



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 30, 2024

Sean McPeak
Bohler Engineering
1 SE 3rd Ave, Suite 1760, Miami, FL 33131

Dear Sean McPeak,

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

Applicant/Property Owner: Alliance West Atlantic LLC

Broward County City of Pompano Beach State Road: 814 **Section:** 86130000 **MP:** 4.70

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

Site Acreage: 8.60 Acres **Development Size:** 176,408 SF Warehouse

Project Name & Address: Pompano at West Atlantic Blvd - 1500 & 1291 W Atlantic Blvd Pompano Beach FL 33069 and 75 NW 13 Ave Pompano Beach FL 33069

AMRC Meeting Date: 4/18/2023

Request: Right-in/Right-out access driveway on the north side of SR 814 approximately 254 feet east of the west property line. Close existing Wawa driveway on the north side of SR 814 approximately 360 feet west of Andrews Avenue.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ A minimum driveway length of 25 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, and a turnaround area before the gate are required.
- ☐ A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.
- ☐ A cross-access agreement between Alliance HSP and Wawa, Inc. will be required per the applicant's proposed site plan. The cross-access easement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number or instrument number on the plan sheet.
- This letter is an extension of the previously issued letter dated April 24, 2023. If there are any modifications to the request, traffic study, or plans following the issuance of this letter, an additional AMRC meeting may be required, and a revised letter must be issued.
- 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))

Sean McPeak – Pompano at West Atlantic Blvd Access Management Review Committee Letter

- 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.

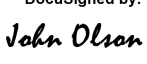
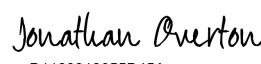
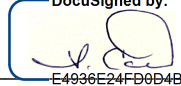
The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, 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
<p>DocuSigned by:  John Olson, P.E. District Design Engineer</p>	<p><u> X </u></p>	<p>September 30, 2024</p>	
<p>DocuSigned by:  Jonathan Overton, P.E. District Traffic Operations Engineer</p>	<p><u> X </u></p>	<p>September 30, 2024</p>	
<p>DocuSigned by:  Antonio Castro, P.E. District Maintenance Engineer</p>	<p><u> X </u></p>	<p>September 30, 2024</p>	