

## Transit Concurrency System

The Transit Concurrency Management System divides Broward County into ten (10) Concurrency Districts ([Concurrency District Map](#)). Two (2) of these districts (Northwest and Southwest Districts) maintain the existing roadway concurrency system. The remaining eight (8) districts are designated as Transit Concurrency Districts. The District boundaries, as well as the transit improvements within the districts, are the result of extensive consultations with the municipalities. Transit Concurrency assessments are based on a five-year Transit Development Plan (TDP) adopted by the County Commission. The Transit Concurrency Assessment is calculated as the total peak-hour trip generation of the proposed development, multiplied by a constant dollar figure for each District, that represents the cost per trip of all the TDP enhancements in that District. The revenues from Transit Concurrency Assessments must be used to fund transit enhancements in the District.

The attached table ([Examples of Transit Concurrency Fees by Land Use and District](#)) shows examples of transit concurrency assessments for various land uses in the eight (8) Transit Concurrency Districts. In order to calculate a transit concurrency fee, a proposed use must be multiplied by the peak hour trips generation rate ([TRIP Rates by Land Use](#)). Once the number of trips has been calculated, the number (rounded to the nearest hundredth) is multiplied by the appropriate Trip Length Factor **and** multiplied by the appropriate Cost per Trip by District. ([Trip Length Factors and Cost per Trip by District Table and 10% Credit Criteria](#)). Refer to the [Concurrency District Map](#) to determine which district the proposed site is located within.

It is important to note, however, that **there are opportunities for substantial credit against these fees for projects which are designed to encourage transit usage**. The criteria for credit are addressed in the Administrative Code. In addition, the program provides waivers for “low” and “very low” affordable housing and for governmental uses which promote the health and safety needs of the general public.

Within the new Transit Concurrency Districts, instead of assessing concurrency at the plat stage, the system assesses development prior to the application for a building permit. This broadens the County's concurrency program to cover all new development and redevelopment, not only development subject to platting. Since the proposed concurrency assessments are calculated to represent mitigation for all project trips, no road or transit impact fees are assessed on projects paying transit concurrency fees.

Prior to the application for a building permit with any local government within Broward County, an applicant must obtain a Transportation Concurrency Satisfaction Certificate from Broward County. No municipal government can accept a building permit application, or issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate is presented. Enforcement of the proposed concurrency system is connected to the County's environmental review/approval of construction plans.