

TOWN OF HASTINGS, FLORIDA

TOWN CODE

LAND DEVELOPMENT REGULATIONS

ARTICLE IV

CONSISTENCY AND CONCURRENCY DETERMINATIONS

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Sec. 4.00.00. GENERALLY

Sec. 4.00.01 Purpose It is the purpose of this Article to describe the requirements and procedures for determination of consistency of proposed development projects with the Hastings Comprehensive Plan, including meeting the concurrency requirements of the plan.

Sec. 4.01.00 CONCURRENCY

Sec.4.01.01 Adopted Levels of Service Shall Not Be Degraded

A. General Rule

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B. Exception Notwithstanding the foregoing, the prescribed levels of service may be degraded during the actual construction of new facilities, if upon completion of the new facilities the prescribed levels of service will be met.

Sec.4.01.02 Determination Of Available Capacity For purposes of these regulations the available capacity of a facility with an adopted level of service in the Hastings Comprehensive Plan shall be determined by:

A. Adding Together

1. The total capacity of existing facilities operating at the required level of service; and
2. The total capacity of new facilities, if any, that will become available on or before the date of occupancy of the development.

B. Subtracting From That Number The Sum Of

1. The demand for the service or facility created by existing development ; and
2. The demand for the service or facility created by the anticipated completion of other approved developments.

C. Action Upon Failure to Show Available Capacity Where available capacity cannot be shown, the project owner or developer may provide the necessary improvements to

maintain level of service and to provide necessary documentation that the improvements will maintain the existing level of service.

Sec.4.01.03 Burden Of Showing Compliance On Developer The burden of showing compliance with these level of service requirements shall be upon the developer. Applications for development approval shall provide sufficient information showing compliance with these standards in order to be approved.

Sec.4.01.04 Annual Report

A. Contents The Town shall prepare an Annual Report that includes:

1. A summary of actual development activity.
2. A summary of building permit activity.
3. A summary of development orders issued.
4. An evaluation of each facility and service indicating the capacity available and the status of all interlocal agreements with St. Johns County concerning provision of public facilities and services.

B. Use of the Annual Report The Annual Report shall propose capacity and levels of service of public facilities for the purpose of issuing development orders during the twelve (12) months following completion of the annual report.

Sec.4.02.00 ADOPTED LEVELS OF SERVICE

Sec.4.02.01 Potable Water Development activity shall not be approved unless there is sufficient available capacity to sustain the following levels of service for potable water as established in the Potable Water Sub-element of the Hastings Comprehensive Plan:

Type of use	LOS (Average Flow)
Residential	137.5 gallons per day, per capita.
Commercial	Estimated use based on multiples of 137.5 gallons per day, per capita

Sec.4.02.02 Wastewater Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for wastewater treatment as established in the Sanitary Sewer Sub-element of the Hastings Comprehensive Plan:

Type of use	LOS
Average Flow	
Residential	125 gallons per day per capita
Commercial	Estimated use based on multiples of 125 gallons per day, per capita.

Sec.4.02.03 Transportation System

A. Level of Service Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for transportation systems as established in the Transportation Circulation Element of the Hastings Comprehensive Plan:

Type of facility	Peak Hour Level of Service
Minor Arterials	D
Major Collectors	D
Local roads	D

The level of service is based on the Florida Department of Transportation Manual for Determining Levels of Service.

Sec.4.02.04 Drainage System Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the drainage system as established in the Drainage Sub-element of the Hastings Comprehensive Plan:

Types of Use	LOS
Detention Basin	25 Year 24 Hour Storm
Flood Control Elevation	100 year Flood Plain Elevation per FEMA Maps

Sec. 4.02.05 Solid Waste Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the solid waste as established in the Solid Waste Sub-element of the Hastings Comprehensive Plan:
Types of Use LOS Residential 6.5 cubic yards per capita per year Commercial Estimated by user based on 6.5 cubic yards per capita per year

Sec.4.02.06 Recreation Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the recreational facilities as established in the Recreation and Open Space Element of the Hastings Comprehensive Plan:

Recreation Standards for Facilities Within a 25 Mile Radius of the Town Limit

Facilities	Standard
Swimming (non-pool)	5,280 feet of beach per 25,000 population.
Fishing (non-boat)	800 linear feet of shoreline per 25,000 population.
Fishing (boat)	1 boat ramp per 4,300 population.
Camping (recreation vehicle and tent)	1 acre of campground per 5,600 population.
Bicycling	1 mile of trail per 1,000 population.
Picnicking	1 picnic table per 250 population
Hiking	1 mile of trail per 500 population.
Nature Study	1 mile of trail per 2,500 population.

Recreation Standards for Facilities Within the Town Limits

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Facilities	Standard
Golf	1 - 9 hole course per 32,500 population
Equipped play area	1 per 2,500 population
Tennis	1 court per 7,500 population
Baseball/softball	1 field per 6,000 population
Football/soccer	1 multi-purpose field per 15,000 population
Handball/racquetball	1 court per 10,000 population
Basketball	1 court per 5,000 population
Swimming (pool)	1 pool per 25,000 population
Shuffleboard	1 court per 10,000 population