



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

January 19, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 19, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Boris Belfer, MSCE
MDM Services, Inc.
2151 W. Hillsboro Blvd., Suite 401
Deerfield Beach, FL 33442

Dear Boris Belfer, MSCE; Daimian Leslie, PE; Paul Doss, Senior Engineer:
RE: Pre-application Review for **Safety Upgrade**, Pre-application Meeting Date: **January 14, 2021**
Broward County - Plantation; SR 7; Sec. # 86100; MP: 10.80; Access Class - 5;
Posted Speed - 40; SIS - No; Ref. Project: FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK

Request: Safety upgrade - removal of 4 FP and 3 Repair Bays, site re-configuration to dedicate 10 feet along entire property line and corner clip on SR-7, move driveway about 35 feet north, reduce driveway width to 30 feet, and provide adequate radii for gasoline

SITE SPECIFIC INFORMATION

Project Name & Address: **APEC Gas Station #467 Improvements – 501 N. State Road 7, Plantation, FL 33317**
Applicant/Property Owner: Lake Worth Property Enterprises, LLC; Parcel Size: **0.60 Acres**
Development Size: **8 FP Gas Station, 2,484 SF C-store**

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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at the inbound lane. A minimum driveway length of 25 feet (10 feet of curbing and 15 feet of pavement markings), as measured from the ultimate right-of-way line to the first conflict point shall be provided at the outbound lane.**

Comments:

- **Safety upgrade - site re-configuration to allow for better circulation, dedicate 10 feet along entire property line and corner clip on SR 7, move driveway about 35 feet north, reduce driveway width to 30 feet, and provide adequate radii for gasoline trucks.**
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,

Date: 2021.01.
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Dalila Fernandez, P.E.
District Access Management Manager

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

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