



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 4, 2018***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **July 19, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

***Letter revised on October 4, 2018 to new access request.

Jay C. Evans
Pillar Consultants, Inc.
5230 S University Drive, Suite 104
Davie, FL 33328

Dear Jay C. Evans:

RE: **July 19, 2018** - Pre-application Meeting for **Category C Driveway**
Broward County - City of Oakland Park, Urban; SR 811; Sec. # 86170; MP: 4.730
Access Class - 06; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project:

Request: Right-out driveway along SR 811/N Dixie Highway, located approximately 165 feet north of NE 58th Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **Oakland Park Multifamily - 5897 N Dixie Highway, Oakland Park, FL 33334**
Applicant/Property Owner: **CG Oakland Park, L.L.C. BY**
Parcel Size: **6.60 Acres** Development Size: **114 DU Multi-Family Residential**

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:

- The minimum driveway length shall be 25 feet, measured from the ultimate right of way line from the State Road. If a gate is installed, it shall be 25 feet, measured from the ultimate right of way line from the State Road.
- The driveway shall be channelized and the width shall be 12 feet.
- The existing median at the driveway shall be extended 50 feet north beyond the opening and must meet FDOT standards.

Comments:

Co-ordinate with the Broward County Transit during the time of permit.

- 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Ashok Sampath
District Access Management Manager

cc: Roger Lemieux

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