



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
July 31, 2023\*\*\*

JARED W. PERDUE, P.E.  
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 31, 2024  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Michael A. Vazquez  
Fortin, Leavy, Skiles, Inc.  
180 NE 168th Street  
North Miami Beach, FL 33162

Dear Michael A. Vazquez:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **February 17, 2022**  
Broward County - Pompano Beach; SR A1A; Sec. # 86050000; MP: 8.926; Access Class - 6;  
Posted Speed - 35; SIS - No; FDOT Ref. Project: FM 441733.1-Larry Hymowitz-URBAN CORRIDOR PLANNING, FM 440073.1-Robert Lopes-LIGHTING

**Request:**

- **Driveway 1:** Two-way driveway connection on the east side of SR A1A, approximately 11 feet south of north property line.
- **Driveway 2:** Two-way driveway connection on the east side of SR A1A, approximately 20 feet north of south property line.
- **Driveway 3:** Two-way driveway connection on the west side of SR A1A, approximately 40 feet south of north property line.
- **Driveway 4:** Two-way driveway connection on the west side of SR A1A, approximately 12 feet north of south property line.

**SITE SPECIFIC INFORMATION**

Project Name & Address: **1380 Pompano Beach – 1380 S Ocean Blvd., Pompano Beach, FL 33062**  
Property Owner: **1380 Ocean Associates LLC**; Parcel Size: **4.614 Acres**  
Development Size: **Two residential towers (east and west). 150 DU Residential (east tower), 90 DU Residential (west tower).**

**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, as measured from the ultimate right-of-way line to the first conflict point shall be provided as follows: Driveway 1: 50 feet, Driveway 2: 50 feet, Driveway 3: 30 feet, Driveway 4: 50 feet.
- A minimum driveway length, as measured from the ultimate right-of-way line to the first conflict point shall be provided for the valet parking as follows: Driveway 2 and Driveway 3: 150 feet.
- If a gate is proposed, a minimum driveway length of 60 feet to the call box and/or gate house, and a turnaround area before the gate are required.
- The location and design of the existing and proposed midblock pedestrian crosswalks on SR A1A just north of the site and along the frontage of the site shall be reviewed and approved by the Traffic Operations Pedestrian and Bicycle Safety Specialist.

**Comments:**

**\*\*\* Pre-approval letter was revised on 07/31/2023 to include approximate distances between the property lines and the proposed driveways.**

- 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,

Carina Harvey

District Access Management Manager

Carina Harvey

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cc: Anthony Beecher

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