



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

May 21, 2024

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 21, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Mike Gai
Sun-Tech Engineering, Inc.
4577 Nob Hill Rd Suite 102 Sunrise, FL 33351e

Dear Mike Gai:
RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **March 23, 2023**
Broward County Dania Beach; SR A1A; Sec. # 86030000; MP: 6.79; Access Class - 5;
Posted Speed - 40; SISE Influence Area; FDOT Ref. Project: FM 441733.1-Larry Hymowitz-URBAN CORRIDOR PLANNINGe

Request:
Driveway 1: Emergency Egress Only, approximately 660' east of SE 5th Avenue
Driveway 2: Right and Left Turns In and Right Turns Out Only, approximately 150' east of Driveway 1.

SITE SPECIFIC INFORMATION
Project Name & Address: **Viridian Apartments – 650 E Dania Beach Blvd, Dania Beach, FL 33004**
Property Owner: **Dania Mangrove, LLC**; Parcel Size: **1.68 Acres** Development Size: **240 Residential Units**

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.
- If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house.
- The proposed left turn lane shall meet minimum FDOT design standard with a minimum queue length of at least 100 feet.
- The emergency exit only access shall include curbing with stabilized soil and grass (shown in Exhibit: Section A-A Emergency Exit)


Comments:

- 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.

Digitally signed
by: Carina
Harvey
Date: 2024.05.21e
10:08:01 -04'00'

Sincerely 

Carina Harvey
District Access Management Manager

cc: Anthony Beecher; Vikrant Srivastava, PE, PMP, CPM;
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-03-23\1. 86030000 MP 6.8 SR A1A_Viridian Apartments\86030000 MP 6.8 SR A1A_Viridian Apartments_Rev.docx