



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

April 5, 2021\*\*\*

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – **April 5, 2022**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Joe Handley  
Craven Thompson & Associates, Inc.  
3563 NW 53 Street  
Fort Lauderdale, FL, 33309

Dear Joe Handley:

RE: Pre-application **Time Extension** for **Category D Driveway**, Date of Pre-application Meeting: **January 30, 2020**  
Broward- Hollywood, Urban; SR 824; Sec. # 86018000; MP: 4.59  
Access Class - 5; Posted Speed - 40; SIS - Influence Area; Ref. Project:

**Request: Access the site through the intersection of SR 824/S Park Rd.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Orangebrook Home Estates – 1447 South Park Road, Hollywood, FL, 33021**  
Applicant/Property Owner: **CPI Orangebrook Owner LLC**  
Parcel Size: **25.88 Acres** Development Size: **257 Dwelling Units Mobile Home Community (247 DU Existing)**

**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:**

- **Not a significant change - if the site is redeveloped and the redevelopment is subject to the FDOT Access Management rules, the existing westbound right-turn lane at the SR 824/S Park Rd intersection shall be modified to meet the minimum requirements in the Florida Design Manual (FDM). A queuing analysis will be required to determine the required storage length of the turn lane.**

**Comments:**

- **Letter revised on March 13, 2020 to update request to no proposed driveway on SR 824. Time extension issued on April 5, 2021; an additional time extension will require a pre-application meeting.**
- All driveways not approved in this letter must be fully removed and the area restored.
- 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,
- 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,  Date: 2021.04.  
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Dalila Fernandez, P.E.  
District Access Management Manager

cc: Roger Lemieux  
File: \DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-01-30\4. 86018 MP 4.590 SR 824\_Orangebrook Home Estates\Time Extension\86018 MP 4.59 SR8 24\_Orangebrook Home Estates\_Ext.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)