



*City of Port St. Lucie*  
**PUBLIC WORKS DEPARTMENT**  
*Accredited Agency - American Public Works Association*



**MEMORANDUM**

TO: Bethany Grubbs – Planner III, Planning & Zoning

THRU: Colt Schwerdt, P.E. – Interim Public Works Director & City Engineer

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works

DATE: November 17, 2023

SUBJECT: P23-113 City Initiated Text Amendment – Minimum Access points for Residential Subdivisions  
 Summary of text changes from first reading

At the August 28<sup>th</sup> City Council meeting, Public Works and the Planning & Zoning Departments presented proposed text amendments to City Code Sections 156.094, 158.172, 158.187, and 158.222 establishing minimum requirements for dwelling unit thresholds and the required number of vehicular access standards for residential subdivisions. During this City Council meeting, City Council requested that staff conduct a residential stakeholder meeting to solicit feedback from the Residential Development Community. Staff solicited feedback from the Residential Development Community via email, and held a stakeholder meeting virtually on Thursday, September 7, 2023.

During the written feedback period, and the stakeholder meeting, the thresholds provided from the Residential Development Community varied greatly with no consistency being provided from the stakeholders on their perceived acceptable dwelling unit thresholds. Additionally, during this period the Building Department provided us with additional information on access management standards as set by the National Fire Protection Association (NFPA).

City Staff evaluated all the feedback provided both written and from the stakeholder meeting, as well as the new NFPA information provided to us by the Building Department. Coordination also took place with the Fire District to evaluate the newly provided NFPA standard information. Staff then determined that the best route to setting the minimum thresholds for vehicular access standards for residential subdivisions, should follow the thresholds already established by the NFPA 1141 Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas, Chapter 5 Means of Access (NFPA 1141). It is our understanding that this is already required per the Florida Building Code, as the Florida Building Code adopted the NFPA standards, and the Fire District also supported utilizing these NFPA 1141 thresholds.

Below is the currently proposed text amendment language associated with this second ordinance reading:

The minimum number of residential development access points shall be determined per the National Fire Protection Association 1141 Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas (NFPA 1141); or as determined by a traffic study, or the Fire Marshall, whichever is more stringent.

- a) 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. 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.

- b) When an access point is provided as an emergency use only, per the NFPA 1141, the access point must utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall.

And below is the previously proposed text amendment language associated with the first ordinance reading:

The minimum number of residential development access points are outlined below, or as determined by a traffic study, or the Fire Marshall, whichever is more stringent. Additional access points may be required as determined by the Site Plan Review Committee.

- a) One to 99 units. Site must provide a minimum of two access points. One access may operate as an emergency only and may utilize a stabilized, pervious surface approved by the City Engineer and Fire Marshall. The secondary access point shall be located on 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.
- b) 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.

For your reference, attached to this memo is the written feedback submitted by the Residential Development Community, the meeting minutes from the stakeholder meeting, NFPA 1141 Chapter 5 Means of Access, and the letter of support from the Fire District for the new proposed text amendment.