



# Vehicular Access Standards for Residential Subdivisions



Presented by:  
Colt Schwerdt, P.E.  
Public Works Department

# Vehicular Access Standards

## 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 recommendation.
- 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.

# Vehicular Access Standards

## 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 158.222 – Access Standards, Sidewalks, and Bike paths.
  - 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.
  - All new development shall be required to construct or contribute towards off-site road improvements necessary to serve the development, unless otherwise addressed by City Council.



# Vehicular Access Standards

## City of Orlando Access Requirements

- City Code, Section 58.572 – Development Standards and Building Site Standards
  - 31 to 99 units: Sites must provide a minimum of 2 access points. 1 access may operate as “Emergency Only” and may use a stabilized, pervious surface approved by the City Engineer.
  - 100 or more units: development must provide a minimum of 2 access points with impervious surfaces suitable for all users.

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## Alachua County Access Requirements

- Muni Code, Section 407.140 – Street Network Standards
  - Development with 25 or more units or generating 250 or more non-residential daily trips: shall provide a minimum of 2 functional access points located on different sides of the subdivision.
  - For developments containing only 1 access point, an emergency service access shall be provided unless a waiver is granted. Emergency service access shall be available prior to issuance of first certificate of occupancy in the development.

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## Fire District Access Requirements

- St. Lucie County Fire Prevention Code Resolution No. 740-23
  - Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal.
  - More than one fire department access road or fire lane shall be provided when it is determined by the Fire Marshal that access by a single road or fire lane may be impaired by vehicle congestion, conditions of terrain, climatic conditions, building characteristics, fire behavior, or other factors that could limit access.

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## Recommended City Access Requirements

- 49 or less units: Sites must provide one access point. Sites **may be** required to provide more than one access if determined by a traffic study or by the Fire Marshal that access by a single road may be impaired by vehicle congestion or other factors limiting access.
- 50 to 99 units: Sites must provide a minimum of 2 access points. One access may operate as “Emergency Only” and may use a stabilized, pervious surface approved by the City Engineer and Fire Marshal.
- 100 or more units: Sites must provide a minimum of 2 access points with impervious surfaces suitable for all users and shall be located on different public roadways and different sides of the subdivision where feasible.

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## Action Item

- Staff requests City Council motion in support of staff's recommended vehicular access standards for residential sub-divisions or provide alternative direction.
- Should City Council accept staff's recommendations, staff will work with the appropriate departments and fire district to modify City Code as needed.
- Staff also requests City Council's motion to implement the new standards in the interim on projects under review until City Code modifications are adopted.



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## Questions & Discussion



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## Existing City Subdivision Access Data

- No. of subdivisions with 1 access – 37
- No. of subdivisions with 1 access and a stabilized emergency access – 10
- Avg. No. of units per subdivision – 190
- Max No. of units per subdivision – 984
- Min No. of units per subdivision – 6