



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

July 2, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 2, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

Lori Treviranus, PE
Keith & Associates
301 East Atlantic Boulevard
Pompano Beach, FL 33060

Dear Lori Treviranus, PE:

RE: **July 2, 2020** - Pre-application Meeting for **Category E Driveway**
Broward County - Davie; SR 818; Sec. # 86015; MP: 5.12; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; Ref. Project:

Request: Access the site on the south side of SR 818:

- **Driveway 1: Right-in/right-out driveway, approximately 265 feet east of the western property line.**
- **Driveway 2: Right-in/left-in/right-out driveway, approximately 300 feet east of Driveway 1.**
- **Driveway 3: Joint-use right-in/right-out driveway, approximately 280 feet east of Driveway 2, adjacent to the western property line.**

SITE SPECIFIC INFORMATION

Project Name & Address: **Downtown Davie – 6250-6370 GRIFFIN RD, DAVIE**
Applicant/Property Owner: Nob Hill Partners, LLC; Parcel Size: **12.38 Acres**
Development Size: **65,500 SF Commercial/Retail, 69 Garden Apartment Units, 113 Mid-rise DU (including 6 Live/Work Units), 264 Student Housing Units (132 DU Equivalent), an Ancillary Community Center and Parking Garage**

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 25 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.**
- **Right turn lanes are required at Driveways 1, 2 and 3 and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane.**
- **Driveways 1 and 2 shall be limited to one lane in and one lane out.**

Comments:

- 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: 2020.
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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\2020-07-02 & AMRC Meeting\1. 86015 MP 5.12 SR 818_Downtown Davie\86015 MP 5.12 SR 818_Downtown Davie.docx