

RON DESANTIS GOVERNOR 3400 West Commercial Boulevard Fort Lauderdale, FL 33309 JARED W. PERDUE, P.E. SECRETARY

July 10, 2024***

Ryan Thomas Thomas Engineering Group 6300 NW 31st Avenue Fort Lauderdale, FL 33309

Dear Ryan Thomas,

RE: Variance Committee Review to allow for Category D Driveway

Applicant/Property Owner: Ryan Thomas

Broward County City of Deerfield Beach State Road: 5 Section: 86020 MP: 15.1

Access Class: 5 Posted Speed: 45 mph SIS: Influence Area

Site Acreage: 2.54 Acres Development Size: 237 Multi-Family Residential DU

Project Name & Address: Commercial Development aka Centrum Residential Development - 221, 231, 299 N.

Federal Highway, Deerfield Beach Pre-application Meeting Date: October 31, 2019

Request: Right-in/left-in/right-out driveway located approximately 400 feet north of NE Eller Street, at the existing SR 5 southbound directional median opening.

This request is: Approved with Conditions

Conditions / Comments:

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 proposed, a minimum driveway length of 100 feet to the call box and/or gate house to the gate are required.
A left turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM).
*** Development size was reduced from 277 to 237 Multifamily Residential Dwelling Units.
***Time extension issued on July 10, 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.

Ryan Thomas – Commercial Development Access Management Review Committee Letter

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 <u>approximate</u> 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	
John Olson, P.E District Design Engineer	John Olson D38BA4C842F840E	X		July 10, 2024
Jonathan Overton, P.E District Traffic Operations	Jonathan Ourton Enginalis 12655D45A	<u>x</u>		July 10, 2024
Antonio Castro, P.E District Maintenance Eng	DocuSigned by:	X		July 10, 2024

Anthony Beecher, Vikrant Srivastava, PE, PMP, CPM;