



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

July 20, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 20, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

Paul Lingerfeldt
MDM Services Inc
3251 – D SW 13th Drive
Deerfield Beach, Florida 33442

Dear Mr. Lingerfeldt:

RE: July 20, 2016 - Pre-application Review for **Category E Driveway**

Date of Pre-application Meeting: **April 21, 2016**

Broward County - City of Pembroke Pines, (Rural) SR 823 Sec. #86190; MP – 2.600
Access Class - Posted Speed – 45 mph SIS - N

Request: Construct a right in only driveway 337' north of Pembroke Road. Proposed driveway to be 15' wide channelized for right turn in only.

SITE SPECIFIC INFORMATION

Project Name & Address: **SGD – 1501 SW Flamingo Road, Pembroke Pines, Florida 33025**

Applicant & Property Owner: Sunshine Gasoline Distributors Inc

Parcel Size: **1.17 Acres** Max. Sq.ft/ Proposed LU: **24 F.P Gas Station + 3,000 S.F. C. Store**

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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- The existing right turn lane across the frontage of the site shall be modified to be a right turn lane/bus bay combo.
- Coordination with Broward Transit is required.

Comments:

- 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 for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- 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://gis.dot.state.fl.us/OneStopPermitting>; 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GS/nyh
cc: Roger Lemieux

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