

RIVER HALL TOWNHOMES

RESIDENTIAL PLANNED DEVELOPMENT

Deviation 8

Deviation from LDC Section 10-296(k) to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround.

Justification: This deviation request applies to one location on MCP Alternate B. In each instance, the right of way area for the proposed dead end is approximately 8300 square feet smaller than a cul-de-sac would be in the same situation. The proposed design results in 0.19 acres of land that can be more effectively and efficiently used for purposes to enhance the overall development such as project amenities, landscaping, open space and water management lakes which would otherwise be encumbered by a road right of way and only service a few residences.

According to the Florida Fire Prevention Code, Chapter 18.2.3.5.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of this request the dead end roadways are less than 150'.

Typically, fire trucks pull to a fire hydrant and service the emergency by foot. As a condition of this deviation request, the applicant agrees to prohibit fire hydrants on the dead end streets. By locating fire hydrants only on the main streets the fire trucks will stop at the hydrant and not enter the dead end.

By limiting all dead end streets to a maximum of 150' and prohibiting fire hydrants on the dead ends the proposed deviation will not create a detriment to the public health, safety, or welfare.