Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

May 27, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 27, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Ryan Ocampo
CPH, LLC
1992 SW 1st Street Miami, FL 33135

Dear Ryan Ocampo:
RE: Pre-Application Review for **Category D Safety Upgrade,** Pre-Application Meeting Date: **5/22/2025, 2:15 PM**
Broward County - Margate; SR 814; Sec. # 86039000; MP: 0.2; Access Class - 03;
Posted Speed - 45; SIS – N/A; FDOT Ref. Project: 444119.1 (Jeffrey Robbert)

Request: Modify existing access along the north side of SR 814, located approximately 235 feet east of W. Atlantic Boulevard to a right-in only driveway.

SITE SPECIFIC INFORMATION
Project Name & Address: **Panda Express – 5681 W. Atlantic Blvd. Margate, FL**
Property Owner: **SURVIVORS TR YODER INVESTMENTS %MICHAEL LEWIN**; Parcel Size: **0.6 Acres**
Development Size: **2,700 SF Quick Service Restaurant w/ Drive Thru**

REQUEST APPROVED

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.**
- **Modified driveway shall have radial returns and be channelized.**
- **Modified driveway shall have a maximum width of 16 feet.**
- **Coordinate existing bus stop and proposed shelter with Broward County Transit (BCT).**

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- 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 District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards
2025.05.27 22:19:17 -04'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher
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