



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

February 6, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 6, 2024  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Bealinda M. Pell, PE, LEED AP  
Winningham & Fradley, Inc.  
111 NE 44th Street  
Oakland Park, Florida 33334

Dear Bealinda M. Pell, PE, LEED AP:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **April 14, 2022, September 27, 2022 (Follow-up)**  
Broward County - Pompano Beach; SR 814; Sec. # 86039000; MP: 2.30; Access Class - 3;  
Posted Speed - 45; SIS - No; Ref. Project: FM 447543.1-Anson Sonnett-LIGHTING, FM 444119.1- Leslie Wetherell- ATMS - ARTERIAL TRAFFIC MGMT

**Request: Right-in/right-out driveway on the south side of SR 814 approximately 400 feet west of the east property line.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Pal Aire – 3100 West Atlantic Blvd., Pompano Beach, FL**  
Property Owner: **3100 West Atlantic Inc;** Parcel Size: **5 Acres**  
Development Size: **6 Pickle Ball Courts and 6 Tennis Courts**

### 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 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 and a turnaround area before the gate are required.

#### Comments:

- **Engineering Section does not have an objection to the proposed gravity wall within private property. Access to the existing tunnel shall be provided to FDOT via the proposed driveway; a perpetual right of entry easement to FDOT will be required. Conceptual design of the proposed FDOT access to the existing tunnel is attached.**
- **Drainage Section has reviewed and will require an FDOT Drainage Permit.**
  - 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: 2023.02.06  
14:27:02 -05'00'

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-04-14\5. 86039000 MP 2.3 SR 814 Tennis Center\039122-2.3 SR 814\_Tennis Center.docx