



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

December 12, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 12, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Kyle Duncan
Simmons & White, Inc
2581 Metrocentre Boulevard West, Suite 3, West Palm Beach, FL 33407

Dear Kyle Duncan:

RE: Pre-Application Review for **Category B Driveway**, Pre-Application Meeting Date: **12/11/2025, 9:00 AM**
Palm Beach County - Delray Beach; State Road (S.R.) 5; Sec. # 93010000; MP: 10.3; Access Class - 07;
Posted Speed - 35; SIS - Influence Area; FDOT Ref. Project: N/A

Request:

1. Remove the existing driveway and back-out parking along the west side of S.R. 5, located approximately 18 feet south of NE 4th Street.
2. Access off the existing public alley along the rear of the property.

SITE SPECIFIC INFORMATION

Project Name & Address: **398 NE 6th Avenue Development Plan – 398 NE 6th Avenue, Delray Beach, FL 33483**
Property Owner: **Delray 6th Avenue Realty LLC**; Parcel Size: **0.3 Acres**
Development Size: **8 (Eight) Multifamily Dwelling Units; 1,000 SF Commercial**

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:

- All roadway features must be located within Department right-of-way.
- No structures shall encroach into Department right-of-way.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- 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 District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Patricia Moore

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