



Florida Department of Transportation

RON DESANTIS GOVERNOR

3400 West Commercial Boulevard Fort Lauderdale, FL 33309

KEVIN J. THIBAUT SECRETARY

February 10, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 10, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Dr. Juan F. Ortega, PE JFO GROUP INC 6671 W. Indiantown Rd, Suite 50-324 Jupiter, FL 33458

Dear Dr. Juan F. Ortega, PE: RE: Pre-application Review for Category D Driveway, Pre-application Meeting Date: February 10, 2022 Palm Beach County - Unincorporated Palm Beach County; SR 708; Sec. # 93012000; MP: 2.40; Access Class - 5; Posted Speed - 40; SIS - Influence Area; Ref. Project:

Request: Right-in/right-out driveway on the south side of SR 708/Blue Heron Blvd approximately 300 feet west of Avenue O.

SITE SPECIFIC INFORMATION Project Name & Address: Blue Heron Center – SEC of Blue Heron Blvd and Avenue P Property Owner: MB GROUP PROPERTIES LLC; Parcel Size: 2.24 Acres Development Size: One-lane Automated Carwash, 2,400 SF Fast-Food Restaurant with Drive-Through Window and 7,400 SF Retail.

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 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. - A radial return driveway is required. - Any driveway on the site street shall be located at least 50 feet from the FDOT ultimate right-of-way line.

Comments:

- This approval is valid only if internal connectivity is provided between the car wash portion of the site and the retail portion of the site, and a driveway connection is provided on Avenue P. The entire site should have access to both the proposed SR 708 driveway and the Avenue P driveway. • 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, [Signature]

Digitally signed by: Dalila Fernandez Date: 2022.02.10 11:08:13 -05'00'

Dalila Fernandez, P.E. District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-02-10\5. 93012000 MP 2.4 SR 708_Blue Heron Center\93012 MP 2.4 SR 708_Blue Heron Center.docx

Juan Ortega <jortega@jfo.us>

To: RAYMOND BALASSIANO

Cc: Brandon Balassiano, Doug Murray

Thu, Feb 10 at 11:13 AM

Good morning Ray,

I just finished the meeting with F-DOT about our pre-application for the driveway on Blue Heron Blvd. Please see approval attached. No right turn lane will be required as long as we connect the carwash with the rest of the site.

Dr. Juan F. Ortega, PE

JFO GROUP INC

T: (561) 462-5364 • C: (561) 512-7556

JOrtega@jfo.us

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Fort Lauderdale, FL 33309
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Dalila Fernandez, P.E.

District Access Management Manager

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District Access Management Manager

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