

STAFF REPORT  
United States Postal Service  
133-MP-88

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the Board of County Commissioners on November 1988, for 310,000 square feet of postal facility on 27.2 acres. The property is located on the southeast corner of Pines Boulevard (SR 820) and Dykes Road (Southwest 160 Avenue) in the City of Pembroke Pines. The plat was record on December 22, 1988 (Plat Book 137, Page 18).

On September 14, 2017, the Board approved a request to revise the note restriction and the plat was recorded on December 13, 2016 (Instrument No. 114184429). The current note is restricted to 135,000 square feet of commercial on Parcels A-1 and A-2B and 125 single-family detached units on Parcel A-2A. The plat note amendment included a condition that the 100-foot driveway shall have a maximum of one (1) inbound lane and 1 outbound lane.

The applicant is requesting modifications to the conditions of plat approval to allow two (2) inbound lanes and one (1) outbound lane.

The attached letter from the City of Pembroke Pines indicate no objection to this request.

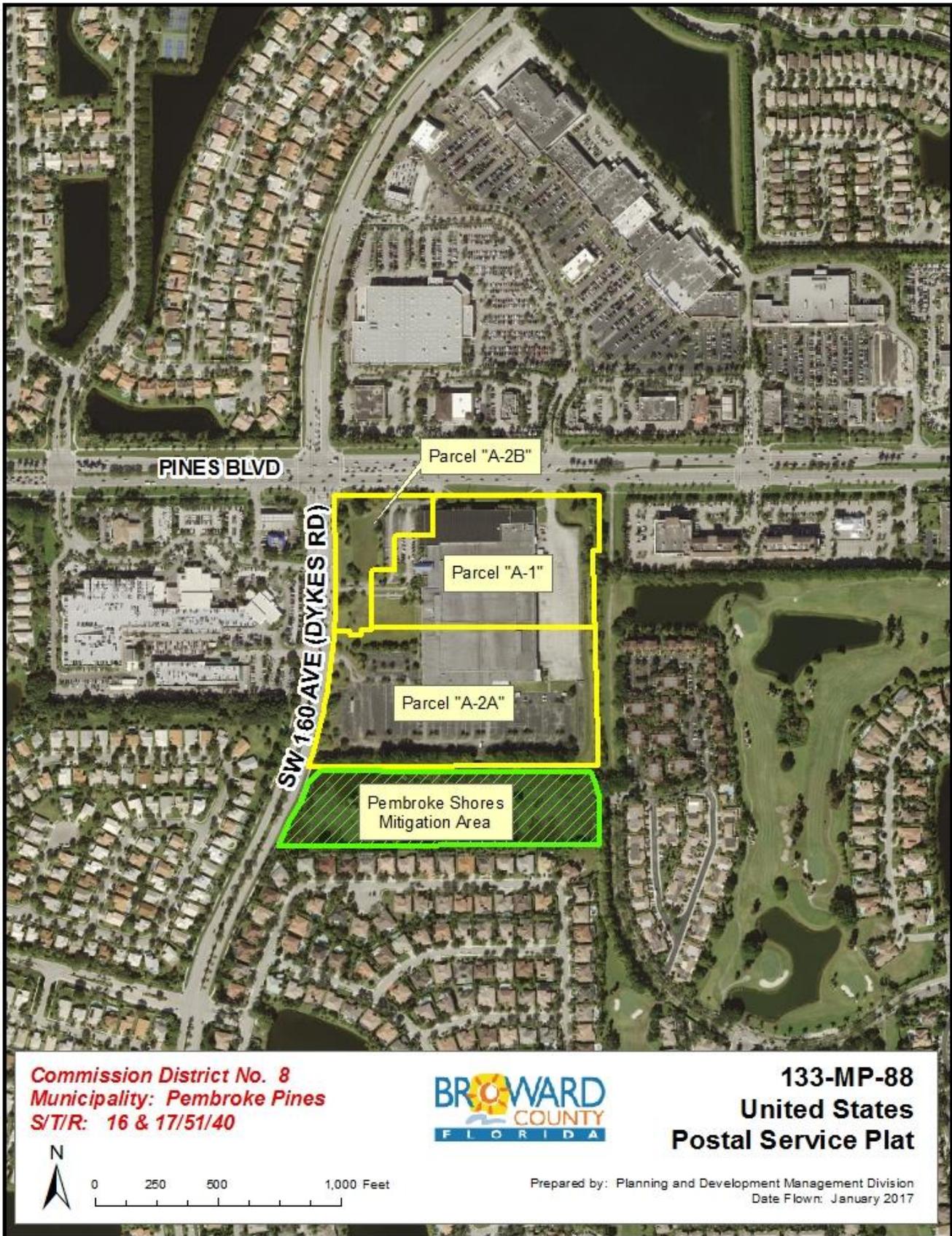
Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL**, subject to the conditions contained in the attached memorandum from these Divisions.

The attached comments from the Florida Department of Transportation ("FDOT") indicate approval with conditions with this request.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

*JWP*





**PEMBROKE PINES  
CITY COMMISSION**

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November 8, 2017

Josie P. Sesodia, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Drive  
Plantation, Florida 33324

Re:Terra – United States Postal Service Plat

Dear Ms. Sesodia:

Attached please find the memorandum dated August 16, 2017 from David McGuire regarding the United States Postal Service Plat. The applicant has submitted a request to the City to amend item #1 in the attached memo. The applicant has requested that the driveway in the 100' opening consist of a minimum of one egress lane of 15' in width and two ingress lanes of 12' each in width.

The applicant has provided the attached FDOT letter concerning this change.

Please be advised that the City has no objection to the requested change.

Contact the Environmental Service Division at 954-518-9040 if we can be of further assistance on the subject.

Respectfully  
City of Pembroke Pines

  
Karl Kennedy, P.E.  
City Engineer



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**M E M O R A N D U M**

**DATE:** February 21, 2018

**TO:** Josie Sesodia, Director  
Planning and Development Management Division

**FROM:** David (D.G.) McGuire, Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

**SUBJECT:** Delegation Request: Modify Conditions of Plat Approval  
(Amend Access Requirements)  
United States Postal Service (133-MP-88)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the access requirements along Pines Boulevard at the 100-foot opening. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

On September 14, 2017, the Broward County Board of County Commissioners approved a Note Amendment further subdividing the parcels and allowing 125 residential units on Parcel A-2B and 135,000 square feet of Commercial use on Parcel A-1 and A-2A. Consistent with the Pre-Application letter received at that time from Florida Department of Transportation (FDOT), a single ingress and single egress lane has been allowed by the 100-foot opening on Pines Boulevard. Upon further design development, the applicant determined an additional ingress lane is required. A subsequent FDOT Pre-application letter was issued allowing two ingress lanes and a single egress lane.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed modification to the access requirements subject to the following:

#### NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. The property owners of United States Postal Service Plat (Folio Number 514016010020) must fully execute the Amendment to Non-vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
3. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
  - a. Same legal description as the affected portion of the recorded plat.
  - b. Record owner(s) name(s).
  - c. Mortgage holder(s) name(s) If none, it should so state.
  - d. Date through which records were searched (within 30 days of submittal).
  - e. Original signature and/or seal.
4. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

#### NON VEHICULAR ACCESS LINE REQUIREMENTS

5. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along the ultimate right-of-way of Pines Boulevard adjacent to the plat except at the following openings:

- a. A 60-foot opening centered approximately 427 feet east of the west plat limits. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

This is an existing opening with no proposed modifications.

- b. A 100-foot opening centered approximately 193 feet west of the east plat limits. This opening shall be labeled on Exhibit C: RIGHT TURNS AND LEFT IN ONLY.

This is an existing opening with no proposed modifications.

- c. A 20-foot opening centered approximately 20 feet west of the east plat limits. This opening shall be labeled on Exhibit C: EMERGENCY EGRESS ONLY.

A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 50 feet.

The applicant shall consult with the Permit Section of The Florida Department of Transportation regarding the design elements of the proposed or modified connection.

#### TURN LANE IMPROVEMENTS (Secure and Construct)

6. An eastbound right turn lane on Pines Boulevard/Hollywood Boulevard at the 100-foot opening with 150 feet of storage and 50 feet of transition.

The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road rights-of-way.

Any driveway in the 100-foot opening: shall be centered in the opening, shall consist of a minimum of one egress lane of 15 feet in width, and two ingress lane of 12 foot in width, with a minimum entrance radii of 40 feet.

The design of this turn lane is subject to approval by the Florida Department of Transportation.

7. A channelized driveway on Pines Boulevard/Hollywood Boulevard at the 20-foot opening consisting of:

- d. a single 15-foot wide lane,

- e. with minimum egress radii of 50 feet,
- f. a locked gate and Knox box/lock access only,
- g. sodded with stabilized soil; and
- h. marked and designed for emergency vehicle use only.

This opening is subject to review and approval by the Florida Department of Transportation. Any modifications to these requirements are subject to the FDOT review and approval.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 8. Reconstruct the existing sidewalks (including curb and gutter) along Pines Boulevard in those locations impacted by right turn lane construction.

#### COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 9. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Pines Boulevard/Hollywood Boulevard that may be damaged by construction. The security amount for communication conduit/interconnect must be approved by the Traffic Engineering Division.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 10. Construction of the required improvements shall include installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 11. County Commission Policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the NVAL Amendment Agreement. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway

Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

12. The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
  - a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
  - b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
  - c. All forms are available on the Highway Construction & Engineering Division's web page at: <http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

13. The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

14. Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

#### GENERAL REQUIREMENTS

15. The Traffic Engineering Division, the Highway Construction and Engineering Division, and the Office of Transportation recommendations for this Delegation Request may be modified for minor technical conflicts which are identified by details included in submitted construction plans.
16. All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, constructions, studies, etc., shall conform to the applicable sections of the following:
  - United States Department of Transportation: "Manual on Uniform Traffic Control Devices", (MUTCD).
  - State of Florida Department of Transportation:
    - "Design Standards".
    - "Standards Specifications".
    - "Transit Facilities Guidelines"
  - Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction"
  - In addition, all designs for construction shall be certified by a Professional Engineer or Land Surveyor registered in the State of Florida, that they meet the standards included above.
17. The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
18. Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway/roadway that intersects the trafficway. The area that provides this reservoir capacity is measured from the ultimate right-of-way line of the trafficway to the first stopping place for card readers, visitor's phones, guardhouses, etc. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.

19. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
20. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18 month time frame shall render the approval of this Delegation Request null and void.

dgm



**Florida Department of Transportation**

**RICK SCOTT**  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW**  
SECRETARY

January 24, 2018

**THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – January 24, 2019**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

\*\*\*Letter revised on August 25, 2017 to update development size. Revised on August 31, 2017 to update driveway lane configuration.

Antonio Quevedo  
HSQ Group, Inc.  
5951 Northwest 173rd Drive, Suite 4  
Miami, Florida 33015

Dear Antonio Quevedo:

RE: **January 24, 2018 - Pre-application Meeting for Category E Driveway Date of Pre-Application Meeting: December 01, 2016**  
Broward County - City of Pembroke Pines, Urban; SR 820; Sec. # 86040; MP: 4.500  
Access Class - 03; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project: FM 434829.1  
Request: **Maintain existing driveway connections on SR 820 and add a new fire access:**

- **Driveway 1: Right-in/right-out located approximately 410 feet east of Dykes Rd./SW 160 Ave.**
- **Driveway 2: Right-in/left-in/right-out located approximately 410 feet east of Driveway 1.**
- **Driveway 3: Emergency only driveway located approximately 140 feet east of Driveway 3.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **16000 PINES MARKET - 16000 Pines Blvd, Pembroke Pines, FL 33027**  
Applicant/Property Owner: **16000 Pines Retail Investments, LLC.**  
Parcel Size: **12.6 Acres** Development Size: **135,000 S.F. Shopping Center/Commercial & 125 Single-Family Homes**

**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 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveways 1 and 2. If a guard gate is installed a minimum driveway length of 100 feet is required.**
- **The existing right turn lanes at Driveways 1 and 2 shall remain. Both turn lanes shall meet current FDOT design standards and include space for bicycle lane.**
- **Driveway 1 shall have a maximum of 1 inbound lane and 1 outbound lane. Driveway 2 shall have 2 inbound lanes and 1 outbound lane. Driveways design shall meet current FDOT standards.**
- **Driveway 3 shall be emergency only and stabilized grass (not paved).**

**Comments:**

- **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 for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).**
- **The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.**
- **All driveways not approved in this letter must be fully removed and the area restored.**
- **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://gis.dot.state.fl.us/OneStopPermitting>; 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

Aidin Massahi, Ph.D.  
District Access Management Manager

GS/myh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-12-01 & Variance\3. 86040 MP 4.500 SR 820\_16000 Pines Market\86040 MP 4.500 SR 820\_16000 Pines Market\_Rev.docx



Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

**NON-ROADWAY RELATED**

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name United States Postal Service Plat  
 Plat/SitePlan Number 133-MP-88 Plat Book - Page 137/18 (If recorded)  
 Owner/Applicant City of Pembroke Pines Phone 954-431-4884  
 Address 10100 Pines Boulevard City Pembroke Pines State FL Zip Code 33026  
 Owner's E-mail Address swilliams@ppines.com Fax # \_\_\_\_\_  
 Agent Greenspoon Marder, P.A. Phone 954-761-2929  
 Contact Person Marla Neufeld, Esq.  
 Address 200 E. Broward Blvd. Suite 1800 City Ft. Lauderdale State FL Zip Code 33301  
 Agent's E-mail Address marla.neufeld@gmlaw.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No (s) \_\_\_\_\_

Land Development Code citation(s) \_\_\_\_\_

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date \_\_\_\_\_

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary) :

See attached

Please see the reverse side of this form for Required Documentation and Owner/Agent Certification

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Broward County

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, 2017

by Marla Neufeld  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.

Signature of Notary Public Susan A. Barnum

Type or Print Name \_\_\_\_\_



Susan A. Barnum  
Commission # GG121929  
Expires: July 23, 2021  
Bonded thru Aaron Notary

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 11/22/2017 Acceptance Date 12/01/2017

Comments Due 12/15/17 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 1,190

Report Due 12/22/17 Adjacent City none

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

Title of Request modification of conditions

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]



888-491-1120  
www.gmlaw.com

Plat Access Amendment  
United States Postal Service Plat ("Plat")  
133-MP-88

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The County Commission has approved the Applicant's plat note amendment application for the property generally located on the southeast corner of Pines Boulevard (SR 820) and Southwest 160 Avenue, in the City of Pembroke Pines, for the purpose of developing an additional 125 residential dwelling units and 135,000 square feet of commercial use. The Applicant is requesting a modification to the access requirements approved in conjunction with that plat note amendment.

Pursuant to the attached FDOT letter dated December 1, 2016 and updated August 25, 2017 (**Exhibit A**), FDOT is currently requiring driveway 2 (the 100' opening on the Plat) to have **two (2) inbound lanes and one (1) outbound lane.** This access configuration is reflected in **Exhibit B**. Pursuant to the attached Broward County Staff Report for the County Commission hearing on September 14, 2017 for the plat note amendment (applicable pages attached as **Exhibit C**), the top of Page 6, the County Commission approved the plat note amendment with the condition that the 100' driveway (driveway 2, as identified in the FDOT letter submitted with that application attached as **Exhibit D**) shall have a **maximum of 1 inbound lane and 1 outbound lane.** This access configuration is reflected in **Exhibit E**.

The Applicant is requesting that the access condition approved with the plat note amendment be modified to allow in the 100' opening on the Plat to have two (2) inbound lanes (12' each in width) and one (1) outbound lane (15' in width) in accordance with the FDOT letter (**Exhibit A**).

EXHIBIT B  
Access Plan for Requested Amendment

