



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

June 13, 2025

Michael F. Giani, P.E.
Acorn Davie, LLC
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064

Dear Michael F. Giani,

RE: **December 11, 2020** Variance Committee **Time Extension** to allow for **Category B Driveway**

Applicant/Property Owner: Juan Ortega / Acorn Davie, LLC

Broward County Town of Davie State Road: 817 **Section:** 86220 **MP:** 4.35

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

Site Acreage: 2.71 Acres **Development Size:** 120,000 SF Self-Storage Facility

Project Name & Address: Acorn Self Storage Davie - South University Drive, North of Davie Road Extension, Davie, Broward County, Florida

Date of Pre-Application Review: September 26, 2019

Date of Previous AMRC Reviews: November 7, 2019; January 9, 2020

Request:

- **Driveway 1:** Existing shared right-in/right-out driveway on the east side of SR 817, located approximately 330 feet north of Davie Road Extension.
- **Driveway 2:** Proposed right-in only driveway on the east side of SR 817, located approximately 520 feet north of Davie Road Extension.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ **A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required for Driveway 2.**
- ☐ **Driveway 2 shall be channelized and will have a maximum width of 16 feet.**
- ☐ **Prior to permitting, an access easement for a future joint shared access with the property to the north, located approximately 640 feet north of Davie Road Extension, shall be recorded with Broward County.**
- ☐ **Provide existing cross access agreement with the property to the south at the time of permit.**
- ☐ **Driveway 2 (right-in only) is a temporary access and shall be removed when the property to the north is redeveloped. A new shared right-in/right-out access, located approximately 640 feet north of Davie Road Extension, shall be installed at that time. Applicant will work with Broward County to implement this special condition in a written agreement that will be presented to FDOT at the time of permit.**
- ☐ **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.**

James Drotos & Michael Giani – Acorn Self Storage Davie - **Access Management Review Committee Letter**
May 21, 2024

- **This letter is an extension of the letter previously provided on 05/21/2024. If any modifications to the request or associated deliverables are proposed following the issuance of this letter, an additional pre-application meeting may be required, and a revised letter must be issued prior to permit**
- The AMRC letter was revised to update development size from 107,500 SF to 120,000 SF.
- Time extension was issued on May 21, 2024.
- 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.

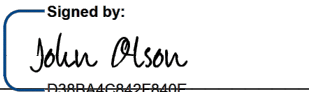
Comments:

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	
Jonathan Overton, P.E. District Traffic Operations Engineer	 D1128312655D45A...	<u> x </u>	<u> </u>	June 13, 2025
John Olson, P.E. District Design Engineer	 D38BA4C842F840E...	<u> x </u>	<u> </u>	June 13, 2025
Antonio Castro, P.E. District Maintenance Engineer	 E4936E24FD0D4BD...	<u> x </u>	<u> </u>	June 13, 2025