



Application Number \_\_\_\_\_

Public Works and Environmental Services Department  
**HOUSING AND URBAN PLANNING DIVISION**

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

## Platting & Development Application

<b>Project Information</b>			
Plat Name			
Plat Number		Plat/Agreement Book - Page (if recorded)	
Owner(s)/Petitioner(s) Name			
Address		City	State      Zip
Phone	Email		
Agent for Owner/Petitioner		Contact Person	
Address		City	State      Zip
Phone	Email		
BCPA Folio Number(s)			
General Location			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north      street name      street name / side/corner      street name</i>			

<p><b>Type of Application</b></p> <p>Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>New Plat</b></li> <li><input type="checkbox"/> <b>Plat Note Amendment</b></li> <li><input type="checkbox"/> <b>Tri-Party Agreement – Building Permit Prior to Plat Recording</b></li> <li><input type="checkbox"/> <b>Lien Release / Standard Agreements</b></li> <li><input type="checkbox"/> <b>Vacation</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Vacating Plats, or any Portion Thereof (BCCO 5-205)</b></li> <li><input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)</b></li> <li><input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)</b></li> </ul> </li> </ul>
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<b>Application Information</b>				
Has this project been previously submitted?		<input type="checkbox"/> Yes	<input 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 Housing and 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 proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:		
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.		

<b>Replat Information (for new plats only)</b>			
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>If YES, please answer the following questions.</b>			
Project Name of underlying approved and/or recorded plat		Project Number	
Is the underlying plat all or partially residential? If yes, please answer the following questions. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Number and type of units approved in the underlying plat.			
Number and type of units proposed to be deleted by this replat.			

<b>School Concurrency (for residential applications only)</b>			
Does this application contain any residential units?			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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 type="checkbox"/> No <input type="checkbox"/> N/A
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 type="checkbox"/> No <input type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.</b>			

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)

Existing Use					
A credit against impact fees may be given for the site's current or previous use.					
Are there any existing structures on the site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>					
Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
<b><u>Gross non-residential square footage</u></b> includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.					

Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area

**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

10/29/2025  
Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 29 day of OCTOBER, 2025, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

MOTI DOVER  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public – State of Florida



**MOTI DOVER**  
Commission # HH 596401  
Expires January 21, 2029

Notary Seal (or Title or Rank)

H# 596401  
Serial Number (if applicable)

**For Office Use Only**

Application Type

**Note Amendment**

Application Submittal Date <b>10/29/2025</b>	Acceptance Date <b>11/05/2025</b>	Fee <b>\$2,090.00</b>
Comments Due <b>12/05/2025</b>	Report Due <b>12/15/2025</b>	CC Meeting Date <b>TBD</b>

Adjacent Municipality

**BMSD**

- Plat     
  Survey     
  Narrative     
  Title Work     
  Agent Affidavit  
 Municipal Approval     
  Pre-Application Conference Receipt

Other: **FDOT letter, Signed and sealed sketch and legal, site plan**

Distribute To  
 Full Review     
  Administrative Review

Accepted By

**Adrien Osias**

Application - Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Residential units	1,257 units	Day Care	24,298 sq. ft.
		Commercial use	493,038 sq. ft.
		Industrial use	677,724 sq. ft.
		Church	17,818 sq. ft.
		Office use	105,961 sq. ft.
		Elementary School	26,000 sq. ft.
		Middle School	44,200 sq. ft.
		High School	77,500 sq. ft.
		Private School	7,457 sq. ft.



LAND USE & ZONING PRACTICE

Jeremy B. Shir  
JEREMY SHIR LAW FIRM, PA  
1221 S 21<sup>st</sup> Ave  
Hollywood, FL 33020  
DIRECT (954) 662-3496  
EMAIL [JeremyShir@JeremyShirLawfirm.com](mailto:JeremyShir@JeremyShirLawfirm.com)

November 5, 2025

Mr. Darby Delsalle, Director  
Broward County Housing & Urban Planning Division  
1 N. University Drive, Box #102  
Plantation, FL 33324

**RE: Narrative for Proposed Plat Note Amendment for Chapel Trail II Plat on Behalf of Chabad Lubavitch of  
Pembroke Pines, Inc. Planned Addition of 1,315 Sq. Ft. Mikveh**

Dear Mr. Delsalle:

On behalf of my client Chabad Lubavitch of Pembroke Pines, Inc. (“Chabad of Pembroke Pines”), this narrative provides background for the planned addition of a 1,315 sq. ft. mikveh or ritual bath for the site, located at 18490 Johnson Street, in Pembroke Pines and comprising a portion of Parcel A, Chapel Trail II plat, recorded in Plat Book 112, Page 16, according to Broward County Public Records. Per County records, there have been multiple Agreements for Amendment of Notation on Plat, including that document recorded in Book OR50568, Page 1540 (Instrument #112117531) limiting the (non-residential) uses to 24,298 square feet of day care, 17,818 square feet of church use, 100,000 square feet of office use, and 150,000 square feet of commercial use on the relevant portion of Parcel A, as well as that document recorded in Instrument #117397119. Per discussions with the City, there is not sufficient square footage remaining to accommodate the planned mikveh addition and possible minor additions (community facility and/or religious use) in the future, as the 17,818 square feet is allocated to the Church of Jesus Christ of Latter-day Saints located to the west at 18550 Johnson Street. As the existing Chabad site has not yet been included as a religious/church use, we are requesting to include the existing square footage (7,932 square feet of existing buildings on site) plus the proposed 1,315 mikveh addition, as well as an additional 868 square feet to accommodate potential future additions/renovations, for a total of 10,115 square feet of religious use. Please see below for the existing plat note and proposed plat note for that portion of Parcel A, as well as the existing plat note and proposed plat note for the newly created Parcel A-1 of the Chapel Trail II plat:

**That portion of Parcel A, Chapel Trail II plat:**

Existing Plat Note: That portion of Parcel A is restricted to 24,298 square feet of day care, 17,818 square feet of church use, 100,000 square feet of office use, and 150,000 square feet of commercial use on the relevant portion of Parcel A. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Plat Note: Parcel A-1 shall be restricted to 10,115 square feet of religious use (see attached legal description).

**Chapel Trail II Plat:**

Existing Plat Note:

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 feet of elementary school, 44,200 square feet of middle school and 77,500 square feet of high school.
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 increase 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.

Proposed Plat Note:

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 shall be restricted to 10,115 square feet of religious use (see attached legal description).
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 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.
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 increase impacts.
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.

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.

Very truly yours,



Jeremy Shir



SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "**CHAPEL TRAIL II**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHERLY MOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING THREE DESCRIBED COURSES: (1) NORTH 01°47'15" WEST, 300.00 FEET; (2) NORTH 01°38'46" EAST, 200.36 FEET; (3) NORTH 01°47'15" WEST, 303.96 FEET TO A POINT ON A LINE 1002.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°52'26" WEST, ALONG SAID PARALLEL LINE, 285.39 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 89°52'26" WEST, 314.86 FEET; THENCE NORTH 01°47'15" WEST, 320.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON STREET AND A POINT ON A LINE 1322.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED OF RIGHT ANGLES, THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 13; THENCE NORTH 89°52'26" EAST, ALONG SAID PARALLEL AND SAID SOUTH LINE, 271.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (FROM WHICH A RADIAL LINE BEARS NORTH 80°25'12" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 180.38 FEET, A CENTRAL ANGLE OF 36°27'31" AND ON ARC DISTANCE OF 114.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°07'34" EAST, 220.06 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 98,937 SQUARE FEET (2.2713 ACRES), MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF NW 8TH STREET (JOHNSON STREET) BEING N89°52'26"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: CHABAD LUBAVITCH OF PEMBROKE PINES INC.

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 74810

DATE: 10/02/25

PARCEL A-1

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CHABAD OF PEMBROKE PINES

SHEET 1 OF 2

**John F  
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by John F Pulice

Date: 2025.10.07

07:16:19 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



BLOCK A  
"CHAPEL LAKES ESTATES"  
PLAT BOOK 154, PAGE 44

LOT 31 | LOT 32 | LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38

TRACT E

NORTH RIGHT-OF-WAY LINE

80' PUBLIC RIGHT-OF-WAY  
PLAT BOOK 112, PAGE 16

NW 8TH STREET  
(JOHNSON STREET)

N89°52'26"E 271.72'

N80°25'12"E  
RADIAL

1322.00' NORTH OF  
AND PARALLEL WITH  
S LINE NE 1/4  
SECTION 13-51-39

SOUTH RIGHT-OF-WAY LINE

R=180.38'  
CA=36°27'31"  
A=114.78'

A PORTION OF  
"CHAPEL TRAIL II"  
PLAT BOOK 112, PAGE 16

N01°47'15"W 320.13'

A PORTION OF  
"CHAPEL TRAIL II"  
PLAT BOOK 112, PAGE 16

S00°07'34"E 220.06'

A PORTION OF  
"CHAPEL TRAIL II"  
PLAT BOOK 112, PAGE 16

WEST RIGHT-OF-WAY LINE

NW 184TH AVENUE

EASTERLY LINE  
PARCEL "A"

S89°52'26"W  
285.39'

1002.00' NORTH OF  
AND PARALLEL WITH  
S LINE NE 1/4  
SECTION 13-51-39

S89°52'26"W  
314.86'

POINT OF  
BEGINNING

N01°47'15"W 303.96'

N01°38'46"E 200.36'

N01°47'15"W 300.00'

A PORTION OF  
"CHAPEL TRAIL II"  
PLAT BOOK 112, PAGE 16

POINT OF COMMENCEMENT

NORTHERLY MOST SE CORNER  
PARCEL "A"

CLIENT: CHABAD LUBAVITCH OF PEMBROKE PINES INC.

SCALE: 1"=80'

DRAWN: L.H.

ORDER NO.: 74810

DATE: 10/02/25

PARCEL A-1

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CHABAD OF PEMBROKE PINES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

CENTERLINE  
O.R.B. OFFICIAL RECORDS BOOK