



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
June 27, 2022***

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 27, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Adam Kerr
Kimley-horn
1920 Wekiva Way
West Palm Beach, FL, 33411

Dear Adam Kerr:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **February 24, 2022**
Broward County - Pembroke Pines; SR 820; Sec. # 86040000; MP: 9.40; Access Class - 3;
Posted Speed - 45; SIS - No; Ref. Project:

Request: Right-in/right-out driveway on the south side of SR 820/Pines Boulevard approximately 540 feet west of Palm Avenue.

SITE SPECIFIC INFORMATION

Project Name & Address: **Pembroke FSED – SWC of SR 820/Pines Boulevard and Palm Avenue.**
Property Owner: **City of Pembroke Pines;** Parcel Size: **6.66 Acres**
Development Size: **150 DU Multifamily Midrise, 120,000 SF Office***, 150 Bed Assisted Living Facility**

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 150 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 and a turnaround area before the gate are required.**
- **A right turn lane 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 is required, the study shall evaluate the intersection of SR 820/Pines Boulevard and Palm Avenue and include queuing analysis for all turn lanes to determine any required off-site improvements.**

Comments:

- **Letter revised on June 27, 2022 to update land use. Office land use could in this case include a total of 120,000 SF of emergency room, medical office or other medical uses that do not involve any overnight stays.**
- 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 and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Anthony Beeacher

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