Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

October 10, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 10, 2026
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: **10/9/2025, 10:30 AM**
St. Lucie County - Fort Pierce; SR 68; Sec. # 94070000; MP: 18.6; Access Class - 05;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: 449696.1 - Claudia Vinitskiy-Calvo

Request: Modify existing full access driveway along the north side of SR 68, located approximately 1,440 feet east of N Jenkins Road.

SITE SPECIFIC INFORMATION
Project Name & Address: **West Orange – 5220 Orange Ave, Fort Pierce, FL, 34947**
Property Owner: **Orange Avenue Development II LLC**; Parcel Size: **57 Acres**
Development Size: **450 Townhome Units**

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:
- **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- **The queue length for the existing eastbound left turn lane and any adjacent affected left turn lanes must be determined by a traffic study.**
- **The eastbound median nose of the existing full access opening shall be extended and aligned to the proposed driveway, according to the Florida Design Manual (FDM) standards.**
- **No future driveway connections shall be allowed directly to SR 68 between the subject existing full access driveway and the east property line (frontage of approximately 470 feet.)**

Comments:
- **Modifications to the development intensity resulting in an increase in trip generation will require an additional pre-application meeting and revised letter.**
- 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
2025.10.10
12:50:10 -04'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Nesa Harden
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