



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

August 11, 2021

John McWilliams
Kimley-Horn
8201 Peters Road, Suite 2200
Plantation, FL 33324

Dear John McWilliams,

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

Applicant/Property Owner: Pompano Park JV Land Holdings, LLC

Broward County, City of Pompano Beach State Road: 845 Section: 86065000 MP: 5.90

Access Class: 5 Posted Speed: 45 mph SIS: Influence Area Site Acreage: 232.05 Acres

Development Size: Phase 1: 1,500,000 SF Industrial, 300,000 SF Commercial/Retail, 69,840 SF Casino/Gaming Area, 300-Seat Jai Alai Fronton, 800 Residential DU, 225 Hotel Rooms. **Phase 2:** 775,000 SF Office, 250,000 SF Commercial/Retail, 18-Screen Movie Theater, 3,300 Residential DU, 725 Hotel Rooms.

Project Name & Address: Live! Resorts Pompano - 777 Isle of Capri Circle, Pompano Beach, FL 33069

Pre-application Review Meeting Date: May 13, 2021, **AMRC Meeting Date:** June 3, 2021

Request:

- **Driveway 1:** Use existing right-in/right-out driveway on the east side of SR 845, approximately 400 feet south of SW 3rd Street/Race Track Road.
- **Driveway 2:** Use existing signalized access on the east side of SR 845 at the N Palm Aire Drive/North Project Driveway intersection.
- **Driveway 3:** Proposed right-in/right-out driveway on the east side of SR 845, approximately 960 feet south of N Palm Aire Drive/North Project Driveway.
- **Driveway 4:** Proposed traffic signal at the existing driveway on the east side of SR 845, approximately 160 feet north of the southern property line.

This request is: **Approved with Conditions**

Conditions / Comments:

Off-site improvements will be constructed in two phases, Phase 1 and Phase 2. Multiple FDOT Permits will be required for Phase 1 and for Phase 2.

Phase 1:

- ☐ A minimum driveway length, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required as follows:
 - ☐ Driveway 1: 100 feet.
 - ☐ Driveway 2: 250 feet with a raised median along the driveway extending 500 feet.
 - ☐ Driveway 3: 100 feet.
 - ☐ Driveway 4: 300 feet.
- ☐ Right turn lanes are required at Driveways 1, 2, 3 and 4, and shall meet the minimum requirements in the Florida Design Manual (FDM).

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- ☐ **A southbound left turn lane is required at Driveway 4. The turn lane shall meet the minimum requirements in the Florida Design Manual (FDM).**
- ☐ **SR 814/W Atlantic Boulevard and SR 845/Powerline Road: Either of the following improvement options:**
 - ☐ **Improvement A: Addition of a second eastbound right-turn lane.**
 - ☐ **Improvement B: Constructed in place of Improvement A. Addition of a third northbound left-turn lane, signal phasing modification (northbound/southbound lead/lag phasing).**
- ☐ **Westbound left-turn lane extension at SR 814/Atlantic Boulevard at Magner Drive.**
- ☐ **Westbound left-turn lane extension at SR 814/Atlantic Boulevard at SW 23rd Avenue.**
- ☐ **Northbound left-turn lane extension at SR 814/Atlantic Boulevard at SW 27th Avenue.**
- ☐ **SR 814/W Atlantic Boulevard and Andrews Avenue: Addition of northbound right-turn overlap phase.**
- ☐ **SR 845/Powerline Road and South Project Driveway (Driveway 4): Signalization.**
- ☐ **The recorded Broward County Security/Lien Agreement Installation of Required Improvements Agreement shall be submitted as a requirement for Phase 1 Access Connection Permit approval.**

Phase 2:

- ☐ **Off-site improvements, attached Exhibit “B”, will be constructed on or before January 1, 2027, as described in the note amendment being recorded with Broward County.**
- 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.
- All existing driveways not approved in this letter must be fully removed and the area restored.

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**.

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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 and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

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

 x August 11, 2021

DocuSigned by:

 Mark Plass, P.E.
 District Traffic Operations Engineer

 x August 11, 2021

DocuSigned by:

 Jonathan Overton, P.E. for:
 Antonio Castro, P.E.
 District Maintenance Engineer

 x August 11, 2021

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EXHIBIT "B"**LIST OF IMPROVEMENTS AND SCHEDULE**

<u>Improvement</u>	<u>Completion Date</u>
SR 814/W Atlantic Boulevard and SR 845/Powerline Road: Remaining of aforementioned Improvement A or Improvement B. Addition of westbound and southbound right-turn overlap phases.	Completed on or before January 1, 2027
SW 3rd Street/Race Track Road and SR 845/Powerline Road: Addition of a second westbound right-turn lane, addition of a third westbound left-turn lane, addition of eastbound, westbound, and northbound right-turn overlap phases.	Completed on or before January 1, 2027
SR 845/Powerline Road and W McNab Road: Addition of eastbound, westbound, and northbound right-turn overlap phases.	Completed on or before January 1, 2027