

ORDINANCE NO. 1792 - 2020

AN ORDINANCE OF THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA, AMENDING SECTION 70.41 OF THE ROCKLEDGE LAND DEVELOPMENT REGULATIONS BY ADDING SUBSECTIONS (10), (11) AND (12) TO ESTABLISH ENTRANCE REQUIREMENTS FOR SUBDIVISIONS AND EMERGENCY VEHICLES ACCESS; DECLARING THAT INVALIDITY OF ANY PORTION HEREOF SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; PROVIDING FOR THE EFFECTIVE DATE HEREOF AND FOR OTHER PURPOSES.

WHEREAS, the Rockledge Planning Commission has reviewed the need for new entrance requirements for future subdivisions developed within the City and has recommended the changes it deems to be within the best interest of the public for traffic flows and ingress/egress to subdivisions; and

WHEREAS, the Rockledge City Council has received the Planning Commission's recommendations and finds them to be in the best interest of future subdivision development within the City for good order and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA, AS FOLLOWS:

SECTION 1. That new subsections (10), (11) and (12) are added to Section 70.41 of the Rockledge Land Development Regulations as follows:

70.41. - Generally.

(10) Subdivision entrances. To provide for traffic flow and ingress/egress to subdivisions, one or more entrances

shall be provided per the chart below:

Number of Dwellings Units (d.u.)	Required Entrances
Up to 200 d.u.	One
201-364 d.u.	Two
365 and up d.u.	Three plus one per 200 additional d.u.

(11) When it is determined by the City of Rockledge that access could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access, an emergency access shall also be required and must meet the following requirements.

(12) Emergency vehicles access shall include the following:

- a. Minimum Width. An emergency vehicle access road shall be at least 20 feet wide.
- b. The access shall be cleared, graded, stabilized and maintained by the subdivision's Home Owners Association (H.O.A.) so as to assure access by emergency vehicles.
- c. Alternative paving materials such as "Grass Crete," turf block, or similar-type materials may be used for emergency vehicle access under certain conditions.
- d. That the emergency access easement is for the exclusive use of the subdivision/development and shall include a public utility easement.
- e. The easement must be approved by the city.
- f. The City of Rockledge shall not be responsible for maintaining said access. Such access shall not be included a street, road, right-of-way or easement dedicated to the city or "the public" by a plat or other recorded instrument.

g. Gates shall be installed across a required emergency vehicle access road or driveway with prior approval from the Fire Inspector. A detailed plan shall be submitted for review and approval prior to commencing any work.

1. Security gates equipped with electronic control devices shall have an approved emergency access override key switch, and shall allow operation of the gate during power outages.
2. Manual locking mechanisms (e.g., padlocks) shall be approved by the Fire Inspector.
3. Activation of an approved key switch for an electronically controlled gate shall open the gate and cause it to remain in the open position until reset by emergency response personnel.
4. When open, gates shall not obstruct any portion of the required width of the driveway or access road, shall be adequately supported to prevent dragging, and shall be operable by one person. Sliding gates shall slide parallel to the security fence. Swing-style gates shall open a full 90 degrees (minimum).
5. Gate components shall be maintained in operable condition at all times and be replaced or repaired when defective.

h. Emergency Vehicle Access Roadway Signs be posted immediately adjacent to and visible from the designated place, clearly stating Emergency Vehicle Access Only.

SECTION 2. The provisions of this Ordinance are

severable, and if any section, sentence, clause, or phrase hereof is for any reason held to be unconstitutional, invalid, or ineffective, such holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without the inclusion therein of any invalid portion or portions.

SECTION 3. This Ordinance shall become effective ten (10) days following its adoption and signed by the Chairman of the City Council.

ADOPTED at a regular meeting of the City Council of the City of Rockledge, Florida, this 7 day of October, 2020.

/s/Thomas J. Price
Chairman, City Council of the
City of Rockledge, Florida

ATTEST:

/s/Jennifer M. LeVasseur
City Clerk

1st Reading: 09/23/2020

2nd Reading: 10/07/2020