



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Chapel Trail II	Application Number:	033-MP-81
Application Type:	Note Amendment	Legistar Number:	26-042
Owner/Applicant:	Chabad Lubavitch of Pembroke Pines, Inc.	Commission District:	1
Authorized Agent:	Jeremy Shir Law Firm	Section/Twn./Range:	13/51/39
Location:	Parcel A-1 of the plat located on the south side of Johnson Street, between Northwest 184 Avenue and Northwest 186 Avenue	Folio Number (s):	5139-11-03-0091 (Parcel A-1)
Municipality:	City of Pembroke Pines	Platted Area:	1496.87 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until May 10, 2027		
Meeting Date:	April 14, 2026		

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

The Application is attached (**Exhibit 4**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	July 7, 1981	Plat Book and Page Number:	112-16
Date Recorded:	February 17, 1982	Current Instrument Number:	112117531 / 117397119
Plat Note Restrictions			
Current Plat Note:	<ol style="list-style-type: none"> 1. That portion of Parcel A, as described in Exhibit A, is restricted to 24,298 square feet of daycare and 17,818 square feet of church, 100,000 square feet of office use and 150,000 square feet of commercial use. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. 2. A portion of Parcels A, B and C shall be restricted to 352 residential units. 3. A portion of Parcel B shall be restricted to 238 residential units. 4. Parcel G shall be restricted to 272 residential units; Parcel H shall be restricted to 395 residential units; Parcels G & H, excluding Parcel G-1, G-2, G-3, and G-4 shall be restricted to 507,124 square feet of industrial use (426,722 square feet existing, 80,402 square feet proposed), 26,000 square 		

	<p>feet of elementary school, 44,200 square feet of middle school and 77,500 square feet of high school.</p> <ol style="list-style-type: none"> 5. Parcel G-1 shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses (office and commercial uses combined shall not exceed 30 percent of the business park use), and an additional 113,558 square feet of commercial use. When a bay or single tenant occupancy within Parcel G-1 determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. 6. Parcel G-2, Units 117 and 118 of Warehouse C, is restricted to 5,961 square feet of office use. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. 7. Parcel G-3 is restricted to 170,600 square feet of industrial use. Freestanding office buildings or commercial/retail buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of road impact/concurrency fees. 8. Parcel G-4, Units 112B, 113, and 114 of "Warehouse B" is restricted to 7,457 square feet of ballet school. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.
<p>Proposed Note:</p>	<ol style="list-style-type: none"> 1. That portion of Parcel A, as described in Exhibit A, is restricted to 24,298 square feet of daycare and 17,818 square feet of church, 100,000 square feet of office use and 150,000 square feet of commercial use. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. 2. A portion of Parcels A, B and C shall be restricted to 352 residential units. 3. Parcel A-1 (see attached legal description) shall be restricted to 10,115 square feet of religious use. 4. A portion of Parcel B shall be restricted to 238 residential units. 5. Parcel G shall be restricted to 272 residential units; Parcel H shall be restricted to 395 residential units; Parcels G & H, excluding Parcel G-1, G-2, G-3, and G-4, shall be restricted to 507,124 square feet of industrial use (426,722 square feet existing, 80,402 square feet proposed), 26,000 square feet of elementary school, 44,200 square feet of middle school and 77,500 square feet of high school. 6. Parcel G-1 shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses (office and commercial uses combined shall not exceed 30 percent of the business park use), and an additional 113,558 square feet of commercial use. When a bay or single tenant occupancy within Parcel G-1 determined to be a Commercial or Office use by the County, based upon the definitions

	<p>in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses.</p> <p>7. Parcel G-2, Units 117 and 118 of Warehouse C, is restricted to 5,961 square feet of office use. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p> <p>8. Parcel G-3 is restricted to 170,600 square feet of industrial use. Freestanding office buildings or commercial/retail buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of road impact/concurrency fees.</p> <p>9. Parcel G-4, Units 112B, 113, and 114 of "Warehouse B" is restricted to 7,457 square feet of ballet school. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p>
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This plat is located within the Chapel Trail Development Regional Impact (DRI) and the City of Pembroke Pines confirmed that the proposed development is consistent with the DRI.

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Pembroke Pines Comprehensive Plan is the effective land use plan. That plan designates the area covered by Parcels A-1 of this plat for the uses permitted in the "Commercial within a Dashed Line Area" land use category. The existing and proposed religious use is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Municipal Review

The City of Pembroke Pines has submitted a Letter of No Objection dated February 2, 2026, supporting the note amendment.

3. Adjacent Municipal Review

Broward Municipal Services District was notified of this application and did not provide a response.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have no objection to this plat note amendment.

5. Concurrency – Transportation

This plat is located in the Southwest Standard Concurrency District, where level of service (LOS) is expressed in PM Peak Hour trips and where road-based impact fees apply per Sec. 5-182.1(b) of Land Development Code. The proposed development generates an increase of 8 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	1,244	1,244

Non-residential	3,863	3,871
Total	5,107	5,115
Difference	5,115 – 5,107 = 8	

6. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Pembroke Pines	City of Pembroke Pines
Plant name:	Pembroke Pines WTP (04/25)	Pembroke Pines WWTP (09/25)
Design Capacity:	18.0 MGD	10.45 MGD
Annual Average Flow:	16.2 MGD	8.18 MGD
Estimated Project Flow:	0.0028 MGD	0.0028 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

7. Impact Fee

All impact fees (school impact fees, park impact fees, road impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

8. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward

County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

9. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

10. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The subject property is within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014_32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall contact Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Urban Planning Division, Historic Preservation Program, at 1 North University Drive, Plantation, Florida 33324 or by phone at (954) 357-9731 for additional information about historical preservation regulations.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med_Exam_Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

11. Utilities

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

12. 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 Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff 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 Southwest Standard Concurrency District, and this application satisfies the concurrency requirements for regional road network as specified in Section 5-182(a)(1)(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 ensure compliance with the standards and requirements of the Land Development Code.

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 14, 2027**.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[AO]