



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

January 28, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 28, 2023  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Masoud Atefi & Associates Inc.  
Masoud Atefi  
1263 SE Illusion isle Way  
Stuart, FL 34997

Dear Masoud Atefi & Associates Inc.:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **November 18, 2021**

Palm Beach County - Riviera Beach; SR 5; Sec. # 93020000; MP: 13.70; Access Class - 6;

Posted Speed - 35; SIS - Influence Area; Ref. Project: FM 438386.2-Damaris Williams-BIKE LANE/SIDEWALK

**Request: Maintain three existing driveways on the east side of SR 5.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Island Plaza – 2900 Broadway, Riviera Beach**

Property Owner: **Ron Shoffet**; Parcel Size: **6.30 Acres**

Development Size: **58,751 SF Shopping Center (Existing), 53 DU Residential (Proposed)**

### 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:

#### 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](mailto: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,

Digitally signed by:  
Dalila Fernandez  
Date: 2022.01.28  
10:26:09 -05'00'

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

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