



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

April 21, 2021\*\*\*

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 21, 2022  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Martin Grinbank  
Keith and Associates, Inc.  
301 E. Atlantic Blvd.  
Pompano Beach, FL 33060

Dear Martin Grinbank:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **January 14, 2021**

Broward County - Pompano Beach; SR A1A; Sec. # 86050; MP: 10.93; Access Class - 6;

Posted Speed - 35; SIS - No; Ref. Project: FM 447655.1-Brad Salisbury-RESURFACING, FM 441733.1-Caryn Gardner-Young-URBAN CORRIDOR PLANNING

**Request: Full access driveway for on the east side of SR A1A, adjacent to the southern property line. Eliminate existing back-out parking along the SR A1A frontage of the site.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **900 N. Ocean Boulevard – 900 N. Ocean Blvd., Pompano Beach, FL 33062**  
Applicant/Property Owner: Property to be purchased PRH 900 North Ocean, LLC; Parcel Size: **3.06 Acres**  
Development Size: **140 DU Residential, 1,220 SF Retail/Commercial.**

### 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 100 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.
- A minimum distance of 250 feet, as measured from the ultimate right-of-way line to the valet parking location shall be provided.
- Curb shall be restored along the SR A1A frontage of the site shall be restored.
- A minimum distance of 150 feet, as measured from the ultimate right-of-way line to any driveway on the side street shall be provided.

#### Comments:

- **\*\*\*Letter revised on April 21, 2021 to update land use intensity.**
- 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](mailto: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: 2021.04.  
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Dalila Fernandez, P.E.  
District Access Management Manager

Jonathan Overton, P.E., Roger Lemieux

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[www.dot.state.fl.us](http://www.dot.state.fl.us)

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8/25/2021



*Florida Department of Transportation*

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Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

Jonathan Overton, P.E., «Permit\_Coordinator»

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**8/25/2021**