



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

February 6, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **February 6, 2021**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Tyler Woolsey  
Greenspoon Marder LLP  
200 E. Broward Boulevard  
Fort Lauderdale, FL 33301

Dear Tyler Woolsey:

RE: **February 6, 2020**- Pre-application Meeting for **Category F Driveway**; Broward- Miramar, Urban; SR 823; Sec. # 86190500; MP: 0.800 Access Class - 3; Posted Speed - 45; SIS - No; Ref. Project:

**Request:**

- **Driveway 1: Right-in/right-out driveway on the west side of SR 823, located approximately 450 feet north of Miramar Parkway.**
- **Driveway 2: Right-in/left-in/right-out driveway on the west side of SR 823, located approximately 550 feet north of Driveway 1.**
- **Driveway 3: Right-out driveway for emergency access only on the west side of SR 823, located approximately 450 feet north of Driveway 2.**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Miramar Park Place – Northwest corner of SR 823 and Miramar Parkway intersection**  
Applicant/Property Owner: **Miramar Park Place Associates, LLC**; Parcel Size: **30.68 Acres** Development Size: **650 unit Mid-rise Apartments, 57,000 SF Commercial Shopping Center, 3,300 SF Restaurant with Outdoor Seating**

**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 and 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveway 1 and 2 respectively. If a gate is installed a minimum driveway length of 100 feet is required.**
- **Right turn lanes are 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.**
- **Driveway 3 shall be stabilized grass and gated.**
- **Two inbound lanes and one outbound lane are required at Driveway 2.**
- **Shall submit a traffic study at the time of permit to evaluate the storage lengths for the turn lanes.**

**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](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,  
Kollol Shams  
District Access Management Manager

cc: Roger Lemieux

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