

**Florida Department of Transportation****RON DESANTIS**  
GOVERNOR3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309**JARED W. PERDUE, P.E.**  
SECRETARY

September 24, 2025

Bryan Kelley, P.E.  
Simmons & White  
2581 Metrocentre Boulevard, WPB, FL, 33407

Dear Bryan,

RE: Variance Committee Review to allow for **Category F Driveway****Applicant/Property Owner:** ACME Improvement District**Palm Beach County City of Wellington State Road: 7 Section: 93210000 MP: 21.1****Access Class: 03 Posted Speed: 50 mph SIS: N/A****Site Acreage: 70 Acres Development Size: 15 Multifamily Residential DU (Low-Rise); 180 Room Hotel; 1,750 Student Private School (K-12); 80,000 SF Office; 285,000 SF Shopping Plaza (Including +/- 80,000 SF Restaurant; 31,396 SF Church (existing))****Project Name & Address: K-Park - 10400 Stribling Way****AMRC Meeting Date: 9/4/2025, 11:15 AM****Request:**

- **Driveway 1:** Proposed right-in/right-out driveway with right turn lane on the west side of SR 7, located approximately 514 feet south of Stribling Way.
- **Driveway 2:** Proposed signalized intersection on SR 7, located approximately 1,029 feet south of Stribling Way.
- Close the existing right-in/right-out/left-in driveway on the west side of SR 7, located approximately 1,153 feet south of Stribling Way.
- Remove the existing directional median opening on SR 7, located approximately 1,029 feet south of Stribling Way.

This request is: **Approved with Conditions****Conditions:**

- ☐ Driveway 1 shall have a minimum driveway length of 100 feet, measured from the ultimate right-of-way line to the first conflict point in the driveway.
- ☐ The proposed signalized intersection (Driveway 2) shall have a minimum driveway length determined by a traffic study conducted by the applicant.
- ☐ The proposed multilane roundabout shall follow nationwide design guidelines (FDOT FDM Chapter 213). Queuing from the multilane roundabout's eastern approach must not encroach onto SR 7, as determined by a traffic study conducted by the applicant at permit.
- ☐ Right turn lanes are required for Driveways 1 & 2 and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.

## Bryan Kelley – K-Park Access Management Review Committee Letter

- ☐ The queue length for the proposed northbound dual left turn lanes at Driveway 2 and the proposed dual northbound left turn lanes at the intersection of SR 7 and Stribling Way, must be determined by a traffic study conducted by the applicant at permit.
  - ☐ An Intersection Control Evaluation (ICE) Analysis conducted by the applicant at permit, is required for Driveway 2.
  - ☐ The proposed traffic signal support system shall have the structural capacity to implement a minimum of one signal head per lane with five section heads for all three approaches, as needed.
  - ☐ The following off-site improvements shall be implemented at the intersection of SR 7 & Stribling Way, by the applicant:
    - An additional northbound left turn lane. The intersection shall be served by dual northbound lefts.
    - An additional eastbound right turn lane.
    - An additional eastbound left turn lane.
    - Extend the southbound right turn lane to meet minimum length as determined by a traffic study conducted by the applicant at permit.
- All existing driveways not approved in this letter must be fully removed and the area restored.
  - Additional right-of-way must be donated to the Department to implement the proposed improvements and mitigation, as needed.
  - 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 if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)).

### **Comments:**

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these 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. **Please note that 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.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter.

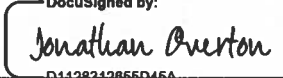
For right-of-way dedication requirements go to: <https://osp.fdot.gov>. Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

cc: Patricia Moore  
File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-09-04 & AMRC\AMRC 03 93210000 MP 21.20 SR 7 K-Park\93210000 MP 21.20 SR 7 K-Park-Rev2.docx

**THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE**

With the above ruling I


Agree    Disagree

Jonathan Overton, P.E.   
District Traffic Operations Engineer

  X                September 24, 2025

Anson Sonnett, P.E.<sup>1</sup>   
District IV Consultant Project Management Engineer

  X                September 24, 2025

Antonio Castro, P.E.   
District Maintenance Engineer

  X                September 24, 2025

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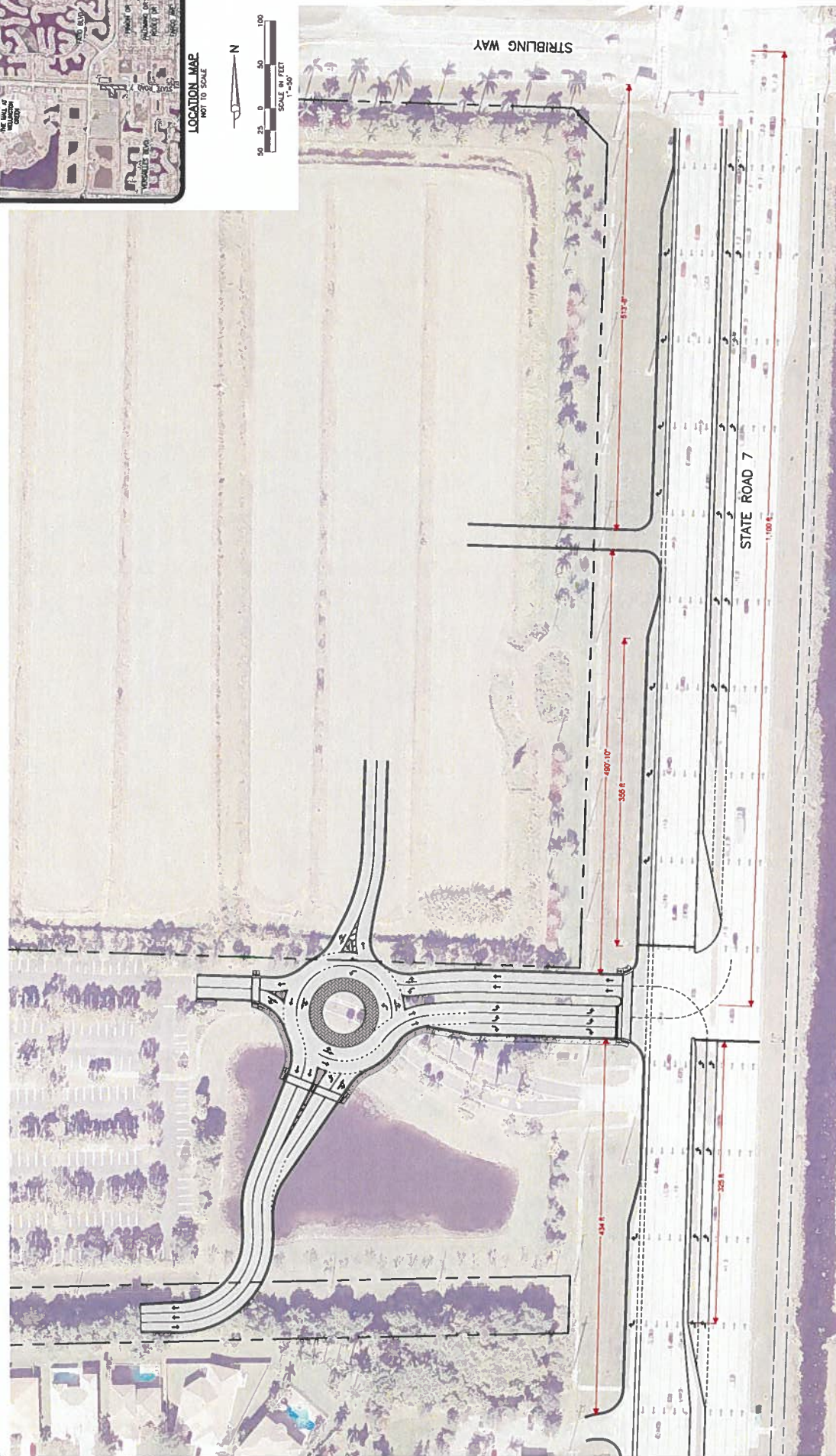
<sup>1</sup> Granted signature authority by John Olson, P.E., District Design Engineer



LOCATION MAP  
NOT TO SCALE



SCALE IN FEET  
1" = 50'



OPTION 2G  
FULL TRAFFIC SIGNAL  
W/ INTERNAL ROUNDABOUT

8/7/2025



K PARK  
SECTION 24, TOWNSHIP 44S, RANGE 41E,  
VILLAGE OF WELLINGTON, FLORIDA  
DRIVEWAY ENTRANCE MODIFICATION EXHIBIT

DATE: 8/7/2025  
DRAWN BY: 250242025  
CHECKED BY: 1  
SCALE: 1" = 50'

REVISED: 1  
DATE: 8/7/2025  
DRAWN BY: 250242025  
CHECKED BY: 1  
SCALE: 1" = 50'