



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

February 21, 2022***

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **February 21, 2023**
THIS LETTER IS NOT A PERMIT APPROVAL

Natalia Lercari, P.E.
McMahon Associates, Inc.
2090 Palm Beach Lakes Blvd., Suite 400
West Palm Beach, FL 33409

Dear Natalia Lercari, P.E.

RE: Pre-application Extension for **Category E Driveway**, Date of Pre-Application Meeting: **March 21, 2019, December 9, 2021**
Broward- North Lauderdale, Urban; SR 7; Sec. # 86100; MP: 15.4
Access Class - 05; Posted Speed - 45; SIS - N; Ref. Project: FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK, FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK

Request: Right-in/right-out driveway on east side of SR 7, located approximately 170 feet south of W Prospect Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Murphy Express – 5480 N SR 7, North Lauderdale, FL 33309**
Applicant/Property Owner: **TP Prospector, LLC**. Parcel Size: **2.7 Acres** Development Size: **2,824 SF/Convenience Store and 12 FP/Gas Station, 5,200 SF Retail, 1,625 SF Coffee/Donut Shop W/ DT Window**

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 25 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 recorded cross access agreement or easement with the adjacent property to the south shall be provided prior to the Permit Approval.

Comments:

- Dedication for Trafficways Plan is required and shall be evaluated by the County.
- ***Letter revised on February 2, 2021 for a reduction in land use intensity and updated driveway category. Time extension issued on April 20, 2021. An additional time extension will require a pre-application meeting. Letter revised on February 21, 2022 to update land use intensity. Driveway permitted under 2021-A-491-00003.
- 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,

Digitally signed by:
Dalila Fernandez
Date: 2022.02.21
11:15:04 -05'00'

Dalila Fernandez, P.E.
District Access Management Manager

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

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-12-09\6. 86100000 MP 15.3 SR 7_N. Lauderdale Retail\86100 MP 15.4 SR 15.4_Murphy Express_Ext.Rev.2.docx

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