



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

September 16, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 16, 2022

THIS LETTER IS NOT A PERMIT APPROVAL

Elizabeth Tsouroukdissian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

Dear Elizabeth Tsouroukdissian:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **September 16, 2021**

Broward County - Plantation; SR 7; Sec. # 86100000; MP: 10.1; Access Class - 5;

Posted Speed - 45; SIS - No; Ref. Project: FM 447677.1-Robert Lopes-RESURFACING, FM 429576.2-- BIKE LANE/SIDEWALK

Request: No direct access from SR 7. Proposed access through SW 2nd Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **BESAY Plat – 201 S. State Road 7, Plantation, FL 33317**

Property Owner: **David Besay**; Parcel Size: **0.476 Acres**

Development Size: **4,500 SF Commercial/Retail**

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:

- Any driveway on the side street shall be located 50 feet from the SR 7 back of sidewalk.
- A recorded cross access easement on the subject property for future use with the adjacent property to the south shall be provided prior to the Permit approval.
- All existing driveways along the SR 7 frontage of the site must be fully removed and the area restored.

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: 2021.09.16
10:32:09 -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\2021-09-16\2. 86100000 MP 10.1 SR 7_BESAY Plat\86100 MP 10.1 SR 7_BESAY Plat.docx

www.dot.state.fl.us