



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

May 13, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 13, 2022
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: **April 22, 2021**
Broward County - Pembroke Pines; SR 823; Sec. # 86190000; MP: 3.60; Access Class - 3;
Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 447680.1-Brad Salisbury-RESURFACING, FM 408046.2-Humberto Ivan Arrieta-PD&E/EMO STUDY

Request: Maintain existing right-in only driveway on the East side of SR 823, located approximately 450 feet north of SR 820.

SITE SPECIFIC INFORMATION
Project Name & Address: **Memorial Hospital West – 12235 Pines Boulevard, Pembroke Pines, FL 33026**
Applicant/Property Owner: South Broward Hospital District; Parcel Size: **17.841 Acres**
Development Size: **120,000 SF Medical Office**

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. If a gate is installed a minimum driveway length of 100 feet is required.**
- **The existing SR 823 right turn lane shall be extended to accommodate a turn lane/bus bay combo. The turn lane shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide a buffered bicycle lane.**
- **The sidewalk along the SR 823 frontage shall be extended to connect the bus stop to the private sidewalk on site.**

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,  Date: 2021.05.
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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\2021-04-22\3. 86190000 MP 3.6 SR 823_Memorial Hospital West\86190 MP 3.6 SR 823_Memorial Hospital West.docx