



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
February 26, 2024\*\*\*

JARED W. PERDUE, P.E.  
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 26, 2025  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Kenia Bello  
Bello and Bello Land Surveying Corp  
12230 SW 131 Avenue, Ste 201  
Miami, FL 33186

Dear Kenya Bello:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **June 16, 2022**  
Broward County - Pompano Beach; SR 845; Sec. # 86065000; MP: 6.80; Access Class - 5;  
Posted Speed - 45; SIS - Influence Area; Ref. Project: FM 448406.1-Kris McKirdy-RESURFACING, FM 440077.1-Donovan Pessoa-LIGHTING

**Request: No direct access to SR 845, proposed access on NW 4<sup>th</sup> Street.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **IMECA – 2429 NW 4<sup>th</sup> Street, Pompano Beach, FL 33069**  
Property Owner: **Tony Cocchiola**; Parcel Size: **0.51 Acres** Development Size: **9,200 F Commercial Building**

### 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:

- **Any driveway on the side street shall be located at least 50 feet from the SR 845 ultimate right-of-way line.**

#### Comments:

- **\*\*\*Time extension issued on February 26, 2024.**
- 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,

Carina Harvey  
2024.02.26  
16:37:26 -  
05'00'

Carina Harvey  
District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-06-16\8. 86065000 MP 6.8 SR 845\_IMECA\86065 MP 6.8 SR 845\_IMECA\_Ext.docx

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