
Walton County Technical Review

Date: August 4, 2020

To: Stephen Schoen, SchStephen@co.walton.fl.us

From: Cliff Knauer, P.E., Dewberry
William Menadier, P.E., Dewberry

Subject: DRAPER LAKE PUD
Walton County Project # MAJ20-000005

RE: Transportation Concurrency Review

Project Information

This project application proposes to construct a mixed-use development consisting of 186 multi-family units and 6,000 SF of neighborhood commercial space. The site is on the south side of CR 30A near Draper Lake between CR 393 and CR 83. The site is currently vacant.

Transportation Concurrency

This project **does not** meet Walton County Transportation Concurrency under the Walton County Land Development Code Chapter III. This project impacts deficient segments of CR 30A and CR 393. The developer may be eligible to satisfy their transportation concurrency requirement through a proportional fair share contribution that shall be deposited into a special revenue fund(s) as follows:

Fair Share Fund – CR 30A Transportation Corridor C0030A.040-W \$48,580.91
Fair Share Fund – CR 30A Transportation Corridor C0030A.050-W \$66,563.26
Fair Share Fund – CR 30A Transportation Corridor C0030A.060-W \$206,378.93
Fair Share Fund – CR 30A Transportation Corridor C0030A.070-W \$128,252.56
Fair Share Fund – CR 30A Transportation Corridor C0030A.080-E \$95,643.02
Fair Share Fund – CR 393 Transportation Corridor C0393.040-S \$96,300.00

Proportional Fair Share Amount \$641,718.68

Draper Lake PUD

Transportation Certificate of Concurrency (MAJ20-000005)

Parcel ID Numbers: [01-3S-20-34000-008-0000](#) & [01-3S-20-34030-000-00C0](#)

August 4, 2020

Expiration of Transportation Certificates of Concurrency are subject to the following conditions as listed below:

Minor Development

For a minor development as defined in Chapter XI of the Land Development Code (LDC), a certificate of concurrency shall automatically expire six months after it is issued unless: (1) the Technical Review Committee has completed its review of the complete application and provided its comments and recommendations to the Director; (2) the Director has approved the application for minor development approval; and (3) the Department has issued a development order for the approved minor project. In that circumstance, the certificate of concurrency shall be automatically extended and shall remain valid until the development order expires.

Consistent with section 11.01.05B of the LDC, a development order for a minor development shall be valid for a period of two years from the date of issuance. A certificate of concurrency shall automatically expire simultaneously with the expiration of the development order, unless: (1) the infrastructure improvements committed to secure the development order for the minor development have been fully completed within the two year period following the issuance of the development order; or (2) as applicable, the applicant has timely paid the project's non-refundable proportionate fair share in full accordance with the requirements of Appendix C-3. If either criterion is timely satisfied, the development order shall be deemed vested for traffic concurrency for the approved project.

Major Development

For a major development as defined in Chapter XI of the LDC, a certificate of concurrency shall automatically expire six months after it is issued unless: (1) the Technical Review Committee has completed its review of the application and provided its comments and recommendations to the Director; and (2) the Director has issued his or her report recommending approval, approval with conditions, or denial of the application to the Planning Commission. In that event, the certificate of concurrency shall be automatically extended for an additional six month period to facilitate timely review of the application by the Planning Commission and the Board of County Commissioners consistent with the requirements of this Code, and the Board's issuance of a final order.

Except for final orders issued for a phased project, as more particularly described below, a final order approving a major development application shall be valid for a period of two years from rendition. A certificate of concurrency for a major development shall automatically expire simultaneously with the expiration of a final order unless: (1) within this two year period the applicant secures the requisite development order for the project and completes all of the site's infrastructure improvements; or (2) as applicable, the applicant timely pays the project's nonrefundable proportionate fair share in full in accordance with the requirements of Appendix C-3. If either criterion is timely satisfied, the development order shall be deemed vested for traffic concurrency for the approved project.

If the applicant fails to secure the requisite development order for a major development within two years from rendition of a final order, the certificate of concurrency shall automatically expire at the conclusion of this two year period. Thereafter, an applicant seeking to secure approval for the project after the expiration of a certificate of concurrency shall be required to submit an updated traffic concurrency analysis to reflect then current conditions, for which a reasonable fee shall be assessed for the cost of the new review. Based on approval of the updated analysis by the traffic concurrency manager, the applicant shall be required to apply for an amended final order from the Board of County Commissioners to address any deficiencies identified in the updated analysis, and to pay the project's additional proportionate fair share, as warranted, as a condition precedent to securing a development order for the project.

In the event a minor or major development order is challenged pursuant to s. 163.3215, Florida Statutes, the timelines for the expiration of the development order and certificate of concurrency, as detailed above, shall be tolled until all legal challenges are exhausted.

Master Development Phased Projects

A final order approving a major development application for a phased project, referred to herein as a "master development", other than a planned unit development, which is addressed in Chapter II of the LDC, shall be valid for a period of two years from rendition. A certificate of concurrency for a phased project shall automatically expire simultaneously with the expiration of the final order for the master development unless the applicant secures the requisite development order for the project within this two year period, and (1) completes the infrastructure for all phases of the master development, as approved; or (2) pays the master development's non-refundable proportionate fair share in full for all phases of the master development in accordance with the requirements of Appendix C-3; or (3) completes, at a minimum, the site's infrastructure improvements for the first phase of the approved master development and/or timely pays the master development's non-refundable proportionate fair share for the first phase of the master project, as applicable, in accordance with the requirements of Appendix C-3 of the LDC ; and (4) enters into a development agreement in accordance with the requirements of ss. 163.3220-163.3243, Florida Statutes, wherein the county and the applicant agree to a schedule for the timely construction and completion of the infrastructure for each remaining phase of the approved master development and/or the timely payment of the non-refundable proportionate fair share for each of the remaining phases of the approved master development.

For purposes of this section, "timely completion" of the site's infrastructure means that construction of the infrastructure for each phase of the master development is scheduled to commence, and commences, within one year of completion of the prior phase, and is scheduled to be completed, and is completed, within two years of the scheduled commencement date for that phase. The certificate of concurrency shall expire automatically if any phase of the master development is not timely completed in accordance with the timelines adopted in the development agreement. Upon the expiration of the certificate of concurrency for a master development, any unused traffic capacity reserved by the certificate for the remaining phases of the master project will be released from reservation and the county's CMS database will be updated to reflect this released, unused capacity.

Draper Lake PUD

Transportation Certificate of Concurrency (MAJ20-000005)

Parcel ID Numbers: [01-3S-20-34000-008-0000](#) & [01-3S-20-34030-000-00C0](#)

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Proportionate Fair Share Contribution

- (1) Applicants may submit a letter to withdraw their Development Order at any time prior to payment of a proportionate fair share contribution.
- (2) Payment of a Proportionate Fair Share Contribution is due in full prior to issuance of the building permit for commercial development or recording of the final plat for residential development and shall be non-refundable. If the period of payment exceeds 12 months from the date of receipt of the Transportation Certificate of Concurrency in which a Proportionate Fair Share Contribution has been calculated then the proportionate share cost shall be recalculated based on the best estimate of the construction cost of the required improvement at the time of payment and adjusted accordingly.
- (3) Upon payment of a Proportionate Fair Share Contribution in full, all trips attributable to the development shall be deemed vested, in conformity with Chapter III of the County's LDC.
- (4) Developer improvements authorized under this Program involving dedications to the County must be completed upon final acceptance of the improvements and receipt of a warranty bond.
- (5) Developer improvements authorized under this Program not involving dedications to the County must be completed upon recording of the final plat for residential development or upon issuance of a certificate of occupancy for non-residential development.
- (6) Any requested change to a development project subsequent to a development order will be subject to additional proportionate fair share contributions.

Fair Share Fund

- (1) The County will establish special transportation corridor revenue fund accounts for the appropriation of proportionate fair share payments made pursuant to this Program. Revenue from these accounts shall be used toward funding of scheduled improvements in the Capital Improvements Element (CIE) of the Comprehensive Plan, or as otherwise established in the terms of the Development Order.
- (2) In the event a scheduled improvement is removed from the CIE, then the Fair Share funds collected for its construction may be applied toward the construction of other transportation improvements identified in the CIE, which will in the opinion of the County significantly benefit the impacted transportation system.

PROJECT CONCURRENCY INFORMATION

Draper Lake PUD (2020)

Build-Out:	0%	Concurrency Cost for Project:				\$641,718.68
Road / Street Name	Segment Number	Segment Description	Project Trips	Peak Direction	Proportionate Fair Share Trips	Cost Per Trip Segment
County Road 30A	C0030A.040-E	Allen Loop (East) to CR 393	9			
County Road 30A	C0030A.040-W	CR 393 to Allen Loop (East)	18	PD	18	2,698.94
County Road 30A	C0030A.050-E	CR 393 to Acacia Street	36			
County Road 30A	C0030A.050-W	Acacia Street to CR 393	19	PD	19	3,503.33
County Road 30A	C0030A.060-E	Acacia Street to Village Boulevard	37			
County Road 30A	C0030A.060-W	Village Boulevard to Acacia Street	37	PD	37	5,577.81
County Road 30A	C0030A.070-E	Village Boulevard to CR 83	21			
County Road 30A	C0030A.070-W	CR 83 to Village Boulevard	37	PD	37	3,466.29
County Road 30A	C0030A.080-E	CR 83 to Forest Dunes Boulevard	11	PD	11	8,694.82
County Road 30A	C0030A.080-W	Forest Dunes Boulevard to CR 83	19			
County Road 83	C0083.020-S	The Village to CR 30-A	18			
County Road 83	C0083.020-N	CR 30-A to The Village	10	PD	0	3,919.63
County Road 393	C0393.040-S	US 98 (SR 30) to CR 30-A	18	PD	18	5,350.00
County Road 393	C0393.040-N	CR 30-A to US 98 (SR 30)	10			