



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
August 10, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – August 10, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Hope Calhoun, Esq.
Dunay Miskel Backman
14 SE 14th Street Boca Raton, FL 33432

Dear Hope Calhoun, Esq.:

RE: Pre-application Review for **Category N/A Driveway**, Pre-application Meeting Date: **August 10, 2022**
Broward County - Davie; SR 823; Sec. # 86190000; MP: 9.80; Access Class - 3;
Posted Speed - 50; SIS - Influence Area; FDOT Ref. Project:

Request: No direct access from SR 823 is requested, site fronts SR 823.

SITE SPECIFIC INFORMATION

Project Name & Address: **Sheridan House – 1700 South Flamingo Road, Davie, FL 33325**
Property Owner: **Sheridan House, Inc.**; Parcel Size: **57 Acres**
Development Size: **Proposed Total: 8 Special Residential Facility Category 2 Units, 2 Three-bedroom Accessory Single Family Detached DU, 6 Duplexes, 4 Villas, 38,000 SF Administrative Uses. Existing: 3 Special Residential Facility Category 2 Units, 2 Three-bedroom Accessory Single Family Detached DU, 1 Duplexes, 3 Villas, 8,000 SF Administrative Uses.**

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:

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,

Digitally signed by:
Dalila Fernandez
Date: 2022.08.10
14:03:38 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

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

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-08-10\7. 86190000 MP 9.8 SR 823_Sheridan House\86190 MP 9.8 SR 823_Sheridan House.docx