



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

1000 N.W. 111 Avenue  
Miami, Florida 33172

JARED W. PERDUE, P.E.  
SECRETARY

March XX, 2025

**Project:** SR 860/Miami Gardens Drive from East of the I-75 Ramps to NW 79<sup>th</sup> Place  
Financial Management (FM) Number: 438864-2-32-01  
Miami-Dade County, Florida

**Subject:** Noise Wall Consideration Survey  
Parcel No. XXXXXXXXXXXX

Dear Property Owner:

The Florida Department of Transportation (FDOT) is committed to improving the quality of life for residents and enhancing the state transportation system throughout Florida. As part of FDOT's ongoing public engagement process, we are conducting a new survey regarding the potential construction of a noise wall along the south side of SR 860/Miami Gardens Drive, between NW 87th Avenue and NW 82nd Avenue.

**Purpose of the Survey:**

In response to feedback from the community and compliance with 23 CFR 772, FDOT is updating our environmental assessment to evaluate the feasibility of constructing a noise wall to mitigate traffic-related noise for residents of the Palm Springs North community. This survey will provide you with the most current project information and determine whether you would be willing to consider selling property rights for the proposed 14-foot-tall noise wall.

Enclosed is a map showing the recommended limits of the proposed noise wall, as well as an exhibit identifying advantages and disadvantages of noise barriers for your review. As shown in the image below, the proposed noise wall would be constructed behind the sidewalk and measure approximately 2 feet in width. In addition, FDOT will need the right to use a 4-foot-wide strip of land extending from the back edge of each property to the noise wall to access the wall for maintenance and repairs as needed. The total width of land needed from residents backing Miami Gardens Drive, to support the proposed construction and maintenance of the proposed noise wall, is 6 feet. FDOT will pay residents fair market value (FMV) for the use of their land.



If consensus is reached and construction of the noise wall goes forward, each property owner can still enjoy the use of the 4-foot space set aside for maintenance, provided it does not prevent FDOT from accessing the noise wall. Property owners will also be allowed to extend any side fences up to the noise wall.

At this time, FDOT must determine if enough property owners in the proposed noise wall area are willing to consider a FMV offer for the rights to a 6-foot-wide strip of land as described above. This initial willingness allows FDOT to proceed with the necessary next steps, including performing appraisals and property boundary surveys. A positive response to the enclosed survey does not bind a property owner to convey their land. If a property owner ultimately decides not to accept an offer, FDOT will not construct the noise wall along that particular property.

If enough contiguous property owners indicate their willingness to proceed, FDOT may still consider constructing a continuous section of the noise wall along those properties, provided the noise analysis confirms the required noise reduction standards are met.

If the responses to the enclosed survey indicate a lack of support for the purchase of the described property rights, then FDOT will not proceed with construction of the proposed noise wall.

Date , 2025

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**How to Participate:**

Your feedback is very important to us. Enclosed you will find a property owner survey form to indicate whether you are willing to consider an offer from FDOT for the use of a 6-foot-wide strip of land at the back of your property at fair market value (FMV) for the construction and maintenance of a 14-foot-tall noise wall.

Your input regarding the proposed noise wall is an important part of the decision-making process. Please complete the survey and return it to FDOT by XXXX, 2025, using the enclosed stamped envelope. If you have any questions or concerns, please contact the community outreach specialist, Jose I. Grados, at 305-470-5477 or JoseI.Grados@dot.state.fl.us.

Thank you in advance for participating in this important survey.

Sincerely,

Sebastian Ruiz,  
Environmental Scientist III  
District Noise Specialist

Enclosures

Cc: Kevin A. Lopez, P.E., Project Manager, FDOT  
Maria Higgins Fallon, Communications Manager, FDOT  
Steven Craig James, Environmental Manager, FDOT

**FDOT NOISE WALL CONSIDERATION SURVEY FORM**  
**Palm Springs North Community**  
**SR 860/Miami Gardens Drive from East of the I-75 Ramps to NW 79<sup>th</sup> Place**  
**Financial Project Number: 438864-2-32-01**  
**March XX, 2025**

**PARCEL NO.** XXXXXXXXXXXXXXXX

**PROPERTY OWNER**

XXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

**NOISE BARRIER AND LAND USE AGREEMENT OPTIONS**

Please place an X in the box next to your response regarding whether you would like FDOT to construct a noise wall and whether you are willing to sell a 6-foot strip of land at fair market value to allow for construction and maintenance of the wall.

**I am willing to consider an offer from FDOT for fair market value for the use of a 6-foot-wide strip of my land for the construction of a 14-foot-tall noise wall.** The wall would be built behind the proposed sidewalk, as shown on the attached Noise Barrier Map. If you select this option, FDOT will proceed with considering a noise wall on your property.

**I am not willing to consider an offer from FDOT for fair market value for the use of a 6-foot-wide strip of my land for the construction of a 14-foot-tall noise wall.**

If you select this option, no noise wall will be built on your property.

**SURVEY DOCUMENTATION**

**Name of Person(s) Completing this Survey (Print):**

\_\_\_\_\_

**Status of Person(s) Completing this Survey (Check One):**

Property Owner(s) \_\_\_\_\_ Legal Representative \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

**Telephone Number and/or email:** \_\_\_\_\_

**Signature(s):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Please complete and return this survey form to the Florida Department of Transportation in the enclosed stamped envelope by **XXXX, 2024**. Your prompt reply would be greatly appreciated.** If you have any questions, please contact Jose I. Grados at (305) 470-5477, at his mobile number (786) 537-3363, or email him at JoseI.Grados@dot.state.fl.us.

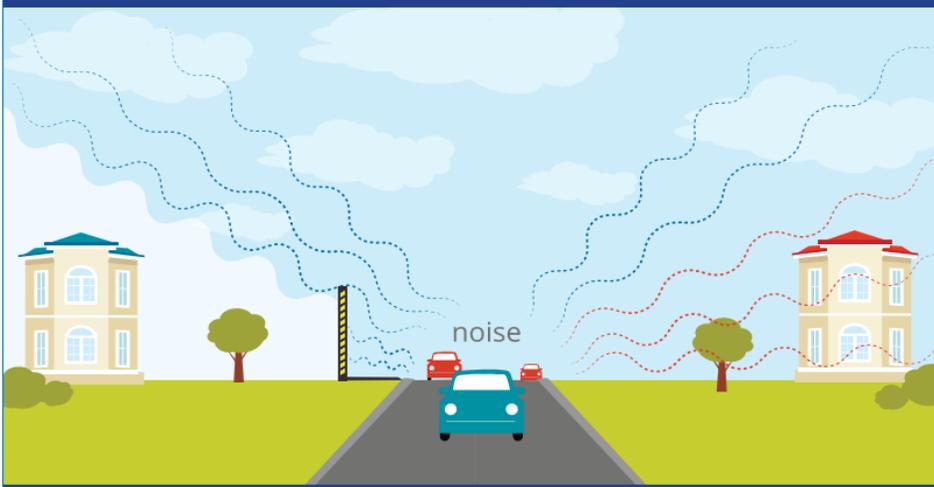
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## Miami Gardens Drive from East of the I-75 Ramps to NW 82nd Avenue

Financial Management Number: 438864-2-32-01  
Miami-Dade County, Florida

### Noise Barriers Advantages and Disadvantages



A noise barrier is a permanent structure and cannot be removed once constructed. For this reason, it is important that you understand the advantages and disadvantages of a noise barrier adjacent to your property.

#### Advantages of Noise Barriers

- Provide audible reduction in highway traffic noise
- Can be aesthetically pleasing
- Provide privacy from passing motorists

#### Disadvantages of Noise Barriers

- May require removal of vegetation within the FDOT Right of Way
- Can attract graffiti
- Can obstruct breezes

For more information about noise barriers or this project, please contact FDOT Noise Specialist Sebastian Ruiz by telephone (305) 470-5231 or via e-mail at [Sebastian.Ruiz@dot.state.fl.us](mailto:Sebastian.Ruiz@dot.state.fl.us)



SR 860/Miami Gardens Drive  
 From East of I-75 to SR 823/NW 57th Avenue  
 FPID Nos.: 438864-1-22-01/407736-3-22-01  
 FDOT - District 6/Miami-Dade County

**Legend**

Recommended Noise Barriers\*

\*Note: Noise barriers would need to be constructed within the 10' wide planning screen easement due to insufficient existing right-of-way.

April 2022

**Recommended Noise Barrier Map for Palm Springs North Community**