



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 18, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 18, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Dr. Juan F. Ortega, PE
JFO GROUP INC
6671 W. Indiantown Road, Suite 50-324
Jupiter, FL

Dear Dr. Juan F. Ortega, PE:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **December 3, 2020**
Broward County - Pembroke Park; SR 858; Sec. # 86200; MP: 2.05; Access Class - 5;
Posted Speed - 40; SIS - Influence Area; Ref. Project:

Request:

- **Driveway 1: Right-in/right-out driveway located approximately 295 feet east of SW 32nd Avenue/Seneca Blvd.**
- **Driveway 2: Right-in/left-in/right-out driveway located approximately 275 feet east of Driveway 1.**
- **Access the site through the intersection of SR 858 and Seneca Boulevard.**

SITE SPECIFIC INFORMATION

Project Name & Address: **Seneca Pembroke Park – 3195 W Hallandale Blvd, Pembroke Park, FL 33009**
Applicant/Property Owner: HALLANDALE LAND TRUST LLC; Parcel Size: **6.23 Acres**
Development Size: **5,636 SF C. Store and 16 FP, 21,725 SF Grocery Store, 4,992 SF Fast Food Restaurant with Drive-Through.**

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 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at driveways 1 and 2. If a gate is installed a minimum driveway length of 100 feet is required.**
- **Right turn lanes are required at driveways 1 and 2 and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane.**
- **The southbound approach lane configuration of the SR 858 and Seneca Boulevard intersection shall be modified to an exclusive right turn lane, an exclusive through lane and an exclusive left turn lane. The required southbound left turn lane storage shall be determined by a traffic study and submitted at the time of Permit.**
- **A traffic study will be required. All turn lanes along SR 858 providing access to the site shall be evaluated in the study. Existing available storage and future/total traffic queue lengths shall be reported.**

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 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., Roger Lemieux

File: \\DOTSD4HQFS\Share\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2020-12-03 & AMRC Meeting\1. 86200 MP 2.05 SR 858_Seneca Pembroke Park\86200 MP 2.05 SR 858_Seneca Pembroke Park.docx

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