Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

March 13, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 13, 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: **March 9, 2023**
Broward County - Margate; SR 7; Sec. # 86100000; MP: 17.19; Access Class - 5;
Posted Speed - 45; SIS - No; FDOT Ref. Project: FM 439891.5-Vanita Saini-ITS COMMUNICATION SYSTEM, FM 446096.1-Kris McKirdy-RESURFACING, FM 446096.1-Kris McKirdy-RESURFACING

Request: Existing right-turn in / right-turn out only on the west side of SR 7, approximately 550 feet south of SW 7th Avenue

SITE SPECIFIC INFORMATION
Project Name & Address: **REZ SR 7 Multifamily – 777 S. State Road 7, Margate, FL**
Property Owner: **777 Properties Inc.**; Parcel Size: **12.42 Acres**
Development Size: **315 Multi-family DU (Proposed); 73,500 SF Office (Existing)**

REQUEST APPROVED/DISAPPROVED

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 50 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.**
- **A southbound right turn lane on the west side of SR 7 is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- **A traffic study will be required at the time of permit to evaluate any needs for improvements at the intersection of SW 7th St and SR 7 due to project traffic.**

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 with any questions regarding the Pre-Approval Letter.

Sincerely,

Kollol Shams
2023.03.13
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Kollol Shams, P.E.
District Access Management Manager

cc: Anthony Beecher
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-03-09\4. 86100000 MP 17.2 SR 7_REZ SR 7 Multifamily\86100 MP 17.2 SR 7_REZ SR 7 Multifamily.docx