



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 22, 2021***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 22, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Mikki Ulrich
Deni Land Surveyors
1991 NW 35th Avenue
Coconut Creek, FL 33066

Dear Mikki Ulrich:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 18, 2021**
Broward County - COCONUT CREEK; SR 810; Sec. # 86120000; MP: 0.60; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 447679.1-July Jimenez-RESURFACING

Request: Right-in/right-out driveway on the north side of SR 810, adjacent to the eastern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Vista Gardens Ballroom – 5011 W. Hillsboro Blvd., Coconut Creek, FL**
Applicant/Property Owner: **Vista Gardens Ballroom LLC; Parcel Size: 2.37 Acres**
Development Size: **Phase 1: 7,200 SF, Phase 2: 7,800 SF, Total: 15,000 SF Banquet Facility**

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 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- All other existing driveways on the north side of SR 810 along the frontage of the site, including the existing driveway adjacent to the western property line, shall be completely removed and the area restored.


Comments:

***Letter revised on March 22, 2021 to update project land use intensity and phasing.

- 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.fl.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\2021-02-18\86120 MP 0.60 SR 810_Vista Gardens Ballroom\86120 MP 0.60 SR 810_Vista Gardens Ballroom_Rev.docx

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