





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	June 26, 2025	<b>Application ID:</b>	ZV2025-0010
<b>Project:</b>	Chabad of Pembroke Pines Parking Variance	<b>Project Number:</b>	PRJ2025-0008
<b>Project Planner:</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	Chabad Lubavitch Of Pembroke Pines Inc	<b>Agent:</b>	Jeremy Shir
<b>Location:</b>	18490 Johnson Street	<b>District</b>	District 3
<b>Existing Zoning:</b>	PUD (Planned Unit Development)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP2025-0001		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV2025-0010	Table 155.605 Minimum Parking Requirements	79 Parking Spaces	43 Parking Spaces
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: <u></u>		Assistant Director: <u></u>

## **PROJECT DESCRIPTION / BACKGROUND:**

Jeremy Shir, agent, is requesting a variance for the Chabad of Pembroke Pines located at 18490 Johnson Street to allow 43 existing parking spaces instead of the required 79 parking spaces. The request is to allow for future construction of the Mikveh building.

The site, previously owned and operated by the city as a daycare facility, was sold to the Chabad in 2021 for use as a religious institution. In 2025, a site plan application (SP2025-0001) was submitted to include the construction of a new freestanding building, designated to serve as a Mikveh. Due to the expansion, a parking variance is required to accommodate the increased number of parking spaces necessitated by the proposed development.

## **VARIANCE REQUEST DETAILS:**

The applicant is requesting a variance to allow the 43 parking spaces provided, instead of the required 79 parking spaces to allow for the proposed Mikveh.

The applicant has provided the attached justification statement to support their request. Minimum off street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

## **VARIANCE DETERMINATION:**

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
  - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
  - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
  - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

**Enclosed:** Variance Request Application  
Variance Justification Statement  
Table 155.605 Minimum Parking Requirements  
Site Plan  
Subject Site Aerial Photo



# City of Pembroke Pines

## Planning and Economic Development Department

### Unified Development Application

Planning and Economic Development  
 City Center - Third Floor  
 601 City Center Way  
 Pembroke Pines, FL 33025  
 Phone: (954) 392-2100  
<http://www.ppines.com>

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: \_\_\_\_\_

Indicate the type of application you are applying for:

- |   |  |
|---|--|
| <input type="checkbox"/> Appeal*                      | <input type="checkbox"/> Sign Plan   |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*  |
| <input type="checkbox"/> Delegation Request           | <input type="checkbox"/> Site Plan Amendment*                                |
| <input type="checkbox"/> DRI*                         | <input type="checkbox"/> Special Exception*                                  |
| <input type="checkbox"/> DRI Amendment (NOPC)*        | <input type="checkbox"/> Variance (Homeowner Residential)                    |
| <input type="checkbox"/> Flexibility Allocation       | <input checked="" type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation*              | <input type="checkbox"/> Zoning Change (Map or PUD)*                         |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text)                                |
| <input type="checkbox"/> Miscellaneous                | <input type="checkbox"/> Zoning Exception*                                   |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                                    |

**INSTRUCTIONS:**

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

*Staff Use Only*

**Project Planner:** \_\_\_\_\_ **Project #:** PRJ 20\_\_\_\_ - \_\_\_\_\_ **Application #:** \_\_\_\_\_

**Date Submitted:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Posted Signs Required:** (\_\_\_\_) **Fees:** \$ \_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: Chabad Mikveh

Project Address: 18490 Johnson Street. Pembroke pines

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: 98,952 SqFt Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 513911030091

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has this project been previously submitted?  Yes  No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Mordechai Andrusier

Owner's Address: 18490 Johnson Street

Owner's Email Address: rabbi@jewishpines.com

Owner's Phone: 9543919999                      Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Agent's Email Address: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_                      Agent's Fax: \_\_\_\_\_

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

**PROPOSED**

Zoning: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):  Variance    Zoning Appeal    Interpretation

Related Applications: \_\_\_\_\_

Code Section: 155.605

Required: 79 parking spaces

Request: 40 space parking variance

Details of Variance, Zoning Appeal, Interpretation Request:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only

City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_





**SECTION 7- PROJECT AUTHORIZATION**

**OWNER CERTIFICATION**

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 4/2/2025  
Signature of Owner Date

Sworn and Subscribed before me this 2 day

of APRIL, 2025

0 [Signature] JANUARY 21<sup>ST</sup> 2029  
Fee Paid Signature of Notary Public My Commission Expires



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

**AGENT CERTIFICATION**

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 4/2/2025  
Signature of Agent Date

Sworn and Subscribed before me this 2 day

of APRIL, 2025

0 [Signature] JANUARY 21<sup>ST</sup> 2029  
Fee Paid Signature of Notary Public My Commission Expires



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



Chabad Lubavitch of Pembroke Pines  
18490 Johnson St.  
Pembroke Pines, FL 33029  
(954) 391-9999  
JewishPines.com

April 8, 2025      Nisan 10, 5785

ט"ו

Att: Michael Stamm,

Re: Parking variance for Chabad Mikveh Project

Chabad Lubavitch of Pembroke Pines, inc. purchased the land located at 18490 Johnson street from the City of Pembroke Pines in 2021. We purchased the land to use for religious and educational purposes.

Chabad is a Jewish orthodox observant outreach educational organization. Our goal is to promote and encourage stronger traditional observance of Torah & Talmudic law.

One of the central focus of Judaic observance is the day of Shabbat or Sabbath. On Shabbat, work and usage of gas and electronic devices are prohibited. Instead, individuals and families attend prayer services in the Temple to connect to G-d and to their fellow community members.

The Talmud explains that there are 39 prohibitive acts that must be observed on the Sabbath day. Among these observances of Shabbat is the prohibition of operating a motor vehicle on the day Sabbath & Holidays. (See: <https://www.jewishpines.com/6371325>)

With G-d's blessings, we have successful in inspiring many community members to walk to attend services rather than drive. This being the case, of the 43 available parking spaces, only 10 spaces at a maximum are occupied on any given Saturday.

As such, there is a great surplus of parking even on our busiest event. Mondays thru Fridays we utilize one or two spaces during business hours. We have a Bible study class on Monday evenings that uses a maximum of 6 spaces as many attendees are virtual. On Sunday mornings, we have concurrent prayer services with Hebrew School. This too utilizes a maximum of 6 spaces.

In regards to the mikveh project in particular, a maximum of three spaces will be needed and never during business hours.

To explain: According to the Torah, (see: <https://www.jewishpines.com/5204977>) a married woman must immerse herself in a mikveh - ritual bath following her menstrual cycle before being intimate with her husband. For the purposes of modesty, only one woman uses the mikveh at a time.

Our mikveh project calls for two changing rooms which would allow for 2 women only and 1 attendant to be present simultaneously. Thus, the total of three parking spaces.

Furthermore, In Judaic the law, a 24 hour day begins at nightfall. The source for this law is Genesis chapter 1, "And it was evening and it was morning, Day 1". A woman must to the mikveh only at the conclusion of the seventh day which is at the end of the day at nightfall. This

#### **SERVING THE COMMUNITIES OF PEMBROKE PINES & MIRAMAR**

Synagogue ♦ Project S.A.F.E. ♦ Hebrew School ♦ Torah Time ♦ Adult Education ♦ Holiday Festivals  
♦ Mezuzah, Tefillin, & Kosher Campaign ♦ Moshiach Awareness Campaign ♦ Bar/Bat Mitzvah  
Club ♦ Classes ♦ Weddings ♦ Men's/Sisterhood ♦ Teen Club Teen ♦ Torah Life Center ♦ Hospital  
Visitation ♦ Aid for Hurricane Victims ♦ Special Services ♦ Bereavement Counseling



Chabad Lubavitch of Pembroke Pines  
18490 Johnson St.  
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(954) 391-9999  
JewishPines.com

means, that the earliest a mikveh attendee would park and utilize the mikveh in the winter hours (the shortest daylight days of the year) would be 6:00 pm which is after our operating hours.

It is based on the above that we are requesting that Chabad Lubavitch of Pembroke Pines be granted a parking variance of 40 spaces for as long as Chabad Lubavitch of Pembroke Pines owns the parcel of land located at 18490 Johnson St.

Please see below for the reasoning as to how we meet the City's variance criteria:

Section 155.301(O) Variance.

(1) Purpose. To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

(a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and the strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;

I. As mentioned, we purchased this property from the City in 2021 and have not had any parking-related issues in that time. The majority of our Congregation walks to Shul during Shabbat and as such we rarely have more than 20 parking spaces occupied even during our busiest times. In the event of a holiday with anticipated higher demand, we will request a special event permit from the City.

(b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

I. This property was purchased as-is from the City and we have not had any issues since that time.

(c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property

I. We do not anticipate any adverse impacts to our neighbors from this request. The parking demand is significantly less than what is required by Code.

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I hope we have sufficiently explained the reason for the variance of required parking at Chabad of Pembroke Pines. I look forward to further explaining this special project to the board.

Sincerely,

Rabbi Mordechai Andrusier  
Director

#### **SERVING THE COMMUNITIES OF PEMBROKE PINES & MIRAMAR**

Synagogue ♦ Project S.A.F.E. ♦ Hebrew School ♦ Torah Time ♦ Adult Education ♦ Holiday Festivals  
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**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: Chabad Lubavitch of Pembroke Pines

Authorized Representative: Mordechai Andrusier

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

Application Request: \_\_\_\_\_

I, Mordechai Andrusier (print Applicant/Authorized Representative name), on behalf of Chabad Lubavitch of Pembroke Pines (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



4/8/25

Signature of Applicant or Applicant's  
Authorized Representative

Date

Mordechai Andrusier

Print Name of Applicant/Authorized Representative

- (A) The required off-street parking facilities shall be identified on the plan submitted to the Planning and Economic Development Department.
- (B) Off-street parking facilities including drive aisle and driveways shall be surfaced with a hard, dustless material and maintained in a smooth, well graded condition.
- (C) The required parking shall be completely accessible by the public during operating hours. Any parking areas not open to the public either behind a gate, wall, fence, etc. will not count toward the required parking as identified in this section.

## 155.605 MINIMUM OFF STREET PARKING REQUIREMENTS

- (A) The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

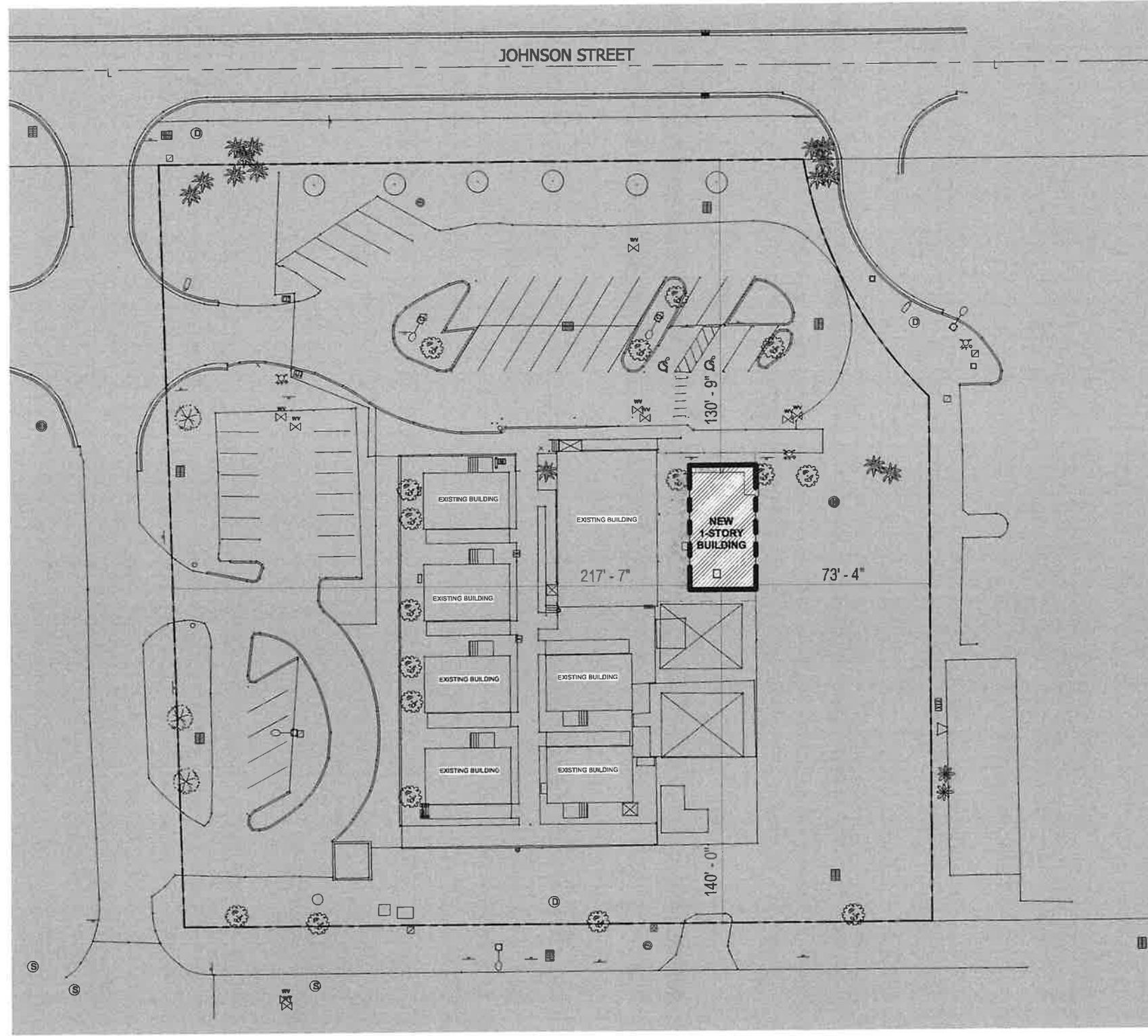
<b>Table 155.605 Minimum Parking Requirements</b>		
<b>Use Category</b>	<b>Use Type</b>	<b>Requirement</b>
<b>Residential</b>		
Residences	Dwelling – Mobile Home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
	Dwelling – Multi-Family	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
	Dwelling – Single Family	2.5 guest parking spaces per ten units
		2 spaces per unit (16 x 20 feet)
	Dwelling – Single-Family Zero Lot Line	2 spaces per unit (16 x 20 feet)
		2.5 guest parking spaces per ten units
Dwelling – Two-Family	2 spaces per unit (20 feet x 20 feet)	
Dwelling – Town House	2 spaces per unit (1 or 2 bedroom)	
	2.5 spaces per unit (3 or more bedrooms)	
	2.5 guest parking spaces per ten units	
Group Living	College Dormitory	1 space per bed
	Assisted Living Facility or Special Residential or Nursing Home	0.5 space per room
<b>Community Facilities/ Government/ Institutional</b>		
Educational Facilities	School - Elementary or Middle	20% of "population"
	School – High	30% of "population"
	School - University or College	35% of "population"
Government	Library	5 spaces per 1,000 square feet

<b>Table 155.605 Minimum Parking Requirements</b>		
<b>Use Category</b>	<b>Use Type</b>	<b>Requirement</b>
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
<b>Commercial</b>		
Automotive, Boats, Equipment and Vehicle sales and service	Car wash - manual	2 spaces per work station   See 155.508
	Service Station	3.5 per 1,000 square feet   155.527
	Vehicle Rental and Trailer Storage	3.5 per 1,000 square feet   155.529
	Vehicle Sales	3.5 per 1,000 square feet   155.505
Animal Related	Veterinary office	3.5 spaces per 1,000 square feet
Office and Professional Services	Office - Call Center	10 spaces per 1,000 square feet
	Office - General	3.5 spaces per 1,000 square feet
Daycare	Adult Daycare	3 spaces per 1,000 square feet
	Day Care Center	3 spaces per 1,000 square feet
Financial Services	Bank	3.5 spaces per 1,000 square feet
Food and Beverage Service	Banquet Hall	10 spaces per 1,000 square feet
	Night Club	20 spaces per 1,000 square feet
	Restaurant	10 spaces per 1,000 square feet
	Restaurant or Outdoor Dining [2]	15 spaces per 1,000 square feet of customer service area
	Food Production / Take Out (No Seating)	3.5 spaces per 1,000 square feet
Health Care Related; Medical Office	Medical – General	5.75 spaces per 1,000 square feet
	Medical – Hospital	2.5 spaces per 1,000 square feet
	Medical – Specialized	3.5 spaces per 1,000 square feet
	Freestanding Emergency Facility	3.5 spaces per 1,000 square feet
Lodging, Visitor Accommodations	Hotel or Motel (Limited Service)	1 space per room
	Hotel (Full Service)	1.25 spaces per room
Personal Services	Personal Services	3.5 spaces per 1,000 square feet
	Mortuary or Funeral Home	5 spaces per 1,000 square feet
Recreation and Entertainment	Amusement Center	5 spaces per 1,000 square feet
	Movie Theater – Freestanding	1 space per 3 seats
	Movie Theater – In Line	1 space per 5 seats
	Bowling Alley	7 spaces per lane
	Fitness Center/Gymnasium	7 spaces per 1,000 square feet
	Specialized Gymnasium	5 spaces per 1,000 square feet
	Stadium or Arena	1 space for every 3 seats

<b>Table 155.605 Minimum Parking Requirements</b>		
<b>Use Category</b>	<b>Use Type</b>	<b>Requirement</b>
	Outdoor Recreational Facility [3]	Varies
	Raquet and Paddle Courts	3 spaces per court
Retail	General	3.5 spaces for every 1,000 square feet
	Home Improvement Center and Furniture Sales	3 spaces for every 1,000 square feet
Other	Instructional Services	3.5 spaces per 1,000 square feet
	Place of Assembly	5 spaces per 1,000 square feet
	Self-Storage	0.5 spaces for every 1,000 square feet
<b>Industrial</b>		
Manufacturing and Production	Manufacturing	1.5 spaces per 1,000 square feet
Storage and Warehousing	Warehouse or Wholesale	1 space per 1,000 square feet
<b>Other</b>		
Miscellaneous	Airport – Hangar	1 space per hangar (up to 50% interior)
	Airport – Tie Down	1 space per every 5 tie-downs
	Places of Assembly	5 spaces per 1,000 square feet
<p>[1] Up to 50% of the required parking may be surfaced with grass or lawn.  [2] This requirement shall apply to outdoor dining that is located within the footprint of the principal building.  [3] Open lot recreational use parking requirements shall be determined by the Planning and Economic Development Director or Designee and such requirements shall be based on the number of people that can reasonably be expected to be on such premises at one (1) time.</p>		

1. Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible as determined by the Planning and Economic Development Director or Designee.
2. Staff may request a parking study for uses that do not have a similar or compatible use as determined by the Planning and Economic Development Director or Designee.
3. Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
4. Measurement. For the purpose of this LDC, calculation for parking is measured from the interior walls of the space.
5. Measurement for outdoor dining. Applicants proposing outdoor dining shall provide the Planning and Economic Development department an outdoor dining plan in accordance with 155.519. Upon review, dimensions of the area will be determined.
6. Combined off-street parking. Nothing in this section shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two or more buildings, adjacent parcels or uses by two or more owners or operations, excluding outparcels. However, the total of those parking spaces when combined or used together shall not be





ARCHITECTURAL OVERALL SITE PLAN | 1" = 20' 01

GENERAL SITE PLAN NOTES

1. REF TO CIVIL AND LANDSCAPE DWGS FOR ALL INFORMATION REGARDING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO PAVING, GRADING, SITE DRAINAGE, PLANTINGS ECT.
2. REF TO STRUCT, PLUMB & ARCHITECTURAL DWGS FOR SLOPES & ELEV OF FINISHED FLOORS WITHIN THE BLDG FOOTPRINT. REF TO CIVIL FOR SLOPES AND ELEV OUTSIDE THE BLDG FOOTPRINT.
3. REF TO ARCHITECTURE, CIVIL & LANDSCAPE DWGS FOR ALL WORK OUTSIDE THE BLDG ENVELOPE.
4. ALL EXT DOORS, LOUVERS, WINDOWS, & FRAMES SHALL HAVE PRODUCT APPROVALS. LOUVERS SHALL BE WIND-DRIVEN RAIN RESISTANT.
5. REF TO PLUMBING DWGS FOR ALL EXISTING, RAIN WATER LEADERS, DRAINS & HOSE RING CONNECTIONS.
6. REF TO LANDSCAPE AND HARDSCAPE DWGS FOR PLANTINGS AND IRRIGATION.
7. REF TO SURVEY FOR THE IDENTIFICATION OF EXIST STRUCTURES NOT NOTED ON ANY SITE PLANS PROVIDED IN THE CONSTRUCTION DOCUMENTS. ALL DIMENSIONS, GRADE ELEV, AND EXIST COND INFO IS BASED ON THE SURVEY. INFO SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIAL. REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
8. ALL EXIST STRUCTURES SUCH AS, BUT NOT LIMITED TO, EQUIPMENT, UTILITIES, PAVEMENT, AND LANDSCAPE TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN A MANNER THAT MATCHES OR IMPROVES EXIST CONDITIONS.
9. REF TO PARKING FUNCTIONALITY DWGS FOR PAVEMENT MARKINGS AND SIGNAGE WITHIN THE GARAGE.
10. REF TO CIVIL FOR PAVEMENT MARKINGS AND SIGNAGE OUTSIDE THE BLDG FOOTPRINT.
11. PERMITS SOIL TREATMENT BENEATH THE BLDG SHALL EXTEND 5 FEET AWAY FROM THE STRUCTURAL FOOTPRINT.
12. HORIZ CONTROL DIMS PROV FOR REF ONLY. COORD ALL DIMS TO LOCATE AND ORIENT THE BLDG WITH THE SURVEY. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.

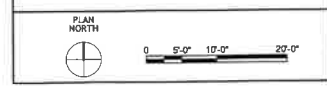
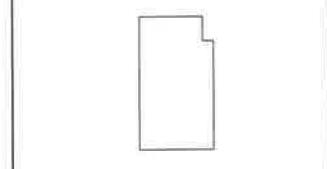
KEYNOTE LEGEND

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPEC-FIC CD DIVISION

GRAPHIC LEGEND



KEY PLAN



CLIENT  
**CHABAD**  
 PEMBEROE PINES  
 CHABAD PEMBEROE PINES  
 18490 JOHNSON ST.  
 PEMBEROE PINES, FL 33029  
 T 954.291.9999

ARCHITECT  
  
**DITMAN**  
 ARCHITECTURE  
 1338 W NEWPORT CENTER DRIVL, STE B  
 DEERBEEK BEACH, FL 33442  
 (954) 379-3015 A206020416

BUILDER  
 CONSULTANT

PROJECT TITLE  
 NEW MIKVEH  
 (RELIGIOUS BATHING)  
 CHABAD OF  
 PEMBEROE PINES

PROJECT LOCATION  
 18490 JOHNSON ST.  
 PEMBEROE PINES, FL  
 33029

PROFESSIONAL OF RECORD  
  
 I AM THE BEST BY PROVIDING THE INFORMATION ON THIS SHEET WITH CARE AND ACCURACY AND I AM AWARE OF MY OBLIGATION TO THE PUBLIC TO PROTECT THE LIFE, SAFETY AND WELFARE OF THE PUBLIC.  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SUBMITTAL HISTORY  
 A SITE PLAN PACKAGE 06/14/24



PROJECT NUMBER  
**212080**

SHEET NAME  
 ARCHITECTURAL  
 OVERALL SITE PLAN

SHEET NUMBER  
**A1.00**

