



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

January 16, 2014

THIS PRE-APPLICATION LETTER IS VALID UNTIL JANUARY 16, 2015
THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Ben Prewitt
Consulting Engineering & Science Inc
10700 North Kendall Drive, Suite 400
Miami, Florida 33176

Dear Mr. Prewitt:

RE: **January 16, 2014** Pre-application Meeting for Category D Driveway
Broward County, Urban, In the City of Coconut Creek
State Road 834, State Section 86028, Milepost 3.464, Access Class 3, Posted Speed 45 mph
Location: 330 feet East of Banks Road, Site Acreage: 12.28
Proposed Land Use: Residential, Maximum Square Footage: Plat Name: Berber Plat, Plat Book: 170
Page: 107, Applicant: Florida Crystals Corporation (Contract Purchaser), Property Owner: Sample Road
Berber Properties LLC, Proposed Project Name & Address: Midtown Residences of Coconut Creek, West
Sample Road, Coconut Creek, Florida

Your Request: A right-in, right-out driveway located 635 feet east of Banks Road.

WE APPROVE YOUR REQUEST. Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and plat.

Conditions: If a guard gate is installed a minimum driveway length of 100 feet is required from the ultimate right of way line to the guard house.

- **A right turn lane is required and must include bicycle lane width.**
- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)).
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

Comments: A cross access to the east (exit only) is proposed for when the roadway and site to the east is developed.

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between 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 any required improvements. This letter shall be submitted with any further reviews. If conceptually approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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://www3.dot.state.fl.us/OneStopPermitting/Home.aspx>: 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 Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

Sincerely,

Geysa Y. Sosa, P.E.
District Traffic Access Manager

CNB/nyh

cc: Geysa Sosa/Stam Williams **SLW**

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