



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
January 19, 2024

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 19, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Susan O'Rourke P.E.
O'Rourke Engineering and Planning
3727 SE Ocean Blvd. Suite 201 Stuart FL 34996
Dear Susan O'Rourke:

RE: Pre-application Review for **Category E Driveway**, Pre-application Meeting Date: **November 30, 2023**
Palm Beach County - Unincorporated Palm Beach Co; SR SR 80; Sec. # 93120000; MP: 3; Access Class - 03;
Posted Speed - 55; SIS - Influence Area; FDOT Ref. Project: N/A

Request:

- Driveway 1: Right-in/right-out only access on north side of SR 80 / Southern Blvd, west of eastern property line.**
- Driveway 2: Full access on the north side of SR 80 / Southern, approximately 1,100 feet west of Driveway 1.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Lakehaven – Southern Blvd, Palm Beach County**
Property Owner: **Kolter Homes;** Parcel Size: **446.13 Acres**
Development Size: **480 DU Single Family Detached, 54 DU Townhomes, 23,500 SF General Office and 23,500 SF Shopping Center**
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 100 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, and a turnaround area before the gate are required.**
- **Close existing eastbound left turn lane (Driveway 1) and the existing full median opening (approximately 5,700 feet east of Arden Lake Way) on SR 80.**
- **A signal warrant analysis will be required at Driveway 2 (proposed full median opening) and shall be submitted to the Department prior to permit submittal.**
- **Access to future Civic Pod can be provided via the proposed full median opening (Driveway 2).**
- **A right turn lane is required at both driveways, shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**

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.

Sincerely,

Digitally signed
by: Carina Harvey
Date: 2024.01.19
15:01:35 -05'00'

Carina Harvey
District Access Management Manager

cc: Patricia Moore
File: https://fdot-my.sharepoint.com/personal/carina_harvey_dot_state_fl_us/Documents/Desktop/93120000 MP 3.00 SR 80_Lakehaven, FKA Fleming and Cresswind.docx