

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 9/26/05 FILE: DR05-262

SUBJECT: Land Development Code,
Section 618.12, Cross-Access
Frontage/Reverse-Frontage Roads

FROM: Cynthia M. Jolly, P.E.
Development Director REFERENCES: Land Development Code,
Section 618

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

BACKGROUND:

1. On November 9, 2004, the Board of County Commissioners (BCC) adopted Ordinance No. 04-50, Access Management Regulations, which was incorporated into Section 618 of the Land Development Code.
2. Section 618.12, Cross-Access/Frontage/Reverse-Frontage Roads, reads as follows:

"To further the goals of reducing conflict points and improving traffic circulation along collector and arterial roadways, each project shall be required to provide one (1) or more minimum twenty-four (24) foot-wide travel lane(s) connecting the project to neighboring properties or projects in a location to be determined by the Engineering Services Director or his designee during the review of the project. Such travel lane(s) shall be free and clear of buildings, parking spaces, landscaping, retention ponds, or any other obstruction that would prevent the free flow of traffic between the project and neighboring properties or projects. The Engineering Services Director or his designee may determine that a travel lane or frontage/reverse-frontage road wider than twenty-four (24) feet is required if warranted based on the size and trip generation of the project and adjacent projects or if required pursuant to an adopted frontage/reverse-frontage road or access-management plan."
3. The staff interpretation of Section 618.12 has been that the 24-foot-wide travel lane must not contain any of the above-referenced items and that includes not allowing parking spaces that connect to the travel lane as the backing of the vehicles would obstruct the free flow of traffic.
4. Based on the above interpretation, there have been requests to revisit the interpretation as the existing interpretation does not take into account other subsequent ordinances, such as Right-of-Way Protection, as adopted by the BCC on August 23, 2005; nor the depth of existing properties to which this interpretation applies or landscaping requirements.

FINDINGS OF FACT:

1. Section 618.12 of the Land Development Code applies to properties that are adjacent to the collector and arterial roadways that are contained in Table 7-4a of the Comprehensive Plan.
2. The goal of the Access-Management Regulations is to reduce the conflict points a vehicle experiences in its travel, requiring cross-access between development parcels and reducing trips on the collector and arterial roadways.
3. The properties most affected by the current interpretation of Section 618.12 are those that have a "shallow" depth along the collector and arterial roadways. These properties were often "carved out" prior to adoption of the Access-Management Regulations.

4. For properties with "shallow" depth, the application of the Right-of-Way Preservation Ordinance requirements, landscape buffers, and the current interpretation of Section 618.12 serves to limit the ability of the applicant to provide the 24-foot travel way which is free and clear the entire width of the parcel while at the same time providing for the parking needed for the proposed development.

RECOMMENDATION:

The Development Director recommends that the DRC approve the following interpretation of the Land Development Code, Section 618.12, Cross-Access Frontage/Reverse-Frontage Roads:

1. For properties with an existing depth less than or equal to 400 feet along arterials and all properties along collector roadways, the properties shall be required to interconnect to the adjacent property(ies) with parking allowed to be placed that connects to the 24-foot travel way but that does not obstruct the connection point between the properties.
2. For properties along arterial roadways exceeding a depth of 400 feet, a minimum 24-foot travel way without parking spaces connected to the same shall be provided (i.e. frontage/reverse-frontage roadway).
3. Where a frontage/reverse frontage roadway plan or Master Roadway Plan has been adopted/approved or as otherwise required by the County Engineer, the development shall be required to comply with the applicable plan or determination by the County Engineer.
4. For "infill" development, the access and interconnection shall be similar.

Any development that wishes to deviate from this interpretation may submit a variance request for consideration before the DRC.

ATTACHMENT:

1. Land Development Code, Section 618.12, Cross-Access Frontage/Reverse-Frontage Roads

CMJ/public/dr/fdr05262ldc/08a

DEVELOPMENT REVIEW COMMITTEE ACTION:

DRC approved on September 29, 2005