



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

December 12, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **December 12, 2020**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

James McLaughlin  
McLaughlin Engineering Co.  
1700 NW 64th Street, Fort Lauderdale, FL 33309

Dear James McLaughlin:

RE: **December 12, 2019-** Pre-application Meeting for **Category C Driveway**  
Broward- Fort Lauderdale, Urban; SR 84 (Frontage Rd); Sec. # 86080; MP: 0.350  
Access Class - N/A; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM: -432222.1-Bridge-Painting-Vanita Saini

**Request: Right-in/ right-out driveway on the south side of frontage road (SR 84), 50 feet east of western property line, located approximately 185 feet west of SW 18th Terrace.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: P.D.K. Plat – 1870 W State Road 84, Fort Lauderdale, FL 33316  
Applicant/Property Owner: **Broward Development II, LLC**  
Parcel Size: **0.69 Acres** Development Size: **50,000 SF Commercial Use**

**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.**
- **Full Build-out Site plan shall be provided prior to the permit.**
- **Traffic Impact study shall be provided at the time of permit.**
- **Driveway shall be radial return and have a maximum width of 36 feet.**

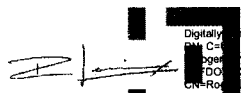
**Comments:**

- **This letter is issued for platting purposes. The applicant did not have the site plan at the 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: [kshams@state.fl.us](mailto:kshams@state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383

Sincerely,

  
Digitally signed by Roger Lemieux  
DN: cn=Roger Lemieux, o=FDOT, ou=Operations, email=roger.lemieux@fdot.com, c=US  
Date: 2019.12.17 14:41:15 -0500

  
Kollol Shams  
2019.12.17 14:41:15 -0500

Kollol Shams  
District Access Management Manager

cc Roger Lemieux  
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-12-12\86080 MP 0.35 SR 84 (Frontage Rd)\_P.D.K. PLAT\86080 MP 0.35 SR 84 (Frontage Rd)\_P.D.K. PLAT.docx