



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
July 20, 2022

JARED W. PERDUE, P.E.  
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 20, 2023  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Damian Thomason  
D.E.T. Strategic Consultants, LLC  
1591 Passion Vine Cir.  
Weston, FL 33326

Dear Damian Thomason:

RE: Pre-application Review for **Category D Driveway**, Pre-application Meeting Date: **March 17, 2022**  
Broward County - Pompano Beach; SR 834; Sec. # 86028000; MP: 5.40; Access Class - 3;  
Posted Speed - 45; SIS - No; FDOT Ref. Project: FM 439891.5-Vanita Saini-ITS COMMUNICATION SYSTEM, FM 431526.1-Kenzot  
Jasmin-LANDSCAPING

**Request: Joint-use right-in/right-out on the south side of SR 834/Sample Road approximately 340 feet west of NW 27<sup>th</sup> Avenue.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Festival Marketplace – 2900 W. Sample Road., Pompany Beach**  
Property Owner: **Festival Real Estate, LLC;** Parcel Size: **27 Acres**  
Development Size: Existing: **382,000 SF Commercial. Proposed: 6,000 SF Convenience Store with 20 FP Gas Station, 5,000 SF Drive-thru Fast-food Restaurant.**

### 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 60 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 to the call box and/or gate house, and a turnaround area before the gate are required.
- A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.


#### Comments:

- The recorded cross-access easement will be shown on the site plan as a shaded area, labeled with the ORB and PG number.
- A plat note and NVAL amendments are required by Broward County.
- Chick-fil-A fast food restaurant use is not approved in this letter.
- 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: 2022.07.  
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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\2022-03-17\7. 86028000 MP 5.4 SR 834\_Festival Marketplace\86028 MP 5.4 SR 834\_Festival Marketplace.docx