



Environmental Protection and Growth Management Department

**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-6666 F: 954-357-6521

Elizabeth Tsouroukdissian  
Pulice Land Surveyors, Inc.  
5381 Nob Hill Road  
Sunrise, FL 33351

SUBJECT: Development Review Report  
& Notification of Readiness

PLAT NAME: Mapleridge Racetrac

PLAT NO: 001-MP-20

TRANSMITTAL DATE: March 6, 2020

LETTER OF OBJECTIONS OR  
NO OBJECTIONS MUST BE  
RECEIVED BY: August 6, 2020

WRITTEN AUTHORIZATION  
MUST BE RECEIVED BY: January 6, 2021

TRAFFICWAYS EXPIRATION: February 23, 2021

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

### LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

## WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

## HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

## TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Howard W. Clarke at 954-357-5760 or [hoclarke@broward.org](mailto:hoclarke@broward.org)

Sincerely,



Karina da Luz, Planning Section Supervisor  
Planning and Development Management Division

Attachment

cc: Review Agencies  
Mayor/Planning Director – Hollywood

Raz Properties Inc. & Mapleridge Property Owners Association Inc.  
3300 N 29 Avenue, Suite 101  
Hollywood, FL 33020

Board of County Commissioners, Broward County, Florida  
 Environmental Protection and Growth Management Department  
 Planning and Development Management Division  
 DEVELOPMENT REVIEW REPORT

**PROJECT DESCRIPTION**

<b>Name:</b>	<b>MAPLERIDGE RACETRAC</b>	<b>Number:</b>	<b>001-MP-20</b>
<b>Applicant:</b>	<b>Raz Properties Inc &amp; Mapleridge Property Owners Association Inc.</b>	<b>Comm. Dist.:</b>	<b>7</b>
<b>Agent:</b>	<b>Pulice Land Surveyors, Inc.</b>	<b>Sec/Twp/Rng:</b>	<b>30-50-42</b>
<b>Location:</b>	<b>Southeast Corner of Griffin Road and Southwest 40 Avenue</b>	<b>Platted Area:</b>	<b>5.81 Acres</b>
<b>City:</b>	<b>Hollywood</b>	<b>Gross Area:</b>	<b>N/A</b>
<b>Replat:</b>	<b>Parcel B of Maple Ridge (Plat 167-38)</b>		

**LAND USE**

<b>Existing Use:</b>	<b>Vacant</b>	<b>Effective Plan:</b>	<b>Hollywood</b>
<b>Proposed Use:</b>	<b>Convenience Store With 20 Fueling Positions and 50,000 Square Feet of Commercial</b>	<b>Plan Designation:</b>	<b>General Business. See attached comments from the Planning Council.</b>
<b>Adjacent Uses:</b>		<b>Adjacent Plan Designations:</b>	
<b>North:</b>	<b>Multi-Family Residential</b>	<b>North:</b>	<b>Low-Med (10) Residential (Dania Beach)</b>
<b>South:</b>	<b>Vacant, Utility</b>	<b>South:</b>	<b>General Business (Hollywood)</b>
<b>East:</b>	<b>Single Family Residence, Vacant</b>	<b>East:</b>	<b>Low (5) Res. and Low (10) Res, (Hollywood) Commercial (Dania)</b>
<b>West:</b>	<b>Lake, Single Family Residential</b>	<b>West:</b>	<b>Low (5) Residential (Dania Beach)</b>
<b>Existing Zoning:</b>	<b>C-3</b>	<b>Proposed Zoning:</b>	<b>C-3</b>

**RECOMMENDATION (See Attached Conditions)**

**DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.**  
**DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.**

<b>Meeting Date:</b>	<b>Prepared: HWC</b>
<b>Action Deadline:</b>	<b>Reviewed:</b>
<b>Deferral Dates:</b>	<b>Approved:</b>

**SERVICES**

<b>Wastewater Plant:</b>	<b>Hollywood (09/19)</b>	<b>Potable Water Plant:</b>	<b>Davie (09/19)</b>
<b>Design Capacity:</b>	<b>55.5000 MGD</b>	<b>Design Capacity:</b>	<b>4.000 MGD</b>
<b>12-Mo. Avg. Flow:</b>	<b>35.6100 MGD</b>	<b>Peak Flow:</b>	<b>2.500 MGD</b>
<b>Est. Project Flow:</b>	<b>0.0050 MGD</b>	<b>Est. Project Flow:</b>	<b>0.005 MGD</b>

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

**PARKS**

	<b>Land Dedication</b>	<b>Impact Fee</b>	<b>Admin. Fee</b>
<b>Local:</b>	County conducts no local review within municipalities	N/A	N/A
<b>Regional:</b>	N/A	N/A	N/A

**SCHOOLS**

<b>Dwelling Units</b>	<b>Impact Fee</b>
N/A	N/A

**TRANSPORTATION**

<b>Concurrency Zone:</b>	<b>Trips/Peak Hr</b>	<b>Transit Concurrency Fee</b>	<b>Road/Admin. Fee</b>
<b>Southeast Core</b>			
<b>Res. Uses:</b>	N/A	N/A	N/A
<b>Non-res. uses:</b>	598	*	N/A
<b>Total:</b>	598	*	N/A

\* See Staff Comment No. 3  
 See Finding No. 1  
 See General Recommendation No. 1

MAPLERIDGE RACETRAC  
001-MP-20

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being convenience store with 20 fueling positions and 50,000 square feet of commercial. This property is being replatted in order to close, vacate and abandon from use all easements dedicated by the underlying plat.
- 2) Trafficways review is scheduled for April 23, 2020. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.
- 3) This plat is replat of Parcel B only of the **Maple Ridge (Plat Book 167, Page 38, B.C.R.)** which was approved by the Board on December 15, 1998, for 350 single family detached units on Parcel A, 75,000 square feet of commercial use on Parcel B, open space on Parcel C and 90 single family detached units on Parcel D.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with the Land Development Code, transportation concurrency fees will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and must be paid on the date of building permit issuance.
- 5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) This plat is located in the City of Hollywood and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
- 7) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County

Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 8) This site has previously been reviewed, found to contain wetlands, and was licensed under Environmental Resource License (ERL) DF99-1052 issued on July 7, 1999. This license authorized permanent impacts to 33.04 acres of wetlands and temporary impacts to 6.64 acres of wetlands. Mitigation for wetland impacts was provided by 2.01 acres of maple swamp on-site (Folio # 504231243810), 28.4 acres mixed wetland habitat off-site (portion of Folio # 504135010242) and restoration of the 6.64 acres of temporary impacts on the FPL Easement (Folio # 504231010230). Conversation Easements were recorded over the on-site and off-site mitigation areas (OR BK 30437 PG 0415 and OR BK 30437 PG 0432).
- 9) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 10) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Hollywood of trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 11) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. Please contact Paul Krashefski of the Environmental Planning and Community Resilience Division concerning the inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands. He can be reached at (954) 519-1297 or [pkrashefski@broward.org](mailto:pkrashefski@broward.org)
- 12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact

the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

- 13) A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 14) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 15) This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. To initiate the Broward County Review, please contact [Kfriedmand@broward.org](mailto:Kfriedmand@broward.org) or 954-359-6170.

This serves as a notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential/place of worship purposes. This property is subject to overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. The applicant will be required to record a separate document to advise prospective purchasers of potential aircraft overflight and noise impacts on this property. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at 954-359-2291.

- 16) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archaeological resources or paleontological sensitivity.
  - A) The recorded Linear Resource Griffin Road (BD04432) is adjacent to the parcel. This resource has been evaluated by the State Historic Preservation Office as Ineligible for the National Register for Historic Places. Development of this parcel will have no adverse effect on the resources.

The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact Leslie A. Del Monte, Planning Manager of the City of Hollywood's Planning Department at 954-921-3472 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam.trauma@broward.org](mailto:med_exam.trauma@broward.org)

- 17) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 18) This plat is served by BC Transit Route 15 on Griffin Road and BCT Stop ID# 5050.
- 19) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 20) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 21) The attached comments have been received from the City of Hollywood with regards to pending site plan approval for the proposed plat.



- 22) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 23) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:  
[www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

## GENERAL RECOMMENDATIONS

- 1) Transportation concurrency fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.
- 2) Pursuant to Section 5-182(n), Protection of Air Navigation and Notice of Potential Noise Impacts, prior to plat recordation, record a separate document against all the property within the plat, acceptable to the Broward County Attorney's Office, advising prospective purchasers of potential aircraft overflight and noise impacts.
- 3) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

All applicable concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

- 4) Place a note on the face of the plat reading:
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by \_\_\_\_, **2025**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
  - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_, **2025**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
  - C) This plat is restricted to a convenience store with 20 fueling positions and 50,000 square feet of commercial use.  
  
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
  - D) Any structure within this plat must comply with Section 2.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 5) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

September 17, 2019

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **September 17, 2020**  
THIS LETTER IS NOT A PERMIT APPROVAL

Kevin A. Betancourt  
Thomas Engineering Group LLC  
1000 Corporate Drive, Suite 250,  
Fort Lauderdale, FL 33334

Dear Kevin A. Betancourt:

RE: **September 17, 2020** - Pre-application Extension for **Category E Driveway** Date of Pre-application Meeting: **August 23, 2018**  
Broward- Hollywood, Urban; SR 818; Sec. # 86015; MP: 7.2  
Access Class - 05; Posted Speed - 45; SIS - Influence Area; Ref. Project:

Request: Right-in/right-out driveway on south side of SR 818/Griffin Road, located approximately 260 feet east of SW 40<sup>th</sup> Ave.

**SITE SPECIFIC INFORMATION**  
Project Name & Address: RaceTrac – 3990 Griffin Road  
Applicant/Property Owner: RAZ Properties Inc  
Parcel Size: 1.71 Acres Development Size: 20 FP/Gas Station + 5,411 SF/Convenience Store

**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:**

- A minimum driveway length of 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A combined bus bay/ right turn lane shall be provided and must meet FDOT standards.

**Comments:**

- Broward County Transit should assess the proposed bus bay during the time of permit.
- All driveways not approved in this letter must be fully removed and the area restored.
- 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 for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way 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,

Dalila Fernandez, P.E.  
District Access Management Manager

Digitally signed by: Dalila Fernandez  
Date: 2019.09.17 13:21:37 -04'00'

Geysa Y. Sosa  
Digitally signed by Geysa Y. Sosa  
DN: cn=US,  
ou=Florida Department of Transportation,  
o=FDOT, ou=Permits, cn=Geysa  
Y. Sosa  
Date: 2019.09.17 14:47:53-0400

cc: Roger Lemieux  
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-08-23\1. 86015 MP 7.200 SR 818\_RaceTrac Gas Station\86015 MP 7.200 SR 818\_RaceTrac Gas Station\_Ext.docx

Raz Properties, Inc.  
3300 N 29<sup>th</sup> Avenue  
Suite 101  
Hollywood, FL 33020  
PH: (954) 925-7100  
FAX: (954) 920-0015

December 16, 2019

Via Email [stuartg@browardmpo.org](mailto:stuartg@browardmpo.org) and U.S. Mail

Greg Stuart Executive Director  
Broward Metropolitan Planning Organization ("MPO")  
Trade Center South  
100 West Cypress Creek Road  
85h floor, Suite 850  
Fort Lauderdale, FL 33309-2112

RE: Dedication of Right of Way for right Turn Lane SW 40<sup>th</sup> Avenue Hollywood, Florida

Dear Mr. Stuart:

I am President of RAZ Properties, Inc., owner of the property located at the southeast corner of Griffin Road and SW 40<sup>th</sup> Avenue, legally described on Attachment A to this letter (the "Property"). It is our understanding that the MPO, in conjunction with the Florida Department of Transportation ("FDOT") and Broward County, is prepared to include the construction of an additional northbound lane on SW 40<sup>th</sup> Avenue just south of Griffin road in a planned intersection improvement, provided the necessary right of way for that additional northbound lane (the "R/W Property") is dedicated to Broward County in time for FDOT to let this job in fiscal year 2021.

As owner of the Property, we are hereby providing our commitment to dedicate the R/W Property by re-platting the Property and will undertake re-platting pursuant to the schedule set forth on Attachment B to this letter.

Please confirm your acceptance of this commitment. We look forward to working with the MPO and the other agencies involved to complete this improvement.

Sincerely,



Bennett David III, President

CC: Kenzot Jasmin, P.E. (via email)  
Ryan Thomas, P.E. (via email)  
Shiv Newaldess, Development Services Director, City of Hollywood  
Brad Terrier, Broward County Engineering Division



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

## MEMORANDUM

DATE: February 3, 2020

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Application for New Plat  
Mapleridge Racetrac (001-MP-20)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

## STAFF COMMENT

### RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 Along the ultimate right-of-way for Griffin Road (SR 818) except at a 50-foot opening with centerline located approximately 118 feet west of the east plat limits. Said non-access line will include a corner chord at the intersection of Griffin Road (SR 818) and SW 40<sup>th</sup> Avenue. This opening is restricted to right turns only.
- 3 Along the ultimate right-of-way of SW 40<sup>th</sup> Avenue except at the following:
  - A) a 48-foot opening with centerline located approximately 274 feet south of the north plat limits. This opening is restricted to right turns only.
  - B) A 50-foot opening at the south plat limits. This opening is restricted to right in/right out/ left in only.

### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Dedicate the right-of-way necessary to provide a 40-foot half from the centerline of the existing roadway on SW 40<sup>th</sup> Avenue, an 80-foot collector, to conform to the Broward County Trafficways Plan or verify that it exists prior to plat recordation.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of SW 40<sup>th</sup> Avenue and Griffin Road (SR 818).
- 6 Right-of-way for a northbound right turn lane on SW 40<sup>th</sup> Avenue at the intersection of Griffin Road (SR 818) and SW 40<sup>th</sup> Avenue from the 50-foot opening at the south plat limits.

**SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)**

- 7 A 3-foot-wide x 60-foot-long paved bus landing pad (8-foot total expanded sidewalk) on Griffin Road commencing 65 feet east of the west plat limits and continuing east for 40 feet.

**BUS SHELTER EASEMENT REQUIREMENTS (Dedicate)**

- 8 A 6-foot-wide x 20-foot-long bus shelter easement on Griffin Road commencing 104 feet east of the west plat limits and continuing east for 20 feet.

**ACCESS REQUIREMENTS**

- 9 The minimum distance from the non-vehicular access line of Griffin Road (SR 818), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 30 feet.
- 10 The minimum distance from the non-vehicular access line of SW 40<sup>th</sup> Avenue, at any driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 11 For the two-way driveway that will be centered in any opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

**TRAFFICWAYS IMPROVEMENTS (Secure and Construct)**

- 12 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

**TURN LANE IMPROVEMENTS (Secure and Construct)**

- 13 Northbound right turn lane on SW 40<sup>th</sup> Avenue at the intersection of SW 40<sup>th</sup> Avenue and Griffin Road (SR 818) from the intersection to the 50-foot opening at the south plat limits.

**COMBINATION BUS BAY/RIGHT TURN LANE (Secure and Construct)**

- 14 An eastbound combination bus bay/right turn lane on Griffin Road commencing at 10 feet east of the west plat limit with 50 feet transition and continuous storage through the 50-foot opening. Design is subject to review by the Service and Capital Planning Section of the Division, the Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

**SIDEWALK REQUIREMENTS (Secure and Construct)**

- 15 Along Griffin Road (SR 818) adjacent to this plat.

- 16 Along SW 40<sup>th</sup> Avenue adjacent to this plat.

**SIDEWALK FOR BUS LANDING PAD (Secure and Construct)**

- 17 An 8 foot wide x 60 foot long expanded sidewalk for the bus landing pad (design must extend to the face of curb and gutter) on Griffin Road commencing 65 feet east of the west plat limits and continuing east for 60 feet . Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division. and the Permits Section of the Florida Department of Transportation.

**COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)**

- 18 The developer shall be responsible for replacement of communication conduit/interconnect/Signal that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Griffin Road (SR 818) shall be determined by the Traffic Engineering Division.

**PAVEMENT MARKINGS AND SIGNS (Secure and Construct)**

- 19 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

**IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS**

- 20 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.



The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

#### IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 21 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 22 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

#### GENERAL RECOMMENDATIONS

- 23 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 24 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
    - 1) State of Florida Department of Transportation:
    - 2) "Roadway and Traffic Design Standards."
    - 3) "Standard Specifications."
    - 4) "FDOT Transit Facilities Guidelines."
  - B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 25 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

#### F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at [JESPINOSA@BROWARD.ORG](mailto:JESPINOSA@BROWARD.ORG).

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

## 26 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
- B. Perimeter bearings and distances shall be on all lines.
- C. Plat boundary perimeter closure shall be within +/- .03 feet. Provide a closure report, with the area, of the plat boundary and parcels created by the plat. Review and revise as necessary.
- D. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot. See previous comment above.
- E. Bearings and distance dimensioning shall be shown for each lot or parcel. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated.
- F. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- G. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s shall be shown as appropriate.  
NOTE: Show RM-1 and RM-2 on the south line of R/W PARCEL 1 as opposed to on the existing right-of-way line.
- H. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
- I. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at:  
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- J. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

## 27 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
  - 1. Remove the word "THAT" from the beginning of the Dedication Language for the bus shelter easement, and the additional right of way Parcels.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.

- D. Depict the entire right-of-way width of Griffin Road and SW 40<sup>th</sup> Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.  
NOTE: Verify the width of the right-of-way created by the plat recorded in P.B. 2, PG. 32, D.C.R. and revise as necessary.
- E. Show the Access Opening on the north side of Griffin Road per P.B. 176, PG. 163, B.C.R.
- F. Obtain and provide a copy of the instrument recorded in Clerk of Court document 95-13 shown as a source of right-of-way for SW 40<sup>th</sup> Avenue.
- G. Obtain and provide a copy of the latest FDOT Right-of-Way map for Griffin Road adjacent to the plat. Add a label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- H. Show the following on Griffin Road and SW 40<sup>th</sup> Avenue: Centerlines of right-of-way and construction (if they are different), widths, bearings and distances.
- I. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- J. All existing easements shall be clearly labeled and dimensioned.

## 28 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
  - 1) be based upon a legal description that matches the plat.
  - 2) be based upon a search of the public records within forty-five (45) days of submittal.
  - 3) contain the names of all owners of record.
  - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
  - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
  - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
  - 1. The Title Certificate states that there is a mortgage on the plat, however no mortgage is shown on the plat. Review and revise as necessary.
- D. Acknowledgments and seals are required for each signature.

## 29 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. Review Surveyor's Note #3 as it pertains to the name of and recording information for the Resurvey this plat is adjacent to and is cited as the source of State Plane Coordinates and Grid bearings shown on the plat. Review and revise as necessary. Additionally, label the Basis of Bearings reference line on the plat drawing.
- C. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- D. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- E. The sheet size shall be 24 inches by 36 inches.

- F. Adjacent plats shall be identified or identified as "Acreage."
  - 1. Review the identification of the parcel east of and abutting the northerly east line of this plat and revise as necessary.
  - 2. Explain or remove the label for P.B. 4, PG. 37 as it pertains to the SW 1/4 of Section 30-50-42 north of Griffin Road, east of PARCEL "A" per P.B. 176, PG. 163, B.C.R. Review and revise as necessary.
- G. The Planning & Development Management file number 001-MP-20 shall be shown inside the border in the lower right-hand corner on each page.
- H. Show a detail of the west end of the north plat boundary line that includes east end of the 45.54' long right-of-way line and the east end of the proposed 3' x 60' right-of-way to be dedicated by this plat.
- I. Explain the inclusion of Surveyor's Note #1 on the plat. The vacation of easements by the underlying plat is addressed in Florida Statutes, Chapter 177.101. If the note is required by a reviewing agency, provide documentation from said agency to validate the requirement. Review and revise as necessary.

### 30 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity.
- B. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- C. The plat shall include space for signature by the **Broward County Environmental Protection and Growth Management Department**.
- D. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"All applicable concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"
- G. The plat shall include proper dates for signatures.


- H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Hollywood ~~(or Town)~~ conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

31 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES  
(These items are required for plat recordation but are completed by County staff)

- A. Planning Council Executive Director or Designee Signature
- B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C. County Surveyor Signature
- D. PRM's Verified
- E. Development Order, Planning & Development Management Division Director Signature
- F. Highway Construction and Engineering Director Signature
- G. City/District scanned copy of mylar, as required.



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Mapleridge Racetrac  
(001-MP-20) City of Hollywood

DATE: February 20, 2020

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "General Business" land use category. This plat is generally located on the southeast corner of Griffin Road and Southwest 40 Avenue.

The proposed commercial use and fueling stations are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

- North: Low-Medium (10) Residential (City of Dania Beach)
- South: General Business (City of Hollywood)
- East: Low (5) Residential and Low-Medium (10) Residential (City of Hollywood) and Commercial (City of Dania Beach)
- West: Low (5) Residential (City of Dania Beach)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:CME

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood



June 25, 2020

Greetings:

Pulice Land Surveyors, Inc.  
5381 Nob Hill Road  
Sunrise, Florida 33351

SUBJECT: Maple Ridge Racetrac (001-MP-20)

At its regular meeting on June 25, 2020, the Broward County Planning Council approved the above referenced plat with regard to the Broward County Trafficways Plan, subject to the following:

Griffin Road	No Dedication Required
Southwest 40 Avenue	No Dedication Required

The Council approval is limited only to the dedication of right-of-way for Trafficways and does not imply approval by any other agency.

The Council approval of this plat will expire on April 25, 2021, unless plat approval by the Broward County Board of County Commissioners has been granted by this date. If County Commission approval has not been granted by this date, then the plat must be resubmitted to the Planning Council for consideration in light of current conditions.

An additional sixty (60) day "grace period" may be granted upon written request if the plat has not been approved by the County Commission by the above-stated Council expiration date and if the plat conforms to the current Trafficways Plan or does not affect any Trafficways, and if it is not affected by any proposed or scheduled public hearing.

If, however, the plat has received County Commission approval by the above-stated date, the Council's approval period will be consistent with and run concurrently with that established by the Board of County Commissioners.

Should you have any questions regarding the action of the Planning Council, please contact this office.

Respectfully,



Deanne Von Stetina, AICP  
Assistant Executive Director

cc: Jeanluc Antilus, CAD Technician, Highway Construction & Engineering Division