



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

December 23, 2020\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 23, 2021  
THIS LETTER IS NOT A PERMIT APPROVAL

Angel Pinero  
Dynamic Engineering Consultants, PC  
100 NE 5th Ave, Suite B2  
Delray Beach Fl, 33483

Dear Angel Pinero:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **July 30, 2020**  
Broward County - Pembroke Pines; SR 820; Sec. # 86040; MP: 1.10; Access Class - 3;  
Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 444977.1-PD&E/EMO STUDY-Raul Dominguez

**Request: Use existing joint-use right-in/right-out driveway and right-turn lane on the south side of SR 820, adjacent to the eastern property line.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **Tractor Supply Company-Pines Boulevard – East of 20120 Pines Blvd. Pembroke Pines, Fl 33029**  
Applicant/Property Owner: **David & Gail Braun; Parcel Size: 2.72 Acres**  
Development Size: **24,000 SF Retail/Tractor Supply Company**

### WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:


- A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A recorded cross access agreement or easement with the adjacent property to the west shall be provided prior to the Permit approval.

#### Comments:

- Letter revised on December 23, 2020 to update Development Size.
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit 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. **Note, 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. 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.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,  Date: 2020.12.  
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Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux  
File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-07-30\5. 86040 MP 1.10 SR 820\_Tractor Supply Company-Pines Boulevard\86040 MP 1.10 SR 820\_Tractor Supply Company\_Rev.docx

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