



Plat/Site Plan Number 001-MP-20

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-8695 F: 954-357-6521 · Broward.org/Planning

Plat/Site Plan Application

I. Project Information			
Plat/Site Plan Name MAPLERIDGE RACETRAC			
Owner/Applicant Name RAZ PROPERTIES INC. and MAPLERIDGE PROPERTY OWNERS ASSOCIATION INC.			
Address 3300 N. 29th AVENUE, SUITE 101		City HOLLYWOOD	State FL
		Zip 33020	
Phone (512) 417-3225	Email SJONES@RACETRAC.COM	FAX	
Agent PULICE LAND SURVEYORS, INC.		Contact Person ELIZABETH TSOUROUKDISSIAN	
Address 5381 NOB HILL ROAD		City SUNRISE	State FL
		Zip 33351	
Phone (954) 572-1777	Email ELIZABETH@PULICELANDSURVEYORS.COM	FAX (954) 572-1778	
Location SE corner side of Griffin Road at/between/and SW 40 Avenue and/of -- <small>north side/corner north street name street name / side/corner street name</small>			

II. Application Status			
Has this project been previously submitted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know			
This is a resubmittal of: <input type="checkbox"/> Entire Project <input checked="" type="checkbox"/> Portion of Project <input type="checkbox"/> N/A			
What was the project number assigned by the Planning and Development Division?		Project Number 029-MP-98	<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name MAPLE RIDGE			<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know			
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know			
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

SEC/TW/NG 31/50/42 City: Hollywood

III. Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? Yes No Don't Know

If YES, please answer the following questions.

Project Name of underlying approved and/or recorded plat

MAPLE RIDGE

Project Number

029-MP-98

Is the underlying plat all or partially residential?

Yes No Don't Know

If YES, please answer the following questions.

Number and type of units approved in the underlying plat.

Only PARCEL "A" of the underlying plat is residential; this is a replat of PARCEL "B", which is commercial.

Number and type of units proposed to be deleted by this replat.

N/A

Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

N/A

IV. School Concurrency (Residential Plats, Replats and Site Plan Submissions)

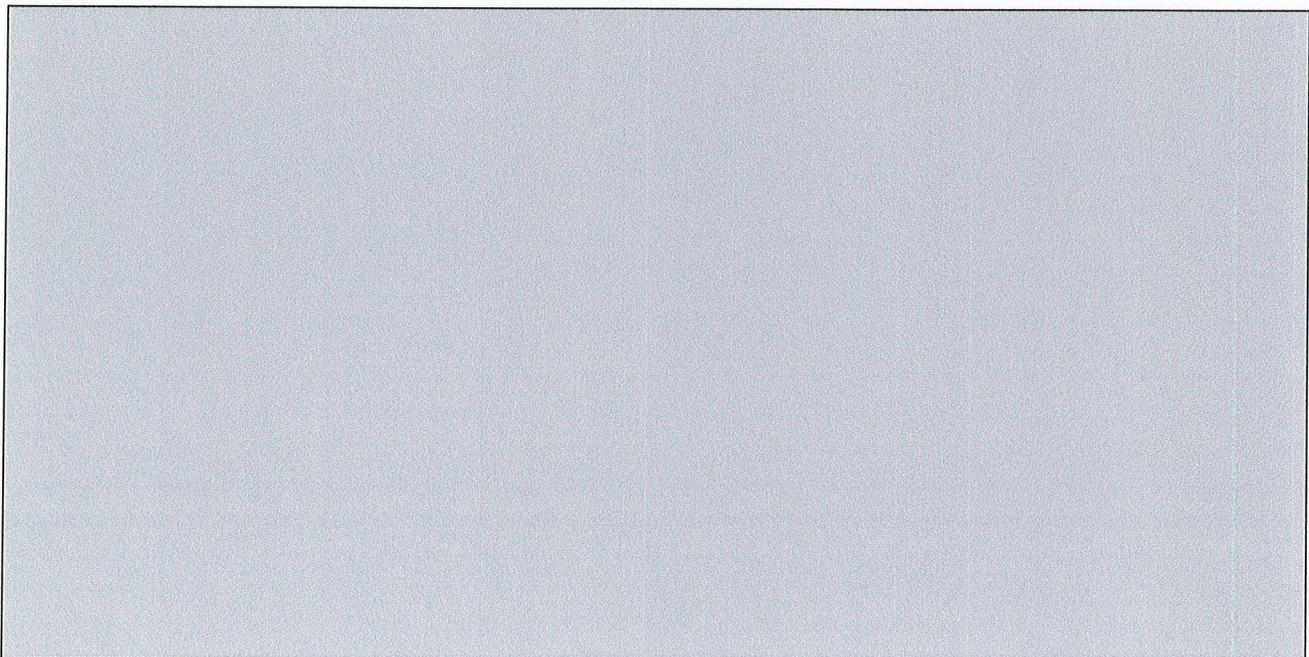
Does this application contain any residential units? (If "No," skip the remaining questions.) Yes No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? Yes No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? Yes No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? Yes No

If the answer is "Yes" to questions 1-4, please see the "Required Documentation" for "School Concurrency Submission Requirements."



V. Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) GBUS General Business	Land Use Plan Designation(s) SAME
Zoning District(s) C-3 Medium Intensity Commercial	Zoning District(s) SAME

VI. Existing Land Use

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

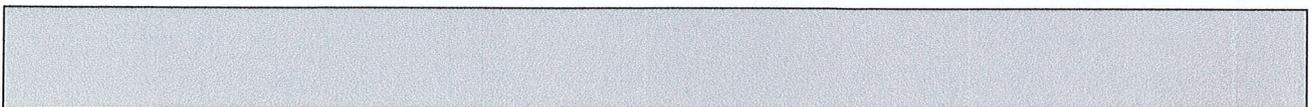
Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
N/A			YES NO	YES NO	HAS WILL NO
N/A			YES NO	YES NO	HAS WILL NO
N/A			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

VII. Proposed Use

RESIDENTIAL USES <input checked="" type="checkbox"/> N/A		NON-RESIDENTIAL USES <input type="checkbox"/> N/A	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
N/A		Fueling positions	20
N/A		Commercial	50,000 square feet
N/A			
N/A			
N/A			



Please refer to attached letter and copies of Site Plan provided

VIII. Project Questionnaire

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

The express purpose of this replat is to close, vacate and abandon from use all easements dedicated by the Maple Ridge Plat (167-38) lying within PARCEL B of same.

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. Yes No

DRI Name N/A	FQD Name N/A
Latest Ordinance Number N/A	Official Record Book and Page Number N/A

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). Yes No

4. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. Yes No

5. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. Yes No

6. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. Yes No

7. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). Yes No

8. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully. Yes No

9. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat). Yes No

10. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.) Yes No

11. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. Yes No

Name/Title N/A

12. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan? Yes No

13. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

14. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

15. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section, Environmental Engineering and Permitting Division. Yes No

<p>16. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer, Planning and Development Management Division.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>17. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section, Environ Eng and Permit Division.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>18. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Facility Name</td> <td style="padding: 2px;">Davie Water Treatment Plant System II</td> </tr> <tr> <td style="padding: 2px;">Address</td> <td style="padding: 2px;">3500 NW 76th Avenue</td> </tr> </table>		Facility Name	Davie Water Treatment Plant System II	Address	3500 NW 76th Avenue
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<p>19. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>20. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
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<p>21. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p>22. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Solid Waste Collector</td> <td style="padding: 2px;">N/A</td> </tr> </table>		Solid Waste Collector	N/A		
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<p>23. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">FPL – Name/Title</td> <td style="padding: 2px;">N/A</td> </tr> <tr> <td style="padding: 2px;">AT&T – Name/Title</td> <td style="padding: 2px;">N/A</td> </tr> </table>		FPL – Name/Title	N/A	AT&T – Name/Title	N/A
FPL – Name/Title	N/A				
AT&T – Name/Title	N/A				
<p>24. Estimate or state the total number of on-site parking spaces to be provided.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Spaces</td> <td style="padding: 2px;">Gas Station 36, Commercial TBD</td> </tr> </table>	Spaces	Gas Station 36, Commercial TBD		
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<p>25. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including places of worship.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Seating</td> <td style="padding: 2px;">N/A</td> </tr> </table>	Seating	N/A		
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