



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

November 2, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 2, 2022  
THIS LETTER IS NOT A PERMIT APPROVAL

Omar Kanaan  
Kimley-Horn  
8201 Peters Road, Suite 2200  
Plantation, FL 33324

Dear Omar Kanaan:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **June 17, 2021**

Broward County - Hillsboro Beach; SR A1A; Sec. # 86050000; MP: 14.626; Access Class - 6;  
Posted Speed - 35; SIS - No; Ref. Project: FM 441733.1-Caryn Gardner-Young-URBAN CORRIDOR PLANNING, FM 441360.1- Binod  
Basnet- BIKE LANE/SIDEWALK

**Request:**

- **Driveway 1: Full access driveway on the west side of SR A1A, adjacent to the southern property line.**
- **Driveway 2: Full access driveway on the east side of SR A1A, adjacent to the northern property line.**
- **Driveway 3: Full access driveway on the east side of SR A1A, adjacent to the southern property line.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **1177 Hillsboro Mile – 1177 Hillsboro Mile**  
Property Owner: **HILLSBORO MILE PROPERTY OWNER LLC**; Parcel Size: **9 Acres** Development Size: **121 Residential Units**

**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:**

- **Required minimum driveway length, as measured from the ultimate right-of-way line to the first conflict point: Driveway 1: 50 feet, Driveway 2: 25 feet, Driveway 3: 100 feet. If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required (Driveways 1 and 3).**
- **All driveways shall have a maximum width of 36 feet.**
- **Any physical features not associated with the above driveways such as curb or pavers are not allowed within FDOT right-of-way.**
- **A pedestrian accessibility study shall be conducted prior to the Permit stage. The study shall be signed and sealed by a registered Professional Engineer in the State of Florida and be accepted by the District Traffic Operations Office. The study shall evaluate roadway improvement alternatives to safely accommodate the pedestrian traffic generated by the proposed development. The applicant will be responsible for constructing the roadway improvements to FDOT standards as recommended in the study.**

**Comments:**

- 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](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 permits.

Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

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