

ORDINANCE 2025-1

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, AMENDING ORDINANCE 62-8, KNOWN AS THE SUBDIVISION ORDINANCE, TO ESTABLISH REGULATIONS SPECIFIC TO SUBDIVISIONS ACCESSED BY PRIVATE RAILROAD CROSSINGS AND PROVIDING FOR THE ERECTION OF SOUND BARRIERS IN SUBDIVISIONS ADJACENT TO THE FLORIDA EAST COAST RAILWAY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village Florida (the "Board") previously adopted Ordinance 62-8, an Ordinance setting forth regulations for filing plats and developing new subdivisions and resubdivisions (the "Subdivision Ordinance");

WHEREAS, the Board previously adopted Ordinance 2004-9 amending the Subdivision Ordinance to provide for the application of lot size and dimension requirements from the then current zoning regulations, now incorporated into the St. Lucie Village Land Development Code, to lots created pursuant to the Subdivision Ordinance;

WHEREAS, most of the residentially zoned property in the Village lies east of the Florida East Coast Railway ("Railway") and can only be accessed via railway crossing;

WHEREAS, when the Subdivision Ordinance was adopted, the only railroad crossings within the municipal limits of the Town of St. Lucie Village, Florida ("St. Lucie Village" or the "Village") were public crossings connecting to public roads;

WHEREAS, property located at Shimonek Lane has since been annexed into the municipal limits of the Village and, while a strip of property between Old Dixie Highway (on the west) and the Railway was annexed in conjunction, the only developable property is on the east

side of the railway and is accessed via private crossing and private road/easement;

WHEREAS, because the property accessed by the private crossing cannot meet requirements of the Land Development Code and Subdivision Ordinance due to lack of frontage on a public road and an inability to effectively create public access; and,

WHEREAS, the Board concludes property accessible by private crossing should be subject to subdivision and development in the same general fashion as property accessed via public crossing but, given the lack of public access and related issues, subject to special limitations or regulations not generally required or applicable to subdivisions accessed by public crossings and public roads.

NOW THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains.

1. The following provisions are inserted as SECTION K. Provisions Related to Subdivisions Accessed by Private Crossing:

SECTION K. Provisions Related to Subdivisions Accessed by Private Crossing.

1. Overall Requirements and Conditions:

- a. Lot Size - Minimum lot size is to be 2 acres.
- b. Road Frontage - no public road frontage is required.
- c. Roads - Private roads are permitted, and will be designed, repaired and maintained by the property owners and/or owners' association of the subdivision.
- d. Gates - Gates at subdivision entrances to provide security are allowable but must provide public service

access (including particularly Sheriff and Fire District), and access to Village code enforcement and Building Official, at any time.

2. Construction of the Work - Site work shall be constructed in accordance with an approved development plan complying with all applicable codes. After the development plan has been approved, the developer shall upon completion of the entire work furnish the Village with an engineer's certificate of such completion in accordance with the approved plans. Whereupon, the Mayor and Village staff and/or engineer shall recheck the plat, and, if same is found to comply with the plat requirements of these regulations, the Board shall, on the recommendation of the Mayor, approve the plat for filing but not accept the work for Town maintenance.
3. Required Road, Street and Drainage Construction - As a condition of accepting the plat for filing, the developer shall construct and drain the roads in a private subdivision. Drainage of the property shall be designed and constructed to the standards of the South Florida Water Management District and the Florida Department of Environmental Protection.
4. Dedications to Public Not Required - Rights-of-Way for roads, streets and alleys, easements for utilities, and rights-of-way and easements for drainage may be by private

easements among the owners or granted to an owners association.

5. Private Roads - shall be designed, constructed, and maintained by property owners or association.

i. Private Roads need not be paved but must be designed and constructed to support emergency equipment and be documented to do so prior to approval of any development plan or plat.

ii. Private Roads must be made accessible to public works officials and town leadership and must provide public service access (including particularly Sheriff and Fire District) and to Village code enforcement and Building Official, at any time.

6. Building Setbacks and Minimum Lot Size:

i. All building setbacks shall be a minimum of 25 feet from respective lot lines.

ii. Minimum lot size of 2 acres.

7. Sound Barriers Adjacent to Railways. Any barriers, fences, or walls built as sound barriers along a subdivision's boundary with a railway's property line will not be confined heights or materials stated for fences, walls and hedges in the St. Lucie Village Land Development Code, but must:

a. Comply with the Florida Building Code and all other applicable codes.

- b. Not exceed ten feet in height.
- c. Not be any closer to the railway property line than the barrier is tall.
- d. This relief from the height limitation shall be deemed to allow additional height to walls and fences along a subdivision's north and south boundaries lines extending from the railway, but only to the extent they extend no further east or west than the distance which is 10% the length of the barrier along the railway.

8. Private Crossings - This section K is applicable only to subdivisions accessible by private railway crossings and in those circumstances Section K shall control over contrary provisions in the Ordinance.

2. The Subdivision Ordinance sections previously identified as K - N are re-lettered to be L - O, respectively.

3. This Ordinance shall be effective immediately upon passage or as soon thereafter as permitted by law.

(Signature page follows)

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 15th day of April, 2025.


APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: 
William G. Thiess, Mayor

ATTESTED:

By: 
Paulette T. Burgess, Acting Clerk

I, Paulette T. Burgess, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance 2025-1 which was duly introduced, read, and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 15th day of April, 2025.


Paulette T. Burgess, Acting Clerk