



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
September 27, 2024

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 27, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Joaquin E. Vargas
Traf Tech Engineering, Inc.
8400 N University Drive, Suite 309 Tamarac, Florida 33321

Dear Joaquin E. Vargas:
RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **August 3, 2023**
Broward County - Cooper City; SR 818; Sec. # 86015000; MP: 1.60; Access Class - 3;
Posted Speed - 45; SIS - No; FDOT Ref. Project: FM 446371.1-Brad Salisbury-RESURFACING, FM 446371.1-Brad Salisbury-RESURFACING

Request: Right-in/right-out access on the south side of SR 818 / Griffin Road, approximately 550 feet east of SW 106th Avenue.

SITE SPECIFIC INFORMATION

Project Name & Address: **Hanson Residential – 10550 Griffin Road, Cooper City, Florida 33328**
Property Owner: **Hanson Homestead LLC**; Parcel Size: **14.772 Acres**
Development Size: **38 Single family homes**

REQUEST APPROVED

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 proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**

Comments:

- **This letter is an extension of the previously letter issued on 08/03/2023. If any modifications to the request, traffic study, or plans are proposed following the issuance of this letter, an additional pre-application meeting may be required, and a revised letter must be issued.**
- 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 Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards
2024.09.27 15:50:50 -
04'00"

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-08-03 & AMRC\Pre-App 03. 86015000 MP 1.6 SR 818_Hanson Residential\2024-09-27 Extended Letter\86015000 MP 1.6 SR 818_Hanson Residential.docx

www.dot.state.fl.us