



## Legislation Details (With Text)

**File #:** R-2020-204    **Version:** 1    **Name:** Mapleridge Racetrac  
**Type:** Resolution    **Status:** Passed  
**File created:** 8/5/2020    **In control:** Engineering Division  
**On agenda:** 9/2/2020    **Final action:** 9/2/2020  
**Title:** A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The "Mapleridge Racetrac" Plat, Being In The City Of Hollywood, Broward County, Florida, And Generally Located At The Southeast Corner Of Griffin Road And SW 40th Avenue.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 EN20-050 Reso-MapleRidge RaceTrac Plat Debra.pdf, 2. 3 MAPLERIDGE RACETRAC PLAT EXHIBIT A.pdf, 3. 4 MAPLERIDGE RACETRAC PLAT DRR Report EXHIBIT B.PDF

Date	Ver.	Action By	Action	Result
9/2/2020	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving The "Mapleridge Racetrac" Plat, Being In The City Of Hollywood, Broward County, Florida, And Generally Located At The Southeast Corner Of Griffin Road And SW 40<sup>th</sup> Avenue.

*Economic Vitality*

Staff Recommends: Approval of the attached Resolution.

**Explanation:**

Raz Properties, Inc. is the owner of the property located within the municipal boundaries of the City of Hollywood, generally located at the southeast corner of Griffin Road and SW 40<sup>th</sup> Avenue. The property owner has initiated development submittals to construct a RaceTrac Service Station with 20 fueling positions and a 6,177 square feet convenience store.

As part of the development requirements, platting is necessary for the project parcel. Pulice Land Surveyors, Inc. is acting on behalf of the owner and has submitted plat application P-20-01 for review and approval. The name of the plat is known as "Mapleridge Racetrac" Plat, as legally described in the attached Exhibit "A".

The plat review process identifies improvements and/or dedication of land necessary as part of the development. Below improvements and dedications were identified.

- 1) Installation of a bus shelter along the north boundary of the property on Griffin Road, eastbound. A 6'x20' bus shelter pad easement for the shelter will be dedicated by this plat.
- 2) Construction of a widen sidewalk along the north boundary of the property on Griffin Road to accommodate the bus stop. A 3'x60' pedestrian access easement will be dedicated by this plat.
- 3) To accommodate the upcoming SW 40<sup>th</sup> Avenue mobility project through the Broward Metropolitan Planning Organization and administered by the Florida Department of Transportation, rights-of-way will be dedicated by this plat along SW 40<sup>th</sup> Avenue, the west boundary of the property.

Broward County's Development Review Report is attached as Exhibit "B".

Article 6 of the City's Zoning and Land Development Regulations requires that plats be submitted to the City Commission for consideration of approval, and the City's Subdivision Review Committee has reviewed the proposed plat application P-20-01 and determined it to be consistent with code requirements, and therefore, recommends its approval.

Fiscal Impact:  
None

Recommended for inclusion on the agenda by:  
Azita Behmardi, PE, City Engineer  
Shiv Newaldass, Director, Development Services  
Gus Zambrano, AICP, Assistant City Manager/Sustainable Development