



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

June 3, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 3, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms
Pulice Land Surveyors, Inc.
5381 Nob Hill Rd.
Sunrise, FL 33351

Dear Jane Storms:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **June 3, 2023**

Broward County - Fort Lauderdale; SR 838; Sec. # 86110000; MP: 7.60; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; Ref. Project: FM 447678.1-Bing Wang-RESURFACING, FM 440074.1-Robert Lopes-LIGHTING

Request: Right-in/right-out driveway on the south side of SR 838, approximately 325 feet west of N Andrews Avenue.

SITE SPECIFIC INFORMATION

Project Name & Address: **Progresso Commons – 100 West Sunrise Blvd., Ft. Lauderdale, FL**

Applicant/Property Owner: Andrews Project Development; Parcel Size: **4.81 Acres**

Development Size: **Plat restricted to: Parcel A-1: 22,000 SF Commercial, Parcel A-2: Convenience Store with 20 FP, Parcel A-3: 9,600 SF Commercial, Parcel A-4: Storm Water Retention**

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 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- Right turn lanes are required and must meet FDOT design standards and include space for bicycle lane.
- Right turn lane at the intersection of SR 838/W Sunrise Boulevard and North Andrews Avenue is required.
- Right turn lane is required at the driveway on SR 838/ West Sunrise Boulevard.

Comments:

- **Previous pre-application letter dated March 8, 2018, access approved under and work initiated under Permit 2018-A-491-047.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- 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://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.

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.

Sincerely,

Date: 2021.
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Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-06-03 & AMRC\2. 86110000 MP 7.6 SR 838_Progresso Commons\86110 MP 7.6 SR 838_Progresso Commons.docx

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