

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
Zip 33319			
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
Zip 33060			
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 north side/corner north street name street name / side/corner street name			

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?		☐ Yes	☒ No
		☐ Don't Know	
This is a resubmittal of:		☐ Entire Project	☐ Portion of Project
		☐ N/A	
What was the project number assigned by the Urban Planning Division?		Project Number	☐ N/A ☐ Don't Know
Project Name			☐ N/A ☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		☐ Yes	☐ No
		☐ Don't Know	
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?		☐ Yes	☒ No
		☐ 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? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☐ 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.) ☒ 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 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?	<u>Has</u> been or <u>will</u> 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		

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

02/23/2022
Date

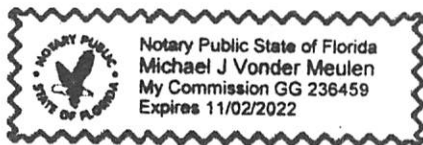
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 23rd day of February, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Michael Vonder Meulen
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

GG 236459
Serial Number (if applicable)

For Office Use Only

Application Type

NOTE Amendment Application

Application Date

3/4/22

Acceptance Date

3/7/2022

Fee

\$ 2,260.00

Comments Due

3/28/22

Report Due

TBD

CC Meeting Date

TBD

Adjacent City or Cities

N/A

☒ Plats

☒ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other:

Narrative/Resolution

Distribute To

☐ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

[Signature]
Diego Penaloza



Application Number _____

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
☐ Plat	☐ Site Plan	☐ 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 ☐ Yes ☐ No or Official Record Book and Page Number.				
	<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). ☐ Yes ☐ No				
4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☐ No If YES, LUPA Number				
5.	Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☐ No Change				
6.	Does the note represent a major change in Land Use? ☐ Yes ☐ 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. ☐ Yes ☐ No				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ 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. ☐ Yes ☐ 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). ☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ 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.)	☐ Yes ☐ No
14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes ☐ No
Name/Title	
15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ 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).	☐ Yes ☐ 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.	☐ Yes ☐ 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).	☐ Yes ☐ No
21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☐ Yes ☐ No
Facility Name Address	
22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes ☐ 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.	☐ Yes ☐ No
Facility Name Address	

	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☐ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☐ No
	Solid Waste Collector	
	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.	☐ Yes ☐ No
	FPL – Name/Title AT&T – Name/Title	
	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces
	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.	Seating



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,

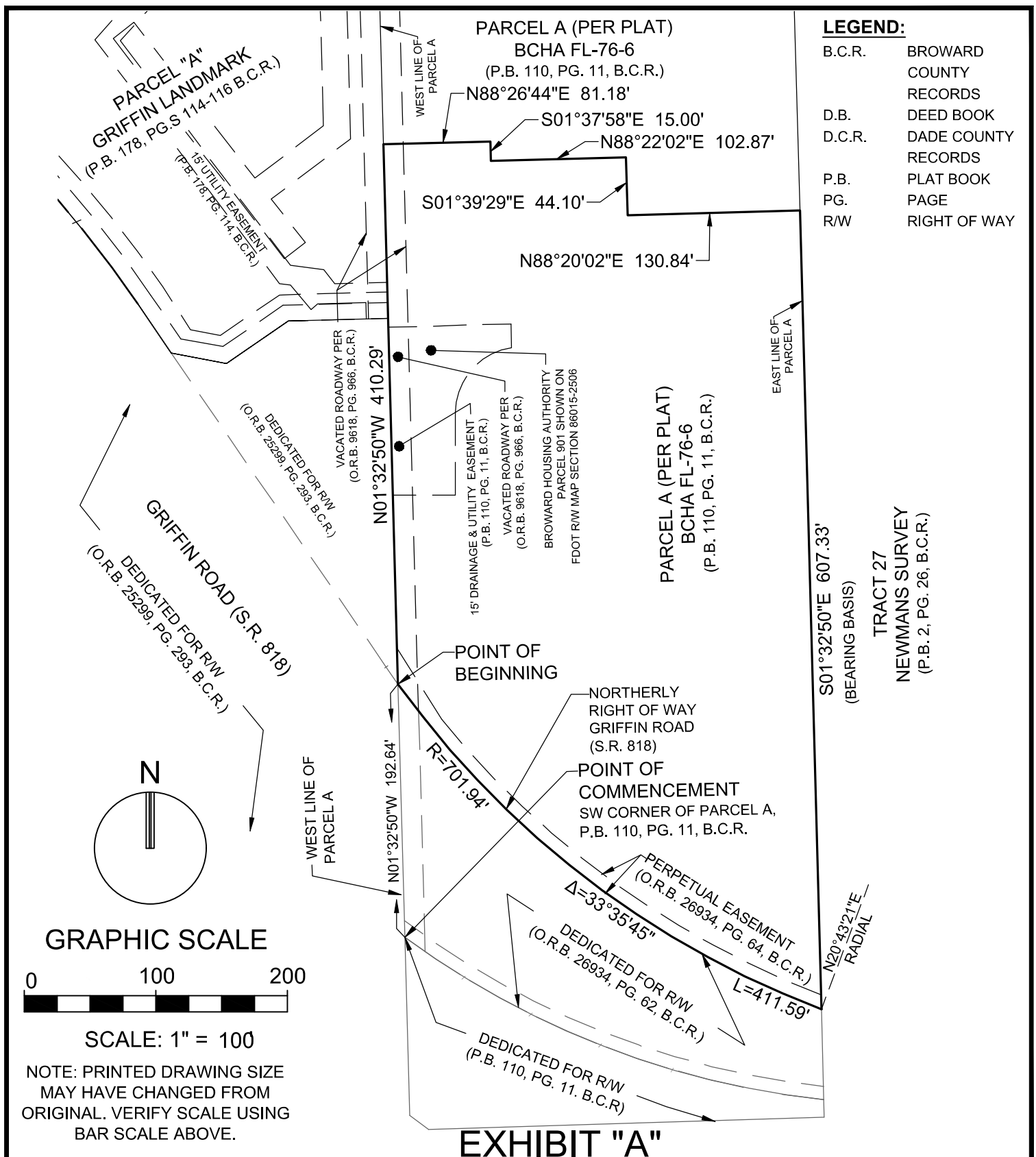
James Kahn
Digitally signed by James Kahn
DN: cn=J. Kahn, o=Keith, ou=Keith, email=j.kahn@keith.com, c=US
Date: 2022.05.05 10:19:57-0400

James Kahn, AICP

Attachment: Sketch and Legal Parcel A and B

Corporate Office	Miami-Dade County	Broward County	Palm Beach County	St. Lucie County	Orange County
301 E Atlantic Blvd Pompano Beach FL 33060 954.788.3400	2160 NW 82 Ave Doral FL 33122 305.667.5474	2312 S Andrews Ave Fort Lauderdale FL 33316 954.788.3400	120 N. Federal Hwy Suite 208 Lake Worth, FL 33460 561.469.0992	2325 SE Patio Cir. Port St. Lucie FL 34952 954.788.3400	2948 E Livingston St. Orlando FL 32803 954.788.3400

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



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
POMPAHO 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'

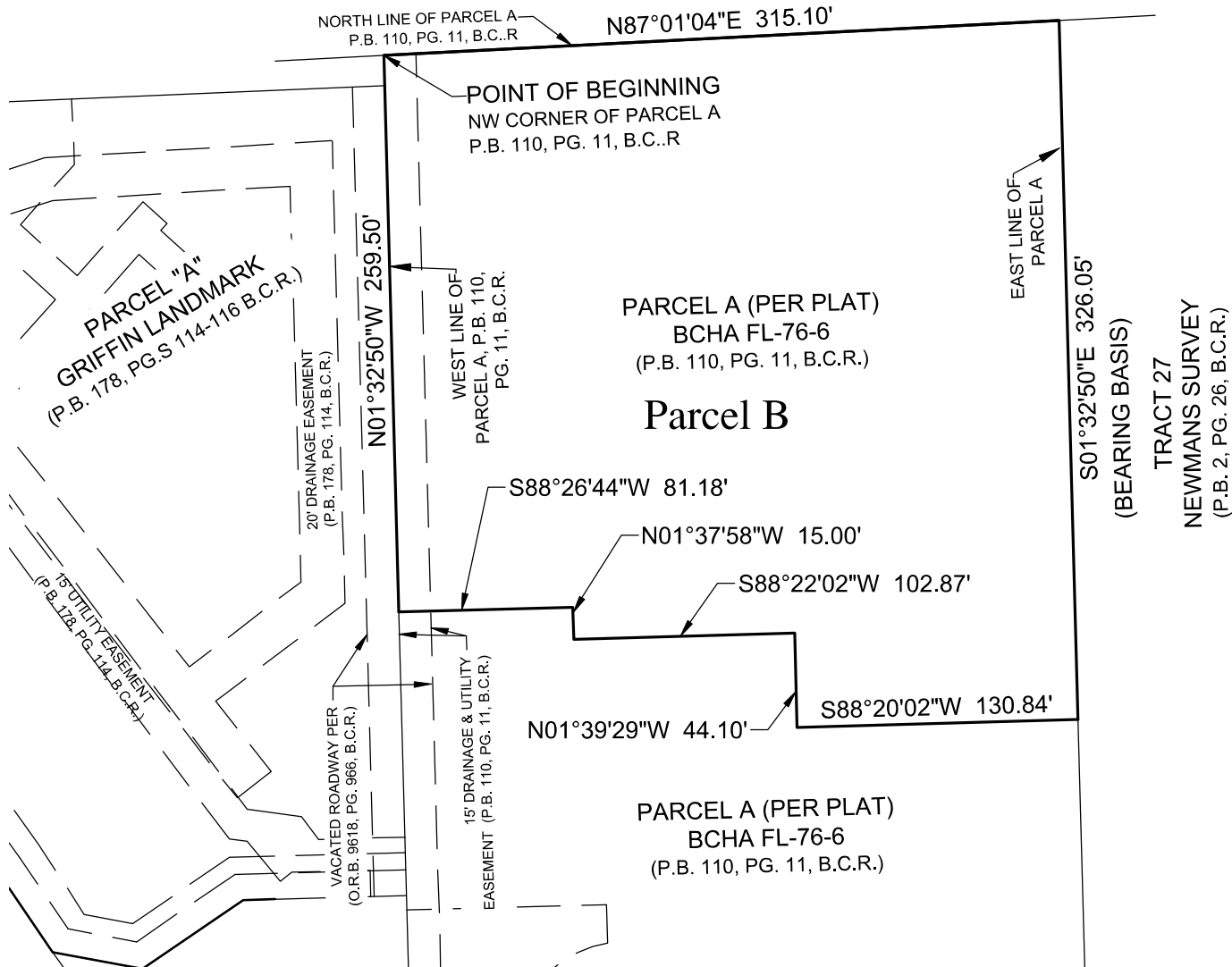
FIELD BK. N/A

DWNG. BY DDB

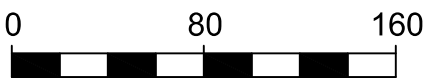
CHK. BY MMM

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

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.

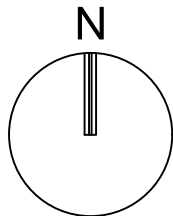


EXHIBIT "B"

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
 POMPAÑO 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