



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

December 17, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 17, 2021
THIS LETTER IS NOT A PERMIT APPROVAL

GPT DANIA BEACH OWNER LLC
Schwebke-Shiskin & Associates, Inc.
3240 Corporate Way

Dear GPT DANIA BEACH OWNER LLC:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **December 17, 2020**
Broward County - Dania Beach; SR 595; Sec. # N/A; MP: N/A; Access Class - N/A;
Posted Speed - 30; SIS - Influence Area; Ref. Project:

Request: Widen the existing NE 7th Avenue driveway radii to allow for semi-trailer movements. The existing access crosses a 100 foot wide FDOT parcel.

SITE SPECIFIC INFORMATION

Project Name & Address: **Panattoni Dania Beach Site – 1900 NE 7th Avenue, Dania Beach, FL 33004**
Applicant/Property Owner: **GPT DANIA BEACH OWNER LLC**; Parcel Size: **4.34 Acres**
Development Size: **83,000 SF Warehouse**

NO OBJECTION

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 recorded cross access agreement or easement with the adjacent property to the north shall be provided prior to the Permit approval.

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 and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Date: 2020.12.
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Dalila Fernandez, P.E.
District Access Management Manager

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

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