




TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Chapel Trail II (Parcel A-1)
(033-MP-81) City of Pembroke Pines

DATE: December 1, 2025

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Pembroke Pines Comprehensive Plan is the effective land use plan for the City of Pembroke Pines. That plan designates the area covered by Parcel A-1 of this plat for the uses permitted in the “Commercial within a Dashed Line Area” land use category. Parcel A-1 is generally located on the south side of Johnson Street, between Northwest 184 Avenue and Northwest 186 Avenue.

The existing and proposed religious use is in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations, or the development review requirements of the Broward County Land Use Plan, including its concurrency requirements.

BBB:HHA

cc: Charles F. Dodge, City Manager
City of Pembroke Pines

Michael Stamm, Jr., Director, Planning and Economic Development Department
City of Pembroke Pines