



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

May 18, 2022***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 18, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

John McWilliams
Kimley-Horn
8201 Peters Road, Suite 2200
Plantation, FL 33324

Dear John McWilliams:

RE: Pre-application Review (**Time Extension**) for **Category C Driveway**, Pre-application Meeting Date: **April 29, 2021**
Broward County - Fort Lauderdale; SR 5; Sec. # 86020000; MP: 2.70; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project: FM 446185.1-Alexander Estrada-RESURFACING

Request: Right-in/right-out driveway on the west side of SR 5, approximately 30 feet north of the southern property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **El Carwash – 1555 N Federal Highway, Fort Lauderdale, 33304**
Applicant/Property Owner: National Express Wash LLC (under contract); Parcel Size: **0.70 Acres**
Development Size: **3,000 SF Automated Car Wash, One Car Wash Tunnel**

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 gate is installed a minimum driveway length of 100 feet is required.
- Stacking for at least 12 vehicles shall be provided along the car wash vehicular storage lanes, before the car wash pay stations.
- A recorded cross access easement on the subject property to the adjacent property to the south shall be provided prior to the Permit approval.

Comments:

- ***Time extension issued on May 18, 2022.
- 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: 2022.05.18
14:51:32 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

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