



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 081-UP-80

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name BCHA FL -76-6			
Plat/Site Number 081-UP-80		Plat Book - Page (if recorded) 110/11	
Owner/Applicant/Petitioner Name Griffin Gardens Apartments LLC			
Address 4780 N. SR 7		City Lauderdale Lakes	State FL
Phone 954-739-1114		Email dmorgan@bcha.org	
Agent for Owner/Applicant/Petitioner KEITH		Contact Person James kahn	
Address 301 E. Atlantic Blvd.		City Pompano Beach	State FL
Phone 954-788-3400		Email jkahn@keithteam.com	
Folio(s) 5041 25 11 0010			
Location North side of Griffin Rd. at/between/and SR 7 and/of FL Turnpike <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- Plat (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- Site Plan (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- Note Amendment (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- Vacation (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.29**)
 - Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.30**)
- Vacation (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<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 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.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) TOC	Land Use Plan Designation(s) TOC
Zoning District(s) TOC-S	Zoning District(s) TOC-S

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 three (3) years 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 three (3) years 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?
Residential	100 Units	current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			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.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Residential Mid rise	176 units		



Application Number _____

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
<input type="checkbox"/> Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

	1. Why is this property being platted? Attach an additional sheet(s) if necessary.				
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. <input type="checkbox"/> Yes <input type="checkbox"/> No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
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). <input type="checkbox"/> Yes <input type="checkbox"/> No					
4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number			
If YES, LUPA Number					
5. Does the note represent a change in TRIPS? <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change					
6. Does the note represent a major change in Land Use? <input type="checkbox"/> Yes <input type="checkbox"/> No					
7. 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. <input type="checkbox"/> Yes <input type="checkbox"/> No					
8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. <input type="checkbox"/> Yes <input type="checkbox"/> No					
9. 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. <input type="checkbox"/> Yes <input type="checkbox"/> No					
10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). <input type="checkbox"/> Yes <input type="checkbox"/> No					

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	12. 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).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	13. 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.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted. Name/Title	<input type="checkbox"/> Yes <input type="checkbox"/> No
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	16. 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, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	17. 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 (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	18. 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 (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	19. 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	20. 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 (ELBP Division).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address. Facility Name Address	<input type="checkbox"/> Yes <input type="checkbox"/> No
	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address. Facility Name Address	<input type="checkbox"/> Yes <input type="checkbox"/> No

	<p>24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Solid Waste Collector</p>		
	<p>26. 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>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>FPL – Name/Title</p>		
<p>AT&T – Name/Title</p>		
	<p>27. Estimate or state the total number of on-site parking spaces to be provided.</p>	<p>Spaces</p>
	<p>28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.</p>	<p>Seating</p>



May 5, 2022

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

**RE: Plat Note Narrative (BCHA FL-76-6 PB 110,PG 11)
Griffin Gardens Apartments
Broward County Housing Authority**

Dear Ms. Sesodia,

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. The facility was originally platted in 1981 as BCHA FL-76-6 Plat. 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 29 two bedroom units. All facility units will be independent living. 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. The request includes creating two parcels: Parcel A existing and Parcel B the proposed expansion. Purpose of parcels is due to financing, BCHA will retain ownership of both parcels.

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 Mid-Rise units on Parcel A and 76 Mid-Rise units on Parcel B.

Sincerely,

Digitally signed by James Kahn
DN: cn=JAMES KAHN, o=KEITH, ou=James Kahn
Date: 2022.05.05 10:19:57-0400
James Kahn

James Kahn, AICP

Attachment: Sketch and Legal Parcel A and B

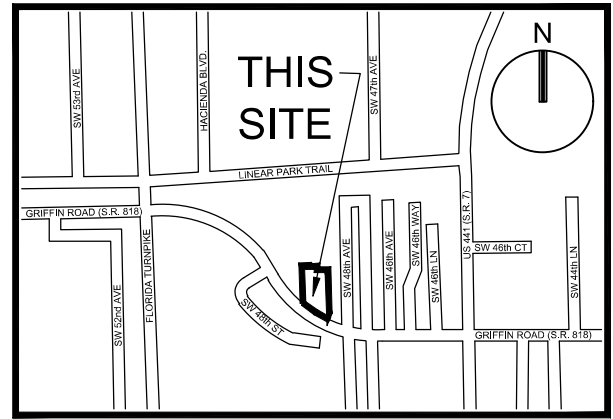
Corporate Office 301 E Atlantic Blvd Pompano Beach FL 33060 954.788.3400	Miami-Dade County 2160 NW 82 Ave Doral FL 33122 305.667.5474	Broward County 2312 S Andrews Ave Fort Lauderdale FL 33316 954.788.3400	Palm Beach County 120 N. Federal Hwy Suite 208 Lake Worth, FL 33460 561.469.0992	St. Lucie County 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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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

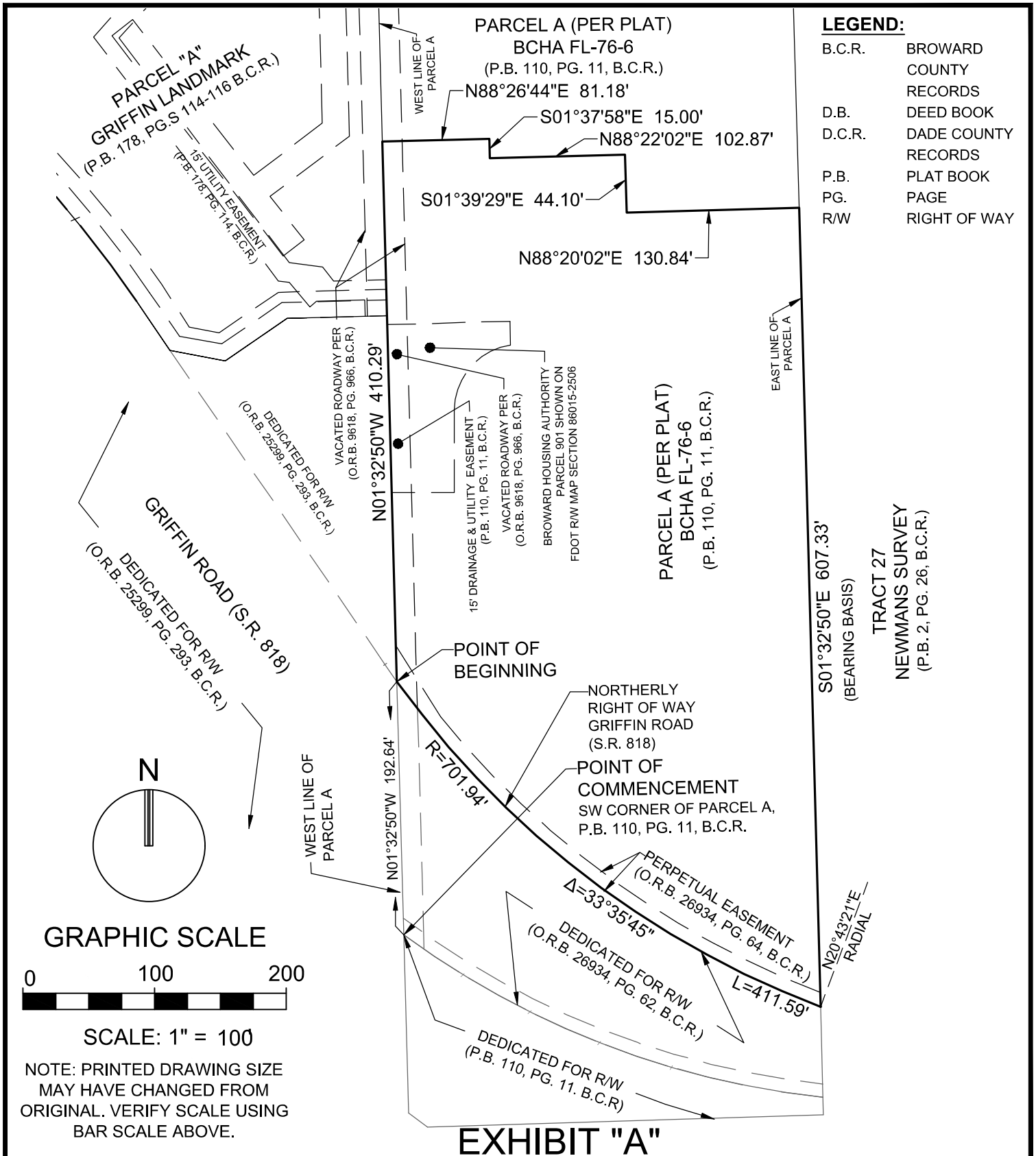


Digitally signed
by Michael M
Mossey
Date:
2022.02.09
18:35:26 -05'00'

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

EXHIBIT "A"

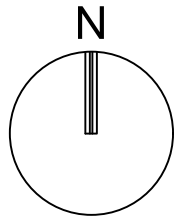
<p>SKETCH & DESCRIPTION</p> <p>GRIFFIN GARDEN APARTMENTS PHASE I A PORTION OF PARCEL A (PER PLAT), BCHA FL-76-6, P.B. 110, PG. 11, B.C.R.</p> <p>TOWN OF DAVIE, BROWARD COUNTY, FLORIDA</p>	 <p>301 EAST ATLANTIC BOULEVARD POMPAHO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p>	DATE <u>01/21/21</u>	DATE	REVISIONS
		SCALE <u>1"=100'</u>	01/21/22	REMOVE EXHIBIT DESIGNATION
		FIELD BK. <u>N/A</u>	02/09/22	ADD EXHIBIT DESIGNATION
		DWNG. BY <u>DDB</u>		
		CHK. BY <u>MMM</u>		
	SHEET <u>1</u> OF <u>2</u>			
	DRAWING NO. <u>11014.00 S & D PHASE 1</u>			



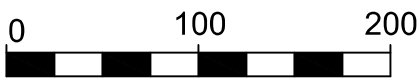
LEGEND:

- 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.)



GRAPHIC SCALE



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



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

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

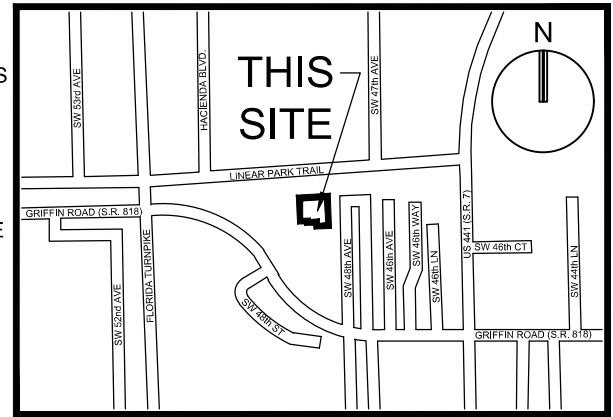
CHK. BY MMM

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.



**LOCATION MAP:
NOT TO SCALE**

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.

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.
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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



Digitally signed
by Michael M
Mossey
Date:
2022.02.09
18:36:22 -05'00'

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



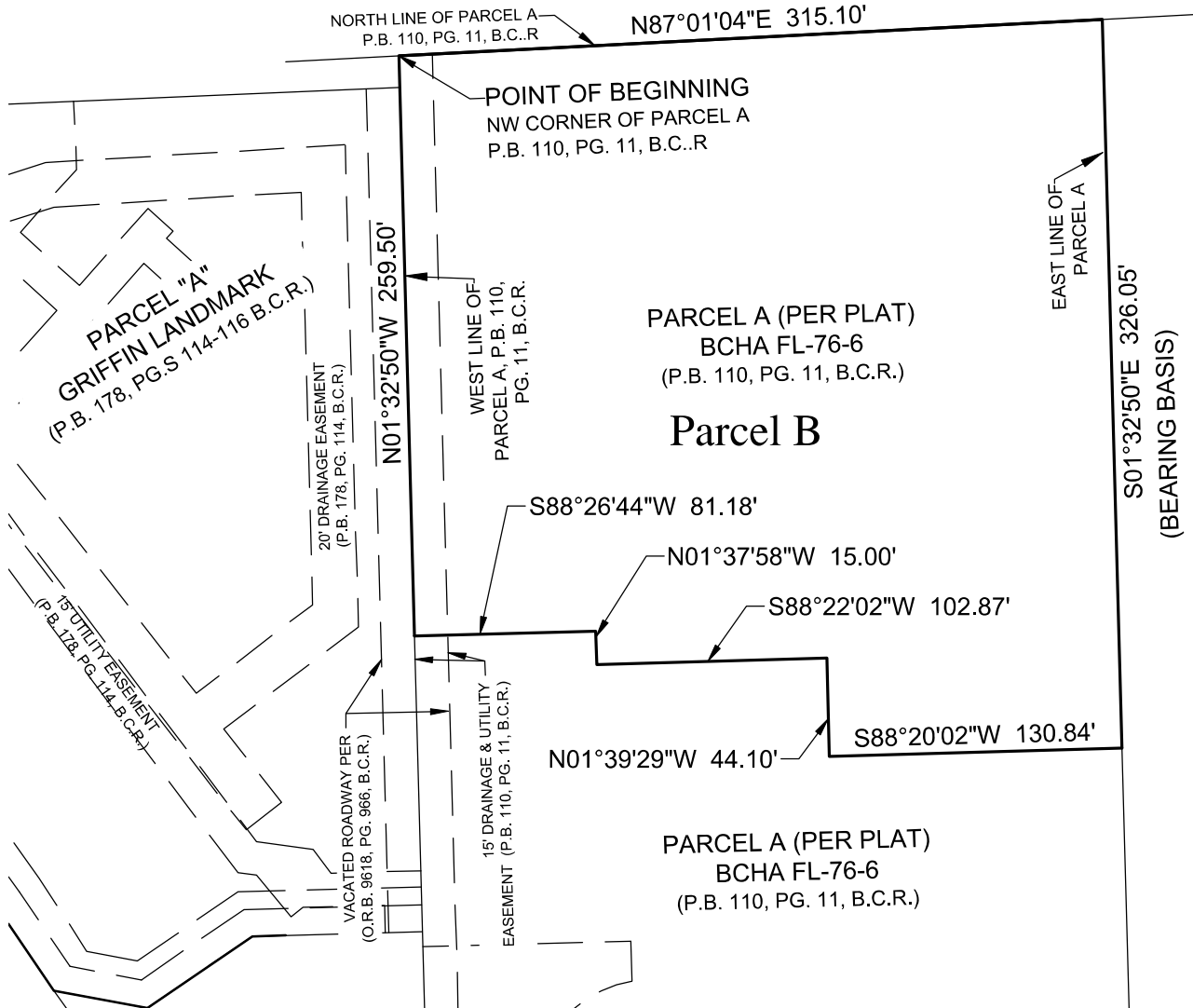
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

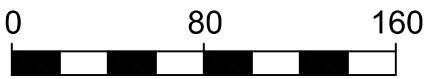
DRAWING NO. 11014.00 S & D PHASE 2

DATE	<u>01/21/21</u>	DATE	REVISIONS
SCALE	<u>1"=80'</u>	01/21/22	REMOVE EXHIBIT DESIGNATION
FIELD BK.	<u>N/A</u>	02/09/22	ADD EXHIBIT DESIGNATION
DWNG. BY	<u>DDB</u>		
CHK. BY	<u>MMM</u>		

SOUTH NEW RIVER CANAL (C-11)
 260' WIDE CANAL R/W
 (D.B. 777, PG. 577, B.C.R.) (P.B. 2, PG. 26, D.C.R.)



GRAPHIC SCALE



SCALE: 1" = 80'

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

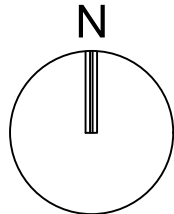


EXHIBIT "B"

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

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 2 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