



ESTATES AT ENTRADA RPD/CPD

SCHEDULE OF DEVIATIONS AND WRITTEN JUSTIFICATIONS

DEVIATIONS 1 - 3 –NO CHANGES PROPOSED, DEVIATIONS TO REMAIN AS APPROVED IN Z-06-039

DEVIATION 4 – LDC SECTION 34-2015(2)C.

Deviation 4 seeks relief from LDC Section 34-2015(2)C., which requires individual parking spaces to be accessible from a parking aisle intended to provide access to the space, to allow perpendicular on-street parking that will be accessible from the internal roadway network.

JUSTIFICATION FOR DEVIATION

The subject property is intended to be developed with residential units that will include individual garages and driveways accessing the garages. These components of the design meet the Land Development Code's 'Minimum Required Spaces for Single-Use Development'. However, additional parking is required to meet the guest parking requirements per the Land Development Code. On-street parking has been used on similar type projects to provide additional overflow parking spaces for the guests as well as the amenity. Vehicles backing out of parking spaces into the right-of-way do not create any more of public health, safety, and welfare issue than vehicles backing out of the individual driveways, and the additional spaces will enhance the public health, safety, and welfare by providing places for overflow vehicles to park, keeping the roadways clear for emergency vehicles if needed. On-street parking is permitted on privately maintained roadways at the Director's discretion per LDC 10-296(d)(9)a. but only mentions parallel and angled spaces in (9)d. This deviation requests the use of perpendicular on-street parking which is otherwise compliant with LDC 10-296(d)(9)d. and the dimensional criteria for off-street parking in LDC 34-2016.

DEVIATION 5 – LDC SECTION 10-296(K)(1)

Deviation 5 seeks relief from LDC Section 10-296(k)(1) requiring dead-end streets to be constructed with a circular turnaround for vehicles, to eliminate the requirements for circular turnarounds in three locations depicted on the Dead-end Street Exhibit where there is less than 150 feet of roadway from the nearest intersection.

JUSTIFICATION FOR DEVIATION

The applicant is proposing dead-end roadways at three locations where the distance between the end of the road segment and the nearest intersection of roads is less than 150 feet. The deviation request complies with Section 18.2.3.5.4 of the National Fire Protection Association (NFPA) fire code, which requires approved turning provisions for dead-end roads greater than 150 feet. Similar deviations have been approved and constructed on projects in Lee County such as Bass Road RPD (Z-15-019), Blasingim Road RPD (Z-16-024), and Parker Lane RPD (Z-21-024) without any known negative impacts to the public health, safety, and welfare.

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SUITE #1
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DEVIATION 6 – LDC SECTION 34-2013(A)

Deviation 6 seeks relief from LDC Section 34-2013(a) requiring parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow parking to back out into the right-of-way of the subject development.

JUSTIFICATION FOR DEVIATION

The parking is proposed to serve the amenity center and to serve as guest parking only. On-street parking has been used on similar type projects to provide additional overflow parking spaces for the guests as well as the amenity. Vehicles backing out of parking spaces into the right-of-way do not create any more of public health, safety, and welfare issue than vehicles backing out of the individual driveways, and the additional spaces will enhance the public health, safety, and welfare by providing places for overflow vehicles to park, keeping the roadways clear for emergency vehicles if needed. On-street parking is permitted on privately maintained roadways at the Director's discretion per LDC 10-296(d)(9)a. but only mentions parallel and angled spaces in (9)d. This deviation requests the use of perpendicular on-street parking which is otherwise compliant with LDC 10-296(d)(9)d. and the dimensional criteria for off-street parking in LDC 34-2016.