

Handout #1: Fast Facts & Current Snapshot

Why this matters

- This workshop focuses on the Transportation, Infrastructure, and Capital Improvements elements of the 2050 Comprehensive Plan.
- The goal is to confirm the priorities, problem areas, and policy directions that should shape draft updates.
- Please think about both countywide issues and place-specific issues: corridors, intersections, drainage problems, utility service gaps, and growth areas.

What We Know So Far: The Baseline Data

Topic	Current Snapshot & 2050 Outlook
Growth & Concurrency	The County will grow to 54,238 residents by 2050 . By law, infrastructure (roads, water, schools) must be built <i>concurrently</i> (at the same time) as new development.
Capital Improvements	"Pay as you grow." Developers are required to pay their proportionate fair share (via impact fees or building infrastructure themselves) so existing taxpayers aren't burdened by new growth.
Coastal Spending	The Plan limits public tax dollars from subsidizing new development in the Coastal High Hazard Area (CHHA). Funds there are reserved for essential safety, evacuation routes, and public beach/boat access.
Transportation Corridors	US 19/98, US 27, and SR 24 remain key corridors. Most roads operate at safe, acceptable levels (LOS B or C). <i>Current policy firmly resists new greenfield toll roads through ag/conservation lands.</i>
Water & Wastewater	We have capacity. Average water use is ~107.5 gallons/person/day (below the 150g limit). Wastewater flow is ~20.7 gallons (below the 100g limit). The goal is to maximize these systems rather than sprawling outward.
Solid Waste	We have a challenge. Solid waste generation averaged 5.07 lbs. per person/day in 2023, above our standard of 2.8 lbs. It will require policy updates for recycling and disposal to save landfill space.

<p>SWOT Themes</p>	<p>Participants previously noted regional access as both a strength and a weakness, but expressed frustration with scattered development, a lack of local public transit, and a lack of local control over heavy utility infrastructure.</p>
<p>State Law Context (SB 180)</p>	<p>A recent state law temporarily prohibits local governments from adopting any new planning rules that are "more restrictive or burdensome" on development until late 2027. Therefore, our immediate focus is on creating incentives for good growth and smartly prioritizing County tax dollars, rather than enacting new bans or restrictions.</p>