



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

August 12, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – August 12, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

Lori Treviranus, PE
KEITH
301 East Atlantic Blvd
Pompano Beach, FL 33060

Dear Lori Treviranus, PE:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **June 25, 2020**
Broward County - Plantation; SR 838; Sec. # 86110; MP: 3.65; Access Class - 3;
Posted Speed - 45; SIS - No; Ref. Project: FM:440074.1-Lighting-Robert Lopes

Request: Access the site through the intersection of SR 838 and NW 45th Avenue (directional median opening).

SITE SPECIFIC INFORMATION

Project Name & Address: **Strata/Pixel – 4350 West Sunrise Blvd, Plantation, FL**
Applicant/Property Owner: Chris Longworth, Invesca Development Group; Parcel Size: **25 Acres**
Development Size: **147 DU Low-Rise Multifamily Housing, 350 DU Mid-Rise Multifamily Housing, 40,000 SF Office**

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 200 feet, as measured from the State Road ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 200 feet is required.
- A traffic study shall be submitted prior to Permit. The study shall be reviewed and approved by Access Management staff.

Comments:

- The traffic study methodology has been reviewed by Access Management and the Turnpike; methodology comments have been provided.
- 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,

Date: 2020.
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Dalila Fernandez, P.E.
District Access Management Manager

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

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