



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

June 3, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 3, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

***Letter revised on June 3, 2020 to update land use intensity.

Lisa Leonard
Bowman Consulting
301 SE Ocean Blvd Suite 301
Stuart, FL 34994

Dear Lisa Leonard:

RE: **June 3, 2020** - Pre-application Review for **Category E Driveway**, Date of Pre-application Meeting: **February 13, 2020**
Broward County - Oakland Park, Urban; SR 816; Sec. # 86090; MP: 7.450
Access Class - 5; Posted Speed - 35; SIS - Yes; Ref. Project: FM: 429569.4-Urban Corridor Improvements-Binod Basnet
Request:

Access 1: Right-in/right-out driveway on the south side of SR 816, located approximately 595' east of NE 6th Avenue, adjacent to eastern property line.

- **Close existing driveway on the south side of SR 816, located approximately 150 feet east of NE 6th Avenue.**
- **Close existing driveway on the south side of SR 816, located approximately 290 feet east of NE 6th Avenue.**
- **Close existing driveway on the south side of SR 816, located approximately 445 feet east of NE 6th Avenue.**

SITE SPECIFIC INFORMATION

Project Name & Address: **RAM Oakland Park – 670 E Oakland Park Blvd, Fort Lauderdale**
Applicant/Property Owner: **Walmart Stores East LP** Parcel Size: **12.10 Acres**
Development Size: **300 DU Apartment, 5,750 SF Retail, 23,013 SF Supermarket, 2,500 SF Fast-Food Rest. w/o Drive-Through**

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 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**
- **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane. If the standard right turn lane requirement is not met, a Design Variation may be required to be submitted during permit review.**
- **A recorded cross access agreement or easement with the adjacent property to the west shall be provided prior to the Permit approval.**
- **A traffic study shall be submitted at the time of Permit. The study shall evaluate the project's impacts to the SR 816/NE 6th Avenue intersection and include queuing analysis to determine required turn lanes length at the intersection.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- 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.
- 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,

Date: 2020.06.03
11:45:51 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Roger Lemieux
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