



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

August 12, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – August 12, 2022  
THIS LETTER IS NOT A PERMIT APPROVAL

Stephen Botek  
Botek Thurlow Engineering Inc.  
3409 NW 9th Avenue, Suite 1102  
Fort Lauderdale, FL 33309

Dear Stephen Botek:

RE: Pre-application Review for N/A, Pre-application Meeting Date: **August 12, 2021**  
Broward County - Fort Lauderdale; SR 5; Sec. # 86020000; MP: 0.5; Access Class - 5;  
Posted Speed - 35; SIS - Influence Area; Ref. Project:

Request: Existing site - No direct access from SR 5 - Access is existing under Permit 2013-A-491-0017.

### SITE SPECIFIC INFORMATION

Project Name & Address: **The Manor at Flagler Village – 501-575 NE 5th Terrace, Fort Lauderdale, FL 33301**  
Applicant/Property Owner: T-C The Manor at Flagler Village, LLC; Parcel Size: **5.26 Acres**  
Development Size: **Existing: 418 DU Residential, 28,000 SF Retail/Commercial**  
**Proposed: 418 DU Residential, 35,000 SF Retail/Commercial**

### No objection

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:

- **Request is to add a covered patio area to an existing private commercial space. The proposed seating area and overhead canopy shall be on private property.**

#### 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](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,

Digitally signed by  
Dalila Fernandez  
Date: 2021.08.12  
10:47:25 -04'00'

Dalila Fernandez, P.E.  
District Access Management Manager

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

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\Pre-application Letter Template.docx

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