



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 16, 2020***

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – June 16, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

***Time extension and revision square footage and land use revised on September 21, 2017. Letter revised on June 19, 2018 to modify Condition No 1 and No 3, and to add Condition No 6. Three-month time extension on March 16, 2020; existing Access Permit # 2018-A-491-059.

Jorge Szauer
Szauer Engineering
7050 W. Palmetto Park Road # 15399
Boca Raton, Florida 33433

Dear Mr. Szauer:

RE: **June 19, 2018** - Pre-application Meeting for **Category E Driveway**, Date of Previous Pre-application Meeting: **Aug. 27, 2015**
Broward County - City of Hallandale Beach, (Urban) SR 858 Sec. #86200; MP – 4.34
Access Class - 05 Posted Speed - 35mph SIS - N
Request: Driveway 1: Right-in/right-out only driveway located 360 feet east of Gulfstream Way. Driveway 2: Right-in/right-out/left-in located 260 feet east of Driveway 1 (aligned with the existing median opening on SR 858).

SITE SPECIFIC INFORMATION

Project Name & Address: **Hallandale Oasis – 1000-1100 E. Hallandale Beach Boulevard, Hallandale Beach, Florida**
Applicant & Property Owner: **Hallandale Oasis 2019 LLC**
Parcel Size: **10.08 Acres** Development Size: **500 units-Residential, 31,000 SF-Office, 65,000-Retail**

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 as measured from the ultimate right-of-way line to the first conflict point shall be provided on both driveways.
- If a guard gate is installed a minimum driveway length of 100 feet is required.
- A right-turn lane on Driveway 1 is required and must include space for bicycle lane.
- Driveway 2 shall be aligned with the existing median opening on East Hallandale Beach Boulevard/SR 858.
- All other existing driveways along the frontage of the property shall be closed.
- A radial return shall be installed at both driveways. The entry turn radius at Driveway 2 shall be 50'.

Comments:

- There are two existing bus stops along the frontage of the property; coordination with Broward County Transit will be required.

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 with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Date: 2020.03.16
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Dalila Fernandez, P.E.
District Access Management Manager

Digitally signed by Roger Lemieux
DN: C=US,
E=roger.lemieux@dot.state.fl.us,
O=FDOT, OU="Permits Office",
CN=Roger Lemieux
Date: 2020.03.16 15:57:14-04'00'