



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

August 26, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – August 26, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

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

Dear Martin Grinbank:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **August 26, 2021**
Broward County - Pompano Beach; SR A1A; Sec. # 86050000; MP: 10.726; 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 an existing full access driveway on the west side of SR A1A, adjacent to the southern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Ocean 723 – 723 N. Ocean Blvd., Pompano Beach, FL 33062**
Applicant/Property Owner: **Contract to purchase from Fernbrook Florida LLLP.; Parcel Size: 0.467 Acres**
Development Size: **12 Garden Apartment Residential Units.**

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:

- **No direct access from SR A1A, any access on the side street shall be located at least 50 feet from the FDOT ultimate right-of-way line.**

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 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: 2021.08.26
11:25:26 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-08-26\4. 86050000 MP 10.726 SR A1A_Ocean 723\86050 MP 10.726 SR A1A_Ocean 723.docx