	309	a	741.6	90,475	0.09
Ashton Shoppes (DEP permit issued)				10,290	0.01
Highland Crest	1	b	2.4	293	0.00
Carlsberg	96	a	230.4	28,109	0.03
Dinner Lake Shores	53	b	127.2	15,518	0.02
Kensington	85	b	204.0	24,888	0.02
Sunset Pointe Phase I	36	b	86.4	10,541	0.01
Imperial Ridge Business Park			-	3,850	0.00
The Preserve (Barnes)	284	b	681.6	83,155	0.08
Whispering Ridge Phase I	207	b	496.8	60,610	0.06
Oakwood Phase I	400	a	960.0	117,120	0.12
LWCC Phase IV	91	a	218.4	26,645	0.03
Subtotal Committed @ 5/31/05	1562		3,748.8	471,494	0.47
Reserved by Approvals Prior to 5/31/05					
Dinner Lake Shores	118	b	283.2	34,550	0.03
Dinner Lake Estates	474	b	1,137.6	138,787	0.14
Lake Ashton	65	a	156.0	19,032	0.02
Imperial Ridge	81	b	194.4	23,717	0.02
Towergate (DEP application signed)	20	b	48.0	5,846	0.01
Bob Evans (DEP application signed)			-	6,200	0.01
Longleaf Business Park				50,000	0.05
Oakwood (remaining development)	591	a	1,418.4	173,045	0.17
Miscellaneous Infill (platted subdivisions)	100	b	240.0	29,280	0.03
Subtotal Reserved @5/31/05	1449		3,477.6	480,467	0.48
Group I Proposed					
Whispering Ridge Phase II	150	b	360.0	43,920	0.04
Dinner Lake Estates	34	b	81.6	9,955	0.01
Dinner Lake South	62	b	148.8	18,154	0.02
Sunset Pointe Phase II	56	b	134.4	16,397	0.02
East Chase Reserve	154	b	369.6	45,091	0.05
Lake Ashton	200	a	480.0	58,560	0.06
Subtotal Group I Proposed (near point of approval)	656		1,574.4	192,077	0.19
Cooperative Fruit Property	797	a	1,912.8	233,362	0.23
Imperial Ridge	764	b	1,833.6	223,699	0.22
Winter Haven Corp	2355	b	5,652.0	689,544	0.69
Subtotal Group I (Development Agreement)	3916		9,398.4	1,146,605	1.15
Subtotal Group I Proposed	4572		10,972.8	1,338,682	1.34
Subtotal Committed + Reserved + Group I	7583		18,199.2	2,290,642	2.29
Group II Proposed	8044		19,305.6	2,355,283	2.36
TOTAL ALL DEVELOPMENT	15627		37,504.8	4,645,926	4.65

DETERMINATION OF AVAILABLE CAPACITY

The chart below summarizes the City's water capacity requirements at the adopted LOS of 122 gallons per day per capita for existing usage and development projects listed on page 18.

WATER CAPACITY REQUIREMENT	122 GPD per capita	
	GPD	MGD
Current average daily usage	2,900,000	2.900
Committed capacity	471,494	0.471
Total Current + Committed	3,371,494	3.371
Reserved by approvals prior to 5/31/05	480,467	0.480
Total Current + Committed + Reserved	3,851,961	3.852
Group I Proposed	1,338,682	1.339
Total Current + Committed + Reserved + Group I	5,190,642	5.191
Group II Proposed	2,355,283	2.355
TOTAL CURRENT + ALL DEVELOPMENT	7,545,926	7.546

@ 5/31/2005

SYSTEM CAPACITY

Market Street Plant	8.560 MGD
Grove Avenue Plant	4.120 MGD
High School Plant	4.760 MGD
SYSTEM CAPACITY (PLANT DESIGN)	17.440 MGD
	-2.900 current annual avg daily usage
	-0.471 committed capacity
	14.069 available after committed
	-0.480 reserved capacity
	13.589 surplus (deficit) of available capacity
CURRENTLY PERMITTED WITHDRAWAL	3.657 MGD
	-2.900 current annual avg daily usage
	-0.471 committed capacity
	0.286 available after committed
	-0.480 reserved capacity
	(0.194) under (over) permitted withdrawal

The numbers in the chart above reflect capacity requirements at the build-out of development projects shown on page 19. In accordance with concurrency requirements of §163.3180 FS, capacity must be in place and available to serve new development not later than the issuance by the local government of a certificate of occupancy or its functional equivalent. As shown in the chart on page 18, 57% of total plant capacity remains available after accounting for existing usage, commitments, reservations, and proposed development through FY 2025-2026.

It will be necessary to modify the City's withdrawal permit no later than 2007. The current permitted withdrawal is based on 10-year population projections made when the permit was last renewed in 1999.

CAPITAL IMPROVEMENTS PLANNED TO MAINTAIN CONCURRENCY

As stated on pages 17 and 19, design capacity of the City’s water plants exceeds the projected capacity requirements for current usage, commitments and reservations, and proposed development. However, line extensions, oversized or extended water mains, and additional water storage tanks will be necessary to accommodate development as it occurs.

IMPROVEMENTS PLANNED THROUGH FY 2025-2026	Estimated Cost
Water Supply & Lines	\$12,000,000
Water Storage Tanks	\$2,224,000
Total Planned Improvements *	\$14,224,000

	Funding Source
Water Impact Fees (if all residential development for which capacity is committed, reserved and proposed occurs; does not include impact fees for commercial development; see below for calculation)	\$14,224,000

Total Residential Units for which capacity is committed or reserved plus proposed development for which capacity is not yet reserved	15,627
Less 374 units in Lake Ashton for which impact fee credits are granted for improvements made by the developer	-374
Less 96 units in Carlsberg Estates for which impact fee credits are granted for improvements made by the developer	-96
Less 991 units in Oakwood for which impact fees will be paid at rates in effect on 1/23/03 per Development Agreement	-991
Total Residential Units at proposed Impact Fee of \$959 per unit	14,166
Total Residential Units at current Impact Fee of \$645 per unit	991
Total Impact Fees for Residential Units = \$959 x 14,166 + \$645 x 991 =	\$14,224,389

INVENTORY OF CITY RECREATION & OPEN SPACE

Classification System

Mini-Park: Mini-parks are small parks or landscaped areas of generally less than 1 acre in size. Often having playground equipment, benches and picnic tables, mini-parks are usually intended to serve sub-neighborhood areas. A typical service radius is less than a 1/4 mile. Access is by foot or bicycle.

Neighborhood Park: Neighborhood parks are intended to serve an entire neighborhood. They generally range in size from 1 to 15 acres. Development often included playgrounds, ball fields, multi-purpose courts, athletic fields, tennis courts, free play areas, etc. Access is also by foot or bicycle and the service radius is between 1/4 and 1/2 mile.

Community Park: Community parks serve an entire town or community and generally range in size from 16 to 100 acres. Development includes those facilities found in neighborhood parks but may also include such facilities as athletic complexes, swimming pools, recreation buildings, and natural areas for walking, sitting, and picnicking. Access is generally by car. The service radius is two to three miles.

Linear Park: Linear parks are special parks developed along natural or man-made corridors for recreational modes of travel, such as horseback riding trails, bicycle trails, hiking trails and canoe trails. They have no size or standard service area. Some may be intended for local users, others with unique scenic or cultural features may attract users from a wide area.

[Note: Classification system is a combination of systems devised by the National Recreation and Park Association, the Florida Department of Natural Resources, Division of Recreation and Parks, and the Polk County Planning Division. In addition, Lake Wales parks are classified by intended functionality.]

ACREAGE AND CLASSIFICATION OF CITY RECREATION & OPEN SPACE

Name/Location	Acres	Classification
Austin Community Center Dr. Martin Luther King Blvd & Sessoms Ave	6.80	Community Park
Lake Weaver Park Central Ave & U.S. Hwy 27	0.17	Mini-Park
Crystal Lake Park Between Park Ave & Sessoms Ave at Crystal Lake	14.50	Community Park
Druid Circle Park Druid Circle	2.76	Neighborhood Park (Undeveloped)
Hardman Recreation Complex Sessoms Avenue	7.80	Community Park
Kiwanis Park Lake Shore Blvd & Tower Blvd	13.00	Community Park
Lake Alta Park 4 th St & Kissimmee Ave	0.49	Mini-Park (Undeveloped)
Lake Wailes Park (excluding water area) Lake Shore Blvd at Lake Wailes	43.00	Community Park
Lake Wales Trailway 4 th St to Buck Moore Rd in former CSX Rail R-O-W	14.70	Linear Park

Name/Location	Acres	Classification
Lake Warren Park Russell Avenue at Lake Warren	0.37	Mini-Park (Undeveloped)
Lincoln Avenue Playground Lincoln Ave & F St	0.80	Mini-Park
Linton Youth Sports Complex Lake Shore Blvd & Springer Dr	11.80	Community Park
Mobley Street Park Dr. Martin Luther King Blvd & Mobley St	0.43	Mini-Park
Ninth Street Park 9 th St & Grove Ave	3.64	Neighborhood Park (Undeveloped)
Northwest Field Complex Florida Ave & F St	15.00	Community Park
Spook Hill N 5 th St & N Wales Dr	12.75	Linear Park
Stuart Park A St & Dr J A Wiltshire Blvd	0.91	Neighborhood Park
Walker Family Park Twin Lakes Blvd & Walker St	1.08	Neighborhood Park
Total Acreage of City Recreation & Open Space	150.00	
Estimated Population @ 4/1/05	12,965	
Actual Acres per 1000 population	11.57	

Level of Service Standards (LOS) for Recreation & Open Space	
.25 acres/1000 population	Mini-Parks
1.50 acres/1000 population	Neighborhood Parks
2.00 acres/1000 population	Community Parks
3.75 acres/1000 population	Aggregate LOS

Current Status in relation to LOS	
Estimated population @4/30/05	12,965
Acres required to maintain LOS of 3.75 acres per 1000 population (12,965/1000 x 3.75)	48.6176
Actual acres @4/30/05	150.0000
Less acres required to maintain LOS of 3.75	-48.6176
Current Surplus (Deficit) of Recreation & Open Space Acres	101.3824

PROJECTED IMPACT OF DEVELOPMENT ON CAPACITY OF RECREATION & OPEN SPACE

The chart below shows an analysis of recreation and open space capacity used by current population, capacity committed to currently active development, capacity reserved by development approvals granted before 5/31/2005, and capacity reserved by the development/annexation agreement executed with Oakwood developers. The capacity commitment or reservation is shown in the year in which it is estimated that the Certificate of Occupancy (CO) will be issued because that is when the impact of the development will be felt by the facility. The column titled Group I shows the capacity requirement for proposed development that is nearing the point of preliminary approval or proposed in other development agreements approved by the city commission. The column titled "Cumulative A" shows the aggregate results of these impacts.

The combined area of the City's recreation and open space is 150 acres (i.e., capacity). At an LOS standard of 3.75 acres per 1000 population, current residents require a total of 48.8246 acres, or 32.5% of the area actually available. This leaves an available capacity of 101.1754 acres for new development, exceeding the capacity required to serve all of the development in the chart below.

	Committed	Reserved	Group I	Total	Cumulative A	Group II	Cumulative B
Current average daily usage ¹					48.8246		48.8246
Additional							
FY04'05	0.7536	0.0192	-	0.7728	49.5974	-	49.5974
FY05'06	3.0384	0.5568	0.4080	4.0032	53.6006	-	53.6006
FY06'07	2.0448	1.3296	1.1424	4.5168	58.1174	-	58.1174
FY07'08	0.6096	0.7488	2.1504	3.5088	61.6262	-	61.6262
FY08'09	0.4608	0.5712	1.4304	2.4624	64.0886	1.6560	65.7446
FY09'10	0.1536	0.8256	1.3296	2.3088	66.3974	3.9072	71.9606
FY10'11	-	0.7200	1.7760	2.4960	68.8934	3.6240	78.0806
FY11'12	-	0.5184	1.6128	2.1312	71.0246	3.0336	83.2454
FY12'13	-	0.5184	1.6128	2.1312	73.1558	2.3424	87.7190
FY13'14	-	0.4608	1.6128	2.0736	75.2294	2.3040	92.0966
FY14'15	-	0.4608	1.3104	1.7712	77.0006	2.3040	96.1718
FY15'16	-	0.2256	0.6912	0.9168	77.9174	2.3040	99.3926
FY16'17	-	-	0.6912	0.6912	78.6086	2.3040	102.3878
FY17'18	-	-	0.6912	0.6912	79.2998	2.3040	105.3830
FY18'19	-	-	0.6912	0.6912	79.9910	2.3040	108.3782
FY19'20	-	-	0.6912	0.6912	80.6822	2.0928	111.1622
FY20'21	-	-	0.6912	0.6912	81.3734	1.6128	113.4662
FY21'22	-	-	0.6912	0.6912	82.0646	1.6128	115.7702
FY22'23	-	-	0.6912	0.6912	82.7558	1.6128	118.0742
FY23'24	-	-	0.6912	0.6912	83.4470	1.6128	120.3782
FY24'25	-	-	0.6912	0.6912	84.1382	1.6128	122.6822
FY25'26	-	-	0.6480	0.6480	84.7862	0.0672	123.3974
TOTAL	7.0608	6.9552	21.9456	35.9616		38.6112	

Current Acres @ LOS	48.8246					
Committed	7.0608					
Requirement @ LOS	55.8854	55.8854		2	Current + Committed	
		6.9552		2	Reserved	
		62.8406	62.8406			Current + Committed + Reserved + Group I
			21.9456		Group I Proposed	84.7862
			84.7862			38.6112
						123.3974
						TOTAL
Current Actual Acres	150.0000	150.0000	150.0000			150.0000
Requirement @ LOS	-55.8854	-62.8406	-84.7862			-123.3974
Surplus(Deficit)	94.1146	87.1594	65.2138			26.6026

CAPACITY COMMITMENTS AND RESERVATIONS

The chart below shows current usage and committed and reserved capacity required for development at build-out. Capacity required for proposed development is also shown.

Current recreation & open space area	150.0 acres	Persons per Unit	
Population (BEBR estimate 4/1/04)	11,626	a	b
Estimated population added since 4/1/04 (CO'd)	1,394	2.4	2.4
Estimated population at 5/31/05	13,020		
Aggregate recreation & open space LOS standard	3.75 acres/1000 pop		
Actual city recreation & open space standard	11.52 acres/1000 pop		LOS acres per capita

a=over 50 subdivision
 b=family subdivision

	Units	Type	Persons	.002 ¹
CURRENT CAPACITY COMMITMENT				
Committed				
Lake Ashton Phase II	309	a	741.6	1.4832
Highland Crest	1	b	2.4	0.0048
Carlsberg	96	a	230.4	0.4608
Dinner Lake Shores	53	b	127.2	0.2544
Kensington	85	b	204.0	0.4080
Sunset Pointe Phase I	36	b	86.4	0.1728
The Preserve (Barnes)	284	b	681.6	1.3632
Whispering Ridge Phase I	207	b	496.8	0.9936
Oakwood Phase I	400	a	960.0	1.9200
Subtotal Committed @ 5/31/05	1471		3,530.4	7.0608
Reserved by Approvals Prior to 5/31/05				
Dinner Lake Shores	118	b	283.2	0.5664
Dinner Lake Estates	474	b	1,137.6	2.2752
Lake Ashton	65	a	156.0	0.3120
Imperial Ridge	81	b	194.4	0.3888
Towergate (DEP application signed)	20	b	48.0	0.0960
Oakwood (remaining development)	591	a	1,418.4	2.8368
Miscellaneous Infill (Platted subdivisions)	100	b	240.0	0.4800
Subtotal Reserved @ 5/31/05	1449		3,477.6	6.9552
Group I Proposed				
Whispering Ridge Phase II	150	b	360.0	0.7200
Dinner Lake Estates	34	b	81.6	0.1632
Dinner Lake South	62	b	148.8	0.2976
Sunset Pointe Phase II	56	b	134.4	0.2688
East Chase Reserve	154	b	369.6	0.7392
Lake Ashton	200	a	480.0	0.9600
Subtotal Group I Proposed (near point of approval)	656		1,574.4	3.1488
Cooperative Fruit Property	797	b	1,912.8	3.8256
Imperial Ridge	764	b	1,833.6	3.6672
Winter Haven Corp	2355	b	5,652.0	11.3040
Subtotal Group I (Development Agreement)	3916		9,398.4	18.7968
Subtotal Group I Proposed	4572		10,972.8	21.9456
Subtotal Committed + Reserved + Group I	7492		17,980.8	35.9616
Group II Proposed	8044		19,305.6	38.6112
TOTAL ALL DEVELOPMENT	15536		37,286.4	74.5728

¹ Because new developments will be required to provide park area within the development, the impact of new development on city parks is monitored for concurrency in relation to the LOS for Community Parks (2.0 acres per 1000 population or .002 acres per capita)

DETERMINATION OF AVAILABLE CAPACITY

The chart below summarizes the City’s recreation and open space capacity requirements at the adopted LOS of 3.75 acres per 1000 population for existing residents and 2.0 acres per 1000 population (LOS Community Parks) for development projects listed on page 24. The LOS for Community Parks is used for concurrency purposes when calculating the impact of new development because developers will be required to provide project level parks (i.e., the equivalent of mini-parks and neighborhood parks within the boundaries of the development).

RECREATION & OPEN SPACE CAPACITY REQUIREMENT	.002 acres per capita	
Capacity used by current population	48.8	@ 5/31/05
Committed capacity	7.1	
Total Current + Committed	55.9	
Reserved by approvals prior to 5/31/05	7.0	
Total Current + Committed + Reserved	62.8	
Group 1 Proposed	21.9	
Total Current + Committed + Reserved + Group 1	84.8	
Group II Proposed	38.6	
TOTAL CURRENT + ALL DEVELOPMENT	123.4	

ACTUAL CAPACITY (Existing Acreage)	150.0 acres
	-48.8 acres of capacity for current population
	-7.1 acres of committed capacity
	94.1 acres available after committed capacity
	-7.0 acres of reserved capacity
	87.1 acres of surplus (deficit) capacity

The numbers in the chart above reflect capacity requirements at the build-out of development projects shown on page 24. In accordance with concurrency requirements of §163.3180 FS, capacity must be in place and available to serve new development not later than the issuance by the local government of a certificate of occupancy or its functional equivalent. As shown in the chart on page 23, recreation and open space capacity remains available after accounting for existing usage, commitments and reservations, and is sufficient to provide capacity for proposed development through FY 2025-2026.

CAPITAL IMPROVEMENTS PLANNED TO MAINTAIN CONCURRENCY

As stated on pages 23 and 25, current capacity of the City’s recreation and open space exceeds the projected capacity requirements for current usage, commitments and reservations, and proposed development at the adopted LOS standard. However, additional facilities such as recreational buildings, ballfields, picnic areas, playground equipment, boat ramps, etc. will be necessary to accommodate development as it occurs. Some existing facilities will require expansion. Although the LOS standard adopted by the City of Lake Wales Comprehensive Plan is 3.75 acres of recreation and open space per 1000 population, the actual standard is 11.52 acres per 1000 population. A reduction in LOS to the adopted standard may be viewed by some park and facility users as a degradation of service compared to that which they currently enjoy.

Another factor affecting the level of service enjoyed by the City’s residents is the amount of our recreation and open space capacity used by residents of the unincorporated county. If significant future development occurs in the county, the City’s parks and recreation areas will be required to accommodate increasing populations who will make no contribution to the acquisition of new park area or the addition or upgrade of facilities through the payment of city impact fees.

IMPROVEMENTS PLANNED THROUGH FY 2025-2026	Estimated Cost
Expansion/upgrade of existing major recreation facilities	\$1,500,000
Park improvements	\$2,500,000
Acquisition of land for new recreation facilities (100 acres @ \$45,000)	\$4,500,000
Construction of new recreation facilities	\$6,000,000
Total Planned Improvements *	\$14,500,000

	Funding Source
Parks & Recreation Impact Fees (if all residential development for which capacity is committed, reserved and proposed occurs; see below for calculation)	\$14,500,000

Total SF Residential Units for which capacity is committed or reserved plus proposed development for which capacity is not yet reserved	15,036
Total MF Residential Units for which capacity is committed or reserved plus proposed development for which capacity is not yet reserved	500
Revised parks and recreation impact fee for SF residential units @ \$945	\$14,209,020
Revised parks and recreation impact fee for MF residential units @ \$726	\$363,000
Total Impact Fees for Residential Units	\$14,572,020

MANAGEMENT OF SOLID WASTE CONCURRENCY

The Polk County Solid Waste Division manages concurrency of solid waste landfill facilities for all development in Polk County, including development within the various municipalities. According to an official in the Solid Waste Division, the County's landfill facilities have capacity for additional disposal of solid waste for approximately 70 years. [conversation with Rick Strait, Polk Co Solid Waste Landfill Operations, 5/12/05]

All proposed development within the county must be evaluated by the Solid Waste Division for capacity requirements and reservation. Reservation of capacity for residential development is granted at the rate of 1.5 tons per year per household. This provides for 1.2 tons per year of household trash and garbage and .3 tons per year of yard waste for each proposed residential unit. Capacity for non-residential development is reserved by applying a tonnage factor applicable to the nature of the development. The tonnage factors used for capacity reservation are based on actual average tonnage disposed. Capacity is reserved on a first-come first served based regardless of the type or location of the proposed development.

Currently, solid waste generated by residents of the City of Lake Wales is disposed of at the Southeast Landfill. Between 150 tons and 200 tons of solid waste per day are received by this landfill from the Lake Wales and Frostproof areas and from areas to the eastern county line. By comparison, the North Central Landfill between Winter Haven and Lakeland receives between 2,000 and 3,000 tons per day. The Southeast Landfill is nearing the point where the two remaining permitted "cells" will reach capacity. Between August and September 2005, the cell receiving household waste and yard trash will be closed. The cell receiving construction debris will be closed near the end of 2006. County officials have determined that it is not cost-effective to continue operations at the Southeast landfill, and no new cells will be opened. Solid waste generated by the City's residents will be taken to the North Central Landfill.

The level of service standard adopted by the City of Lake Wales Comprehensive Plan is 7.3 pounds per day per person. This may be converted to the County's measurement standard (tons per year per household) as follows:

$$7.3 \text{ lbs/day/person} \times 365 \text{ days} \div 2000 \text{ lbs} = 1.33 \text{ tons/yr/ person} \times 2.4 \text{ persons/household} = 3.2 \text{ tons/yr/household}$$

Given the fact that the County reserves capacity in the landfill at the rate of 1.5 tons per year for each residential unit proposed in a new development, the City's LOS is set too high. If the City's LOS standard were set at 7.3 lbs per day per household, it would be closer to the solid waste tonnage received by the landfill on an annual basis from an average residential unit. It is recommended, however, that the LOS be modified to 1.5 tons per year per household for consistency with capacity reservations granted by the County for residential units.

LEVEL OF SERVICE STANDARDS

DRAINAGE LEVEL OF SERVICE (LOS) STANDARDS	
Flood Protection	
Level A	Good stormwater drainage. No evidence of significant street or lot flooding.
Level B	Fair stormwater drainage. Some street flooding, no major lot flooding during major storms.
Level C	Poor stormwater drainage. Repeated street or lot flooding during major storms.
Level D	No stormwater drainage. Streets and lots flood.
Water Quality	
Level A	Meets state water quality design and performance standards established in 17-25.025 F.A.C. with treatment of first inch of runoff to meet standards required by 17-302.500 F.A.C.
Level B	Fails to meet state water quality or treatment standards. Stormwater disposal does not enter or degrade receiving water body.
Level C	Fails to meet state water quality or treatment standards. Stormwater disposal degrades receiving water body.

DRAINAGE LOS FOR EXISTING DEVELOPMENT		
Drainage Basin	Flood Protection	Water Quality
Lake Wailes	B	B
Crystal Lake	B	B
Lake Cooper	B	B
Lake Worth	C	C
Twin Lakes	B	C
North Lake Wailes	A	C
Lake Alta	A	C
Lake Serena	B	C
Lake Edward	A	C
Grassy Lake	B	B
Lake Bonnie	A	C
Lake Ashton	C	C
Lake Padgett	C	C
Dinner Lake	C	C
Misc. Minor Basins	C	C

LEVEL OF SERVICE STANDARDS (cont) & DETERMINATION OF CONCURRENCY

DRAINAGE LOS FOR NEW PUBLIC OR PRIVATE DEVELOPMENT	
Streets and Roads	Pavement at or above FEMA 100 year flood plain
Drainage Structures	Ability to transmit the 100-year return period storm with maximum velocity of 5 feet per second
Storm Sewers (inlets, manholes, storm sewer lines)	Designed to handle the 3-year return period storm
Water Quality	Meet state water quality design and performance standards established in 17-25.025 F.A.C. with treatment of first inch of runoff to meet standards required by 17-302.500 F.A.C. Applies to any stormwater drainage system which collects and transmits stormwater to a disposal location, regardless of size of the system.

All development must comply with existing SWFWMD and FDEP regulations regarding management and storage of surface waters.

All proposed subdivision projects and all proposed commercial and industrial projects containing more than one acre of land are required to submit site and drainage plans to Southwest Florida Water Management District for application, approval or exemption as specified in Chapters 373 and 120, F.S., and Chapter 40-D40, General Surface Water Management Permits, addressing both water quantity and quality aspects of stormwater management. All proposed developments shall be governed by § 163.3202 F.S. and Rule 9J-23.033 F.A.C. concerning concurrency.

Issuance of a permit or exemption from the Southwest Florida Water Management District for drainage facilities constitutes evidence of concurrency.

LEVEL OF SERVICE STANDARDS

Classification System

The street classification system is established as follows in accordance with the Roadway Functional Classification System of the Florida Department of Transportation (FDOT). The roadway functional classifications group streets and highways according to the character of service they are intended to provide in relation to the total road network. The basic categories include arterial roads, collector roads, and local roads subdivided into principal, major, or minor levels. These may be further divided into rural and urban categories. The city's street classification system is established as follows in accordance with the comprehensive plan's Existing and Future Traffic Circulation Map and is summarized as follows:

Arterial. A route that is relatively continuous, of high traffic volume, of long average trip length, of high operating speed, and of high mobility importance. A part of a rural network of continuous routes serving substantial statewide travel by connecting urbanized areas or linking counties and towns providing intrastate and intracounty service. The existing arterials within the city are:

State Road 17 (Alt. 25)
State Road 60
U.S. Highway 27

Major collector. A route providing service that is of relatively moderate traffic volume, moderately average trip length, and moderately average operating speed. These routes serve primarily intracounty travel. Major collectors in and immediately outside of the city that are part of the county road system are:

Buck Moore Road between Burns Avenue and State Road 60
Burns Avenue, eastward from S.R. 17
Central Avenue between U.S. 27 and S.R. 60
Eleventh Street southward from S. R. 60
Mountain Lake Cut-off Road
Sunset Drive between Lake Shore Blvd. And Buck Moore Road
Washington Avenue between U.S. 27 and E Street
Chalet Suzanne Road eastward from U.S. 27
Thompson Nursery Road westward from U.S. 27

Minor collector. A route that collects traffic from local roads and brings all developed areas within a reasonable distance of a major collector road . The city street system includes a gridwork of street classified as minor urban collectors:

Campbell Avenue between Marietta Street and Eleventh Street
Central Avenue between U.S. 27 and Lake Shore Blvd.
Dr. Martin Luther King Blvd. between Dr. J.A. Wiltshire Avenue and S.R. 60
Dr. J.A. Wiltshire Avenue between G Street and North Wales Dr.
E Street between Florida Avenue and Dr. J.A. Wiltshire Blvd.
Eleventh Street between Lakeshore Blvd. and S.R. 60
Euclid Avenue between Seventh Street and Eight Street
First Street between Dr. J.A. Wiltshire Blvd. and Winston Avenue
Lake Shore Blvd.
Marietta Street from Lake Shore Blvd. to Campbell Avenue
North Wales Drive between Burns Avenue and Lake Shore Blvd.
Orange Avenue between Wetmore Street and S.R. 17
Palm Avenue
Park Avenue between Lake Shore Blvd. and Dr. Martin Luther King Blvd.
Polk Avenue between S.R. 60 and Lake Shore Blvd.

LEVEL OF SERVICE STANDARDS (cont)

Minor Collector (cont)

Sessoms Avenue between Dr. Martin Luther King Blvd. and North Wales Dr.
 Stuart Avenue between Dr. Martin Luther King Blvd. and S.R. 17
 Third Street between S.R. 17 and Winston Avenue
 Tillman Avenue between S.R. 17 and Wetmore Street
 Tower Blvd. between Burns Avenue and Lake Shore Blvd.
 Wetmore Street between Sessoms Avenue and Briggs Avenue

Local street. A route that has the function of providing accessibility to individual parcels of property in residential areas. Local streets carry light volumes of traffic and should be designed to discourage through traffic and encourage low vehicular speeds. Local streets existing in the city are all of those street not listed above as arterials, major collectors or minor collectors.

Level of Service

The level of service of highways is normally described by operational conditions. The levels are graded A through F, with A representing the best operating conditions and F the worst. To illustrate the effect of the LOS designations, the average travel speed of a vehicle on an arterial highway in Florida is greater than 34 miles per hour at LOS A and deteriorates to less than 13 miles per hour at LOS F. Descriptions of highway levels of service are as follows:

HIGHWAY LEVEL OF SERVICE (LOS) STANDARDS	
LOS A	Describes free traffic flow at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic system. Stopped delay at intersections is minimal.
LOS B	Describes stable traffic flow. Vehicles are reasonably unimpeded at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Motorist are generally not subjected to appreciable tensions.
LOS C	Describes stable traffic flow, but flow begins to be significantly affected by the interaction of vehicles in the traffic stream. The ability to maneuver and change lanes is more restricted and stopped delays are longer. Motorists will experience an appreciable tension while driving.
LOS D	Describes stable, high density traffic flow. The point of unstable flow in which delays become intolerable is approached. Small increases in traffic volume may cause substantial decrease in speed or increase in delays.
LOS E	Describes unstable traffic flow characterized by intolerable delays and operating speeds. Highway is operating at or near capacity level.
LOS F	Describes a breakdown of traffic flow. No uniform flow is possible, speeds are extremely low and congestion is likely at critical signalized intersections. The amount of traffic approaching a point exceeds the amount of traffic that can pass that point.

LEVEL OF SERVICE STANDARDS (cont) & DETERMINATION OF ROAD CONCURRENCY

The existing LOS for state highways was determined by the FDOT District One Southwest Area Office based on Average Daily Traffic (AADT) counts. The existing LOS for county roads was determined by the Metropolitan Planning Organization (MPO). The methodology for both estimates is based on traffic volumes and roadway conditions during the period of normal heavy traffic flow, i.e., the average of the peak hour traffic volumes occurring during peak season weekdays. No traffic counts are available for city streets, making it impossible to calculate levels of service.

Adopted Minimum Level of Service Standards (LOS) for City Roadways at Peak Hour	
Principal Arterials	LOS D
Minor Arterials and Collectors	LOS D
Other Roadways	LOS C
Florida Intrastate Highway System Roadways	LOS C

ROAD CONCURRENCY MANAGEMENT

Preliminary traffic generation information, including estimated number of trips and estimated impact upon roadways adjacent to the proposed development or use must be provided with applications for preliminary subdivision plats, preliminary planned development project plans, major and minor site plans and changes of use. Local and minor collector roads are considered project-level facilities, to be provided by the developer. A certificate of transportation concurrency from Polk County is required prior to the issuance of a site development permit.

In accordance with concurrency requirements of §163.3180 FS, capacity must be in place and available to serve new development not later than the issuance by the local government of a certificate of occupancy or its functional equivalent. To ensure concurrency at the adopted LOS standards for county or state roads within the City, the developer must provide the City with appropriate documentation from Polk County or the Florida Department of Transportation, as applicable, certifying that the necessary facilities will be in place when the impacts of the development occur or under construction within three years after issuance of a certificate of occupancy. Such documentation constitutes evidence of concurrency.

No traffic counts are currently available for city streets, making it impossible to calculate levels of service. Policy 1.04 of the City of Lake Wales Comprehensive Plan states that the City should request that the FDOT and/or the Polk County Transportation Planning Organization (TPO) measure average daily and peak hour traffic on all city streets classified as collectors for the purpose of estimating levels of service and managing the effects of new development on those streets. The assessment of local road impact fees would provide a funding source for improvements to collector streets that are subject to increased traffic as development occurs.