



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
April 18, 2023

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 18, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Hoyt Holden, AICP
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316

Dear Hoyt Holden, AICP:

RE: Pre-application Review for **Safety Upgrade Driveway**, Pre-application Meeting Date: **April 13, 2023**
Broward County - Pembroke Pines; SR SR 824; Sec. # 86508500; MP: 0; Access Class - 5;
Posted Speed - 45; SIS - NO; FDOT Ref. Project:

Request: Existing 80' platted driveway connection to SR 817 (University Drive) to be removed. Existing 50' platted driveway connection to Pembroke Road to be closed/removed.

SITE SPECIFIC INFORMATION

Project Name & Address: **Pembroke Pines Health Park NVAL Amendment – 8300 Pembroke Road, Pembroke Pines, FL 33025**
Property Owner: **State (TIITF) in care of City of Pembroke Pines; Parcel Size: 131.26 Acres**
Development Size: **276,500 Sq. Ft. Community Facilities consisting of 728 High Rise Sleeping Rooms and 207 Garden Apartment Sleeping Rooms; 12,000 Sq. Ft. of Art Studios.**

NO OBJECTION LETTER

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:

- **No additional driveways shall be added on the west side of SR 817 (University Drive).**

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.

Carina
Harvey

Sincerely,

2023.04.18
16:51:43 -

Carina Harvey
District Access Management Manager

cc: Anthony Beecher

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