



City of Port St. Lucie Text Amendment  
Chapter 156 – Subdivision Regulations, Section 156.094 and Chapter 158 – Zoning Code, Section(s)  
158.172, 158.187 & 158.222  
P23-113

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**SUMMARY**

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|----------------------|---------------------------------------------------------------------------------------------------------|
| Applicant's Request: | An amendment to Chapter 156, Section 156.094 & Chapter 158, Section(s) 156., 158.172, 158.187 & 158.222 |
| Applicant:           | City of Port St. Lucie                                                                                  |
| Application Type:    | Text Amendment to City's Land Development and Subdivision Regulations                                   |
| Project Planner:     | Bethany Grubbs, Planner III                                                                             |

**Background**

The proposed amendment to Chapter 156 – Subdivision Regulations, Section 156.094 and Chapter 158 – Zoning Code, Section(s) 158.172, 158.187, and 158.222 of the Code of Ordinances is a staff-initiated text amendment. The purpose of this amendment is to establish standards for the minimum number of access points for all residential developments, including those located within the Planned Unit Development (PUD) and Master Planned Unit Development (MPUD) zoning districts. The amendment intends to address secondary access requirements for developments that are between one (1) to ninety-nine (99) dwelling units and those of one hundred (100) or more dwelling units.

At the 2023 Winter Workshop, Council directed that staff provide minimum vehicular access standards for all residential developments. The Public Works Department presented recommendations by way of a special presentation during the June 26, 2023, Regular City Council meeting.

**Analysis**

Currently, the city code is silent on the minimum number of access points required within residential developments and indicates the minimum number of access points shall be provided to adequately serve the development. Adoption of the recommended vehicular access standards would further ensure that all future residential development subdivisions, including those located within the PUD and MPUD zoning districts, provide the appropriate access and traffic facilities to serve the development in a safe and efficient manner.

To ensure safe and timely access into planned residential developments for emergency response vehicles, in the event of an emergency, one justifying factor in determining the necessity of a secondary access point is the number of proposed dwelling units in a subdivision. The number of dwelling units impacts site design considerations as they contribute to increased vehicle congestion and access concerns. Staff used comparisons to other Florida jurisdictions which require a secondary point of access. Upon review, it was determined that one hundred (100) dwelling units are the standard threshold to require a permanent secondary access point for ingress and egress to residential developments that are open for all community residents, and not intended only for emergency access.

To eliminate ambiguity in the current guidelines, staff is proposing the following modifications:

1. **One to 99 units.** Site must provide a minimum of two access points. One access may operate as an emergency only access point and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on a different public roadway than the primary access and on different sides of the development where feasible. Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.
2. **100 or more units.** Site must provide a minimum of two access points with impervious surfaces suitable for all users and shall be located on public roadways independent of one another and on different sides of the development where feasible. Installation of the secondary access point shall be completed prior to the 75th building permit issuance. When the public roadway is not yet constructed to the secondary access point, installation of the secondary access point shall include construction of the public roadway up to the secondary access point at a minimum; and which shall be constructed in conformance with the City's Engineering Standards for Land Development.

City staff coordinated with the St. Lucie County Fire District to understand the National Fire Protection Association and local Fire District requirements for access roads and fire lanes, as the public health, safety, and welfare needs of the City's residents are of utmost importance. The Fire District has provided a letter of support for this amendment.

**Proposed Amendment**

See attached Exhibits A-D. Changes are shown in ~~strikethrough~~ and underline format. We have highlighted the changes in yellow also.

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff recommends approval of the proposed amendment based on the analysis and findings, as noted in the staff report.

**PLANNING AND ZONING BOARD ACTION OPTIONS:** \*

- Motion to recommend approval to the City Council
  - Motion to recommend approval to the City Council with changes
  - Motion to recommend denial to the City Council
- \* Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.