



Reedy Creek Improvement District
Comprehensive Plan

MONITORING AND EVALUATION

PURPOSE

One of the basic tenets of the Growth Management Act is that the comprehensive plan be continuously monitored and evaluated to ensure that it reflects current conditions as accurately as possible. The monitoring function, in particular, must be continuous to ensure that public facilities are available concurrent with the impacts of new development. At a minimum, the evaluation function must occur every five years after adoption of the Comprehensive Plan.

The District's monitoring and evaluation procedures are described below. The procedures consist of three major parts:

- annual capital improvement program updates and evaluations;
- concurrency management monitoring; and
- five-year/mid-term evaluation and appraisal.

ANNUAL CAPITAL IMPROVEMENT PROGRAM UPDATES AND EVALUATIONS

This category includes updating of the capital improvement program, the capital improvement program monitoring and evaluation program, and the annual evaluation of revenue sources. These components are further described in the Capital Improvements Element.

CONCURRENCY MANAGEMENT MONITORING

The District's Land Development Regulations include criteria pertaining to traffic, water, wastewater, solid waste, drainage, and parks to determine whether a proposed development is subject to concurrency review. Applicants subject to concurrency review must submit detailed information on the service demands associated with the proposed project. A Certificate of Concurrency is issued if an application is deemed concurrent. In the event a project is found to be not concurrent, the applicant is provided with an opportunity to modify the project, mitigate the impacts, or provide the needed capital improvements as provided in a development agreement.

The concurrency determination is made by comparing the available capacity of a facility or service to the demand created by a proposed project. Available capacity is determined by adding together the excess capacity of existing facilities and the capacity of any new facilities that meet concurrency standards, and subtracting any capacity committed to vested projects and projects previously issued Certificates of Concurrency. An application is deemed concurrent only when level of service standards are not violated. Facilities in each service category are monitored to determine the available excess and committed capacity at any given time.

FIVE-YEAR EVALUATION AND APPRAISALS

An evaluation and appraisal will be prepared on a five-year/mid-term basis, with adoption of once every seven years. Section 163.3191, Florida Statutes, identifies the requirements for an EAR. These requirements are summarized below:

Contents

The EAR must present an assessment and evaluation of the successes and failures of the plan, and contain appropriate findings and recommendations related to the following:

- Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments;
- The extent of vacant and developable land;
- The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities;
- The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth;
- An identification of the major issues for the District and, where pertinent, the potential social, economic, and environmental impacts;
- An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue;
- A brief assessment of successes and shortcomings related to each element of the plan;
- The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element;
- The extent to which the District has been successful in identifying alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs identified in s. 373.0361(2)(a) within the District's jurisdiction. The report must evaluate the degree to which the District has implemented the work plan for building public, private, and regional water supply facilities, including development of alternative water supplies identified in the element as necessary to serve existing and new development;
- An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purposes of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to s. 163.3180(10);
- Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic

regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments; and

- A summary of the public participation program and activities undertaken by the local government in preparing the report.