

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2012-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE MASTER SITE DEVELOPMENT PLAN FOR THE PALM BEACH STATE COLLEGE CAMPUS, PURSUANT TO SPECIAL POLICY 1.15.4 UNDER OBJECTIVE 1.15 OF THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN, FOR THE DEVELOPMENT OF THE 74.99 ACRE PROPERTY LOCATED GENERALLY AT THE NORTHWEST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD LOXAHATCHEE GROVES, FLORIDA, KNOWN AS PALM BEACH STATE COLLEGE, AS SPECIFICALLY INDICATED WITHIN THE MASTER SITE DEVELOPMENT PLAN ATTACHED HERETO AS EXHIBIT 1; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council adopted Ordinance 2012-04, to amend the Town's Comprehensive Plan, which approved Land Use Application 12-1 and amended the Land Use Category on the 96.7 acres located at the northwest corner of Southern Boulevard and "B" Road ("Simon Property"), within the Town of Loxahatchee Groves, Florida, to rescind the MLU designation placed on the Simon Property by Ordinance 2011-015, restoring the Rural Residential – 5 Land Use on the Town's Future Land Use Map for entire Simon Property, amended the Town's Comprehensive Plan to amend the Future Land Use Map to assign the Commercial Low (CL) Land Use designation to the 21.73 acres located at the southeast corner of the Simon Property, and rescinded Special Policy 1.15.1 of Objective 1.15 of the Town's Comprehensive Plan which would no longer govern the uses on the Simon Property upon the approval of the Application 12-1; and,

WHEREAS, Palm Beach State College (PBSC) has entered into a Purchase and Sale Agreements for 74.99 acres of the 96.73 acres of the Simon Property ("PBSC Property"), which pursuant to the adoption of Ordinance 2012-04 has a Land Use designation of Rural Residential – 5 (RR-5), for the development of a new campus for PBSC; and,

TOWN OF LOXAHATCHEE GROVES
14579 SOUTHERN BLVD., #2
LOXAHATCHEE GROVES, FL 33470

TOWN OF LOXAHATCHEE GROVES

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WHEREAS, the Town Council adopted Ordinance 2012-05, which approved Amendment 12-2, to amend the Town's Comprehensive Plan to add Special Policy 1.15.4 to the Future Land Use Element of the Town's Comprehensive Plan, which will be delineated on the Town's Future Land Use Map, which will regulate the development of the PBSC Property as a college campus; and

WHEREAS, pursuant to Special Policy 1.15.4-b, a "Master Site Development Plan" is to be approved by the Town Council prior to the issuance of the first building permit for the campus; and,

WHEREAS, Special Policy 1.15.4-b sets forth the information required to be contained within the Master Site Development Plan, a copy of which is attached hereto as Exhibit "1"; and,

WHEREAS, PBSC has filed its application for the Master Site Development Plan with the Town; and,

WHEREAS, the Town's Planning Consultant reviewed the application, determined that it contained all the information required by Special Policy 1.15.4-b, and recommends approval of the Master Site Development Plan; and,

WHEREAS, at a public hearing conducted on July 12, 2012, the Town's Planning and Zoning Board reviewed the Master Site Development Plan, the records of which are incorporated herein and made specific part thereof, and recommended approval of Master Site Development Plan; and,

WHEREAS, the Town Council of the Town of Loxahatchee Groves has conducted the noticed public hearing on the Master Site Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2012-10

SECTION 1: That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof; all exhibits and reports attached hereto or referenced herein are incorporated herein and made a specific part of this Resolution.

SECTION 2: The Town Council has reviewed the Master Site Development Plan in a noticed public hearing, considered the recommendations of the Town’s Planning Consultant and the Town’s Planning and Zoning Board, and finds that the Master Site Development Plan contains all information required by Special Policy 1.15.4-b of the Town’s Comprehensive Plan, and satisfies the requirements of the Special Policy.

SECTION 3: The Town Council hereby approves the Palm Beach State College Master Site Development Plan, attached to this Resolution as Exhibit “1”.

SECTION 4: All Resolutions or parts of Resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: If any provision of this Resolution is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2012-10

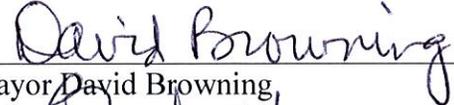
SECTION 8: This Resolution shall become effective as provided by law.

**PASSED AND ADOPTED BY THE TOWN OF LOXAHATCHEE GROVES, FLORIDA,
THIS 21st DAY OF AUGUST, 2012.**

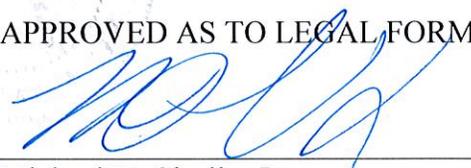
ATTEST:


Susan Eichhorn, TOWN CLERK

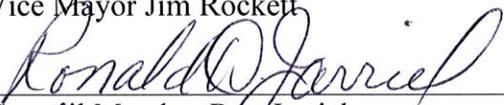
TOWN OF LOXAHATCHEE GROVES,
FLORIDA


Mayor David Browning

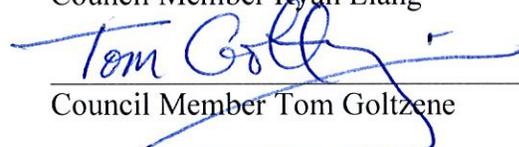
APPROVED AS TO LEGAL FORM:


Michael D. Cirullo, Jr.
Office of the Town Attorney


Vice Mayor Jim Rockett


Council Member Ron Jarriel


Council Member Ryan Liang


Council Member Tom Goltzene

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2012-10

EXHIBIT "1"

MASTER SITE DEVELOPMENT PLAN

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2012-

EXHIBIT "1"

MASTER SITE DEVELOPMENT PLAN (ATTACHED)

Applicant's Statement Master Site Development Plan

Palm Beach State College is the contract purchaser of 74.999 acres, generally located along Southern Boulevard between A Road and B Road ("Future PBSC Property"). It is anticipated that a Future Land Use Amendment application to reinstate the Rural Residential 5 (RR-5) designation on the Future PBSC Property will be adopted. Pursuant to FLUE Table 1-8 Future Land Uses, the Town's Comprehensive Plan allows "public schools" within the RR-5 Land Use Category. The site currently has an Agricultural Residential (AR) zoning designation. This designation is consistent with the RR-5 land use category and allows "public schools" as a permitted use. Concurrent with the reinstatement of the RR-5 designation, it is anticipated that "Special Policies" specific to the Future PBSC Property will also be adopted under the provisions of Comprehensive Plan Future Land Use Element 1.15 Objective - Special Policies. One of the Special Policies allows for the submission of a Master Site Development Plan that generally represents the development pattern of the site.

Palm Beach State College (PBSC) has identified the Future PBSC Property as their preferred location to construct a new campus to best serve the western Palm Beach County communities. PBSC has contracted for this property with the intention of developing the campus over +50 years, similar to the growth pattern experienced at their other campuses. Development will be phased based on an identified need for programs and the associated funding for improvements and infrastructure.

At this time, PBSC cannot produce a specific plan of development for the property but there are certain development features and infrastructure improvements that can be identified. It is anticipated that the first phases of development will occur on the southern portion of the property where the site is already cleared, utilities exist, drainage connections are available and access to Southern Boulevard and B Road can most easily be accomplished without significant infrastructure extensions. This Master Site Development Plan reflects the proposed access points on Southern Boulevard and B Road, and shows the location of cross access points with the adjacent commercial parcel. It is assumed that over the following decades development on the site will move toward the north and east. The Master Site Development Plan shows the open space that will be maintained along the northern property boundary. This open space treatment captures the higher quality native vegetation and wetland areas, and will sufficiently buffer the properties on the north of Collecting Canal Road from the future phases of development.

Included with the Master Site Development Plan are Design Guidelines addressing architectural style and site development characteristics. The Master Site Development Plan and Design Guidelines would be consistent with, and act as a supplement to, the site development requirements included in the "State Requirements for Educational Facilities" (SREF). The SREF will govern site development in conjunction with the Florida Building Code and the Florida Fire Prevention Code.

H:\JOBS\PBSC Campus 5 11-018\PBSC_PL_000\Documents\Applications\Master Site Development Plan\Applicants Statement MSDP 022112.docx

March 29, 2012

**Palm Beach State College
Design Guidelines For:
The New Campus at the Town of Loxahatchee Groves**

PALM BEACH STATE COLLEGE

**DESIGN GUIDELINES FOR:
THE NEW CAMPUS AT THE TOWN OF LOXAHATCHEE GROVES**



**PALM BEACH STATE
COLLEGE**

**ZYSCOVICH
ARCHITECTS**

A Public College Campus within the municipal limits of the Town of Loxahatchee Groves was not envisioned when the Town initially created and adopted its Unified Land Development Code (ULDC). The ULDC recognizes "public schools" but does not contain provisions that specifically address development of colleges or universities. Development of Public Colleges is regulated by the State of Florida under adopted Statutes and Rules, which are implemented by various State agencies. Rule 6A-2.0010, Florida Administrative Code, states that the Florida State Board of Education approves and the Florida Department of Education/Office of Educational Facilities administers the "State Requirements for Educational Facilities" (SREF). In conjunction with the Florida Building Code and Florida Fire Prevention Code, the SREF requirements govern the physical development of Public College facilities.

As the Town's Land Development Code does not include specific requirements for Public Colleges, a Special Policy adopted in the Comprehensive Plan would permit development of the site to be regulated by State regulations. The purpose of these Design Guidelines is to supplement the State regulations specifically for this Public College Campus to allow for its integration into the community and to preserve and enhance the character of Loxahatchee Groves.

Site Planning

LOXAHATCHEE GROVES

The physical layout, orientation, and design of the proposed development should consider overall neighborhood character, the preservation of existing natural resources, and connectivity to off-site uses and activities. Therefore:

- Clustering of development within the campus core is encouraged to promote walkability, provide a variety of usable open spaces, and promote the preservation of native vegetation. Site design should incorporate design strategies that attempt to minimize the impact on neighboring uses.
- Buildings should be oriented in a manner that shields service components such as loading docks, trash areas, chiller plants and generators from the adjacent residential uses where feasible. Screen walls and/or vegetation may also be used to screen such components
- Site Design should incorporate existing native vegetation and natural features that preserve and enhance the character of Loxahatchee Groves in accordance with the approved Master Site Development Plan.
- A network of varied open spaces that facilitate both formal and informal interactions is strongly encouraged.
- Site Design should promote pedestrian connections with adjacent uses to encourage convenience, amenities, and positive synergies for students, faculty and staff, and the community as a whole.
- Site Design should consider incorporating greenspace into the surface parking areas that can blend with the natural landscape.

SP1 BUILDING PLACEMENT

SP 1.1

Building Orientation

Buildings should be sited based on their functional relationship with other buildings, site amenities, support facilities, campus quads (discussed below) and open space, natural areas and the surrounding community. Clustering of buildings is encouraged, with the higher intensity buildings (i.e. height, floor area) located interior to the site to further the character of the community and retain natural vegetation, and to minimize visibility from adjoining residential properties, as set forth further in these Design Guidelines.

SP 1.2

Campus Quads

Site design should encourage the incorporation of building locations which create Campus Quads. Campus quads are open spaces or courtyards defined by a cluster of buildings or landscaping that creates a delineated yet permeable perimeter. Campus Quads help preserve existing native vegetation by allowing for increased open space thus protecting the rural character of Loxahatchee Groves. The series of open spaces will create a pedestrian node at the heart of the campus that welcomes visitors and encourages dynamic interior and exterior movement and interaction. Open spaces should incorporate paths, seating areas, lawns and landscape and outdoor study areas where feasible to create open air academic amenities and promote spatial articulation.

For Illustrative Purposes Only



SP 1.3

Building Setbacks

Buildings should be setback from the property lines to further compatibility with adjacent properties, provide for access for emergency services, allow for service from public utilities, and be sensitive to natural resources. Building setbacks will be determined based on the function of each building, its access needs, and its intensity.

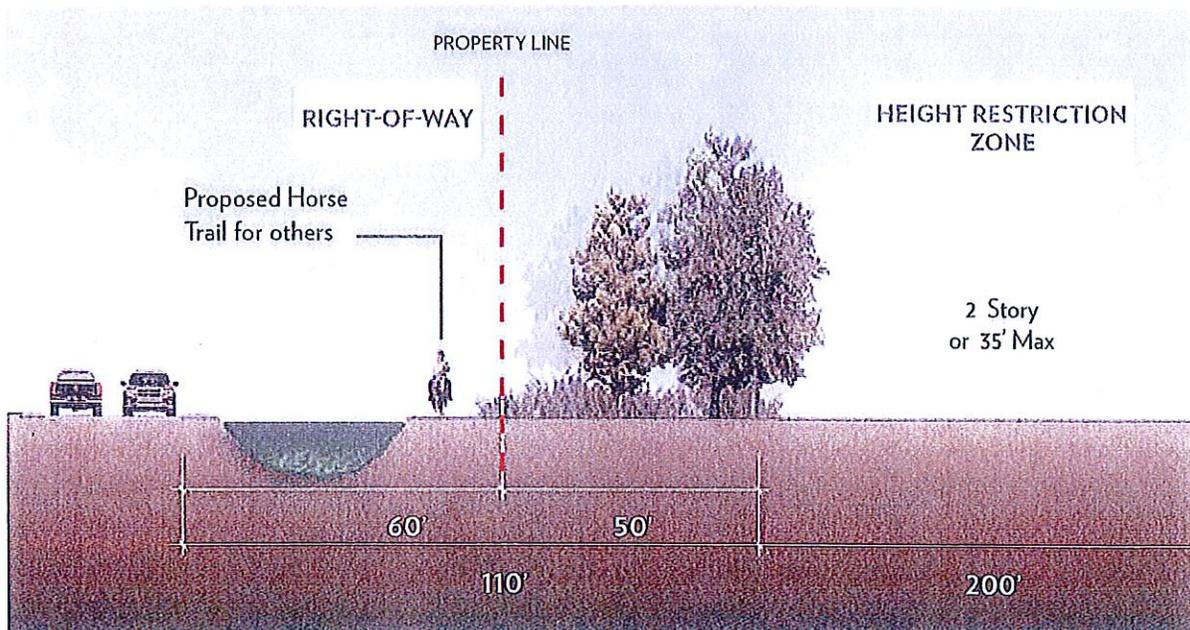
SP 1.4

Height Restriction Zone

Less intense uses on adjacent properties, such as residential uses, should be separated from the higher intensity uses associated with a College/Higher Education use. A transitional height restriction zone is proposed to provide separation between uses that vary in intensity and character. To provide a transition in mass and scale, buildings within 250 feet of the northern property line abutting residential uses shall not exceed 2 stories and 35 feet.

Within the Height Restriction Zone, no more than 50% of the land area may be utilized for buildings. Retaining existing vegetation, providing supplemental plantings and/or incorporating lakes into the Height Restriction Zone is encouraged.

For Illustrative Purposes Only



SP2 LANDSCAPING & OPEN SPACE

SP 2.1

Conservation

Existing native vegetation is part of Loxahatchee Groves' character. Site design should incorporate and seek to protect and enhance natural resources when feasible, in accordance with the approved Master Site Development Plan. New landscaping should complement the native plant communities on site and in the surrounding community.

SP 2.2

Northern Property Line Buffer

A Landscape buffer of no less than 50' in width of continuous land, as measured from the property line, along the northern perimeter of the property shall be provided. The preservation of existing vegetation and understory material, and relocation of native landscape into this buffer, is encouraged. Invasive vegetation within this buffer will be removed and new material planted such that within two years of the time of planting, the landscape buffers understory material shall create an opaque buffer that is a minimum of 4' in height and an average of not less than 8' in height.

For Illustrative Purposes Only



SP 2.3

Right of Way Buffers

The Right of Way Landscape buffers along Southern Boulevard and B Road shall be a minimum of 25' in width and will contain a minimum of one shade tree per 20 linear feet of buffer. The maximum spacing between shade trees shall be 60'. Shade trees shall be a minimum of 12' in height at the time of planting. Three cabbage palms with a minimum of 8' of clear wood each are permitted in place of any required shade tree. Except when interrupted by vehicular access drives, understory plant material shall be provided throughout the entire length of the landscape buffer. Shrubs shall be installed in a minimum of two tiers or in plant masses a minimum of three shrubs in depth. When necessary and appropriate, plant materials shall be maintained at varied heights, depending on their species, growth habit, and intended purpose. Shrub heights at the time of planting will vary between 12" and 36" depending on the species. Shrub spacing will vary between 18" and 72" depending on the shrub size, species, location, and growth rate. Within two years of the time of planting, the landscape buffers understory materials shall create a hedge that is a minimum of 30" in height.

SP 2.4

Western Perimeter Buffer

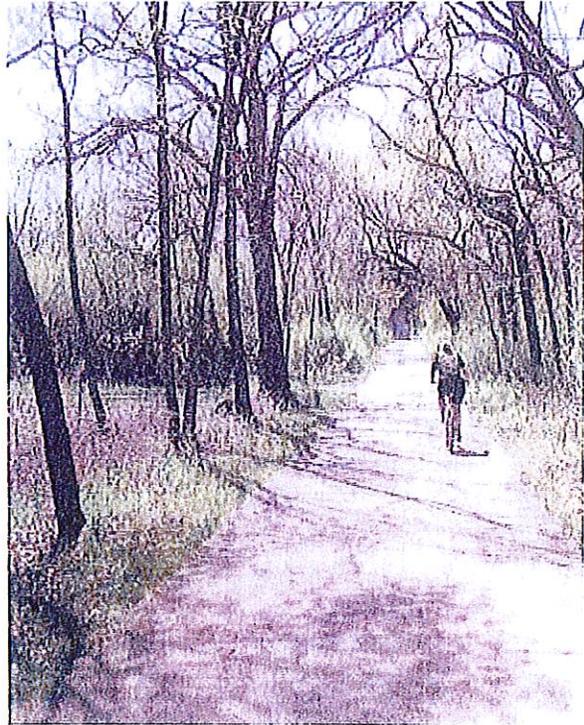
A Landscape buffer shall be provided along the western property boundary at a minimum of 25' in width and will contain a minimum of one shade tree per 20 linear feet of buffer. The maximum spacing between shade trees shall be 60'. Shade trees shall be a minimum of 12' in height at the time of planting. Three cabbage palms with a minimum of 8' of clear wood each are permitted in place of any required shade tree. Understory plant material shall be provided for a minimum of 50% of the length of the landscape buffer. When necessary and appropriate, plant materials shall be maintained at varied heights, depending on the species, growth habit, and intended purpose. Shrub heights at the time of planting will vary between 12" and 36" depending on the species. Shrub spacing will vary between 18" and 72" depending on the shrub size, species, location, and growth rate.

SP 2.5

Buffers Adjacent to Commercial Parcel

The Landscape buffers adjacent to the Commercial Parcel to the east and south of the property shall be a minimum of 10' in width and will contain a minimum of one shade tree per 30 linear feet of buffer. The maximum spacing between shade trees shall be 60'. Shade trees shall be a minimum of 12' in height at the time of planting. Three cabbage palms with a minimum of 8' of clear wood are permitted in place of any required shade tree. Understory plant material shall be provided for a minimum of 50% of the length of the landscape buffer. When necessary and appropriate, plant materials shall be maintained at varied heights, depending on their species, growth habit, and intended purpose. Shrub heights at the time of planting will vary between 12" and 36" depending on the species. Shrub spacing will vary between 18" and 72" depending on the shrub size, species, location, and growth rate.

For Illustrative Purposes Only



SP 2.6

General Requirements

Trees, Slash Pines, Palms and understory plant materials preserved on site may be credited towards landscape buffer requirements. Design of the buffer is encouraged to emulate a natural Florida woodland. Buffer plant materials are encouraged to be installed in an undulating, naturalistic configuration and may provide views into the site. The majority of the buffer plant materials shall be native to Florida, such as:

Trees:	Live Oaks	Cabbage Palm	Pigeon Plum
	Laurel Oaks	Green Buttonwood	Stoppers
	Mahogany	Gumbo Limbo	Slash Pine
	Red Maple	Dahoon Holly	Redbay
	Southern Red Cedar	Bald Cypress	
Understory	Saw Palmetto	Myrsine	Wax Myrtle
	Wild Coffee	Firebush	Cocoplum
	Fiddlewood	Stoppers	Beautyberry
	Dwarf Yaupon	Fakahatchee Grass	Spartina
	Jamaica Caper	Muley Grass	Gama Grass
	Fetterbush	Walter's Viburnum	Coontie

Plant materials listed are for reference purposes only, alternative species may be substituted depending upon availability.

In order to enhance screening and provide amenities for the campus, buffers may be comprised of preserved native vegetation or new plantings, recreation, greenways and/or pedestrian and bicycle paths. Additional improvements allowed with buffers include screening or fencing materials, utilities and detention areas. Locating lakes in proximity to buffers is encouraged.

Installation of Landscape Buffers will be phased in accordance with the construction of the campus.

SP 2.7

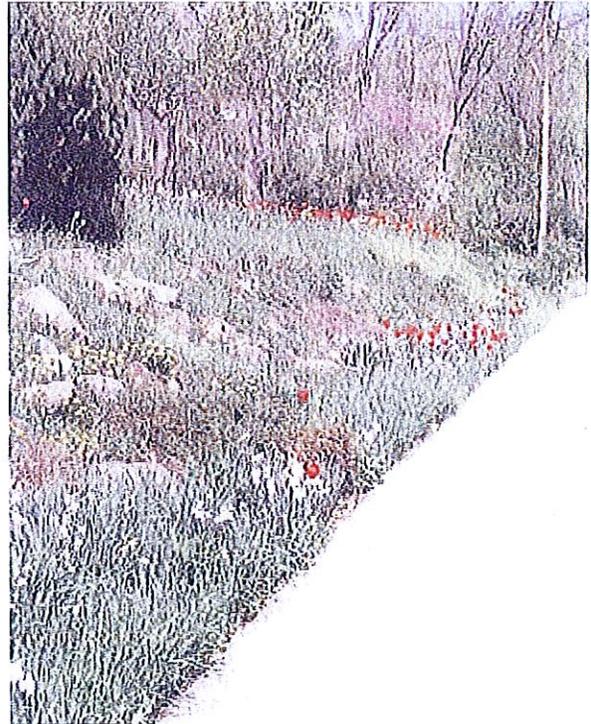
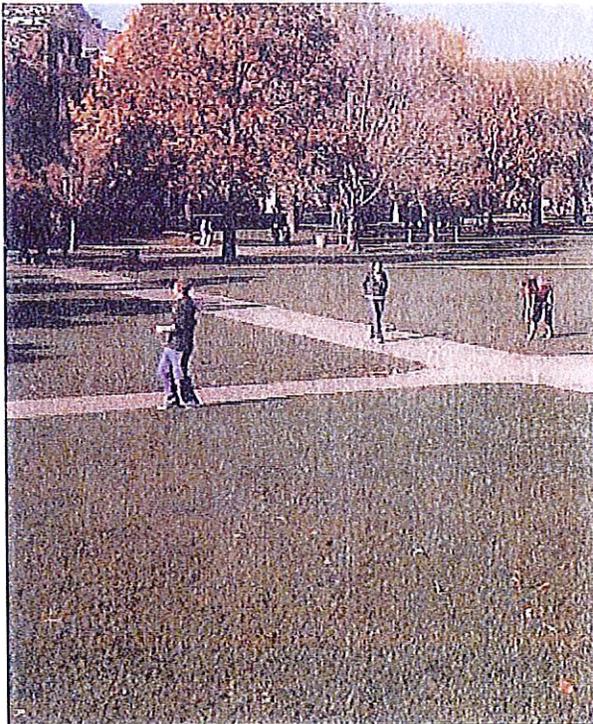
Recreational Zones and Open Spaces

Recreational Zones and Open Spaces are permitted throughout the property. Recreational Zones and Open Spaces may be used as passive or active areas; and are encouraged to facilitate both formal and informal interactions.

Active recreational zones such as sports fields and courts are encouraged to utilize pedestrian path networks to connect with other portions of the property. Preservation areas and buffers may be utilized for passive recreation purposes when such use will not interfere with the viability of the natural area and the health of the landscaping within the buffer. Passive trails may include pedestrian or bicycle trails connecting the property internally or to neighboring residential uses.

The integration of pedestrian and bicycle trails into buffers and preservation areas is encouraged providing that such uses are not detrimental to the ecology. Integrated passive trails also offer an opportunity to establish pedestrian connections with adjacent uses to encourage convenience, amenities, and positive synergies for its students, faculty and staff, and the community as a whole.

For Illustrative Purposes Only



SP3 PARKING

SP 3.1

Surface Parking Lot Design

a. Northern Property Line Screening

Parking lots adjacent to the northern property line should be screened to minimize visibility from residential uses located north of the campus. Screening may include landscaping (including existing native and new vegetation), fencing, and/or berms.

For Illustrative Purposes Only



b. Landscaping

To help reduce the heat index and further contribute to the rural character of Loxahatchee Groves, parking lots should provide canopy trees and planting areas when feasible.

c. Pedestrian Walkways and Lighting for Parking Lots

In order to create a safe and protected pedestrian environment, walkways should be provided that conveniently connect surface parking lots to campus buildings. For safety purposes, surface parking lots should be lit. Cut off lighting or other methods to minimize glare and light spillover is encouraged.

d. Paving Materials

To reduce stormwater runoff and increase groundwater recharge, pervious paving materials such as grass pavers, pervious asphalt or concrete, and gravel are permitted.



For Illustrative Purposes Only

Architectural Design and Character

LOXAHATCHEE GROVES

Building design should foster and encourage social interaction, create visual connections to exterior spaces and natural features, and promote convenient pedestrian connections. Facade articulation, building materials and textures, and architectural details should utilize architecture that considers the character of the community. Therefore:

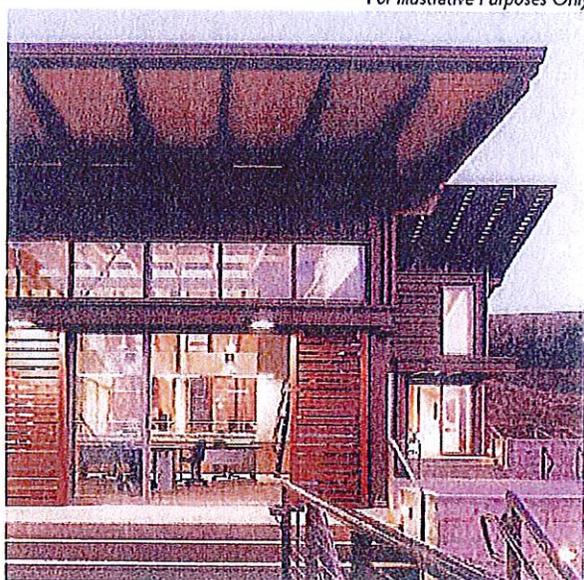
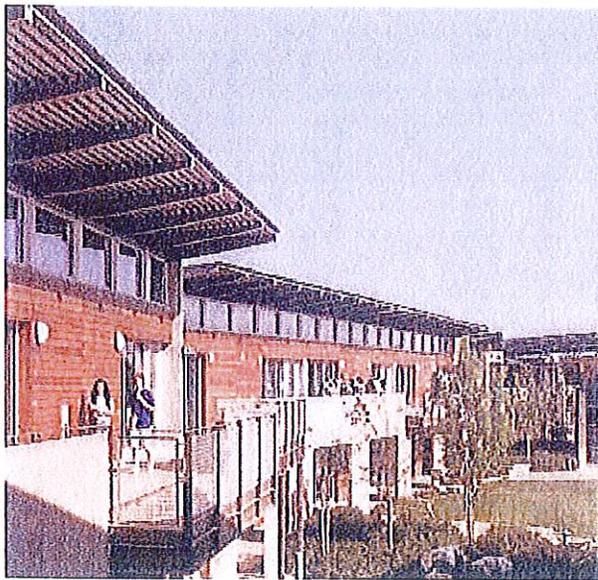
- Buildings should be designed in consideration of the character of the community as set forth below. The use of elements/ styles/materials not specifically referenced shall not constitute a building to be out of character or non-compliant with the character of the community.
- Buildings should be oriented to maximize passive design strategies and incorporate innovative systems that promote sustainable design.

AD1 MASSING AND SCALE

AD 1.1

Building Footprint & Length

Large volumes and long, uninterrupted building facades are discouraged. Instead, buildings that break the roofline and divide large building planes into separate volumes and forms are encouraged.



For Illustrative Purposes Only

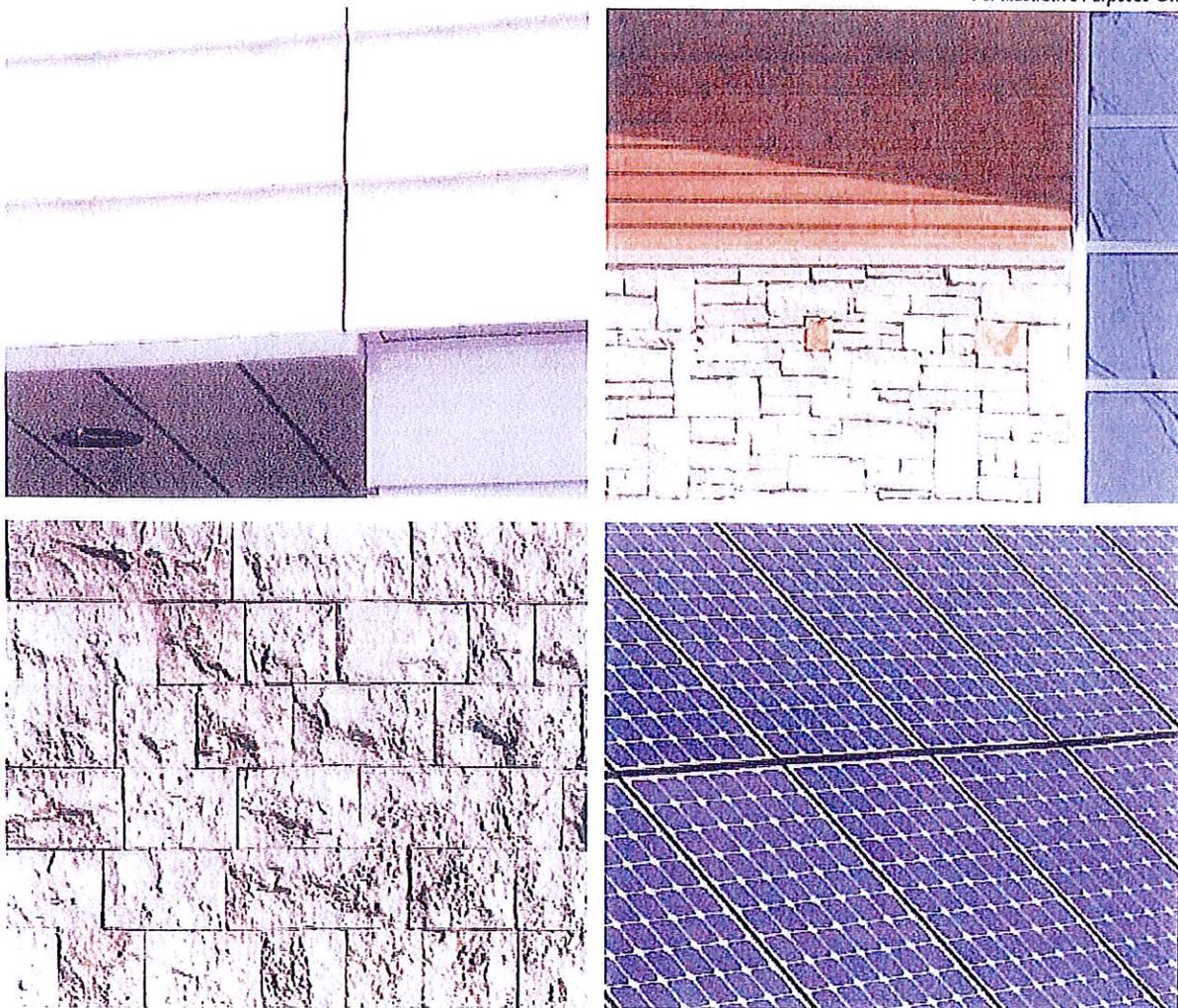
AD2 BUILDING ARTICULATION, FACADE & ARCHITECTURAL TREATMENT

AD 2.1

Materials and Building Textures

Buildings are encouraged to incorporate materials and textures associated with the rural character of the neighborhood such as natural stones, precast concrete, textured concrete block, textured stucco, and fiber cement siding (also known as "Hardie Board").

For Illustrative Purposes Only



AD 2.2

Roof and Terraces

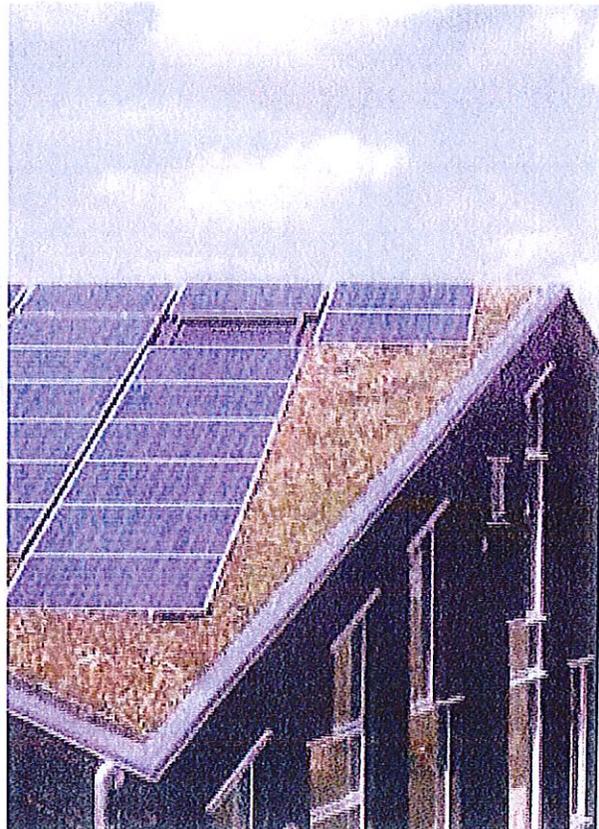
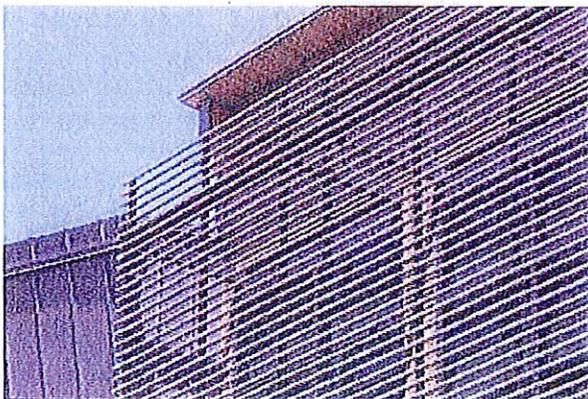
a. Rooftops and Terraces

Roofs are permitted to be multi-functional and incorporate recreational, leisure, and other active spaces which take advantage of natural views and moderate temperatures. Vegetated roofs, rain barrels, and solar panels may also be incorporated to either enhance energy efficiency, stormwater management, or conservation value.

b. Mechanical Equipment

Roof top mechanical equipment and appurtenances such as cooling towers, elevator, stairs, vent stacks, and antennas should be screened from view at street level and from adjacent residential uses, and integrated into the overall building design.

For Illustrative Purposes Only



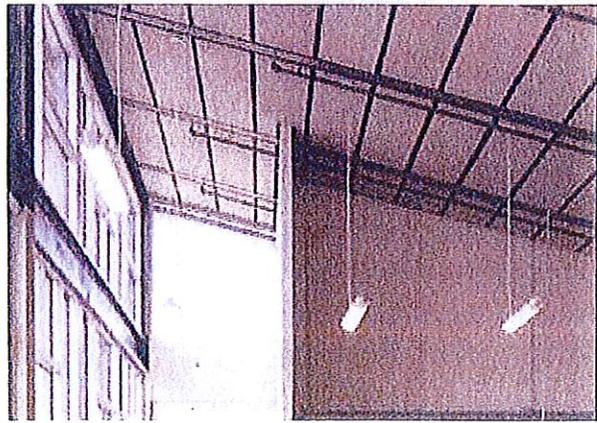
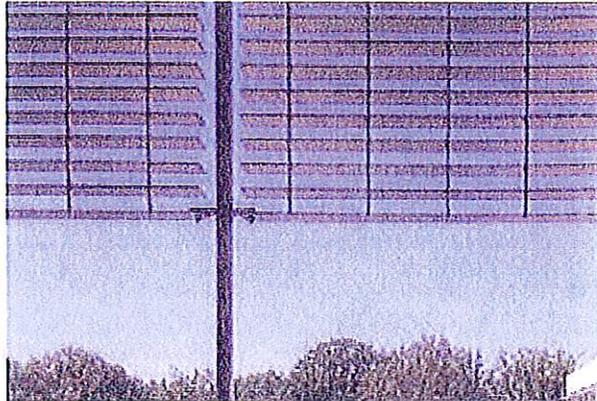
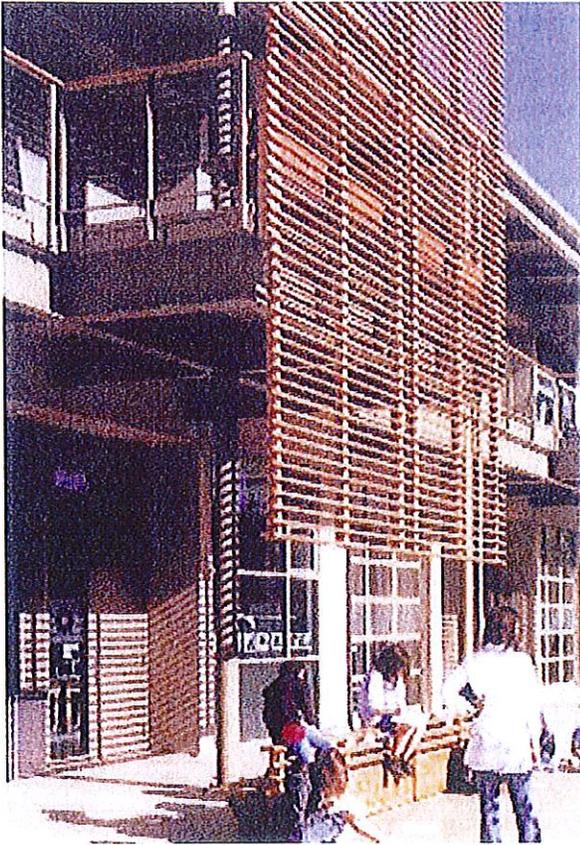
AD3 SUSTAINABLE DESIGN

AD 3.1

Fenestration that promotes Energy Efficiency

Windows and similar transparent openings, and reflective surfaces should be placed in a manner to maximize the sunlight in an effort to promote energy efficiency. The incorporation of other energy efficient building systems is also encouraged. Energy efficient systems may include passive features such as large overhangs, breezeways, and louvers, as well as active features such as solar panels and other mechanical systems.

For Illustrative Purposes Only



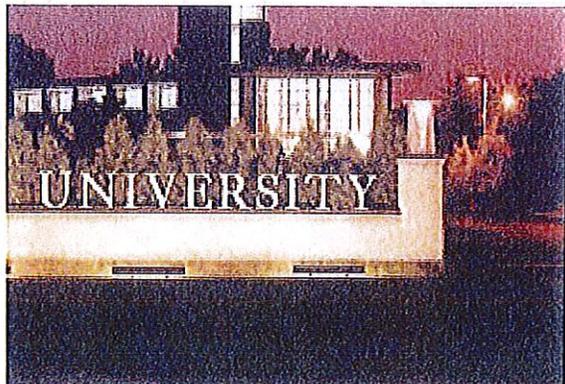
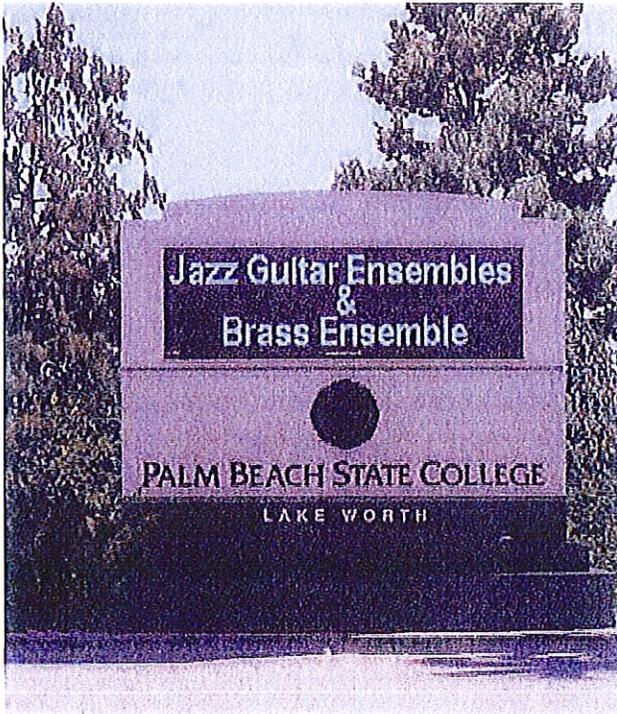
AD4 SIGNAGE

AD 4.1

Standards

College signage should be designed in consideration of the character of the community to ensure a visually cohesive environment that reflects, rather than detracts from, the quality of the College and the surrounding neighborhood. To that end, signs are encouraged to incorporate materials and textures associated with the community and the College architectural design. Entry, informational and directional signage for vehicles and pedestrians, and building identification should be horizontal in format and installed lower to the ground in order to improve readability and minimize potential negative visual impacts. Directional signage should be coordinated throughout the site, including major vehicular and pedestrian access points. Signs with raised and/or carved lettering and images are encouraged. Signs may be illuminated and include electronic display.

For Illustrative Purposes Only



**Palm Beach State College Master Site Development Plan
FDOT Pre-Application Approval Letter**



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

February 9, 2012

**THIS PRE-APPLICATION LETTER IS VALID UNTIL FEBRUARY 9, 2013
THIS LETTER IS NOT A PERMIT APPROVAL**

Mr. Adam Kerr
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

RE: February 9, 2012 Pre-application Meeting for Category F Driveway
Palm Beach County, Rural, In the City of Loxahatchee Groves
State Road 80, State Section 93120, Milepost 6.214, Access Class 3, Posted Speed 55 mph, SIS: Y
Reference Project 419345-2, Location: SR 80 near B Road, Site Acreage: 96, Proposed Land Use: Education and
Shopping Center. Applicant: Simon Ernest G TR, Property Owner: Simon Ernest G TR
Proposed Project Name & Address: Palm Beach State College

Your Request: Driveway #1: Right-in, right-out driveway, 520 feet west of B Road.
Driveway #2: Left-in/right-in/right-out driveway, 1,105 feet west of B Road.
Driveway #3: Right-in only driveway, 545 feet west of Driveway #2.

WE DISAPPROVE YOUR REQUEST. Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and traffic study. You may choose to review this concept further with the District Access Management Review Committee.

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 for Driveway #1 and Driveway #3. For Driveway #2, a minimum driveway length of 200 feet, shall be provided.

- Right turn lanes are required and must include bicycle lane width.
- 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)).
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

Comments: The proposed location implies a Variance of Standard 1320 feet - Proposed 1,105 feet from B Road = 220 feet or 17 %.

The request for Driveway #1 and Driveway #3 is approved. The department would approve a right-in/right-out at Driveway #2.

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. edge of pavement and dimensions between 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 any required improvements. This letter shall be submitted with any further reviews. If conceptually 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.

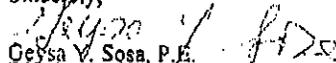
Per the Florida Administrative Code 14-97, SR 80 is classified as an SIS Corridor, which requires minimum connection spacing of 660 feet. The site plan will need to be reviewed for compliance with minimum access management requirements.

Based upon assessment of existing and future traffic conditions, the proposed development is anticipated to adversely impact SR-80 and the surrounding roadway network, thus requiring substantial mitigative improvements roadway improvements. The applicant is required to submit a traffic study for review and approval of mitigative improvements to the FDOT District 4 Mobility Development Section prior to permit approval and development approval (contacts: Arnie Goddeau, P.E., e-mail: arnie.goddeau@dot.state.fl.us or Tammy Campbell, e-mail: tammy.campbell@dot.state.fl.us)

For right-of-way dedication requirements go to: <http://www.dot.state.fl.us/state/maintenance/office/District4PermitInformation.shtml>. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

Sincerely,


Geysa V. Sosa, P.E.
District Traffic Access Manager

CNB/NYH

cc: Geysa Sosa/Jerry Dean
File: s:\Permits\Pre-app Letters\Palm Beach\Simon Ernest G TR - SR 80.doc