



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
October 27, 2023***

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 27, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Karl Peterson
KBP Consulting, Inc.
8400 N. University Drive Suite 309, Tamarac, FL 33321

Dear Karl Peterson:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **August 4, 2022**
Broward County - Fort Lauderdale; SR 5; Sec. # 86020000; MP: 2.20; Access Class - 5; Posted Speed - 35; SIS - No; FDOT
Ref. Project: FM 441955.1-Adham Naiem-PD&E/EMO STUDY, FM 446185.1- Henry Oakhena- RESURFACING

Request:

- **Driveway 1: Right-out only driveway on the west side of SR 5, adjacent to the north property line.**
- **Driveway 2: Maintain existing right-in/left-in/right-out driveway on the west side of SR 5, approximately 240 feet south of the northern property line.**
- **Driveway 3: Right-in/right-out driveway on the west side of SR 5, adjacent to the south property line.**

SITE SPECIFIC INFORMATION

Project Name & Address: 1101 N. Federal Highway – 1101 - 1165 N. Federal Highway, Fort Lauderdale
Property Owner: **PMG Airport LLC**; Parcel Size: **3.20 Acres**
Development Size: **231 DU Multifamily Housing (High-Rise), 14,061 SF Office, 21,432 SF Shopping Center/Retail/Restaurant**

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 20 feet and 40 feet as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveways 1 and 3.**
- **A minimum driveway length of 80 feet as measured from the ultimate right-of-way line to the proposed roundabout shall be provided at Driveway 2. A minimum driveway length of 25 feet as measured from the ultimate right-of-way line to the proposed one-way northbound drive aisle entrance shall be provided at Driveway 2.**
- **A raised median shall be installed along Driveway 2, from the ultimate SR 5 right-of-way line to the proposed roundabout.**
- **The existing right turn lane at Driveway 2 shall be modified to begin just south of Driveway 1. The right turn lane shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane.**
- **Any valet parking shall be located at least 150 feet from the SR 5 ultimate right-of-way line.**
- **The queue length for the existing left turn lane and any adjacent affected left turn lanes must be determined by a traffic study. The traffic study shall be submitted prior to Permit.**

Comments:

*****Time extension issued on October 27, 2023.**

- **Pre-application approval based on the August 6, 2020 AMRC approval.**
- 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,

Carina Harvey
District Access Management Manager

Digitally signed by:
Carina Harvey
Date: 2023.10.27
09:31:34 -04'00'

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-08-04 & AMRC\Pre-app-5. 86020000 MP 2.2 SR 5_1101 N. Federal Highway (formerly Gateway Mixed-Use Development)\86020 MP 2.2 SR 5_1101 N. Federal Hwy_Ext.docx

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