



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

**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	MAPLERIDGE RACETRAC	Number:	001-MP-20
Application Type:	New Plat	Legistar Number:	21-154
Applicant:	Raz Properties Inc. & Mapleridge Property Owners Association Inc.	Commission District:	7
Agent:	Pulice Land Surveyor, Inc.	Section/Twn./Range:	36/50/41
Location:	Southeast corner of Griffin Road and Southwest 40 Avenue	Platted Area:	5.8 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	Parcel B of Maple Ridge (PB 167-28)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	A Waiver of Extension was granted until June 18, 2022		
Recommendation:	<b>APPROVAL</b>		
Meeting Date:	March 9, 2021	Action Deadline:	04/09/2021

A location map of the plat is attached as **Exhibit 2**.

This plat is a replat of Parcel B only of the Maple Ridge (Plat Book 167, Page 38). The plat was approved by the Board on December 15, 1998, for 350 single family detached unit 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.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	Convenience Store with 20 Fueling Positions and 50,000 Square Feet of Commercial
Plan Designation:	General Business
Adjacent Uses	Adjacent Plan Designations
North: Multi-Family Residential	North: Low-Med (10) Residential (Dania Beach)
South: Vacant, Utility	South: General Business (Hollywood)
East: Single family Residential, Vacant	East: Low (5) Residential and Low (10) Residential (Hollywood) and Commercial (Dania Beach)
West: Single Family Residence, Lake	West: Low (5) Residential (Dania Beach)
Existing Zoning	Proposed Zoning
C-3	C-3

**1. Land Use**

Broward County Planning Council has reviewed this application and determined that the City of Hollywood Future Land Use Map is the effective Land Use Plan.

Broward County Planning Council finds that the proposed commercial and fueling position is consistent with the effective Land Use plan, and the use is permitted in the "General Business" land use category. Planning Council Memorandum is attached, see **Exhibit 3**.

**2. Adjacent City**

The attached adjacent city letter was sent to the City of Dania Beach and their response is attached, see **Exhibit 4**.

**3. Trafficways**

Pursuant to Section 5-182.5, trafficways approval is required prior to plat approval. An approval was received on April 23, 2020 and will expired on February 23, 2021. Subsequently, a second approval was received on January 28, 2021, which is valid for 10 months.

**4. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and 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.

This project is located on Griffin Road (SR 818), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see **Exhibit 6**. 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."

**5. Concurrency – Transportation**

This plat is located within Southeast Transportation Concurrency Management Area which is subject to Transportation Concurrency fees, as defined in Section 5 -182.1(a)(5)a) of Land Development Code.

Proposed Use	Trips per Peak Hour
Residential	N/A
Non-residential	598
Total	598

**6. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Davie	Hollywood
Plant name:	Davie (09/19)	Hollywood (09/20)
Design Capacity:	4.00 MGD	55.50 MGD
Annual Average Flow:	2.50 MGD	39.26 MGD
Estimated Project Flow:	0.005 MGD	0.005 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

**7. Impact Fee Payment**

Transportation Concurrency and administrative fees will be calculated by PDMD DER Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1<sup>st</sup>.

**8. Environmental Review**

This plat has been reviewed by Environmental Engineering and Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development.

Environmental Planning and Community Resilience Division notes that this site is not included in the Protected Natural Lands Inventory.

**9. Additional Environmental Protection Actions**

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 issued 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.

**10. Historic Resources**

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 Shiv Newaldass, Director of Development Services, the City of Hollywood at 954-921-3471 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).

#### **11. Aviation**

The Broward County Aviation Department has no objection to the plat application. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet, 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

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>. To initiate the Broward County Review, please contact [Kfriedman@broward.org](mailto:Kfriedman@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 non-residential purposes. This property is subject to overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. 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.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport.

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 954-359-6181.

## **12. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

## **13. Notice to Applicant**

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available 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**

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Southeast Transportation Concurrency District. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)b) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

## **RECOMMENDATIONS**

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 5**.
2. Transportation Concurrency and administrative 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.
3. 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.

4. Place note of the face of the plat, preceding municipal official's signature, reading:

All application, 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.

5. Place a note on this face of the plat reading:

- a. 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.

- b. Any structure within this plat must comply with Section 2.1.f., Development Review Requirement of the Broward County Land Use Plan, regarding hazards to air navigation.
6. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]