



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

July 16, 2021***

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – July 16, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Wilford Zephyr
Zephyr Engineering
5451 Pierce Street
Hollywood, FL 33021

Dear Wilford Zephyr:

RE: **July 10, 2020** - Pre-application Review for **Category E Driveway**, Date of Pre-application Meeting: **June 11, 2020**
Broward County - Hollywood; SR 7; Sec. # 86100; MP: 5.70; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project: FM 429576.2-BIKE LANE/SIDEWALK-Robert Lopes,

Request: Use existing right-in/right-out driveway on the east side of SR 7, located approximately 265 feet north of SW 54th Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **5300 S. SR 7 Mixed-Use Development – 5300 South SR 7, Hollywood, FL**
Applicant/Property Owner: Daniel A. Jaramillo; Parcel Size: **2.06 Acres**
Development Size: **Commercial: 22,726 SF Retail/Commercial, 14,272 SF Restaurant, 49,975 SF Office, 200 Rooms Hotel, 64 Dwelling Units Condominium**

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 40 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 continuous right turn lane along the SR 7 frontage of the site is not allowed.
- A Traffic Study shall be provided prior to Permit. Coordination with the Traffic Operations office will be required to establish the methodology and requirements of the Traffic Study. Queuing analysis for the proposed drop-off area shall be included in the study. The study shall evaluate traffic signal control at the intersection of SR 7 and SW 52nd Court.

Comments:

- Letter revised on April 15, 2021 to update land use intensity. Time extension issued on July 16, 2021.
- 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: 2021.07.16
09:19:56 -04'00'

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\2020-06-11\15. 86100 MP 5.70 SR 7_5300 S. SR 7 Mixed-Use\86100 MP 5.70 SR 7_5300 S. SR 7 Mixed-Use_Rev_Ext.docx

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