



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

September 9, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 9, 2022  
**THIS LETTER IS NOT A PERMIT APPROVAL**

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

Dear Martin Grinbank:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **September 9, 2021**  
Broward County - Pompano Beach; SR A1A; Sec. # 86050000; MP: 11.326; 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: Closure of 2 existing driveways on the east side of SR A1A along the frontage of the site. Proposed access is on NE 16 16th Street.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Ocean Park – 1508 N. Ocean Blvd., Pompano Beach, FL 33062**  
Property Owner: **Mount Vernon Property Holdings, LLC**; Parcel Size: **0.62 Acres**  
Development Size: **28 DU Residential, 5,000 SF Retail**

### 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:

- **Any driveway on the side street or on-street parking shall be located at a minimum distance of 50 feet, as measured from the ultimate right-of-way line to the first conflict point.**

#### 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 and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by  
Dalila Fernandez  
Date: 2021.09.09  
11:28:29 -04'00'

Dalila Fernandez, P.E.  
District Access Management Manager



Jonathan Overton, P.E., Roger Lemieux

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1/26/2022

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