

Minimum Access Points – Residential Subdivisions

Chapter 156, Section 156.094 and
Chapter 158, Section(s) 158.172, 158.187 & 158.222

City initiated Text Amendment
P23-113

City Council Meetings of
August 28, 2023 and November 27, 2023

Request

- 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 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.



Purpose

- Public Health, Safety and Welfare
 - Similar to ensuring a 2-lane City roadway network is established, it is important to also ensure residents have appropriate access and traffic facilities to efficiently and safely serve the development.
 - Staff coordinated with the St. Lucie County Fire District and received the September 26, 2023 letter of support from the Fire District for the proposed code revisions.



Background

- City Council Winter Workshop 2023
 - Residential subdivision secondary access requirements were discussed with the SW Annexation Area Traffic Study presentation.
 - Council directed staff to review the City's existing standards and bring forward certain dwelling unit threshold recommendations.
- City Council June 26th Meeting
 - Council directed staff to prepare code revisions as necessary.
- City Council First Reading on August 28th
 - Council requested that staff conduct a residential stakeholder meeting.
- Stakeholder Workshop on September 7th
 - Staff solicited feedback from the residential community via email and held the stakeholder meeting virtually.



Existing City Access Requirements

- City Code, Section 156.094 – Subdivision and Lot Access
 - Minimum number of access points shall be provided to adequately serve the subdivision
- City Code, Section 158.172 – Standards for District Establishment
 - PUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts without creating or generating traffic along minor streets in residential areas or districts outside the PUD districts.
- City Code, Section 158.187 – Standards for District Establishment
 - MPUD districts shall be so located with respect to arterial or major streets, highways, collector streets, or other transportation facilities as to provide suitable access to those districts.
- City Code, Section 158.222 – Access Standards, Sidewalks, and Bikepaths.
 - All new development or redevelopment will be provided with the appropriate access and traffic facilities to serve the transportation needs of the development in a safe and efficient manner while simultaneously preserving the flow of traffic on the surrounding public road system.

Previously Proposed City Access Requirements

- City Code, Sections 156.094, 158.172, 158.187 & 158.222 – New Thresholds

- 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.
- Installation of a secondary access point shall be completed prior to 50 percent of building permit issuance.

- 100 or more units

- Site must provide a minimum of two access points with impervious surfaces suitable for all users.
- Installation of the secondary access point shall be completed prior to the 75th building permit issuance.

- Common Requirements of Both Thresholds

- 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.

Proposed City Access Requirements

- 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.
 - 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.
 - 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.

Recommendation

- The Planning and Zoning Board recommended approval at their regular meeting of August 1,2023.
- The Planning and Zoning and Public Works Departments recommend approval of the revised ordinance.

