



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
November 1, 2024

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 1, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Suzanne A. Dockerty, Esquire
J. Patrick Fitzgerald & Associates, P.A.
110 Merrick Way, Ste 3B, Coral Gables, FL 33134

Dear Suzanne A. Dockerty:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **June 15, 2023**
Broward County - Southwest Ranches; SR 823; Sec. # 86190000; MP: 6.5; Access Class - 03;
Posted Speed - 45; SIS - No; FDOT Ref. Project: N/A

Request:

Driveway 1: Maintain the existing right-in/right-out driveway along the west side of SR 823 located approximately 635 feet north from the intersection of Flamingo Road and SW 53rd Street.

Driveway 2: Maintain the existing right-in/right-out/left-in driveway along the west side of SR 823 located at the intersection of Flamingo Road and SW 53rd Street.

Driveway 3: Maintain the existing right-in/right-out driveway along the west side of SR 823 located approximately 267 feet south from the intersection of Flamingo Road and SW 53rd Street.

SITE SPECIFIC INFORMATION

Project Name & Address: **Broward Central Catholic High School – 5451 SW 124 Avenue, Southwest Ranches, FL 33330 (Flamingo Road)**
Property Owner: **Archbishop Thomas G. Wenski**; Parcel Size: **32.46 Acres**
Development Size: **Parcel A: 224,419 SF High School with 1,800 Student Capacity. Parcel B: Restricted to 1 Single-Family Unit.**

NO OBJECTION

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).

Comments:

- Revised letter on November 01, 2024 to include Driveway 1 in the access request.
- Revised letter on October 15, 2024, from 224,421 SF High School (1,800 students) to 224,419 SF High School (1800 students) for Parcel A. No modification to Parcel B use.
- Revised letter on October 15, 2024, to include an additional right-in/right-out driveway located approximately 267 feet south from the intersection of Flamingo Road and SW 53rd Street.
- Extended the letter for one year (October 15, 2025).
- If any modifications to the request or associated deliverables are proposed following the issuance of this letter, an additional pre-application meeting may be required, and a revised letter must be issued.
- 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.

[comments continue on following page]

Sincerely,


Roya Edwards
2024.11.01 15:49:
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Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-06-15\1. 86190000 MP 6.5 SR 823_Broward Central Catholic High School\86190000 MP 6.5 SR 823_Broward Central Catholic High School_Rev4.docx

www.dot.state.fl.us

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 District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.