



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

February 1, 2021\*\*\*

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **February 1, 2022**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Julian Bobilev, AICP  
Craven Thompson & Associates, Inc.  
3563 NW 53 Street  
Fort Lauderdale, FL 33309-6311

Dear Julian Bobilev, AICP:

RE: **February 1, 2021** - Pre-application **Extension** for **Category E Driveway**, Date of Pre-application Meeting: **December 5, 2019**  
Broward- Cooper City, Urban; SR 817; Sec. # 86220; MP: 4.79  
Access Class - 03; Posted Speed - 45; SIS - No; Ref. Project: FM 443597.4 - BIKE LANE/SIDEWALK - Adham Naiem

**Request: Right-in/right-out driveway on the west side of SR 817, located approximately 790 feet south of Monterra Blvd**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Monterra Town Center – West side of SR 817, between NW 33<sup>rd</sup> Street and Monterra Boulevard.**  
Applicant/Property Owner: **CC Broward Property VI LLC** Parcel Size: **20 Acres**  
Development Size: **175 Age-restricted Mid-rise Units, 73,500 SF Commercial, 63,800 SF Office, 6,200 SF Bank, 10,000 SF Day Care**

### 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 100 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.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane. If the standard right turn lane requirement is not met, a Design Variation may be required to be submitted during permit review.

#### Comments:

- An additional time extension will require a pre-application meeting.
- All driveways not approved in this letter must be fully removed and the area restored.
- 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,
- 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 permit

Sincerely,

Date: 2021.02.  
01 09:45:12 -  
05'00'

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Roger Lemieux

File: \DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-12-0515. 86220 MP 4.790 SR 817\_Monterra Town Center\Letter Time Extension\86220 MP 4.790 SR 817\_Monterra Town Center\_Ext.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)