



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

September 24, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 24, 2021  
THIS LETTER IS NOT A PERMIT APPROVAL

Thuy Turner  
Turner Planning Solutions LLC  
62 Wimbledon Lake Dr, Plantation, FL 33324

Dear Thuy Turner:  
RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **September 24, 2020**  
Broward County - Pompano Beach; SR 849; Sec. # 86130; MP: 2.9; Access Class - 6;  
Posted Speed - 40; SIS - Influence Area; Ref. Project: FM 445719.1-LIGHTING-Anson Sonnett

**Request: No direct access from SR 849/NW 31<sup>st</sup> Avenue. Access the site through side street.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **Sports Residence – 300, 500, 600 NW 31 Ave, Pompano Beach**  
Applicant/Property Owner: **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY;** Parcel Size: **3.25 Acres**  
Development Size: **40 Townhouse 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:**

- Any driveway and/or street parking on the side street shall be located at a minimum of 50 feet from the State Road back of sidewalk.

**Comments:**

- No direct access/driveway connection from SR 849.
- 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,

Date: 2020.  
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Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux

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