

"MAPLERIDGE RACETRAC"  
A REPLAT OF ALL 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, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
NOVEMBER, 2019

LEGAL DESCRIPTION:

ALL 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

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY,  
FLORIDA AND CONTAINING 255,103 SQUARE FEET (5.8564 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT RAZ PROPERTIES, INC., A FLORIDA CORPORATION AND  
MAPLERIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, THE  
OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE  
SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MAPLERIDGE  
RACETRAC", A REPLAT.

THE BUS SHELTER EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC  
FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY PARCEL 1 AS SHOWN HEREON, ADJACENT TO GRIFFIN ROAD  
(STATE ROAD NO. 818) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA  
DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR  
ROADWAY PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY PARCEL 2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE  
PUBLIC FOR PROPER PURPOSES.

THE ACCESS EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR  
PROPER PURPOSES.

IN WITNESS WHEREOF: RAZ PROPERTIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE  
PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_, ITS  
\_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES, AND ITS CORPORATE  
SEAL TO BE HEREON AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

WITNESSES:

BY: \_\_\_\_\_ RAZ PROPERTIES INC., A FLORIDA CORPORATION

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

ACKNOWLEDGMENT:

STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME  
\_\_\_\_\_, OF RAZ PROPERTIES, INC., A FLORIDA  
CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED  
BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND  
PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

IN WITNESS WHEREOF: MAPLERIDGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA  
NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS  
BEHALF BY \_\_\_\_\_, ITS \_\_\_\_\_, IN THE PRESENCE OF  
THESE TWO WITNESSES, AND ITS CORPORATE SEAL TO BE HEREON AFFIXED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 202\_\_.

WITNESSES:

BY: \_\_\_\_\_ MAPLERIDGE PROPERTY OWNERS ASSOCIATION,  
INC., A FLORIDA NON-PROFIT CORPORATION

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

ACKNOWLEDGMENT:

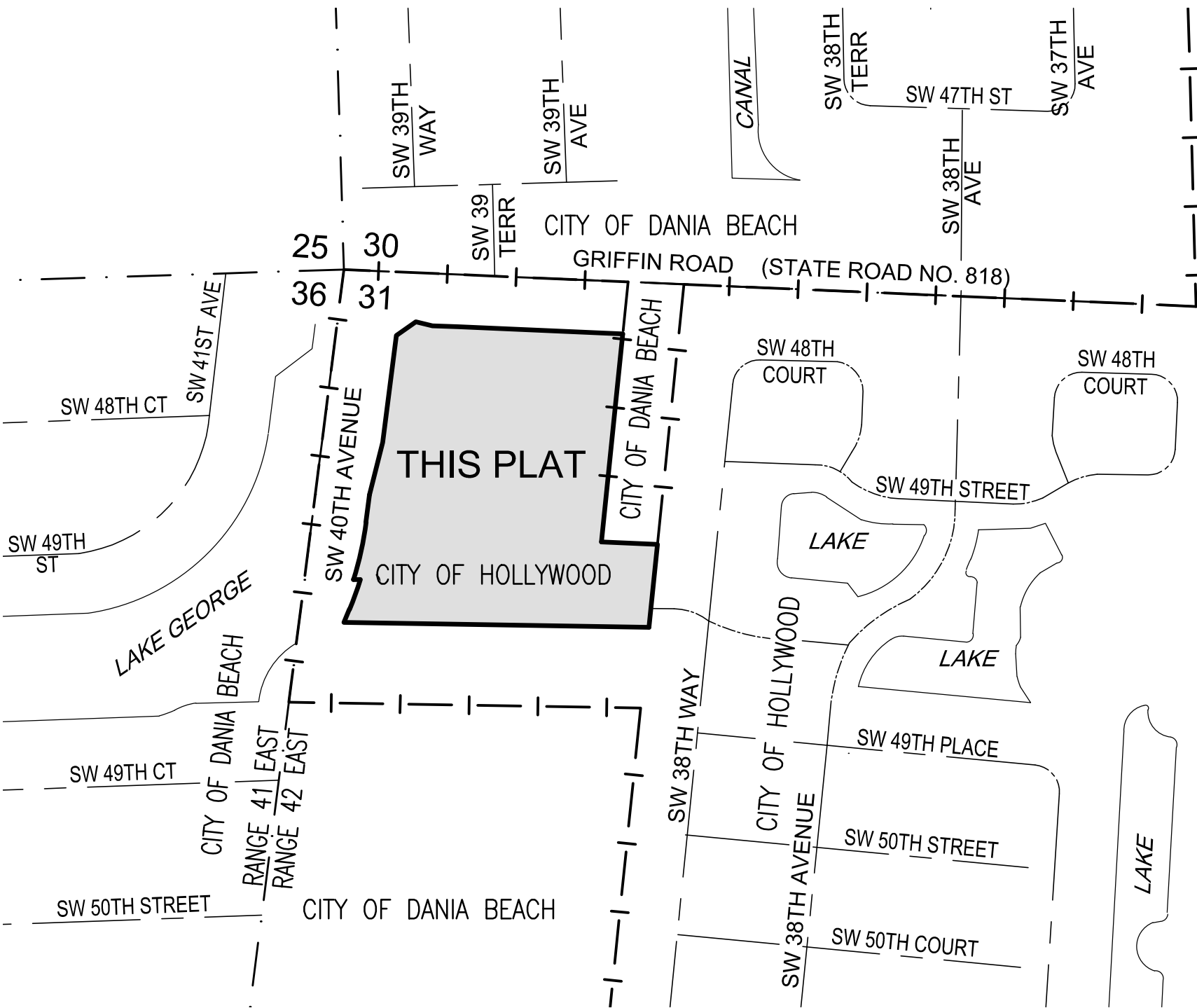
STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME  
\_\_\_\_\_, OF MAPLERIDGE PROPERTY OWNERS  
ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, TO ME WELL KNOWN TO BE THE  
PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE  
SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID  
NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_



LOCATION MAP  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
NOT TO SCALE

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE  
SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE  
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND  
IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF  
HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. \_\_\_\_\_  
ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_ AND BY SAID  
RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY  
AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

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.

IN WITNESS WHEREOF: SAID CITY COMMISSION

ATTEST: \_\_\_\_\_  
CITY CLERK

APPROVED: \_\_\_\_\_  
CITY ENGINEER

APPROVED BY: \_\_\_\_\_  
MAYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT  
DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT  
SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF  
THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 202\_\_

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT  
COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA  
STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF  
BROWARD COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177,  
PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030

DATE

BY: \_\_\_\_\_  
ALEJANDRO S. PEREZ  
ACTING COUNTY ENGINEER  
FLORIDA PROFESSIONAL  
ENGINEER REGISTRATION NO. 33217

DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF  
THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION  
AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE  
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF  
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT  
REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.  
PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT  
IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING  
CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

\_\_\_\_\_  
BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33322  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

" MAPLERIDGE RACETRAC"

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CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
NOVEMBER, 2019

MORTGAGEE CONSENT:

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT COMMUNITY BANK OF BROWARD, A FLORIDA BANKING CORPORATION, THE OWNER AND  
HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 22, 2002 AND RECORDED SEPTEMBER 11, 2002 IN OFFICIAL RECORDS BOOK  
33775, PAGE 1316; ASSIGNMENT OF RENTS DATED AUGUST 22, 2002 AND RECORDED SEPTEMBER 11, 2002; FINANCING STATEMENT  
DATED MAY 25, 2003 AND RECORDED MAY 25, 2003 IN OFFICIAL RECORDS BOOK 34632, PAGE 1940; MODIFICATION OF MORTGAGE  
DATED AUGUST 22, 2009 AND RECORDED OCTOBER 8, 2009; FINANCING STATEMENT DATED MAY 9, 2012 AND RECORDED MAY 9,  
2009 IN OFFICIAL RECORDS BOOK 48737, PAGE 545; AND MODIFICATION OF MORTGAGE DATED AUGUST 22, 2014 AND RECORDED  
OCTOBER 3, 2015 IN OFFICIAL RECORDS BOOK 51141, PAGE 1431, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "MAPLERIDGE RACETRAC", A  
REPLAT, AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN  
ITS CORPORATE NAME IN THE PRESENCE OF THESE TWO WITNESSES, BY  
\_\_\_\_\_, ITS \_\_\_\_\_, AND ITS CORPORATE SEAL (IF ANY) TO BE HEREUNTO AFFIXED  
AND WITNESSED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

COMMUNITY BANK OF BROWARD, A FLORIDA BANKING CORPORATION

WITNESSES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
  
WITNESSES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS  
AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_, OF COMMUNITY BANK OF BROWARD, A FLORIDA BANKING  
CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE  
EXECUTION THEREOF TO BE H\_\_ FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID  
NOT TAKE OATHS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC -- STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

COMMUNITY BANK  
OF BROWARD,  
A FLORIDA BANKING  
CORPORATION

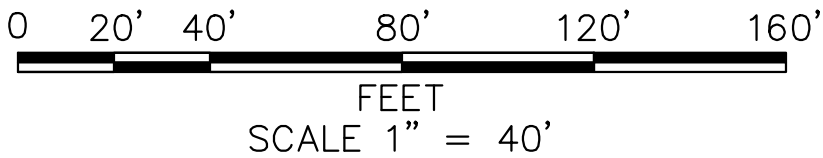


PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

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NOVEMBER, 2019

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 3 SHEETS

GRAPHIC SCALE



LEGEND:

- P.R.M. (PRM) ☒ DENOTES: PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870 UNLESS OTHERWISE NOTED)
- PRM DENOTES: PERMANENT REFERENCE MONUMENT (MAG NAIL WITH 1.2" BRASS DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
- P.C.P. (PCP) DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.2" BRASS DISK STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- NVAL DENOTES: NON VEHICULAR ACCESS LINE
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- P.B. DENOTES: PLAT BOOK
- PG. DENOTES: PAGE NUMBER
- R/W DENOTES: RIGHT-OF-WAY
- D.C.R. DENOTES: DADE COUNTY RECORDS
- R= DENOTES: RADIUS
- CA= DENOTES: CENTRAL ANGLE
- A= DENOTES: ARC LENGTH
- NO ID. DENOTES: NO IDENTIFICATION
- F.D.O.T. DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
- ☒ PRM-1 DENOTES: PERMANENT REFERENCE MONUMENT IDENTIFIER
- ☒ RM-1 DENOTES: REFERENCE MONUMENT IDENTIFIER
- ☒ PC-1 DENOTES: PLAT CORNER IDENTIFIER
- |—| DENOTES: MUNICIPAL CITY LIMITS LINE
- N:123456.78 DENOTES: STATE PLANE COORDINATE NORTHING
- E:123456.75 DENOTES: STATE PLANE COORDINATE EASTING
- M.M.B. DENOTES: MISCELLANEOUS MAP BOOK
- |—| DENOTES: SECTION CORNER
- T.I.L.F. (C) DENOTES: TRUSTEES OF THE INTERNAL FUND OF THE STATE OF FLORIDA
- (C) DENOTES: CALCULATED DATA
- (P) DENOTES: PLATTED DATA
- D.B. DENOTES: DEED BOOK
- FPL DENOTES: FLORIDA POWER & LIGHT COMPANY

SURVEYOR'S NOTES:

- 1) 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.
- 2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 3) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1929 COORDINATE VALUES SHOWN ON THE "STONER / KEITH RESURVEY NO. III OF TOWNSHIP 50 SOUTH, RANGE 41 EAST", MISCELLANEOUS PLAT BOOK 5, PAGE 9, SHEET 5 OF 5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 2983, WITH THE 1990 ADJUSTMENT. REFERENCE LINE BEING THE WESTERLY LINE OF PARCEL B, "MAPLE RIDGE", PLAT BOOK 167, PAGE 38, BROWARD COUNTY RECORDS, BEING N07°15'43"E.
- 4A) 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
- 4B) 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.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION
- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

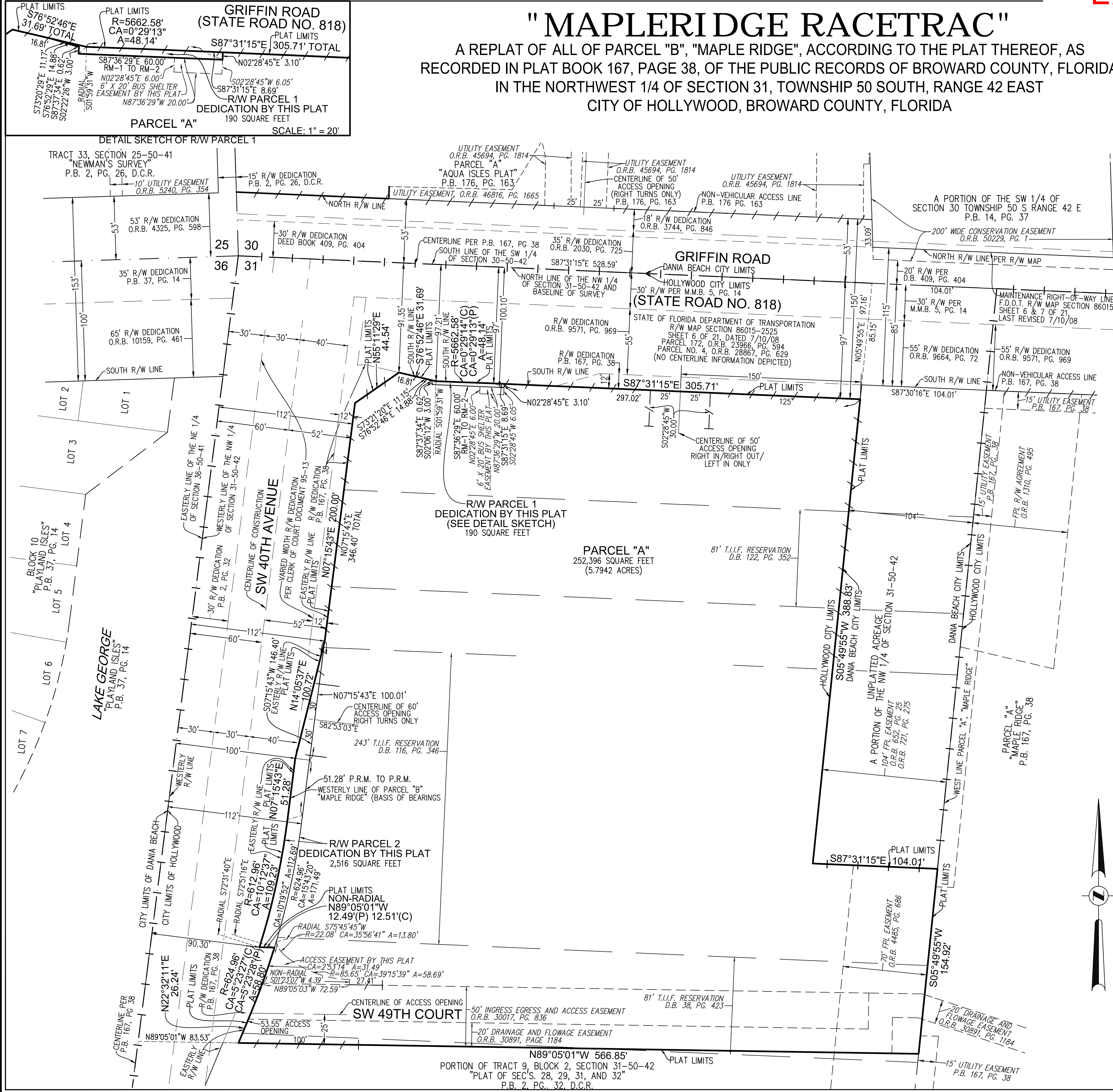
NOTICE:

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PLANNING FILE NO. 001-MP-20

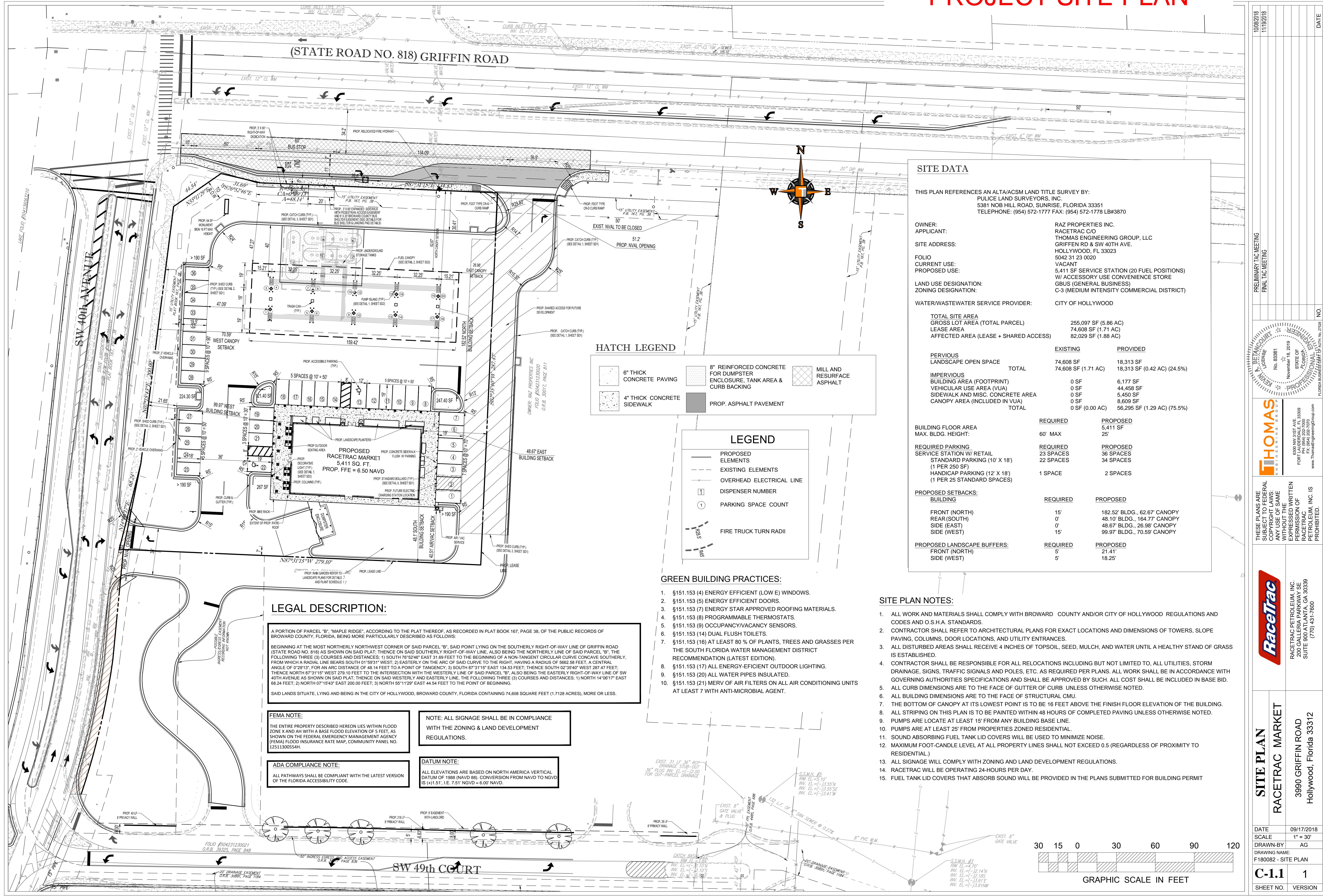
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PROJECT SITE PLAN



SITE DATA

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:  
POLICE 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: GRIFFIN 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 GBUS (GENERAL BUSINESS)  
LAND USE DESIGNATION: C-3 (MEDIUM INTENSITY COMMERCIAL DISTRICT)  
ZONING DESIGNATION: C-3 (MEDIUM INTENSITY COMMERCIAL DISTRICT)

WATER/WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD

TOTAL SITE AREA	255,097 SF (5.86 AC)
GROSS LOT AREA (TOTAL PARCEL)	74,608 SF (1.71 AC)
LEASE AREA	74,608 SF (1.71 AC)
AFFECTED AREA (LEASE + SHARED ACCESS)	82,029 SF (1.88 AC)

	EXISTING	PROVIDED
PERVIOUS LANDSCAPE OPEN SPACE	74,608 SF	18,313 SF
IMPERVIOUS BUILDING AREA (FOOTPRINT)	0 SF	6,177 SF
VEHICULAR USE AREA (VUA)	0 SF	44,458 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)	56,295 SF (1.29 AC) (75.5%)

	REQUIRED	PROPOSED
BUILDING FLOOR AREA	5,411 SF	5,411 SF
MAX. BLDG. HEIGHT:	60' MAX	25'
REQUIRED PARKING	23 SPACES	36 SPACES
SERVICE STATION W/ RETAIL	22 SPACES	34 SPACES
STANDARD PARKING (10' X 18')		
(1 PER 250 SF)		
HANDICAP PARKING (12' X 18')	1 SPACE	2 SPACES
(1 PER 25 STANDARD SPACES)		

PROPOSED SETBACKS:	REQUIRED	PROPOSED
BUILDING		
FRONT (NORTH)	15'	182.52' BLDG., 62.67' CANOPY
REAR (SOUTH)	0'	48.10' BLDG., 164.77' CANOPY
SIDE (EAST)	0'	48.67' BLDG., 26.98' CANOPY
SIDE (WEST)	15'	99.97' BLDG., 70.59' CANOPY

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

HATCH LEGEND

	6" THICK CONCRETE PAVING		8" REINFORCED CONCRETE FOR DUMPSTER ENCLOSURE, TANK AREA & CURB BACKING		MILL AND RESURFACE ASPHALT
	4" THICK CONCRETE SIDEWALK		PROP. ASPHALT PAVEMENT		

LEGEND

	PROPOSED ELEMENTS
	EXISTING ELEMENTS
	OVERHEAD ELECTRICAL LINE
	DISPENSER NUMBER
	PARKING SPACE COUNT
	FIRE TRUCK TURN RADI

GREEN BUILDING PRACTICES:

1. §151.153 (4) ENERGY EFFICIENT (LOW E) WINDOWS.
2. §151.153 (5) ENERGY EFFICIENT DOORS.
3. §151.153 (7) ENERGY STAR APPROVED ROOFING MATERIALS.
4. §151.153 (8) PROGRAMMABLE THERMOSTATS.
5. §151.153 (9) OCCUPANCY/VACANCY SENSORS.
6. §151.153 (14) DUAL FLUSH TOILETS.
7. §151.153 (16) AT LEAST 80 % OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATION (LATEST EDITION).
8. §151.153 (17) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
9. §151.153 (20) ALL WATER PIPES INSULATED.
10. §151.153 (21) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 7 WITH ANTI-MICROBIAL AGENT.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH BROWARD COUNTY AND/OR CITY OF HOLLYWOOD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
3. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. 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.
5. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.
6. ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL CMU.
7. THE BOTTOM OF CANOPY AT ITS LOWEST POINT IS TO BE 16 FEET ABOVE THE FINISH FLOOR ELEVATION OF THE BUILDING.
8. ALL STRIPING ON THIS PLAN IS TO BE PAINTED WITHIN 48 HOURS OF COMPLETED PAVING UNLESS OTHERWISE NOTED.
9. PUMPS ARE LOCATE AT LEAST 15' FROM ANY BUILDING BASE LINE.
10. PUMPS ARE AT LEAST 25' FROM PROPERTIES ZONED RESIDENTIAL.
11. SOUND ABSORBING FUEL TANK LID COVERS WILL BE USED TO MINIMIZE NOISE.
12. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL NOT EXCEED 0.5 (REGARDLESS OF PROXIMITY TO RESIDENTIAL).
13. ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
14. RACETRAC WILL BE OPERATING 24-HOURS PER DAY.
15. FUEL TANK LID COVERS THAT ABSORB SOUND WILL BE PROVIDED IN THE PLANS SUBMITTED FOR BUILDING PERMIT

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°08'17" 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. 12513300554H.

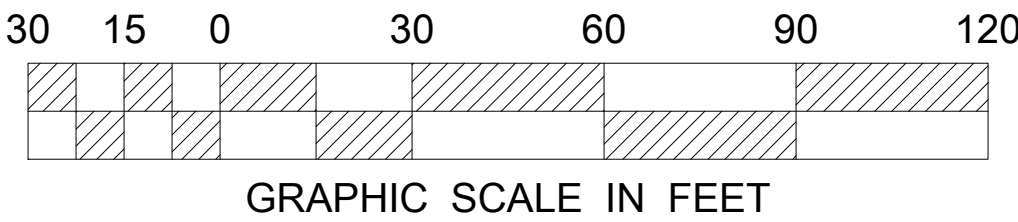
ADA COMPLIANCE NOTE:

ALL PATHWAYS SHALL BE COMPLIANT WITH THE LATEST VERSION OF THE FLORIDA ACCESSIBILITY CODE.

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

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.



10/8/2018  
11/9/2018

PRELIMINARY TAC MEETING  
FINAL TAC MEETING

DATE

THOMAS ENGINEERING GROUP, LLC

6300 NW 33RD AVE  
SUITE 3300  
FORT LAUDERDALE, FL 33309  
PH: (954) 902-7000  
WWW.THOMASENGINEERINGGROUP.COM

PROFESSIONAL ENGINEER  
No. 63381  
November 18, 2019  
STATE OF FLORIDA  
FEDERAL REGISTER

SITE PLAN  
RACETRAC MARKET

3990 GRIFFIN ROAD  
Hollywood, Florida 33312

DATE  
09/17/2018

SCALE  
1" = 30'

DRAWN-BY  
AG

DRAWING NAME  
F180082 - SITE PLAN

C-1.1  
SHEET NO.

1  
VERSION