



OFFICE OF THE TOWN ADMINISTRATOR

6591 Orange Drive • Davie, Florida 33314

Ph: 954.797.1034 • Fx: 954.797.1182

www.davie-fl.gov

May 9, 2022

Josie Sesodia, Director
Resilient Environment Department
Urban Planning Division
1 University Drive
Plantation, FL 33324

TOWN COUNCIL

Judy Paul
MAYOR

Subject: Delegation DG21-008 Griffin Gardens Apartments - Parcels A and B

Dear Ms. Sesodia:

COUNCILMEMBERS

Michelle Whitman
Vice Mayor
District 1

On January 14, 2021, the Broward County Housing Authority (BCHA) submitted an application to the Town for a plat note amendment for the Griffin Gardens Apartments expansion project located at 4881 Griffin Road. The Town of Davie Town Council later adopted Resolution 2022-010 approving the following plat note language: *"This plat is restricted to 100 Mid-Rise units on Parcel A and 76 Mid-Rise units on Parcel B."*

Caryl Hattan
Councilmember
District 2

The applicant has since provided the Town with sketch and legal descriptions depicting the intended Parcels "A" and "B" (see Attachment 1). The Town has no objection to the sketch and legal descriptions of Parcels "A" and "B" as set forth in Attachment 1.

Susan Starkey
Councilmember
District 3

If you should have any questions, please feel free to contact David Abramson for further assistance at (954) 797-1048.

Sincerely,

Richard J. Lemack
Town Administrator

Marlon Luis
Councilmember
District 4

Enclosures

cc: James Kahn
Delegation DG21-008 Griffin Gardens Apartments File Folder

LEGAL DESCRIPTION:

A PORTION OF PARCEL A, BCHA FL-76-6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 01°32'50" WEST, ALONG THE WEST LINE OF SAID PARCEL A, 192.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°32'50" WEST ALONG THE WEST LINE OF SAID PARCEL A, 410.29 FEET; THENCE NORTH 88°26'44" EAST, 81.18 FEET; THENCE SOUTH 01°37'58" EAST, 15.00 FEET; THENCE NORTH 88°22'02" EAST, 102.87 FEET; THENCE SOUTH 01°39'29" EAST, 44.10 FEET; THENCE NORTH 88°20'02" EAST, 130.84 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE SOUTH 01°32'50" EAST ALONG SAID EAST LINE, 607.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GRIFFIN ROAD (STATE ROAD 818) AS DESCRIBED IN OFFICIAL RECORDS BOOK 26934, PAGE 62, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT OF NON-TANGENCY OF A CURVE TO THE TO THE RIGHT (A RADIAL BEARING FROM SAID POINT BEARS NORTH 20°43'21" EAST); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND CURVE, HAVING A RADIUS OF 701.94 FEET, A CENTRAL ANGLE OF 33°35'45" AND AN ARC DISTANCE OF 411.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 168,419 SQUARE FEET OR 3.866 ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°32'50" EAST ALONG THE EASTERLY LINE OF PARCEL A, BCHA FL-76-6, AS RECORDED IN PLAT BOOK 110, ON PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 100' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 21, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY, P.S.M.
FLORIDA REG. NO. 5660

EXHIBIT "A"

SKETCH & DESCRIPTION

GRIFFIN GARDEN APARTMENTS
PHASE I
A PORTION OF PARCEL A (PER PLAT),
BCHA FL-76-6,
P.B. 110, PG. 11, B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 11014.00 S & D PHASE 1

DATE 01/21/21

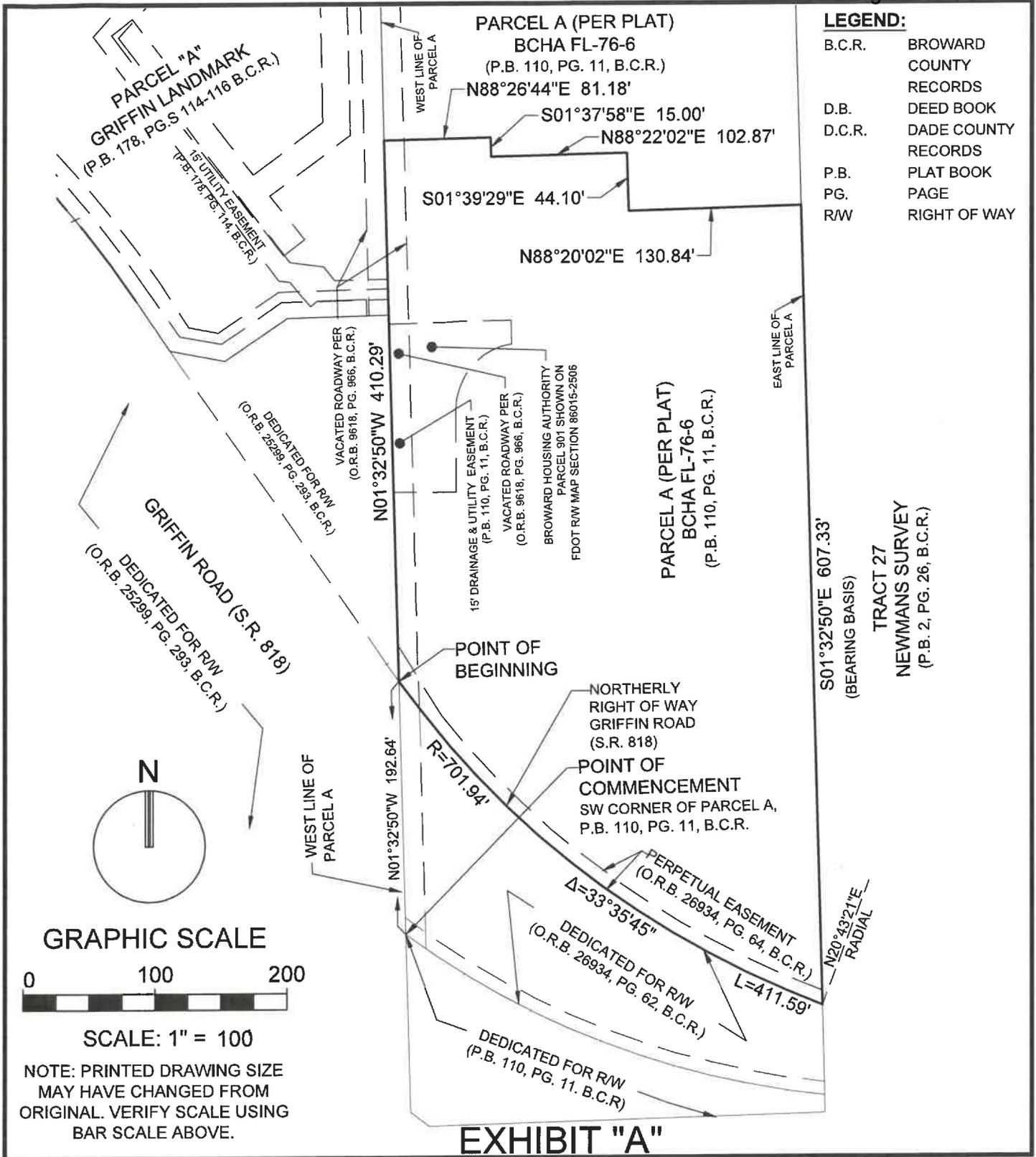
SCALE 1"=100'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

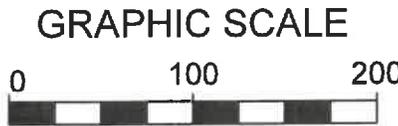
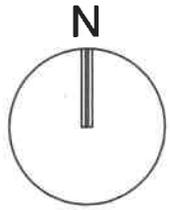
DATE	REVISIONS
01/21/22	REMOVE EXHIBIT DESIGNATION
02/09/22	ADD EXHIBIT DESIGNATION



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
D.B.	DEED BOOK
D.C.R.	DADE COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY

TRACT 27
NEWMANS SURVEY
(P.B. 2, PG. 26, B.C.R.)



SCALE: 1" = 100

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

EXHIBIT "A"

SKETCH & DESCRIPTION
GRIFFIN GARDEN APARTMENTS PHASE I A PORTION OF PARCEL A (PER PLAT), BCHA FL-76-6, P.B. 110, PG. 11, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6880

SHEET 2 OF 2

DRAWING NO. 11014.00 S & D PHASE 1

DATE	01/21/21
SCALE	1"=100'
FIELD BK.	N/A
DWNG. BY	DDB
CHK. BY	MMM

DATE	REVISIONS
01/21/22	REMOVE EXHIBIT DESIGNATION
02/09/22	ADD EXHIBIT DESIGNATION

LEGAL DESCRIPTION: Parcel B

A PORTION OF PARCEL A, BCHA FL-76-6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 87°01'04" EAST ALONG THE NORTH LINE OF SAID PARCEL A, 315.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 01°32'50" EAST ALONG THE EAST LINE OF SAID PARCEL A, 326.05 FEET; THENCE SOUTH 88°20'02" WEST, 130.84 FEET; THENCE NORTH 01°39'29" WEST, 44.10 FEET; THENCE SOUTH 88°22'02" WEST, 102.87 FEET; THENCE NORTH 01°37'58" WEST, 15.00 FEET; THENCE SOUTH 88°26'44" WEST, 81.18 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE NORTH 01°32'50" WEST, ALONG SAID EAST LINE, 259.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 92,216 SQUARE FEET OR 2.117 ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°32'50" EAST ALONG THE EASTERLY LINE OF PARCEL A, BCHA FL-76-6, AS RECORDED IN PLAT BOOK 110, ON PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 21, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY, P.S.M.
FLORIDA REG. NO. 5660

EXHIBIT "B"

SKETCH & DESCRIPTION

GRIFFIN GARDEN APARTMENTS
PHASE II
A PORTION OF PARCEL A (PER PLAT),
BCHA FL-76-6,
P.B. 110, PG. 11, B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 11014.00 S & D PHASE 2

DATE 01/21/21

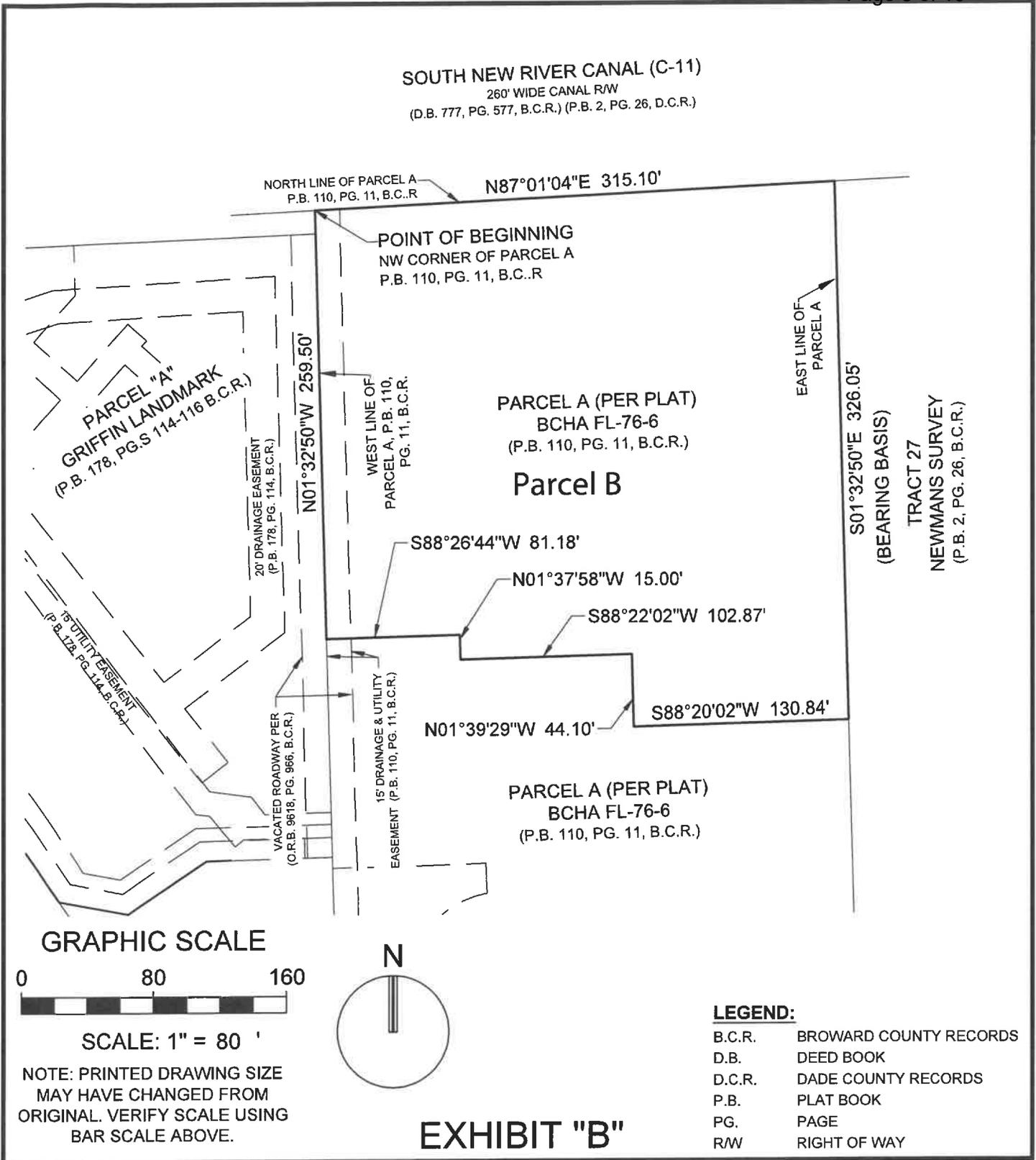
SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
01/21/22	REMOVE EXHIBIT DESIGNATION
02/09/22	ADD EXHIBIT DESIGNATION



SKETCH & DESCRIPTION

GRIFFIN GARDEN APARTMENTS
PHASE II
A PORTION OF PARCEL A (PER PLAT),
BCHA FL-76-6,
P.B. 110, PG. 11, B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

KEITH

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(954) 788-3400 FAX (954) 788-3500
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SHEET 2 OF 2

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DATE 01/21/21

SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
01/21/22	REMOVE EXHIBIT DESIGNATION
02/09/22	ADD EXHIBIT DESIGNATION

RESOLUTION NO. R 2022-010

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE PLAT NOTE ON THE PLAT KNOWN AS BCHA FL-76-6, RECORDED IN PLAT BOOK 110, PAGE 11; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, "BCHA FL-76-6" plat is recorded in Plat Book 110, Page 11 of the Broward County public records;

WHEREAS, the applicant applied for a delegation for the property located at 4881 Griffin Road (folio number 5041-25-11-0010);

WHEREAS, The proposed delegation would amend the restrictive note as depicted in Exhibit "A"; and

WHEREAS, the proposed delegation was heard by the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE THAT:

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town of Davie as its legislative findings relative to the subjects and matters set forth in this Resolution.

Section 2. The Town Council of the Town of Davie does hereby approve the proposed plat note amendment as described in Exhibit "A".

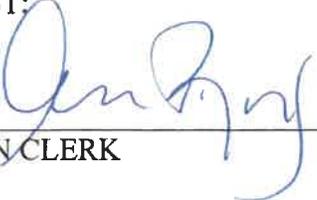
Section 3 . Conflict. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 4. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are declared severable.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th day of JANUARY, 2022.

ATTEST:



TOWN CLERK



MAYOR

APPROVED THIS 5th day of JANUARY, 2022.

Approved as to form and legality:



TOWN ATTORNEY

EXHIBIT A



December 22, 2020

**RE: Plat Note Amendment
Griffin Gardens Apartments Phase II
Broward County Housing Authority**

Dear Ms. Sirs,

The applicant Broward County Housing Authority (BCHA) is proposing to add additional units to the senior living facility at 4881 Griffin Road. The site is between Griffin Road and the New River Canal and is 5.98 acres. The facility was originally platted in 1981 as BCHA FL-76-6 Plat (PB 110, PG 11). The plat was restricted to 90 one bedroom units and 10 two bedroom units. The existing building is 4 floors and was built in 1983. The site net area is 5.98 acres. The site is zoned Griffin Corridor District and has a land use designation of Transit Oriented Corridor (TOC). The site is being rezoned to TOC-S.

The BCHA proposes to expand the senior center by adding 76 six additional units in a six story building on the north side of the existing complex. The unit mix will be 47 one bedroom units and 20 two bedroom units. The complex will be designed so that there will be a common area between the two buildings where the transit stop will be relocated so that it can serve both buildings.

To accomplish the proposed project a plat note amendment will be required to increase the units.

The existing note is:

This plat is restricted to 90- 1 bedroom units
10- 2 bedroom units

The proposed note is:

This plat is restricted to 100 midrise residential units on Parcel A and 76 midrise residential units on Parcel B.

Sincerely,

James Kahn
Digital signed by James Kahn
DN: cn=james.kahn, o=Keith
Date: 2020.12.21 14:44:45-0500

James Kahn, AICP

CC: BCHA

Corporate Office 301 E Atlantic Blvd Pompano Beach FL 33060 954.788.3400	Miami-Dade County 2160 NW 82 Ave Doral FL 33122 305.667.5474	Broward County 2312 S Andrews Ave Fort Lauderdale FL 33316 954.788.3400	Palm Beach County 120 N. Federal Hwy Suite 208 Lake Worth, FL 33460 561.469.0992	St. Lucie County 2325 SE Patio Cir. Port St. Lucie FL 34952 954.788.3400	Orange County 2948 E Livingston St. Orlando FL 32803 954.788.3400
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From: James Kahn <JKahn@keithteam.com>
Sent: Tuesday, May 3, 2022 8:36 AM
To: David Abramson <dabramson@davie-fl.gov>
Cc: Michael Vonder Meulen <MVonderMeulen@keithteam.com>; Derick Morgan <dmorgan@bchaf1.org>
Subject: Plat note BCHA FL-76-6

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

David,

Per our conversation on the Broward County Housing Authority Plat note approved by the Town, the County needs a letter that the Town does not have an objection to creating two parcels and applying units to each parcel. The purpose was to identify existing units on one parcel and the proposed on another parcel. The BCHA will remain the owner of both parcels. I have attached the Town Resolution and the legal for the parcels.

The proposed note is:

This plat is restricted to 100 Mid-Rise units on Parcel A and 76 Mid-Rise units on Parcel B.

The county asked for the letter to be addressed to:

Ms. Josie Sesodia, Director
Resilient Environment Department
Urban Planning Division
1 University Dr.
Plantation FL 33324

Thanks for your assistance, any questions please do not hesitate to call.

Jim Kahn



James Kahn, AICP
Senior Planner
Office: 954.788.3400
Email: JKahn@keithteam.com
www.KEITHteam.com

From: [James Kahn](#)
To: [David Abramson](#)
Subject: BCHA Plat note
Date: Wednesday, May 4, 2022 2:54:22 PM
Attachments: [KEITH_ae81a4cc-7712-4cf5-875e-03dd3c36f472.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

David,

To clarify the request for the 2 parcels it is based on the Housing Authority financing requirements. The BCHA will **retain** ownership of both parcels, there was a need to split the existing and the proposed for loan purposes only. There is no intent to create separate folio numbers. Since there were two parcels the approved units we assigned to each parcel.

Sincerely,

James Kahn, AICP



James Kahn, AICP
Senior Planner
Office: 954.788.3400
Email: JKahn@keithteam.com
www.KEITHteam.com