

PROPOSED RESOLUTION NO. 2025-R-04

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING A PLAT NOTE AMENDMENT (DELEGATION REQUEST) TO PARCEL A OF THE CHAPEL TRAIL II PLAT FOR THE APPROXIMATE 2.27-ACRE PROPERTY LOCATED AT 18490 JOHNSON STREET; AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chabad Lubavitch of Pembroke Pines Inc. (the "Applicant") owns that certain approximate 2.27-Acre property located at 18490 Johnson Street, as more specifically described in **Exhibit "A"** attached hereto and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has submitted a plat note amendment request to increase the existing square feet of allowable religious use within Parcel A of the Chapel Trail II Plat to accommodate the addition of a mikveh or ritual bath for the Property; and

WHEREAS, the filed plat note amendment seeks to increase the existing square feet of allowable religious use within Parcel A of the Chapel Trail II Plat from "17,818 square feet of church use" to "29,818 square feet of religious use"; and

WHEREAS, Broward County requires City approval for any amendment to the plat note; and

WHEREAS, the existing plat note for the subject Property currently states:

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.

WHEREAS, the City Commission approves and requests that Broward County approves the following proposed plat note language:

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That portion of Parcel A is restricted to 24,298 square feet of day care use, 29,818 square feet of religious use, 100,000 square feet of office use, and 150,000 square feet of commercial use.

WHEREAS, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same,

WHEREAS, the City Commission of the City of Pembroke Pines finds the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment for the Chapel Trail II Plat for the approximate 2.27-Acre property located at 18490 Johnson Street, as more particularly described in **Exhibit "A,"** amending the plat note to state:

That portion of Parcel A is restricted to 24,298 square feet of day care use, 29,818 square feet of religious use, 100,000 square feet of office use, and 150,000 square feet of commercial use.

Section 3. The City Manager and City Administration are hereby authorized to take any and all action necessary to implement the intent of this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS ____ DAY OF _____, 2025.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST: By: _____
MAYOR ANGELO CASTILLO

_____ DEBRA ROGERS, CITY CLERK	CASTILLO	_____
APPROVED AS TO FORM:	GOOD	_____
	HERNANDEZ	_____
	SCHWARTZ	_____
_____ OFFICE OF THE CITY ATTORNEY	RODRIGUEZ	_____