



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 June 16, 2022

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 16, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Freddy Ascuntar Keith 301 East Atlantic Blvd Pompano Beach, FL 33060

Dear Freddy Ascuntar:

RE: Pre-application Review for Category B Driveway, Pre-application Meeting Date: June 9, 2022 Broward County - Pompano Beach; SR 845; Sec. # 86065000; MP: 7.30; Access Class - 5; Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 448406.1-Kris McKirdy-RESURFACING, FM 440077.1-Donovan Pessoa-LIGHTING

Request: Right-in/right-out driveway on the east side of SR 845 adjacent to the north property line, approximately 500 feet south of Martin Luther King Blvd.

SITE SPECIFIC INFORMATION Project Name & Address: Gateway Luxury Apartments – 950 N. Powerline Rd Property Owner: US GATEWAY INVESTMENTS LLC; Parcel Size: 4.23 Acres Development Size: 128 DU 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:

- A minimum driveway length of 80 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 80 feet to the call box or gate house and 100 feet to the gate are required. A turnaround area before the gate is required.
- The proposed driveway shall be radial return, channelized and have maximum width of 36 feet. The driveway lanes shall have a maximum width of 16 feet at the FDOT right-of-way line.

Comments:

- Cross access to the property adjacent to the north will be 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,

Digitally signed by: Dalila Fernandez Date: 2022.06.16 13:08:57 -04'00'

Dalila Fernandez, P.E. District Access Management Manager



Jonathan Overton, P.E., Roger Lemieux Florida Department of Transportation Operations/Traffic Operations/Access Management/1. Pre-Apps and Variance/2022-06-09/6. 86065000 MP 7.3 SR 845_Gateway Luxury Apartments/86065 MP 7.3 SR 845_Gateway Luxury Apartments.docx

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