



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
October 4, 2023

JARED W. PERDUE, P.E.  
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 4, 2024  
**THIS LETTER IS NOT A PERMIT APPROVAL**

John B. Iravani, P.E.  
Jeff H. Iravani, Inc  
1934 Commerce Lane Suite 5, Jupiter, FL 33458

Dear John B. Iravani:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **August 17, 2023**

Broward County - Pompano Beach; SR 5; Sec. # 86020000; MP: 11.9; Access Class - 5;

Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 439891.5-Vanita Saini-ITS COMMUNICATION SYSTEM

**Request:**

**Right-in/Right-out access on the west side of SR 5 / N. Federal Highway, approximately 27 feet south of the north property line**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **El Car Wash Pompano Beach – 3685 N Federal Highway, Pompano Beach, Florida**  
Property Owner: **Kaja Properties Inc;** Parcel Size: **0.859 Acres**  
Development Size: **4902 SF One (1) Tunnel Automated Car Wash**

**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 25 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.**

**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](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter.

Digitally signed  
by: Carina

Sincerely,

Harvey

Date: 2023.10.04

16:43:30 -04'00'

Carina Harvey

District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-08-174. 86020000 MP 11.9 SR 5\_El Car Wash Pompano Beach\86020000 MP 11.9 SR 5\_El Car Wash Pompano Beach.docx

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

PZ23-12000036

10/01/2024



