

Planning and Development Management Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida
Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name High Point Rehabilitation Center, A Replat
 Plat Number 439-MP-86 Plat Book - Page 131-29 (If recorded)
 Owner/Applicant Chabad Lubavitch of Southwest Broward, Inc. Phone 954-364-6028
 Address 5960 SW 106th Ave City Cooper City State FL Zip Code 33328
 Owner's E-mail Address Chabadswb@gmail.com Fax # _____
 Agent Jeremy Shir Phone _____
 Contact Person Jeremy Shir
 Address 1 East Broward Blvd City Fort Lauderdale State FL Zip Code 33301
 Agent's E-mail Address Jshir@beckerlawyers.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)
 Current note for entire plat Please see attached document

 Proposed note for entire plat Please see attached document

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has 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.
 Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____
 Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No
 Will project be served by an approved potable water plant? If YES, state name and address. Yes No
 Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
 Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.
 Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.
 Estimate or state the total number of on-site parking spaces to be provided SPACES 88
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS _____
 Number of students for a daycare center or school STUDENTS Attached
 Reasons for this request (Attach additional sheet if necessary.) Plat Note Amendment

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which about residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- 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.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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.

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?
Please see attached					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

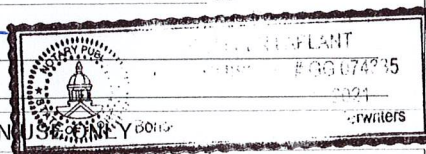
State of Florida
County of Broward

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

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2020 (year)

By Pinny Andrusier (name of person acknowledging) who is personally known to me or has presented [Signature] as identification.

Signature of Notary Public Colleen LaPlant
Type or Print Name Colleen LaPlant



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time: 2:28pm Application Date: 6/23/2020 Acceptance Date: 6/24/2020

Comments Due: 7/15/2020 C.C. Mtg. Date: T.B.D.

Plats Survey Site Plan City Letter

Other Attachments(Describe) _____

Title of Request Note Amendment

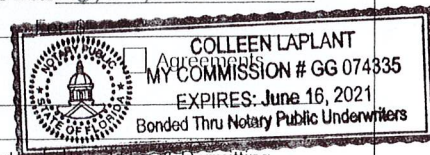
Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only) Other _____

Adjacent City Davie

Received by Monica Randles

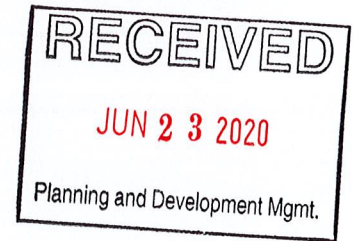


Jeremy B. Shir, Esq.
Attorney at Law
Phone: (954) 364-6028 Fax: (954) 985-4176
jshir@beckerlawyers.com

Becker

Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

Via Federal Express



June 19, 2020

Josie P. Sesodia, Director
Planning and Development Management Division
1 N. University Drive, Suite 102A
Plantation, FL 33324

RE: *Plat Note Amendment Application for High Point Rehabilitation Center, A Replat, Plat Number 139-MP-86 recorded in Book 131, Page 29 of Broward County Public Records, in Cooper City, FL*

Dear Ms. Sesodia:

On behalf of my client Chabad of Southwest Broward, LLC ("Chabad of SW Broward"), the below narrative requests an amendment to the aforementioned plat note. The existing language and proposed language are included below. Please note that the proposed language has already been approved by the Cooper City Commission.

From:

"This plat is restricted to a Special Residential Facility containing 63 Beds or 31 Dwelling Unit Equivalents as defined in County Ordinance 85-92. This plat is further restricted to facilities allowed within Chapter 9, 901 Group D Occupancy, Division 2, of the South Florida Building Code (1986 Broward County Edition. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County."

To:

"This plat is restricted to 26,000 sq.ft. Synagogue/church use including weekend retreat (26 beds), 16,000 sq. ft. of private school including ancillary dormitory (36 beds), 7,000 sq.ft. of daycare".

Chabad of SW Broward achieved final approval from the Cooper City Commission on December 17, 2019 for a Site Plan, Rezoning, Conditional Use, Variances and Plat Note Amendment for the parcel with the legal description "High Point Rehabilitation Center, A Replat 131-29 B Parcel A", Cooper City. The site has been vacant for several years but was approved for and used as a Medical-Institutional facility for a number of years. The proposed project is for a (conditional use) religious sanctuary, secondary school for students living on campus (Yeshiva), daycare, as well as dormitory and retreat accessory use. The total area of the parcel is 6.31 acres, consisting of 35,538 square feet of existing conditioned space. The

Josie P. Sesodia, Director
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project is expected to consist of two phases of buildout; Phase 1 will include the repurposing of existing buildings for religious worship and prayer, the construction of an 1,800 sq. ft. Mikveh (primarily used by women for ritual baths and spiritual cleansing) as well as required site and infrastructure improvements. Phase 2 will include the demolition of an administration building (4,127 sq. ft.) and construction of a new 9,300 sq. ft. Sanctuary overlooking the lake, along with required site and infrastructure improvements. The total square footage building area thus ultimately rises to 42,511 sq. ft.

Building 1, the Mikveh, is 1,800 square feet and will consist of bathing facilities for both men and women.

Building 2, the dormitory, is 8,241 square feet and will be for 13 to 15 year olds who will be attending the Chabad Judaic school on-campus; there are 13 sleeping rooms with 36 beds (18 dwelling units) in the dormitory to consist of single and bunk beds, with 1 dedicated bedroom for a 24/7 staff member. These students will live on campus during the school year. The school will operate for 10 months during the year; during the summer, there will still be class to those who wish to remain on the campus through a camp program. The school for the 13-15-year olds will be composed solely of the students residing on campus (no outside students).

Building 3, Secondary School, is 9,275 square feet and will offer religious classes for students residing on-campus, adult education classes, administrative support along with a full-service kitchen and dining area. The 2,000 square foot dining area will dual as a temporary sanctuary during weekends and holidays holding a maximum of 133 congregants. Please note that the temporary sanctuary will only be open from Friday evening 5pm until Sunday, and Jewish holidays.

Building 4, the Retreat has 8,241 square feet and will allow Orthodox families and groups to attend weekend seminars and provide a single facility for services, classes and meals. The Retreat will only be open on the Sabbath and Jewish holidays, when driving is not permitted, and will provide 14 sleeping rooms (13 dwelling units). An existing pool in the rear of the building will be renovated and offer spirituality, tranquility and disconnectedness from modern life through structured programs such as yoga.

Building 5, an administrative office facility, has 4,127 square feet and will continue to operate with the same use and occupancy during Phase I, and be demolished during Phase II to make way for the new **Replacement Building 5**, housing the permanent sanctuary. Please note that the sanctuary will only be open from Friday evening 5pm until Sunday, and Jewish holidays.

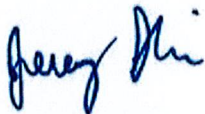
Building 6, the proposed daycare, is 5,654 square feet and is being designed for 72 students who will attend year-round classes; once again, during the summer months it will be less rigorous and more focused on bonding and communal activities. The curriculum for all the programs are strictly religion-based, offering Torah, Talmud, Jewish Law and History, Ethics and Mitzvah projects. The anticipated staff with the daycare is 8 employees total (6 teachers and 2 administrative staff). This building shall be open Monday - Friday 7:30am to 3pm and closed on all Jewish holidays.

I have attached a copy of the Plat Note Amendment application, Cooper City approving Resolution, Plat, required documentation for existing buildings, additional sheet for plat note amendment application and a check in the amount of \$2,090.00 to process this request.

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Should you have any questions on the above request, or require more information regarding this request, please feel free to contact me at 954-364-6028 or by email at Jshir@beckerlawyers.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy Shir".

Jeremy B. Shir
For the Firm
Enclosures

***Plat Note Amendment Application for High Point Rehabilitation Center, A Replat,
Plat Number 139-MP-86 recorded in Book 131, Page 29
of Broward County Public Records, in Cooper City, FL***

Additional Sheet for Plat Note Amendment Application

Proposed Changes:

Current note for entire plat:

"This plat is restricted to a Special Residential Facility containing 63 Beds or 31 Dwelling Unit Equivalents as defined in County Ordinance 85-92. This plat is further restricted to facilities allowed within Chapter 9, 901 Group D Occupancy, Division 2, of the South Florida Building Code (1986 Broward County Edition. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County."

Proposed note for entire plat:

"This plat is restricted to 26,000 sq.ft. Synagogue/church use including weekend retreat (26 beds), 16,000 sq. ft. of private school including ancillary dormitory (36 beds), 7,000 sq.ft. of daycare"

Will project be served by an approved portable water plant? YES

Cooper City Treatment Plant, 11791 SW 49th Street, Cooper City, FL 33330

Will project be served by a sewage treatment plant? YES

Cooper City Treatment Plant, 11791 SW 49th Street, Cooper City, FL 33330

Number of students for daycare center or school:

72 preschool, 35 dorm (Yeshiva)

Page 2 – Required documentation for existing buildings

Please see attached survey and latest approved site plan