

RON DESANTIS  
GOVERNOR



## Florida Department of Transportation

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

**DRC**

PZ24- 12000027  
03/04/2026

March 14, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 14, 2026  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Paola West  
PLANW3ST  
10152 Indiantown Road, #159 Jupiter, FL 33478

Dear Paola West:

RE: Pre-Application Review for **Category D Driveway**, Pre-Application Meeting Date: **2/6/2025, 2:00 PM**  
Broward County - Pompano Beach; C4 - Urban General; Sec. # 86020000; MP: 7.2; Access Class - 05;  
Posted Speed - 45; SIS – N/A; FDOT Ref. Project: N/A

**Request:**

1. Proposed ingress-only driveway along the east side of SR 5 located approximately 86 feet from the south property line.
2. Proposed right-out only driveway along the east side of SR 5 located approximately 130 feet from the north property line.
3. Proposed emergency access only driveway along the east side of SR 5 located south of the ingress-only driveway.

**SITE SPECIFIC INFORMATION**

Project Name & Address: **Vera Plat, Site Plan – 1600 S Federal Highway Pompano Beach**  
Property Owner: **1600 FEDERAL LLC**; Parcel Size: **2.4 Acres**  
Development Size: **132 Multifamily Residential DU; 85,000 SF Commercial**

**REQUEST APPROVED**

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 proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.
- Existing southbound left turn lane taper shall meet the standards of the Florida Design Manual (FDM).
- Driveways shall be a maximum of 16 feet wide.
- The emergency access only driveway shall be for emergency vehicles only and not open to the general public. This driveway shall be mountable curb and stabilized grass within FDOT right-of-way, with a gate and Knox box.

**Comments:**

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- 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 Operations Access 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.

Sincerely,

Roya Edwards, AICP  
District Traffic Operations Access Manager

**DRC**

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Manager\2025-02-06 & AMRC\Pre-App 02 MP 7.30 86020000 Vera Plat Site Plan\Letter Revision 2\MP 7.30 86020000 SR 5 Vera Plat Site Plan-Rev2.dwg  
04/15/2026

Received after DRC Meeting  
to address DRC comments  
prior to the submission of a  
Building Permit Application.