



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 23, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 23, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Damian Brink
Bowman
13450 W. Sunrise Blvd., Suite 320
Sunrise, FL 33323

Dear Damian Brink:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **January 27, 2022**

Broward County - Lauderdale Lakes; SR 7; Sec. # 86100000; MP: 14.30; Access Class - 5;

Posted Speed - 40; SIS - No; Ref. Project: FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK, FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK

Request: Use existing joint use, right-in/right-out driveway on the east side of SR 7 approximately 185 feet south of NW 44th Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **Lauderdale Lakes Self-Storage – SEC SR 7 and NW 44th Street, Lauderdale Lakes, FL**
Property Owner: **ARJ Properties, Inc.**; Parcel Size: **2.80 Acres** Development Size: **99,450 SF Self-Storage**

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 10 feet on the inbound side and 20 feet on the outbound side, 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.
- The existing cross access with the site adjacent to the south shall be maintained.
- The existing paved drive aisle within FDOT right-of-way shall be relocated to be within private property, as per the attached concept plan.
- All site plan features such as drive aisles and parking spaces shall be within private property and outside of FDOT right-of-way.

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: 2022.03.23 14:
35:55 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

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

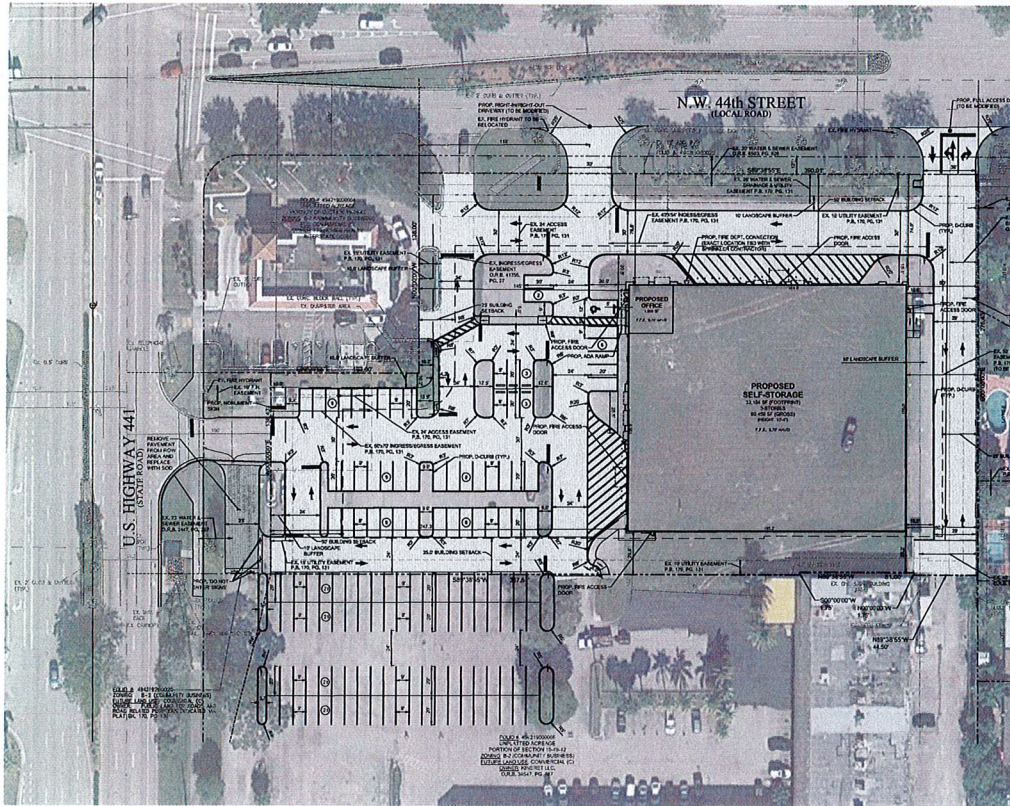
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www.dot.state.fl.us

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EXHIBIT
LAUDERDALE LAKES SELF-STORAGE
US 441 & NW 44th STREET
CITY OF LAUDERDALE LAKES
BROWARD COUNTY, FLORIDA

IN: DESIGNED BY: DATE: 3/10/2022
SCALE: 1" = 20'
JOB NO.: 010711-01-001
SHEET: EX-4



EXISTING LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- UTILITY EASEMENT
- WATER, SEWER & DRAINAGE EASEMENT
- POWER EASEMENT
- HIGHWAY/STATE ACCESS LINE
- CHAINLINK FENCE
- CENTERLINE OF ROAD

PROPOSED LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- ASPHALT & DRIVEWAY
- ASPHALT
- CONCRETE SIDEWALK
- TREE & SHrub
- FLOWING COUNTRY

