

Chapter 158, Section(s) 158.221 & 158.222  
(Driveway Standards)  
City Initiated Text Amendment  
P21-098

City Council Meetings  
February 14, 2022 and February 28, 2022

# Request

This application only pertains to single-family residential lots

## **Purpose:**

- Require a circular driveway design for residential lots located on streets with more than two lanes
- Increase the width requirements for driveways
- Allow secondary driveways

## **Cause:**

- Council directed that staff provide policy options for properties where vehicle entry will be directly off a major corridor
- Contractor feedback regarding three-car garages

\*There will be no change to driveway separation and setback requirements\*



# Mandate Circular Driveways

## Existing:

- Residents have the option to construct either a circular driveway OR a 10-foot by 20-foot paved turn-around area on streets determined to be a potential hazard.

## Proposed:

- Require a circular driveway design for residential lots located on streets with more than two lanes.
- If not viable, as determined by the Public Works Department, a 10-foot by 20-foot paved turn-around area shall be provided adjacent to the drive.

# Designated Street List

The list includes the following:

Airoso Blvd.  
Alcantarra Blvd.  
Bayshore Blvd.  
Becker Rd.  
California Blvd.  
Cameo Blvd. (N of PSL)  
Cashmere Blvd. (N of Del Rio)  
Darwin Blvd.  
Del Rio Blvd.  
Floresta Dr.  
Gatlin Blvd.  
Grand Dr.  
Import Dr.  
Lakehurst Dr.  
Lennard Rd.

Manville Dr.  
Melaleuca Blvd.  
Morningside Blvd.  
Oakridge Dr.  
Parr Dr.  
Port St Lucie Blvd.  
Prima Vista Blvd.  
Rosser Blvd.  
St. James Dr.  
Sandia Dr.  
Savage Blvd.  
Savona Blvd.  
Selvitz Rd.  
Thornhill Dr.  
Tulip Blvd.



# Driveway Width Increase

## Existing:

Existing Driveway Width Requirements		
Type	Minimum Width (feet)	Maximum Width (feet)
Single-family, detached	10	24
Single-family, detached (circular, main portion to garage)	10	24
Single-family, detached (circular, secondary portion)	10	16

## Proposed:

Proposed Driveway Width Requirements		
Type	Minimum Width (feet)	Maximum Width (feet)
Single-family, detached	10	32
Single-family, detached (circular, main portion to garage)	10	32
Single-family, detached	10	20



# Secondary Driveway Allowance

## Existing:

<u>Current</u> Allowable Number of Driveways (Single-Family)		
Arterial Road	Collector Road	Local Road
1 two-way per lot or 1 circular per lot	1 two-way per lot or 1 circular per lot	1 two-way per lot or 1 circular per lot

## Proposed:

<u>Proposed</u> Allowable Number of Driveways (Single-Family)			
Residential	Arterial Road	Collector Road	Local Road
Single-family (Lots < 18,500 square feet)	1 two-way per lot or 1 circular per lot	1 two-way per lot or 1 circular per lot	1 two-way per lot or 1 circular per lot
Single-family	2 two-way per lot or	2 two-way per lot or 1	2 two-way per lot or



# Recommendation

- On January 4, 2022, the Planning and Zoning Board recommended approval of the proposed Text Amendment.

