



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

October 31, 2023\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 31, 2024  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Kyle Bechtelheimer  
CPH  
1992 SW 1st St  
Miami FL, 33135

Dear Kyle Bechtelheimer:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **December 16, 2021**  
Broward County - Pembroke Pines; SR 820; Sec. # 86040000; MP: 12.5; Access Class - 5;  
Posted Speed - 40; SIS - No; Ref. Project: N/A

**Request: Right-in/right-out driveway on the south side of SR 820/Pines Blvd approximately 240 feet east of SW 72<sup>nd</sup> Avenue.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Wawa – 7150 Pines Blvd, Pembroke Pines**  
Property Owner: **Trinity Lutheran Church INC;** Parcel Size: **1.99 Acres**  
Development Size: **5,800 SF Retail and 16 FP Gas Station.**

### 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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **A right turn lane bus bay combination is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**

#### Comments:

- **Time extension was issued on October 31, 2023.**
- **Recorded cross access easements will be provided with the properties adjacent to the east and south.**
- **Time extension issued and driveway category revised on November 16, 2022.**
- 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,

Digitally signed  
by: Carina Harvey  
Date: 2023.10.31  
16:10:53 -04'00'

Carina Harvey  
District Access Management Manager

cc: Anthony Beecher  
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-12-16\7. 86040000 MP 12.5 SR 820\_Wawa\86040 MP 12.5 SR 820\_Wawa\_Extension.docx