



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

September 18, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 18, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Jim McLaughlin
Control Point Associates, FL, LLC
5700 N.W. 64th Street,
Fort Lauderdale, FL, 33309

Dear Jim:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **August 15, 2024**
Broward County – Pompano Beach; SR 5; Sec. #86020000; MP:12.8; Access Class - 05;
Posted Speed - 45; SIS - No; FDOT Ref. Project: 439891.5

Request: A 50-foot right in/right out only access opening located 55 feet north of the southern plat limit.

SITE SPECIFIC INFORMATION

Project Name & Address: **Thieme 4791 Plat – 4791 N. Federal Highway, Pompano Beach, FL 33064**
Property Owner: **The Thieme Family, LLC**; Parcel Size: **0.9074 Acres**
Development Size: **5,175 SF Commercial and 4,325 Animal Hospital**

REQUEST APPROVED/DISAPPROVED

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.**

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

Sincerely,

Kristina Morrow, AICP
District Traffic Access Manager

P&Z

cc: «Permit_Coordinator»

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-08-15\Pre-App 07. 86020000 MP 12.8 SR 5_ Thieme 4791 Plat\86020000-12.8- SR 5-Thieme 4791 Plat.docx

PZ24-1400006

8/27/2025

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