

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 09/17/2018

Location Address: GRIFFIN ROAD & SW 40TH AVE.

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5042 31 23 0020

Zoning Classification: COMMERCIAL (C-3) Land Use Classification: GENERAL BUSINESS

Existing Property Use: VACANT Sq Ft/Number of Units: 74,608SF LOT

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Unknown

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Preliminary Site Plan Proposed 5,411 SF Convenience Store with 20 fuel positions

Number of units/rooms: 1 Sq Ft: 5,411

Value of Improvement: TBD Estimated Date of Completion: End of 2019

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: RAZ PROERTIES INC

Address of Property Owner: 3300 N 29 AVENUE, SUITE 101, HOLLYWOOD, FL

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): RYAN O. THOMAS

Address: 1000 CORPORATE DRIVE, SUITE 250 Telephone: (954) 202-7000

Fax: (954) 202-7070 Email Address: RTHOMAS@THOMASEG.COM

Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: VICTOR SUTAPAHA - RACETRAC

PETROLEUM INC Address: 200 GALLERIA PARKWAY SE, SUITE

900, ATLANTA, GA 30339 Email Address: VSUTAPAHA@RACETRAC.COM

PLANNING DIVISION



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2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Ryan O. Thomas* Date: \_\_\_\_\_

PRINT NAME: Ryan Thomas, Authorized Representative, Date: 9/17/18

Signature of Consultant/Representative: *Ryan O. Thomas* Date: \_\_\_\_\_

PRINT NAME: Ryan Thomas, Thomas Engineering Group Date: 9/17/18

Signature of Tenant: *Ryan O. Thomas* Date: \_\_\_\_\_

PRINT NAME: Ryan Thomas (agent), Authorized Rep. Date: 9/17/18

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 17 day of September  
*Krystyna Plewa*  
Notary Public



*Ryan O. Thomas*  
Signature of Current Owner  
Ryan Thomas, Auth. Rep.  
Print Name

State of Florida  
My Commission Expires: 11-19-19 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

August 29, 2018

TO: All applicable Governmental Permitting Agencies  
City of Hollywood, Florida  
Broward County, Florida  
State of Florida

Consent for: RAZ PROPERTIES INC  
3990 Griffin Rd  
Hollywood, FL 33312  
Folio Number: 504231230020

RE: Authorization of Agent

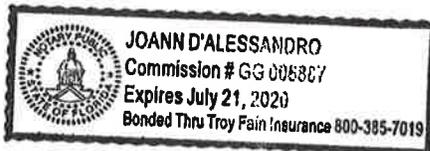
This will serve as confirmation that the undersigned, RAZ PROPERTIES INC, the current property owner of the property located at 3990 Griffin RD, Hollywood, Broward County identified by tax folio no. 504231230020, hereby appoints RaceTrac Petroleum, Inc., the contracted party to lease the Property, and Thomas Engineering Group, LLC and/or any of its representatives, Kevin Betancourt or Ryan Thomas, to act as its authorized agent concerning all city, county, state, and government agency permits and applications, but only to the extent that such permits and applications pertain to the proposed RaceTrac Market development at the Property (see attached for contracted property area).

By: [Signature]  
(Signature)

BENNETT L DAVID, III  
(Print Name, Title)

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF )

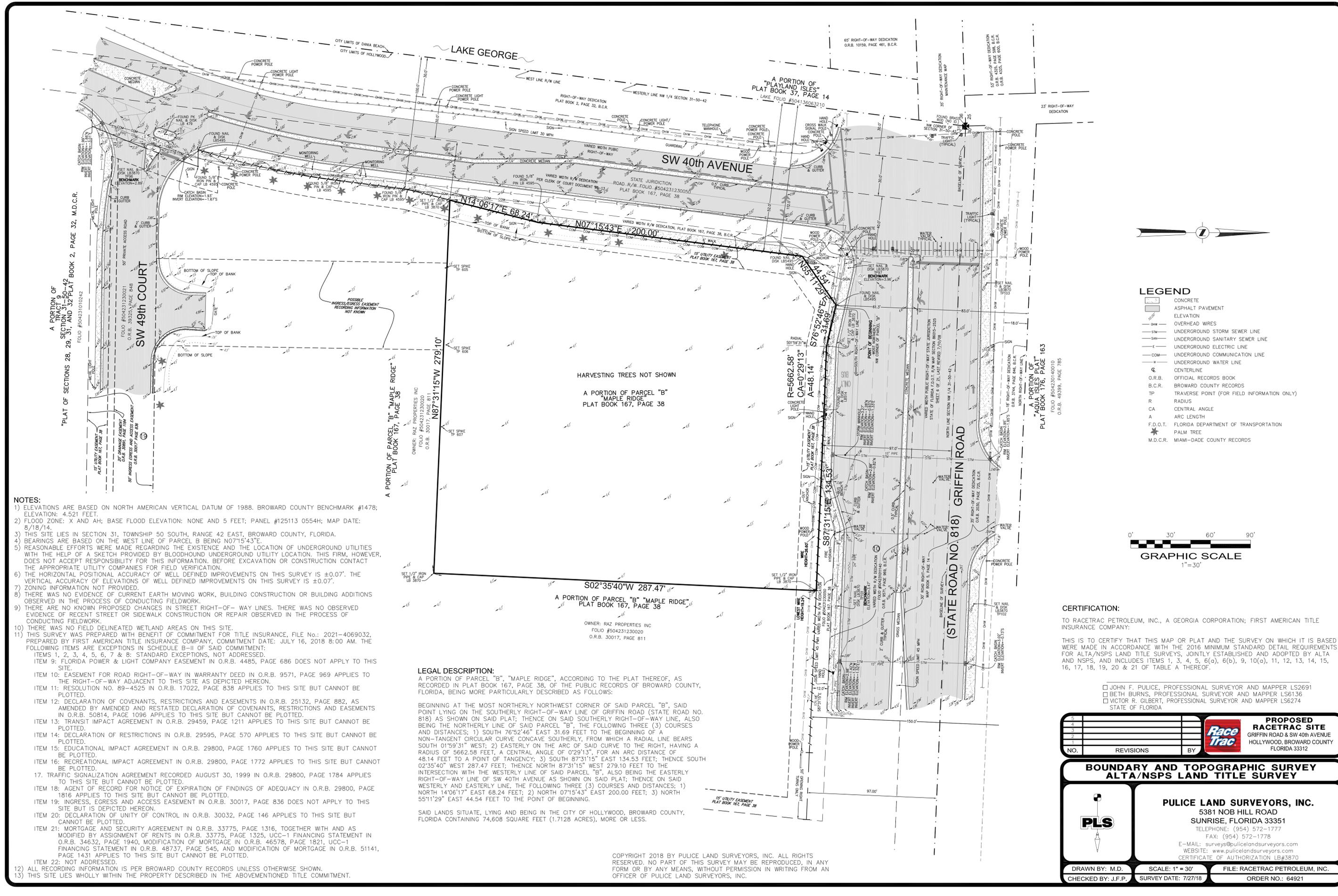
The foregoing instrument was acknowledged before me this 29 day of August, 2018, by BENNETT L DAVID, III. He/she  is personally known to me or  has produced \_\_\_\_\_ as identification.



[Signature]  
Print Name: JOANN D'ALESSANDRO  
NOTARY PUBLIC

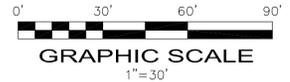
My Commission Expires: \_\_\_\_\_





**LEGEND**

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
	CENTERLINE
	O.R.B. OFFICIAL RECORDS BOOK
	B.C.R. BROWARD COUNTY RECORDS
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	R RADIUS
	CA CENTRAL ANGLE
	A ARC LENGTH
	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
	* PALM TREE
	M.D.C.R. MIAMI-DADE COUNTY RECORDS



- NOTES:**
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1478; ELEVATION: 4.521 FEET.
  - FLOOD ZONE: X AND AH; BASE FLOOD ELEVATION: NONE AND 5 FEET; PANEL #125113 0554H; MAP DATE: 8/18/14.
  - THIS SITE LIES IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - BEARINGS ARE BASED ON THE WEST LINE OF PARCEL B BEING N07°15'43"E.
  - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES WITH THE HELP OF A SKETCH PROVIDED BY BLOODHOUND UNDERGROUND UTILITY LOCATION. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
  - ZONING INFORMATION NOT PROVIDED.
  - THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
  - THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
  - THERE WAS NO FIELD DELINEATED WETLAND AREAS ON THIS SITE.
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO.: 2021-4069032, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE: JULY 16, 2018 8:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
    - ITEMS 1, 2, 3, 4, 5, 6, 7 & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
    - ITEM 9: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 4485, PAGE 686 DOES NOT APPLY TO THIS SITE.
    - ITEM 10: EASEMENT FOR ROAD RIGHT-OF-WAY IN WARRANTY DEED IN O.R.B. 9571, PAGE 969 APPLIES TO THE RIGHT-OF-WAY ADJACENT TO THIS SITE AS DEPICTED HEREON.
    - ITEM 11: RESOLUTION NO. 89-4525 IN O.R.B. 17022, PAGE 838 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 12: DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS IN O.R.B. 25132, PAGE 882, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS IN O.R.B. 50814, PAGE 1096 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 13: TRANSIT IMPACT AGREEMENT IN O.R.B. 29459, PAGE 1211 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 14: DECLARATION OF RESTRICTIONS IN O.R.B. 29595, PAGE 570 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 15: EDUCATIONAL IMPACT AGREEMENT IN O.R.B. 29800, PAGE 1760 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 16: RECREATIONAL IMPACT AGREEMENT IN O.R.B. 29800, PAGE 1772 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 17: TRAFFIC SIGNALIZATION AGREEMENT RECORDED AUGUST 30, 1999 IN O.R.B. 29800, PAGE 1784 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 18: AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY IN O.R.B. 29800, PAGE 1816 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 19: INGRESS, EGRESS AND ACCESS EASEMENT IN O.R.B. 30017, PAGE 836 DOES NOT APPLY TO THIS SITE BUT IS DEPICTED HEREON.
    - ITEM 20: DECLARATION OF UNITY OF CONTROL IN O.R.B. 30032, PAGE 146 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 21: MORTGAGE AND SECURITY AGREEMENT IN O.R.B. 33775, PAGE 1316, TOGETHER WITH AND AS MODIFIED BY ASSIGNMENT OF RENTS IN O.R.B. 33775, PAGE 1325, UCC-1 FINANCING STATEMENT IN O.R.B. 34632, PAGE 1940, MODIFICATION OF MORTGAGE IN O.R.B. 46578, PAGE 1821, UCC-1 FINANCING STATEMENT IN O.R.B. 48737, PAGE 545, AND MODIFICATION OF MORTGAGE IN O.R.B. 51141, PAGE 1431 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 22: NOT ADDRESSED.
  - ALL RECORDING INFORMATION IS PER BROWARD COUNTY RECORDS UNLESS OTHERWISE SHOWN.
  - THIS SITE LIES WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE ABOVEMENTIONED TITLE COMMITMENT.

**LEGAL DESCRIPTION:**  
 A PORTION OF PARCEL "B", "MAPLE RIDGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "B", SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS SHOWN ON SAID PLAT; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "B", THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) SOUTH 76°52'46" EAST 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 01°59'31" WEST; 2) EASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5662.58 FEET, A CENTRAL ANGLE OF 0°29'13", FOR AN ARC DISTANCE OF 48.14 FEET TO A POINT OF TANGENCY; 3) SOUTH 87°31'15" EAST 134.53 FEET; THENCE SOUTH 02°35'40" WEST 287.47 FEET; THENCE NORTH 87°31'15" WEST 279.10 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL "B", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SW 40TH AVENUE AS SHOWN ON SAID PLAT; THENCE ON SAID WESTERLY AND EASTERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) NORTH 14°06'17" EAST 68.24 FEET; 2) NORTH 07°15'43" EAST 200.00 FEET; 3) NORTH 55°11'29" EAST 44.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 74,608 SQUARE FEET (1.7128 ACRES), MORE OR LESS.

OWNER: RAZ PROPERTIES INC  
 FOLIO #504231230020  
 O.R.B. 30017, PAGE 811

**CERTIFICATION:**  
 TO RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 6(b), 9, 10(a), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 OF TABLE A THEREOF.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
  - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

NO.	REVISIONS	BY

**BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY**

**PLS**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@pulicelandsurveyors.com  
 WEBSITE: www.pulicelandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

**PROPOSED RACETRAC SITE**  
 GRIFFIN ROAD & SW 40th AVENUE  
 HOLLYWOOD, BROWARD COUNTY  
 FLORIDA 33312

DRAWN BY: M.D.

SCALE: 1" = 30'

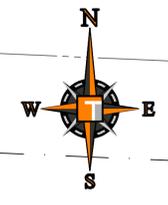
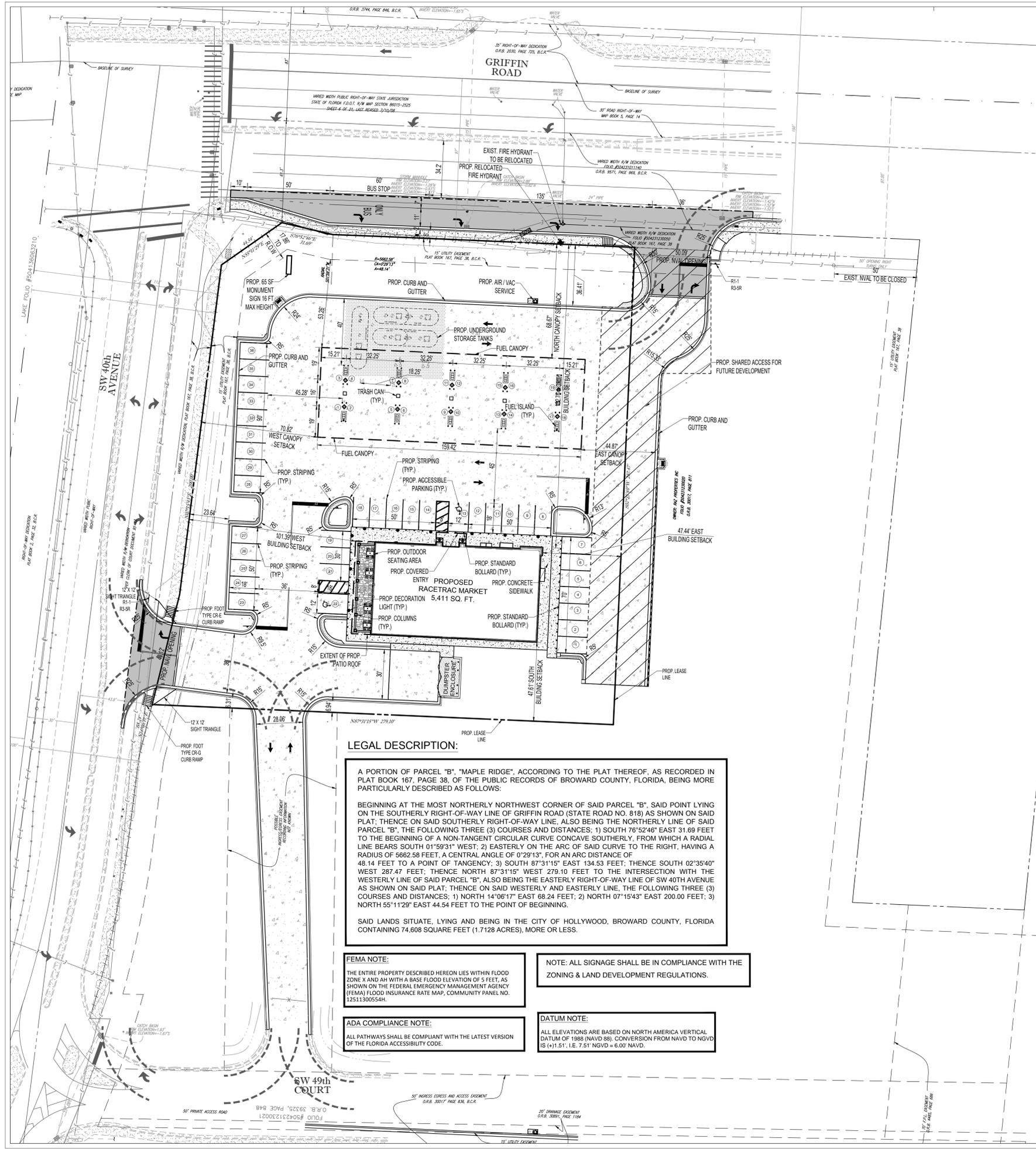
FILE: RACETRAC PETROLEUM, INC.

CHECKED BY: J.F.P.

SURVEY DATE: 7/27/18

ORDER NO.: 64921

COPYRIGHT 2018 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.



**SITE DATA**

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:  
 PULICE LAND SURVEYORS, INC.  
 5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 LB#3870

OWNER: RAZ PROPERTIES INC.  
 APPLICANT: RACETRAC C/O THOMAS ENGINEERING GROUP, LLC  
 SITE ADDRESS: GRIFFEN RD & SW 40TH AVE. HOLLYWOOD, FL 33023  
 FOLIO: 5042 31 23 0020  
 CURRENT USE: VACANT  
 PROPOSED USE: 5,411 SF SERVICE STATION (20 FUEL POSITIONS) W/ ACCESSORY USE CONVENIENCE STORE  
 LAND USE DESIGNATION: GBUS (GENERAL BUSINESS)  
 ZONING DESIGNATION: C-3 (MEDIUM INTENSITY COMMERCIAL DISTRICT)  
 WATER/WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD

	EXISTING	PROVIDED
TOTAL SITE AREA	228,297 SF (5.24 AC)	
GROSS LOT AREA	69,605 SF (1.60 AC)	
NET SITE AREA		
PERVIOUS LANDSCAPE OPEN SPACE	74,608 SF (1.71 AC)	19,284 SF (0.44 AC) (25.8%)
IMPERVIOUS		
BUILDING AREA (FOOTPRINT)	0 SF	6,177 SF
VEHICULAR USE AREA (VUA)	0 SF	43,657 SF
SIDEWALK AND MISC. CONCRETE AREA	0 SF	5,450 SF
CANOPY AREA (INCLUDED IN VUA)	0 SF	8,609 SF
TOTAL	0 SF (0.00 AC)	55,243 SF (1.27 AC) (74.2%)

	REQUIRED	PROPOSED
BUILDING FLOOR AREA		5,411 SF
MAX. BLDG. HEIGHT:	60' MAX	25'
REQUIRED PARKING SERVICE STATION (1 PER 250 SF) W/ RETAIL	22 SPACES	36 SPACES

PROPOSED SETBACKS:	REQUIRED	PROPOSED
FRONT (NORTH)	15'	182.76' BLDG., 68.67' CANOPY
REAR (SOUTH)	0'	47.61' BLDG., 164.77' CANOPY
SIDE (EAST)	0'	47.44' BLDG., 44.87' CANOPY
SIDE (WEST)	15'	101.39' BLDG., 70.82' CANOPY

PROPOSED LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
FRONT (NORTH)	5'	21.41'
SIDE (WEST)	5'	18.25'

**LEGAL DESCRIPTION:**

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BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "B", SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS SHOWN ON SAID PLAT; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "B", THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 76°52'46" EAST 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 01°59'31" WEST; 2) EASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5682.58 FEET, A CENTRAL ANGLE OF 0°29'13", FOR AN ARC DISTANCE OF 48.14 FEET TO A POINT OF TANGENCY; 3) SOUTH 87°31'15" EAST 134.53 FEET; THENCE SOUTH 02°35'40" WEST 287.47 FEET; THENCE NORTH 87°31'15" WEST 279.10 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL "B", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SW 40TH AVENUE AS SHOWN ON SAID PLAT; THENCE ON SAID WESTERLY AND EASTERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 14°06'17" EAST 68.24 FEET; 2) NORTH 07°15'43" EAST 200.00 FEET; 3) NORTH 55°11'29" EAST 44.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 74,608 SQUARE FEET (1.7128 ACRES), MORE OR LESS.

**FEMA NOTE:**  
 THE ENTIRE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE X AND AH WITH A BASE FLOOD ELEVATION OF 5 FEET, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12511300554H.

**NOTE:** ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATIONS.

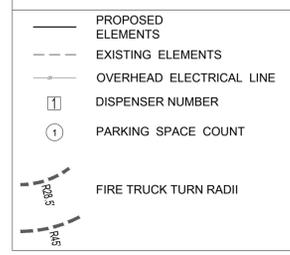
**ADA COMPLIANCE NOTE:**  
 ALL PATHWAYS SHALL BE COMPLIANT WITH THE LATEST VERSION OF THE FLORIDA ACCESSIBILITY CODE.

**DATUM NOTE:**  
 ALL ELEVATIONS ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION FROM NAVD TO NGVD IS (+)1.51', I.E. 7.51' NGVD = 6.00' NAVD.

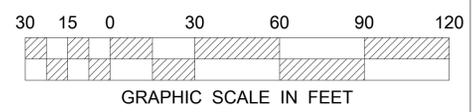
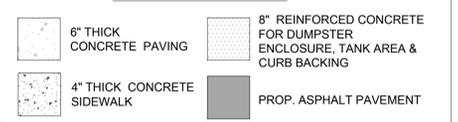
**SITE PLAN NOTES:**

- ALL WORK AND MATERIALS SHALL COMPLY WITH BROWARD COUNTY AND/OR CITY OF HOLLYWOOD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
- ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL CMU.
- THE BOTTOM OF CANOPY AT ITS LOWEST POINT IS TO BE 16 FEET ABOVE THE FINISH FLOOR ELEVATION OF THE BUILDING.
- ALL STRIPING ON THIS PLAN IS TO BE PAINTED WITHIN 48 HOURS OF COMPLETED PAVING UNLESS OTHERWISE NOTED.

**LEGEND**



**HATCH LEGEND**



**THOMAS ENGINEERING GROUP, LLC**  
 1000 CORPORATE DRIVE, SUITE 200  
 FORT LAUDERDALE, FLORIDA 33304  
 PHONE: (954) 202-7000  
 FAX: (954) 202-9700  
 WWW: thomaseengineeringgroup.com

**KEVIN A. BETANCOURT**  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 83981  
 FLORIDA BUSINESS CERT. OF AUTH. NO. 27258

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

**Racetrac**  
 RACETRAC PETROLEUM, INC.  
 3990 GRIFFIN ROAD & SW 40TH AVENUE  
 HOLLYWOOD, BROWARD COUNTY  
 FLORIDA 33312

**SITE PLAN**  
**RACETRAC MARKET**  
 3990 GRIFFIN ROAD  
 Hollywood, Florida 33312

DATE	09/17/2018
SCALE	1" = 30'
DRAWN-BY	KB
DRAWING NAME:	SITE PLAN
<b>C-1.1</b>	<b>1</b>
SHEET NO.	VERSION

