



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

January 4, 2021

Adam B. Kerr
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

Dear Adam B. Kerr

RE: **January 4, 2021** Variance Committee Review to allow for **Category D Driveway**

Applicant: RD Manor Miramar LLC, **Property Owner:** City of Miramar

Broward, City of Miramar State Road: 823 Section: 86190500 MP: 1.22

Access Class: 3 Posted Speed: 45 mph SIS: No

Site Acreage: 3.759 Acres **Development Size:** 62,795 SF of Community Facility, 72,205 SF of Library/Institutes of Higher Learning, 95,000 SF of Government Office, 26,000 SF of Wellness Center, 171,439 SF of Commercial Use, 51,705 SF of Office, 6,000 SF of Bank, 80,000 SF of Police Station, 756 Mid-rise DU, 141 Town-homes

Project Name & Address: Manor at Miramar - 1 Main Street, Miramar

Date of Pre-application Review: May 28, 2020, **Date of Previous AMRC Review:** July 13, 2017, July 2, 2020

Request: Access the site through existing driveways on the north side of SR 823:

- **Driveway 1: Use existing right-in/right-out driveway on the north side of SR 823, at Main Street.**
- **Driveway 2: Right-in/left-in/right-out driveway on the north side of SR 823, at Civic Center Place.**

This request is: **Approved with Conditions**

Conditions / Comments:

- A minimum driveway length of 20 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.**
- Flexible delineators shall be installed at Driveway 2, along the Civic Center Place centerline to prevent southbound to eastbound left turn movements into the Manor at Miramar site.**
- Two receiving lanes shall be provided along Civic Center Place and shall extend a minimum of 100 feet.**
- The proposed southbound left turn lane at SR 823/Red Road at Civic Center Place shall have a minimum length of 285 feet.**
- The existing northbound left-turn lane at SR 823/Miramar Boulevard shall be modified to provide a standard 50-foot taper. The existing total turn lane length shall be maintained.**
- Directional median opening was previously approved by the AMRC, see AMRC letter dated July 13, 2017.**

Adam B. Kerr – Manor at Miramar Access Management Review Committee Letter

January 4, 2021

- 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

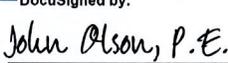
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

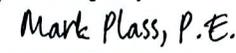
For right-of-way dedication requirements go to: <https://osp.fdot.gov>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

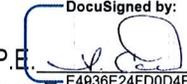
THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

Agree Disagree

DocuSigned by:

 John Olson, P.E. _____ _____ January 4, 2021
D38BA4C842F840E...
 District Design Engineer

DocuSigned by:

 Mark Plass, P.E. _____ _____ January 4, 2021
2B972146CC874BD
 District Traffic Operations Engineer

DocuSigned by:

 Antonio Castro, P.E. _____ _____ January 4, 2021
E4936E24FD0D4BD...
 District Maintenance Engineer