



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

August 7, 2023

Joaquin E. Vargas, P.E.
Traf Tech ENGINEERING
8400 N. University Drive, Suite 309 Tamarac, Florida 33321

Dear Joaquin E. Vargas,

RE: Variance Committee Review to allow for **Category B Driveway**

Applicant/Property Owner: Skyrise Plaza LLC

Broward County - Pembroke Pines; **State Road:** 820 **Section:** 86040000 **MP:** 2.29

Access Class: 3 **Posted Speed:** 45 mph **SIS:** No

Site Acreage: 6.75 Acres **Development Size:** 54 Townhomes

Project Name & Address: Skyrise Residential - 18452 Pines Boulevard, Pembroke Pines, Florida 33029

AMRC Meeting Date: July 6, 2023

Request:

- **Proposed westbound directional median opening with left turn lane on SR 820 / Pines Boulevard, approximately 236 feet west of the east property line.**
- **Joint-use right-in/left-in/right-out driveway on the south side of SR 820 approximately 236 feet west the east property line.**
- **The existing eastbound right turn lane at the right-in only driveway (approximately 280 feet east of east property line) is required to be extended shall meet the minimum requirements in the Florida Design Manual (FDM).**
- **Existing driveway at the Pembroke Pines 5 Acres development (approximately 11 feet east of east property line) shall be fully removed and the area restored.**
- **Existing driveway at the Tuscan Pines development (approximately 10 feet west of west property line) shall be fully removed and the area restored.**

This request is: **Approved with Conditions**

Conditions:

- ☐ **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- ☐ **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**

«Applicant» – «Project_Name» Access Management Review Committee Letter

- ☐ A Joint-Access Agreement between adjacent property owners (Tuscan Pines and Pembroke Pines 5 Acres developments) will be required per applicant's proposed site plan. The joint-access agreement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number of instrument number on the plan sheet.
 - ☐ A Cross-Access Agreement between adjacent property owner (Pembroke Pines 5 Acres) will be required per applicant's proposed site plan. The cross-access agreement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number of instrument number on the plan sheet.
- All existing driveways not approved in this letter must be fully removed and the area restored.
 - Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
 - A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
 - If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.


For right-of-way dedication requirements go to: <https://osp.fdot.gov>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.


THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

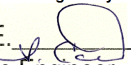
Agree Disagree

DocuSigned by:
John Olson, P.E. 
District Design Engineer

DS
 August 7, 2023

DocuSigned by:
Jonathan Overton, P.E. 
District Traffic Operations Engineer

DS
 August 7, 2023

DocuSigned by:
Antonio Castro, P.E. 
District Maintenance Engineer

DS
 August 7, 2023

cc: «Permit_Coordinator»

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