



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

August 13, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **August 13, 2020**
THIS LETTER IS NOT A PERMIT APPROVAL

***Letter revised on November 16, 2018 to modify the width of the driveway 1 and 2. Letter extended on August 13, 2019; an additional time extension will require a new pre-application meeting.

Ryan Thomas
Thomas Engineering Group LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

Dear Ryan Thomas:

RE: **August 13, 2019** - Pre-application Meeting for **Category B Driveway**, Date of Pre-Application Meeting: **June 14, 2018**
Broward County - City of Plantation, Urban; SR 7; Sec. # 86100; MP: 9.350
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project: FM 440081.1

Request:

- **Driveway 1: Right-in only driveway along SR 7, located approximately 430 feet north of Peters Road.**
- **Driveway 2: Right-out only driveway along SR 7, located approximately 325 feet north of Peters Road.**

SITE SPECIFIC INFORMATION

Project Name & Address: **Assisted Living Facility - 1019 S State Road 7, Plantation FL**
Applicant/Property Owner: **Plantation 441 Ltd**
Parcel Size: **5.82 Acres** Development Size: **140 Occupied Beds/Assisted Living**

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.**
- **Driveway 1 and driveway 2 must be channelized and have a maximum width of 12 feet with 4 feet striping.**

Comments:

- 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,
- All driveways not approved in this letter must be fully removed and the area restored.
- 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://gis.dot.state.fl.us/OneStopPermitting>; 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.


Digitally signed by Roger Lemieux
DN: C=US, E=roger.lemieux@dot.state.fl.us,
O=FDOT, OU="Permits Office", CN=Roger
Lemieux
Location: D4 District Permit Office
Reason: I have reviewed this document
Contact Info: roger.lemieux@dot.state.fl.us
Date: 2019.08.13 13:43:15-0400'

Sincerely

Digitally signed by Dalila
Fernandez
Date: 2019.08.13 13:39:22 -
0400'

Dalila Fernandez, P.E.

District Access Management Manager

cc: Roger Lemieux

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