



Application Number: \_\_\_\_\_ CMS Tracking Number \_\_\_\_\_

## OSCEOLA COUNTY

### Application for Concurrency Review

#### CONCURRENCY MANAGEMENT

**General instructions: Complete and submit this application to the Planning Office along with the application for public hearing. No fee is to be submitted with the concurrency application. Staff will determine whether the application is to be reviewed as a Preliminary Concurrency Application or a Final Concurrency Application. At such time comments will be generated to ask the applicant to pay either a non-refundable fee of **\$302.50** for preliminary concurrency review or a non-refundable fee of **\$344.95** for final concurrency review.**

If the space provided is not adequate, please attach separate sheets and reference by item number. Should you wish to make an appointment to discuss the concurrency application or any other issues involving concurrency during the application process, please contact the Transportation Office at (407) 742-0589.

#### 1. APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Owner Name: \_\_\_\_\_

#### II PROPERTY INFORMATION

Project Name: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_

Parcel \_\_\_\_\_

Size: \_\_\_\_\_

General Location: \_\_\_\_\_

Project Description (including number of employees for non-residential development):

Future Land Use \_\_\_\_\_

Designation: \_\_\_\_\_ Zoning: \_\_\_\_\_

### III. TYPE OF REQUEST

*This request is for a Concurrency Review for the following type of Development Order:*

- Preliminary:**
- ☐ Zoning Map Amendment (PD or non-PD)
  - ☐ Preliminary Subdivision Plan (no construction authorized)
  - ☐ Conditional Use (New Construction)
  - ☐ Comprehensive Development Plan (CDP)

*Please choose one of the following options:*

- ☐ I hereby wish to defer capacity reservation until final Development Order (requires submittal of **Affidavit of Capacity Deferral**).
- ☐ I hereby wish to reserve capacity, if available, at this time (payment equal to 20% of the transportation impact fee is required within 30 days of the preliminary DO approval).

**Please note: should there be insufficient capacity for any project, the applicant shall consult with Chapter 5.5.D.2, of the Osceola County Land Development Code (LDC) and choose one of the options outlined.**

- Final:**
- ☐ Engineering Improvement Plan (EIP)
  - ☐ Final Subdivision Plan (FS)
  - ☐ Conditional Use (in existing building)

**\*A letter of water/sewer service intent and capacity from the service provider must be attached with all Final Concurrency Applications and applications requesting reservation. Applications will not be scheduled for the Planning Commission Hearing without the applicable utility service letter.**

### IV. PROPOSED DEVELOPMENT (\*\*\*Include square feet and number of employees for non-residential. Use best available data for number of employees or use the numbers provided below)

| Phase     | Start Date | Finish Date | Attached Single-Family Units | Detached Single-Family units | Multi-Family Units | Commercial (2.5 per ksf) | Office (4.0 per ksf) | Industrial (1.8 per ksf) | Other (Describe) |
|-----------|------------|-------------|------------------------------|------------------------------|--------------------|--------------------------|----------------------|--------------------------|------------------|
| Phase I   |            |             |                              |                              |                    |                          |                      |                          |                  |
| Phase II  |            |             |                              |                              |                    |                          |                      |                          |                  |
| Phase III |            |             |                              |                              |                    |                          |                      |                          |                  |
| Phase IV  |            |             |                              |                              |                    |                          |                      |                          |                  |
| Phase V   |            |             |                              |                              |                    |                          |                      |                          |                  |
| Total     |            |             |                              |                              |                    |                          |                      |                          |                  |

\* Timetable is binding upon reservation of capacities.

**Explain:**

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## V. PUBLIC FACILITY IMPACTS

### 1. Water/Sewer

Utility Service \_\_\_\_\_

Location of nearest water line: \_\_\_\_\_

Location of nearest sewer \_\_\_\_\_

**A letter of water/sewer service intent and capacity from service provider must be attached with all applications requesting reservation and Final Concurrency Applications. Should central water/sewer be unavailable, the utility letter should also state the distance of the water/sewer lines nearest to the proposed project. Applications will not be scheduled for the Planning Commission Hearing without the applicable utility service letter.**

### 2. Transportation

Based on the total build-out of the property, identify the primary roadway links (attached) that will provide access to the site: \_\_\_\_\_

Using 7<sup>th</sup> Edition ITE generation rates, provide the total number of daily trips (ADT) and Peak Hour Trips (Peak) hour trips to be generated by the proposed development: \_\_\_\_\_

ADT: \_\_\_\_\_ Peak: \_\_\_\_\_

### 3. Drainage

Describe generally how the drainage system will function for the proposed \_\_\_\_\_

Describe any existing water management \_\_\_\_\_

Indicate any constraints in the vicinity of the property which would effect or inhibit the ability to obtain

District permits: \_\_\_\_\_

### 4. Parks and Recreation

Based on a population calculation of 2.78 residents per single-family conventional unit, mobile home unit, or multi-family unit, the County requires one acre per 1,000 residents,

Residents, please provide the total number of park acres required by the proposed development:

Required Acres: \_\_\_\_\_ Proposed Acres: \_\_\_\_\_

### 5. Solid Waste

Based on best available data, provide the estimated pounds per day of solid waste generated for the proposed project at build-out: \_\_\_\_\_

### 6. Mass Transit

Describe generally how the project will be served by mass transit. If served by LYNX, indicate the \_\_\_\_\_  
that will provide service to the site: \_\_\_\_\_

## CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- ( ) Owner of the property described herein;
- ( ) Party to an agreement for the purchase of this property; or
- ( ) An agent for the owner or purchaser of this property.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**Note: The current owner of the property must sign the application or a written authorization for applicant or agent to apply on the owner(s) behalf must accompany this request.**

*Please do not write below this line*

### FOR STAFF USE ONLY

| Concurrency Impacts |              |                            |                 |                   |                       |                       |
|---------------------|--------------|----------------------------|-----------------|-------------------|-----------------------|-----------------------|
| Phase               | Roadway Link | Average Daily Trips (AADT) | Peak Hour Trips | Solid Waste (PPD) | Park required (Acres) | Estimated School Age* |
| I                   |              |                            |                 |                   |                       |                       |
| II                  |              |                            |                 |                   |                       |                       |
| III                 |              |                            |                 |                   |                       |                       |
| IV                  |              |                            |                 |                   |                       |                       |
| V                   |              |                            |                 |                   |                       |                       |
| Total               |              |                            |                 |                   |                       |                       |

\* School age population is estimated at 20% of total population

\_\_\_\_\_ The applicant has provided a letter of service intent from the Utility Provider.  
\_\_\_\_\_ Utility Provider \_ \_\_\_\_\_  
\_\_\_\_\_ The effected roadways are operating at an acceptable LOS.  
\_\_\_\_\_ The effected roadways will continue to operate at an acceptable LOS.  
\_\_\_\_\_ There is available drainage capacity to serve the project at the appropriate LOS.  
\_\_\_\_\_ There is available solid waste capacity to serve the project at the appropriate LOS.  
\_\_\_\_\_ There is available parks capacity to serve the project at the appropriate LOS.  
\_\_\_\_\_ There is available mass transit capacity to serve the project at the appropriate LOS.

**Recommended Conditions of Approval:**

Concurrency Analyst: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

## County Roadway Links (Road Name and Segment)

|                      |                                            |
|----------------------|--------------------------------------------|
| Bass Hwy.            | Pine Grove Rd. / End                       |
| Bass Rd              | Yowell Rd / US 192                         |
| Bill Beck Blvd.      | US 192-441 (Brons. Hwy / Boggy Creek Rd.   |
| Boggy Creek Rd. E    | Narcoossee Rd (CR 15) / Boggy Creek Rd. W. |
| Boggy Creek Rd.      | Boggy Creek Rd E / Osceola Pkwy            |
|                      | Osceola Pkwy / Buenaventura Blvd.          |
|                      | Buenaventura Blvd / Simpson Rd             |
|                      | Simpson Rd / Bill Beck Blvd.               |
|                      | Bill Beck Blvd. / US 192-441               |
| Broadway             | Emmett Street / Drury Ave                  |
| Brown Chapel Rd      | 13 th St. (US 192-441) / Lakeshore Blvd    |
| Buenaventura Blvd    | Boggy Creek Rd /Orange County Line         |
| Canoe Creek Rd       | Keenansville / Sullivan Rd                 |
|                      | Sullivan Rd / Deer Run Rd                  |
|                      | Deer Run Rd / Old Canoe Rd                 |
|                      | Old Canoe Rd / Nolte Rd                    |
|                      | Nolte Rd / US 192 – 441                    |
| Carroll St           | Hoagland (@ Columbia) / Thacker Ave        |
|                      | Thacker Ave / John Young Pkwy              |
|                      | John Young Pkwy / Main Street (US 441)     |
|                      | Main St (US 441) / Old Dixie Hwy           |
|                      | Old Dixie Hwy / Michigan Ave               |
| Celebration Ave      | US 192 (Bronson Hwy) / Celebration Blvd    |
| Celebration Blvd     | Celebration Ave / World Drive              |
| Central Ave          | US 192 (Vine St) / Donegan Ave             |
| Central Drury        | Broadway (US 17-92) / US 192 (Vine St)     |
| Clay Street          | Thacker Ave / Pleasant Hill Rd             |
| Columbia Ave         | Hoagland Blvd / Thacker Avenue             |
|                      | Thacker Avenue / John Young Pkwy           |
|                      | John Young Pkwy / Central Ave              |
|                      | Central Ave / Main Street (US 441)         |
| Cord Ave             | Deer Run Rd / Pine Tree Rd                 |
| Creek Woods Drive    | Canoe Creek Rd / Michigan Ave              |
| Cypress Pkwy         | Marigold Ave / Pleasant Hill Rd            |
| Deer Park Rd         | US 192 / Nova Rd (CR 532)                  |
| Deer Run Rd          | Canoe Creek Rd / Hickory Tree Rd           |
| Denn John Lane       | US 192 (Vine St) / Mill Slough Rd          |
| Donegan Ave          | Thacker Ave / John Young Pkwy              |
|                      | John Young Pky / US 17-92-441 (O.B.T.)     |
|                      | US 17-92-441 (O.B.T. ) / Michigan Ave      |
| Doverplum Ave        | Pleasant Hill Rd / Koa Ave                 |
| Dyrer Blvd           | Airport / Middle School                    |
| Eden Drive           | Nova Rd / End                              |
| Emmett St            | John Young Pky / Broadway                  |
| Enterprise-Mercantil | Poinciana Blvd / Ham Brown Rd              |
| Fifth St., St Cloud  | Vermont Ave / US 192-441                   |
| Florida Pkwy         | Osceola Pkwy / Buenaventura Blvd           |
| Florida Turnpike     | Indian River county / US 192-441 Exit      |
|                      | US 192-441 Exit / Osceola Pkwy             |
|                      | Osceola Pkwy / Orange County Line          |

|                        |                                              |
|------------------------|----------------------------------------------|
| Formosa Gardens Blvd   | Formosa Ave / US 192                         |
| Fortune Rd             | Boggy Creek Rd (CR 530) / Lakeshore Blvd     |
| Funie Steed Rd         | Old Lake Wilson Rd / Goodman Rd              |
| Goodman Rd             | Championsgate Blvd / Funie Steed Rd          |
| Griffin Rd             | US 192 / World Drive                         |
| Ham Brown Rd           | Reaves Rd / Us 17-92 (O.B.T.)                |
| Hickory Tree Rd        | US 192 / Deer Run Rd (east-west)             |
|                        | Deer Run Rd / 13th St (US 192) (north-south) |
| Hoagland Blvd          | Old Tampa Hwy/Clay St. / Suhl's Lane         |
|                        | Suhl's Lane / US 192 (Vine Street)           |
|                        | US 192 (Vine Street) / Columbia Ave          |
| International Drive S. | US 192 (Brons. Hwy)/ Orange County Line      |
| Interstate 4           | CR 532 (Osc-Polk Ln Rd) / World Drive        |
|                        | World Drive / US 192 (Bronson Hwy)           |
|                        | US 192 Bronson Hwy / Orange Co. Line         |
| Jack Brack Rd.         | Narcoossee Rd (CR 15) / Bay Branch Rd.       |
| John Young Pkwy        | US 192 / Columbia Ave                        |
|                        | Columbia Ave / Carroll St                    |
|                        | Carroll St / Orange County Line              |
| Jones Rd               | Narcoossee Road / End                        |
| Kings Hwy              | Pine Island Rd / Neptune Rd                  |
| Kissimmee Park Rd      | US 192 (Bronson Hwy) / Neptune Rd            |
|                        | Neptune Rd / Old Canoe Creek Rd              |
|                        | Old Canoe Creek Rd/ Lake Tohopekaliga        |
| Koa St                 | Rhododendrum / Doverplum Ave                 |
| Lakeshore Blvd         | Fortune Rd / Partin Settlement Rd            |
|                        | Partin Settlement Rd / Brown Chapel Rd       |
|                        | Brown Chapel Rd / Mississippi Ave            |
|                        | Clyde St / Neptune Rd                        |
| Lakeside Drive         | Boggy Creek Rd / Boggy Creek Rd              |
| Lindfields Blvd        | Funie Steed Rd / US 192 (Bronson Hwy)        |
| Main St                | Drury Ave / US 192 (Vine Street)             |
| Marigold Ave           | Cypress Pkwy / EastBourne                    |
| Michigan Ave           | Osceola Pkwy / Carroll St                    |
|                        | Carroll St / Donegan Ave                     |
|                        | Donegan Ave / US 192-441 (Vine St)           |
| Michigan Ave, St Cloud | Lakeshore Blvd / US 192-441 (13 th St)       |
|                        | US 192 (13 th St) / New Nolte Rd             |
|                        | New Nolte Rd / Creek Woods Ave               |
| Mill Slough Blvd       | Michigan Ave / Denn John Lane                |
| Narcoossee Rd          | US 192-441 / 10 th St                        |
|                        | 10 th St / Rummel Rd                         |
|                        | Rummel Rd / Orange County Line               |
| Neptune Rd             | US 17-92 (Broadway) / Lakeshore Blvd         |
|                        | Lakeshore Blvd / Kings Hwy                   |
|                        | Kings Hwy / Partin Settlement Rd             |
|                        | Partin Settlement Rd / Kissimmee Park Rd     |
|                        | Kissimmee Park Rd / US 192-441               |
| Nova Rd (CR 432)       | US 192-441 / Orange County Line              |
| Oak St                 | Dyer Blvd / Thacker Ave                      |

## County Roadway Links (Road Name and Segment)

|                                |                                             |
|--------------------------------|---------------------------------------------|
| Oak St                         | Thacker Ave / John Young Pkwy               |
|                                | John Young Pky / US 17-92 (Main St)         |
|                                | Main St / US 192-441 (Vine St)              |
| Old Canoe Creek Rd             | Kiss. Park Rd / Canoe Creek Rd (CR 523)     |
| Old Dixie Hwy                  | Donegan Ave / Osceola Pkwy                  |
|                                | Osceola Pkwy / Orange County Line           |
| Old Hickory Tree Lane          | Nolte Road / US 192                         |
| Old Lake Wilson Rd (CR 545)    | US 192 / Westgate                           |
|                                | Westgate / Indian Ridge Trail               |
|                                | Indian Ridge Tr/ CR 532 (Osc. Polk Line Rd) |
| Old Melbourne Rd               | US 192 (Bronson Hwy) / Bronco Drive         |
| Old Tampa Hwy                  | US 17-92 (S.O.B.T.) / Poinciana Blvd        |
|                                | Pleasant Hill Rd / Poinciana Blvd           |
| Old Vineland Rd                | US 192 Brons. Hwy / US 192 Brons. Hwy       |
| Orange Ave                     | Rummel Road / US 192-441 (13 th St)         |
| Oren Brown Rd                  | Poincian Blvd / US 192 (Bronson Hwy)        |
| Osceola Pkwy                   | World Drive / Interstate 4                  |
|                                | Interstate 4 / Southern Connector           |
|                                | Southern Connector / Vineland Rd (SR 535)   |
|                                | Vineland Rd (SR 535) / John Young Pky       |
|                                | John Young Pky / US 17-92-441 (O.B.T.)      |
|                                | US 17-92-441 (O.B.T.) / Floridas Turnpike   |
|                                | Floridas Turnpike / Buenaventura Blvd       |
| Osceola -Polk Line Rd (CR 532) | Buenaventura Blvd / Boggy Creek Rd          |
|                                | US 17-92 / Old Lake Wilson Rd               |
| Partin Settlement Rd           | Old Lake Wilson Rd / Interstate 4           |
|                                | Neptune Rd / US 192-44 (Bronson Hwy.)       |
| Pine Grove Road                | US 192-441 / Nova Rd (CR 532)               |
|                                | US 192-441 / Nova Rd (CR 532)               |
| Pine Tree Road                 | Canoe Creek Rd (cord) / Hickory Tree Rd     |
| Pleasant Hill Road             | Cypress Pkwy / Poinciana Blvd               |
|                                | Poinciana Blvd / Stewart Blvd               |
|                                | Stewart Blvd / US 17-92 (John Young Pkwy)   |
|                                | US 17-92 (John Young Pkwy) / Clay St        |
| Poinciana Blvd                 | Pleasant Hill Rd / Reaves Rd                |
|                                | Reaves Rd / Us 17-92                        |
|                                | US 17-92 / One Mile N Of CSX RR             |
|                                | One Mile N Of CSX RR / Oren Brown Rd        |
|                                | Oren Brown Rd / US 192 (Bronson Hwy)        |
| Polynesian Isle Blvd           | US 192 (Brons. Hwy)/ Vineland Rd SR 535     |
| Princess Wav -7 dwarf          | US 192 (Brons. Hwy) / Old Vineland Rd       |
| Reaves Rd                      | Poinciana Blvd / Pleasant Hill Rd           |
| Royal Palm Rd                  | Buenaventura Blvd / Boggy Creek Rd          |
| Rummel Rd                      | Mississippi Ave / Narcoossee Rd (CR 15)     |
| Sand Hill Rd.                  | Old Lake Wilson Rd / Formosa Gardens        |
| Shady Lane                     | Partin Settlement Rd / US 192-44(B. Hwy)    |
| Sherberth Rd                   | US 192(Brons. Hwy / Orange County Line)     |
| Siesta Lago Drive              | US 192 (Brons. Hwy) / Poinciana Blvd.       |
| Simoson Rd                     | Boggy Creek Rd / US 192-441                 |

|                         |                                           |
|-------------------------|-------------------------------------------|
| Southport Rd            | Pleasant Hill Rd / Southport              |
| SR 60                   | Yeehaw JCT / Polk County                  |
| SR 417 Southern Conn.   | County Line / Osceola Pkwy                |
|                         | Osceola Pkwy / Celebration Ave            |
|                         | Celebration Ave / Interstate 4            |
| Tenth St                | Narcoossee Rd (CR 15) / Michigan Ave      |
|                         | Michigan Avenue / US 192-441 (13 th St )  |
| Thacker Ave             | Clyde St / Oak St                         |
|                         | Oak St / US 192 (Vine St)                 |
|                         | US 192 (Vine St) / Columbia St            |
|                         | Columbia St / Carroll St                  |
| US 17-92 (S.O.B.T)      | Polk County Line /Osc.Polk Line Rd(CR532) |
|                         | Osc. Polk Ln Rd(CR532 / Old Tampa Hwy     |
|                         | Old Tampa Hwy/ Poinciana Blvd             |
|                         | Poinciana Blvd / Ham Brown Rd             |
|                         | Ham Brown Rd / Pleasant Hill Rd           |
| US 17-92 (John Young)   | Pleasant Hill Rd / Martin St              |
|                         | Martin St / Emmett St                     |
|                         | Emmett St / Oak St                        |
|                         | Oak St / US 192                           |
| US 17-92-441 (O.B.T.)   | Orange County Line / Osceola Pkwy         |
|                         | Osceola Pkwy / Carroll St                 |
|                         | Carroll St / Donegan Ave                  |
| US 17-92-441 (Main St.) | Donegan Ave / US 192-441 (Vine St)        |
| US 192                  | Lake County Line / Black Lake Rd          |
|                         | Black Lake Rd / World Drive               |
|                         | World Drive / Interstate 4                |
|                         | I-4 / Parkway Blvd                        |
|                         | Parkway Blvd / Poinciana Blvd             |
|                         | Poinciana Blvd / Vineland Rd (SR 535)     |
|                         | Vineland Rd (SR 535) / Hoagland Blvd      |
| US 192-441              | Hoagland Blvd / Thacker Ave               |
|                         | Thacker Ave / Main St                     |
|                         | Main Street (US 441) / Michigan Ave       |
| US 192-441              | Michigan Ave / Boggy Creek Rd             |
|                         | Boggy Creek Rd / Shady Ln                 |
|                         | Shady Lane / Partin Settlement Rd         |
|                         | Partin Settlement Rd / Kissimmee Park Rd  |
|                         | Kissimmee Park Rd / Columbia / Budinger   |
| US 441 (SR 15)          | Columbia / Budinger / Mississinni Ave     |
|                         | Mississippi Ave / Narcoossee Rd (CR 15)   |
|                         | Narcoossee Rd CR 15 / Nova Rd CR 532      |
|                         | Nova Rd. (CR 532) / Pine Grove Rd         |
|                         | Pine Grove Rd. / Old Melbourne Hwy        |
|                         | Old Melbourne Hwy / SR 15 Holopaw         |
|                         | SR 15 Holopaw / Brevard County Line       |
| Vermont Ave             | Kenansville / Holopaw                     |
|                         | Kenansville / Holopaw                     |
| SR 535 (Vineland Rd)    | Lakeshore Blvd / US 192-441 (13 th St)    |
| Woodcrest Blvd          | US 192 (Bronson Hwy) / Orange County Line |
| World Drive             | Michigan Ave / Bill Beck Blvd             |
|                         | I-4 / US 192 (Bronson Highway)            |
|                         | US 192 (Bronson Hwy) / Osceola Pky        |



**Application Number:**

**Tracking Number:**

**Osceola County Affidavit of Capacity Deferral  
Concurrency Management System**

I, \_\_\_\_\_ acting as the agent and /or owner, hereby defer Concurrency Reservation until the final development order for the following project:

\_\_\_\_\_.

By deferring reservation, I understand that capacities are not guaranteed to me at the time of Final Development Order Concurrency Review.

\_\_\_\_\_  
**Applicant**

\_\_\_\_\_  
**Owner**

\_\_\_\_\_  
**Witness**

\_\_\_\_\_  
**Witness**

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The forgoing document was (or affirmed) and subscribed to before me this day of

\_\_\_\_\_, 2007, by \_\_\_\_\_

Who is personally known to me or who produced an identification.

**Public Notary Seal:**

\_\_\_\_\_  
**Signature of Notary**