



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

November 3, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 3, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Karl Peterson
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, FL 33321

Dear Karl Peterson:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **March 4, 2021**
Broward County - Dania Beach; SR 848; Sec. # 86016000; MP: 3.30; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project: 446370.1-Adham Naiem-RESURFACING

Request: Right-in/right-out driveway on the north side of SR 848/Stirling Road, approximately 70 feet east of the western property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **Koosh Living – 3851 Stirling Road**
Property Owner: **3851 Stirling Holdings LLLP**; Parcel Size: **10 Acres** Development Size: **199 DU Multifamily Housing (Mid-Rise), 32 DU Multifamily Housing (Low-Rise), 13,500 SF Retail / Shopping Center, 3,200 SF General Office ("Workspace")**

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 40 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.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.
- A traffic study is required. The study shall include the SR 848/N 55 Avenue and the SR 848/Sarazer Dr intersections.

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,

Digitally signed by:
Dalila Fernandez
Date: 2021.11.03
15:09:05 -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\2021-03-04 & AMRC Meeting\1. 86016000 MP 3.3 SR 848_Koosh Living\86016 MP 3.3 SR 848_Koosh Living.docx

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