



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
December 4, 2023

JARED W. PERDUE, P.E.  
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 4, 2024  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Jane Storms  
Pulice Land Surveyors, Inc.  
5381 Nob Hill Rd, Sunrise, FL 33351

Dear Jane Storms:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **N/A**  
Broward County – Hallandale Beach; SR 5; Sec. # 86010000; MP: 0; Access Class - 05;  
Posted Speed - 45; SIS – Influence Area; FDOT Ref. Project: FM 447674.1- Claudia Vinitkiy-Calvo- RESURFACING

**Request: Maintain existing right-in/right-out access on the west side of SR 5.**

### SITE SPECIFIC INFORMATION

Project Name & Address: : **Optima Plaza 048-MP-15 – 1010 S Federal Highway, Hallandale Beach, FL 33009**  
Property Owner: **Optima International North, LLC**; Parcel Size: **1.68 Acres**  
Development Size: **305,000 SF of Office Use, 30,000 SF of Commercial Use and 7,650 SF of Bank Use.**

### NO OBJECTION

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).

#### Comments:

- 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](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter.

Sincerely,

Carina Harvey  
District Access Management Manager

cc: Anthony Beecher

File: [https://fdot-my.sharepoint.com/personal/carina\\_harvey\\_dot\\_state\\_fl\\_us/Documents/86010000 MP 0.0 SR 5\\_Optima Plaza 048-MP-15\\_Rev.docx](https://fdot-my.sharepoint.com/personal/carina_harvey_dot_state_fl_us/Documents/86010000%20MP%200.0%20SR%205_Optima%20Plaza%20048-MP-15_Rev.docx)

[www.dot.state.fl.us](http://www.dot.state.fl.us)