



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
November 2, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 2, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Tarik Zunic
Keen Engineering Inc.
7280 W. Palmetto Park Rd., Suite 105
Boca Raton, FL 33433

Dear Tarik Zunic:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **September 22, 2022**

Broward County - Coral Springs; SR 817; Sec. #86220000; MP: 21; Access Class - 5;

Posted Speed - 40; SIS - 0; FDOT Ref. Project: FM 449314.1-Raj Shanmugam-FEASIBILITY STUDY, FM 432066.7-Henry Oaikhena-BIKE LANE/SIDEWALK

Request: Right-in/right-out driveway on the west side of SR 817/University Drive, located approximately 245 feet south of W Sample Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Cornerstone Downtown Coral Springs – 3210-3272 University Drive, Coral Springs FL 33065**

Property Owner: **MCREF III CORAL SPRINGS APARTMENTS LLC**; Parcel Size: **6.24 Acres**

Development Size: **Phase 1 (Parcel B): 351 Mid Rise Residential DU, 28,000 SF Retail/Commercial, Phase 2 (Parcel A): 357 Mid Rise Residential DU, 35,000 SF Retail/Commercial, 50,000 SF Office, Phase 3 (Parcel C): 144 Hotel Rooms, 10,000 SF Retail/Commercial**

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 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.
- The applicant shall contact the Department for additional review prior to Phases 2 and 3 to determine traffic study and any additional off-site improvements requirements.

Comments:

- *****Letter revised on November 2, 2022 to update land use intensity.**
- A right turn lane at the proposed driveway is required. The right turn lane into the site has already been constructed by an FDOT project.
- 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: 2022.11.02
11:46:11 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Anthony Beecher

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