



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

October 5, 2022\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 5, 2023  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Joaquin E. Vargas  
Traf Tech Engineering, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321

Dear Joaquin E. Vargas:

RE: Pre-application Review (**Time Extension**) for **Category B Driveway**, Pre-application Meeting Date: **October 21, 2021**

Broward County - Davie; SR 7; Sec. # 86100000; MP: 5.80; Access Class - 5;

Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 447676.1-Robert Lopes-RESURFACING, FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK

**Request:**

- **Right-in/right out driveway on the west side of SR 7, approximately 120 feet south of the northern property line.**
- **Close existing driveway on the west side of SR 7, adjacent to northern property line.**
- **Close existing driveway on the west side of SR 7, approximately 60 feet south of the northern property line.**
- **Close existing driveway on the west side of SR 7, adjacent to southern property line.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **441 Commercial Center – 5191-5201 South State Road 7, Davie Florida**  
Property Owner: **Kias Properties & Investments, LLC;** Parcel Size: **0.88 Acres**  
Development Size: **8,300 SF Commercial (3,000 SF Retail and 5,300 SF Medical Office)**

**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 proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.**
- **Driveway shall have a maximum width of 36 feet.**

**Comments:**

- **\*\*\*Time extension issued on September 21, 2022. Land use intensity updated on October 5, 2022.**
- **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](mailto: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,

Dalila Fernandez, P.E.  
District Access Management Manager

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

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