

ORDINANCE 23-52

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES TITLE XV, CHAPTER 156, ARTICLE VI, ENTITLED "SUBDIVISION REGULATIONS" SETTING THE MINIMUM NUMBER ACCESS POINTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council directed staff to bring forward minimum vehicular access standards for residential developments during the City Council 2023 Winter Workshop; and

WHEREAS, the Public Works Department presented recommendations via a special presentation during the June 26, 2023 Regular City Council meeting; and

WHEREAS, the City Council directed the Public Works Department to work with all necessary City departments and the St. Lucie County Fire District to prepare code revisions for formal adoption.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Amending Section 156.094 of the Code of Ordinances. Section 156.094 of the Code of Ordinances is hereby amended to read as follows:

- (A) ~~Minimum number of access points shall be provided to adequately serve the subdivision.~~ 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, 2017 Edition (NFPA 1141); or as determined by a traffic study or the Fire Marshall, whichever is more stringent.
- (1) 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.
 - (2) 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.
- (B) In order to provide ease and convenience in ingress and egress to private property and the maximum safety with the least interference to the traffic flow on public streets, classified major collector and above, the number and location of driveways shall be regulated by the dedication of access rights to the City.

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- (C) Street stubs to adjoining undeveloped areas shall be provided for proper traffic circulation. Street stubs in excess of two hundred fifty (250) feet shall be provided with a temporary cul-de-sac turnaround.
- (D) Tapers, deceleration lanes, left-turn lanes, bypass lanes, median modifications or other designed features may be required to protect the safe and efficient operation of the access street.
- (E) Every lot or parcel shall be served from a publicly dedicated street; however, a developer may retain as private a local street if the following conditions are met:
 - (1) Public right-of-way is not required in order to serve adjacent development that is existing or proposed;
 - (2) A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities; and
 - (3) A reciprocal easement for ingress and egress is granted all residents of the development.
- (F) All lots shall front on a paved road. A development shall abut, or have as its primary access, a street paved to City standards. This street shall be paved by the developer from the entrance of the development to the nearest public paved road, except as provided for in subsection 158.222(C) of Chapter 158.

Section 3. Conflict. If any ordinances or parts of ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Codification. The provisions of this Ordinance shall be made a part of the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word “ordinance” may be changed to “section” or other appropriate word as may be necessary.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

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PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2023.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, Interim City Attorney