



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

**MIKE DEW
SECRETARY**

June 14, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **June 14, 2019**
THIS LETTER IS NOT A PERMIT APPROVAL

Kyle Duncan
Simmons & White
2581 Metrocentre Blvd west, Suite 3
West Palm Beach, FL 33407

Dear Kyle Duncan:

RE: **June 14, 2018** - Pre-application Meeting for **Category D Driveway**
Palm Beach County - City of Riviera Beach, Urban; SR 708; Sec. # 93012; MP: 2.300
Access Class - 05; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project:

Request:

- **Driveway 1: Right-in/right-out driveway along SR 708/W Blue Heron, located approximately 230 feet west of Avenue O.**
- **Driveway 2: Right-in/right-out/left-in driveway along SR 708/W Blue Heron, located approximately 675 feet west of Avenue O.**
- **Driveway 3: Right-in/right-out driveway along SR 708/W Blue Heron, located approximately 1,380 feet west of Avenue O.**

SITE SPECIFIC INFORMATION

Project Name & Address: **Blue Heron Commercial** -
Applicant/Property Owner: **BLP Blue Heron LLC/Simmons & White, Inc.**
Parcel Size: **3.7 Acres** Development Size: **8,155 SF/Medical Office, 23,157 SF/Shopping Center**

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. If a gate is installed a minimum driveway length of 100 feet is required.**

Comments:

- **The directional median island located on Blue Heron and Avenue P will be removed temporarily for two years by City Fire Station relocation/reconstruction project. The median opening shall continue to operate as a directional opening and pavement striping, deployed by the fire station project, will be used to channelize turning movements in the intersection. The raised concrete island will be re-instated by the fire station project at the conclusion of that project.**
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- 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://gis.dot.state.fl.us/OneStopPermitting>; 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Jonathan M. Overton, P.E.
Assistant District Traffic Operations Engineer

For:

cc: Jerry Dean

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