



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

December 29, 2022\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 29, 2023  
THIS LETTER IS NOT A PERMIT APPROVAL

James Kahn  
KEITH  
301 E Atlantic Blvd.  
Pompano Beach, FL 330606

Dear James Kahn:

RE: Pre-application Review (**Time Extension**) for **Category B Driveway**, Pre-application Meeting Date: **November 23, 2021**  
Broward County - Coconut Creek; SR 810; Sec. # 86120000; MP: 1.3; Access Class - 5;  
Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 447679.1-Anson Sonnett-RESURFACING, FM 439891.5- Vanita Saini- ITS  
COMMUNICATION SYSTEM

**Request: Use existing joint-use full access on the north side of SR 810 adjacent to the west property line and existing right turn lane.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Leder PCD Self Storage – 4161 Hillsboro Blvd. Coconut Creek FL**  
Property Owner: **4161 Hillsboro LLC**; Parcel Size: **2.90 Acres**  
Development Size: **172,000 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 50 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 recorded cross access agreement with the adjacent property to the west is required to be provided prior to the Permit approval.
- All roadway features shall be within FDOT right-of-way.

#### Comments:

- Letter revised on April 20, 2022 to update land use intensity. Letter revised on December 29, 2022 to update land use intensity and issue time extension.
- 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: 2022.12.29  
11:02:51 -0500

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Anthony Beecher

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