



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

July 3, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 3, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Jorge Tolosa
Hazley Transportation Group
9300 Conroy Windermere Rd #1205, Windermere, FL 34786

Dear Jorge Tolosa:

RE: Pre-Application Review for **Category C Driveway**, Pre-Application Meeting Date: **7/2/2025, 9:00 AM**
Saint Lucie County - Port St Lucie; SR 5; Sec. # 94010000; MP: 1.6; Access Class - 03;
Posted Speed - 45; SIS – N/A; FDOT Ref. Project: N/A

Request: Utilize the existing right-in/right-out driveway with right turn lane along the west side of SR 5, located approximately 1,500 feet north of SE Jennings Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Dalton Learning Center & Academy – 10011 S Federal Highway (US-1), Port St Lucie, FL**
Property Owner: **Phyls Academy Preschools Inc;** Parcel Size: **4.5 Acres**
Development Size: **200 Student School**

NO OBJECTION

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.**

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: Nesa Harden

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