

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0001-0002

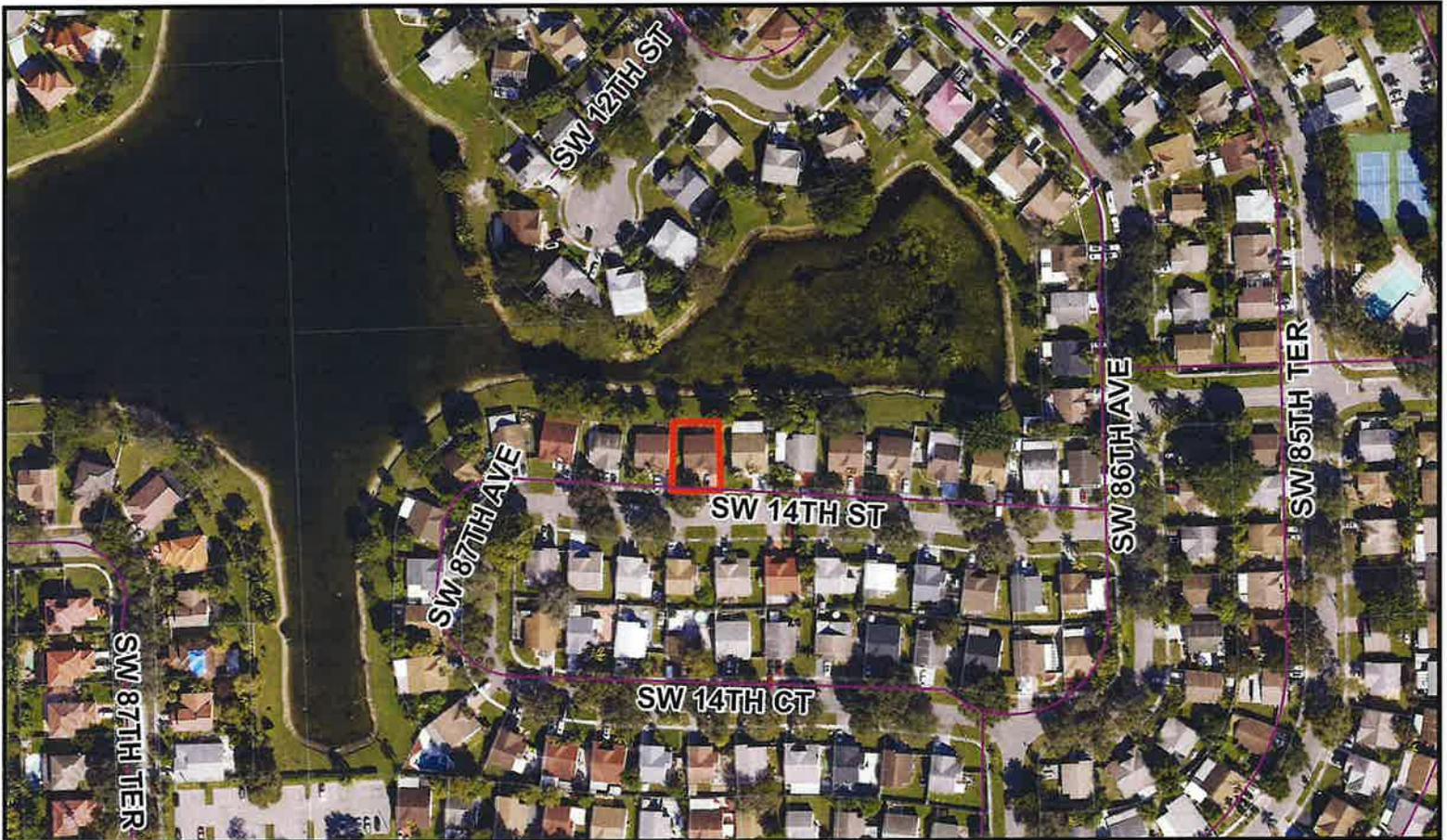
Zoning Variances

JEAN-PIERRE, SHEILA SHEILA JEAN-PIERRE REV LIV TR

8649 SW 14 ST PEMBROKE PINES FL 33025



NOT TO SCALE





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	March 5, 2026	Application ID:	ZV(R) 2026-0001-0002		
Project:	Existing Roofed Structure (attached)	Pre-Application No.	PRE2026-0018		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Sheila Jean-Pierre	Agent:	N/A		
Location:	8649 SW 14 Street Pembroke Pines FL, 33025	Property Id. No.	514121140840	Year Built:	1986
Existing Zoning:	Residential Single-Family, Zero Lot Line (R-1Z)	Existing Land Use:	Residential	District No.	1
Reference Applications:	Building Permit Application (No. RX25-05348) submitted 06/03/2025				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R) 2026-0001	155.422 Residential Single-Family Zero Lot Line (R-1Z) Rear Setback	15' Rear Setback	To allow 0.10' augmenting to 1.8' setback along a segment of the rear property line instead of the required 15' rear setback for an existing 33' x 15' roofed structure, attached.		
ZV(R) 2026-0002	155.422 Residential Single-Family Zero Lot Line (R-1Z) Maximum Lot Coverage	45% Maximum Lot Coverage (All Buildings)	To allow 47% Maximum Lot Coverage (All existing buildings)		
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:		Assistant Director:		

PROJECT DESCRIPTION/BACKGROUND:

Sheila Jean-Pierre, owner, submitted two residential zoning variance requests to legalize an existing screened patio for the property located at 8649 SW 14 Street in the Cinnamon Place Community, which is zoned residential single-family, zero lot (R-1Z).

In June 2025, the owner submitted building permit application (No. RX25-05348) to build a (33' x 15') aluminum roof patio, attached to the rear wall of the home; however, the permit application cannot be approved as the existing work at the property encroaches into the City's Land Development Code (LDC) required rear setback.

As result of the existing work at the property, the owner provided "As Built" plan for the following requests:

- **ZV(R)2026-0001:** to allow a 0.10' augmenting to 1.8' setback along a segment of the rear property line instead of the required 15' rear setback for an existing 33' x 15' roofed structure, attached in a single-family residence, zero-lot type.
- **ZV(R)2026-0002:** to allow 47% Maximum Lot Coverage (all buildings) instead of the required 45% Maximum Lot Coverage (all buildings) in a single-family residence, zero-lot type.

Per staff review of the city's archives, no permits can be found for the existing 33' x 15' roofed structure, attached. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the structure had existed at location since at least December 2025.

The applicant is aware that Board consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Cinnamon Plaza Community. The applicant has provided a copy of the Homeowners Association (HOA) Letter dated June 9, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0001) is to allow a 0.10' augmenting to 1.8' setback along a segment of the rear property line instead of the required 15' rear setback for an existing 33' x 15' roofed structure, attached in a single-family residence, zero-lot type

ZV(R)2026-0002) is to allow 47% Maximum Lot Coverage (all buildings) instead of the required 45% Maximum Lot Coverage (all buildings) in a single-family residence, zero-lot type.

Code References:

ZV(R)2026-0001-0002)

Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)	
Standard	Residential
Maximum Lot Coverage	45%
Rear Setback	15 feet

VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any 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 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
Letter of Explanation by Homeowner
Subject Site Aerial Photo
Property Survey (5/20204)
Existing Conditions Plan
HOA's Letter (6/9/2025)



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: 2/2/2026

Plans for DRC _____ Planner: C.2.

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 checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input 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:

- All questions must be completed on this application. If not applicable, mark N/A.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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.

<i>Staff Use Only</i>		
Project Planner: <u>MD Arch Driftg</u>	Project #: <u>PRJ 20</u>	Application #: <u>2026/2026-0001</u>
Date Submitted: <u>2/2/26</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>630</u>

SECTION 1-PROJECT INFORMATION:

Project Name: Screen Patio Enclosure

Project Address: 8649 SW 14 St. Pompano Beach

Location / Shopping Center:

Acreage of Property: Building Square Feet:

? Flexibility Zone: Folio Number(s):

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: Shella Jean-Pierre
Owner's Address: 8649 SW 14 Street Pembroke Pines Fl
Owner's Email Address: shella.j.pierre@yahoo.com
Owner's Phone: 786-277-1824 Owner's Fax: _____
Agent: MD Arch Draftg cons.
Contact Person: Mario Duclas
Agent's Address: 1847 S. Dixie Hwy Pompano Beach Fl
Agent's Email Address: mduclas@gmail.com
Agent's Phone: 786-873-6753 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

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

New screened PATIO with METAL
ROOF COVER. ON EXISTING CONC SLAB.

PATIO EXTENDS TO EDGE OF EXISTING
CONC. FLOOR SLAB & IS "FROM REAR"

New CONC SLAB IS POURED FLUSH W/
EXISTING FLOOR SLAB. TO ALIGN WITH
THE FULL WIDTH OF REAR OF RESIDENCE

See letter of explanation ~~A~~

January 15, 2026

To Whom It May Concern,

I am writing in support of the variance application related to the screened patio enclosure at my residence located at 8649 SW 14 street, Pembroke Pines, Florida.

The screened patio was added to my home to provide essential usable living space due to the limited interior square footage of the house. The existing indoor layout does not provide sufficient room to accommodate work, and daily household activities. As a result, the patio serves as an important extension of the home's functional living area.

As a Special Education teacher, I frequently require a quiet and organized space to grade assignments, prepare lessons, and work on educational materials. I maintain many papers, and teaching resources, and the screened patio allows me to create a dedicated area for this purpose without overcrowding the interior living spaces of the home.

Due to the configuration of the lot, existing structure of the home, and the location of the rear gate, the patio enclosure was constructed slightly larger than permitted under the current setback requirements. Reducing the size to meet the standard setback would significantly limit its usability and prevent it from serving its intended function as a practical workspace and space to spend time with family. Additionally, modifying or removing the patio to comply with the setback requirements would result in significant financial hardship. The cost associated with demolition, reconstruction, and loss of materials would be substantial and would place an undue financial burden on my household, particularly given that the structure was built in good faith.

The screened patio does not obstruct views, create privacy concerns, interfere with access, or pose safety or drainage issues. It is consistent with similar patio enclosures within the neighborhood and maintains the overall character of the community.

The patio was constructed in good faith, with the intention of improving the functionality and livability of the home while remaining respectful of surrounding properties. I respectfully request the City's consideration and approval of this variance, as it represents reasonable accommodation without adverse effects on neighboring properties.

Thank you for your time and consideration. Please feel free to contact me if any additional information is needed.

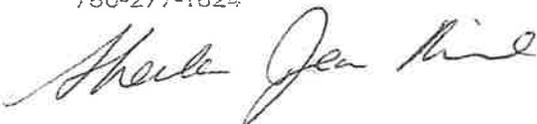
Sincerely,


Sheila Jean-Pierre

8649 SW14 Street

Pembroke Pines FL, 33025

786-277-1824



FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida

County of Broward }

The foregoing instrument was acknowledged before me by means of

Physical Presence,

— OR —

Online Notarization,

this 4th day of February, 2026, by
Date Month Year

Sheila Jean-Pierre

Name of Person Acknowledging



Gabriel Estevez

Signature of Notary Public — State of Florida

Gabriel Estevez

Name of Notary Typed, Printed or Stamped

Personally known

Produced Identification

Type of Identification Produced: FL DL

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document G.E.

Title or Type of Document: personal letter Variance letter

Document Date: 01/15/2026 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

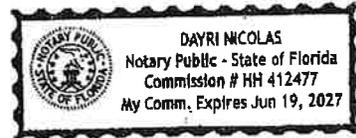
SECTION 7- PROJECT AUTHORIZATION

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.

Sherlo Jensen 1-14-2026
Signature of Owner Date

Sworn and Subscribed before me this 14th day
of January, 20 26



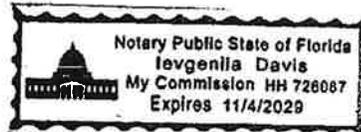
0 Dayri M June 19th, 27
Fee Paid Signature of Notary Public My Commission Expires

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.

Nancy Willis 1/21/26
Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____



Fee Paid Signature of Notary Public My Commission Expires

Honeywoods Homeowners' Association, Inc.

1941 NW 150th Avenue
Pembroke Pines, FL, 33028
Phone: (954) 392-6000, Fax: (954) 392-6692
<https://lms.cincwebaxis.com/0045>

ACC Approval

July 29, 2025

Sheila Jean-Pierre
Max Latortue
8649 SW 14 Street
PEMBROKE PINES, FL 33025

Property account number: 0045437

Dear Owner:

Your request for architectural change has been approved. Specifically, you have approval to proceed with the following:

adding a screened patio in the back of the house

We reserve the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan.

STIPULATIONS FOR APPROVAL

Approved provided copy of approved city permit is provided to association and provided all sides are screened and not a solid wall

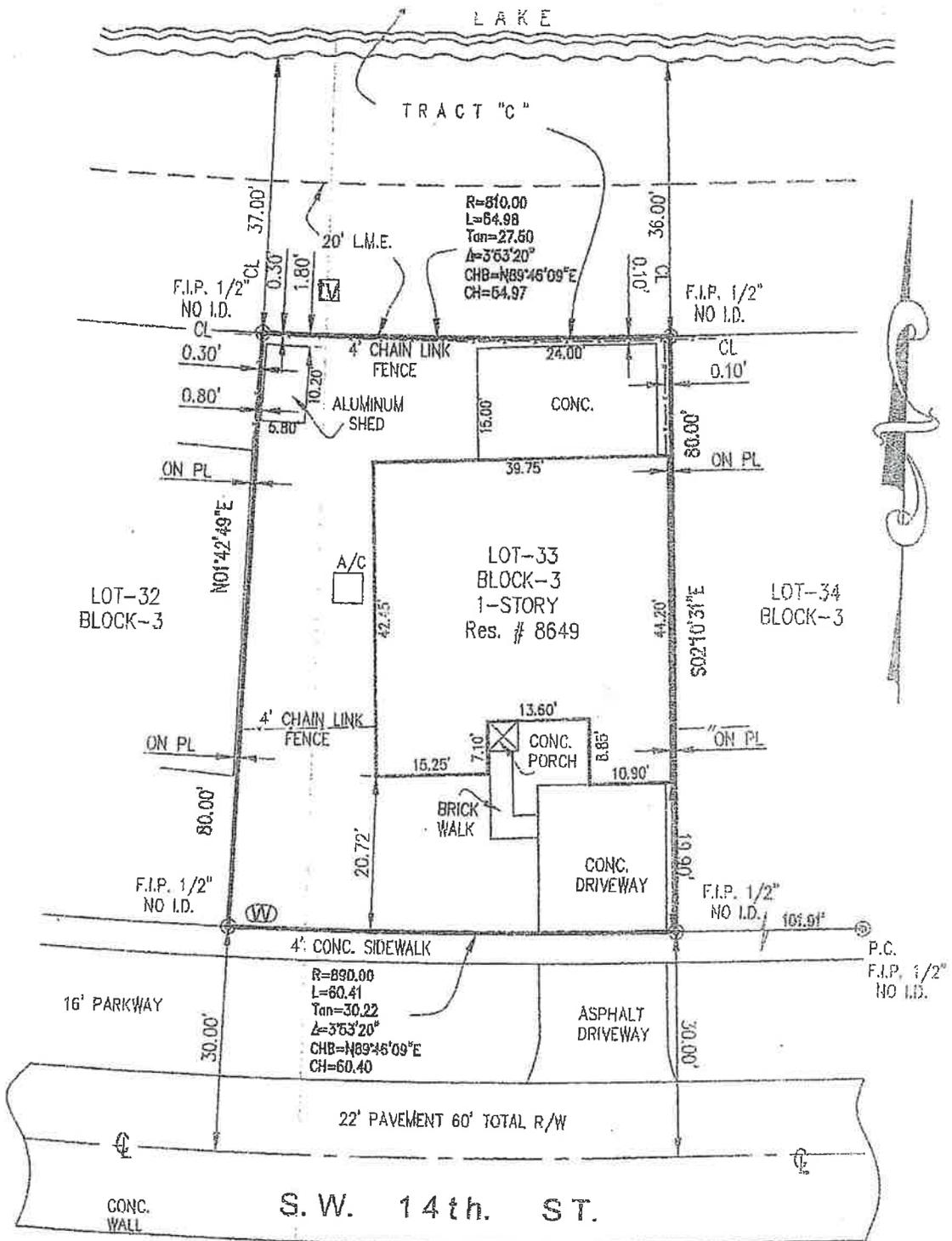
You must follow all local building codes and setback requirements when making this change. A building permit may be needed. This can be applied for at the county offices or with the city.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate utility companies before digging.

We appreciate your cooperation in submitting this request for approval. An attractive community helps all of us get the full value from our homes when we decide to sell.

All Architectural approvals are based on final inspections.

Sincerely,
ACC COMMITTEE
Honeywoods Homeowners' Association, Inc.
Association Manager: Natalia Osorio
natalia@landmarkmgmt.com



SCALE: 1" = 20'

SHEET 2 OF 2 SHEETS

REVISION:

LEGEND:

- ☉ PHONE BOX ⚡ POWER POLE 🗑️ CATCH BASIN 🔥 FIRE HYDRANT □ ALUMINUM FENCE — CHAIN LINK FENCE
- 📡 CABLE BOX ⚙️ LIGHT POLE 🌊 WATER METER Ⓢ SAN. MANHOLE — OVERHEAD WIRE — WOOD FENCE

JOB No. 04-14650
FILE No. 04-14650

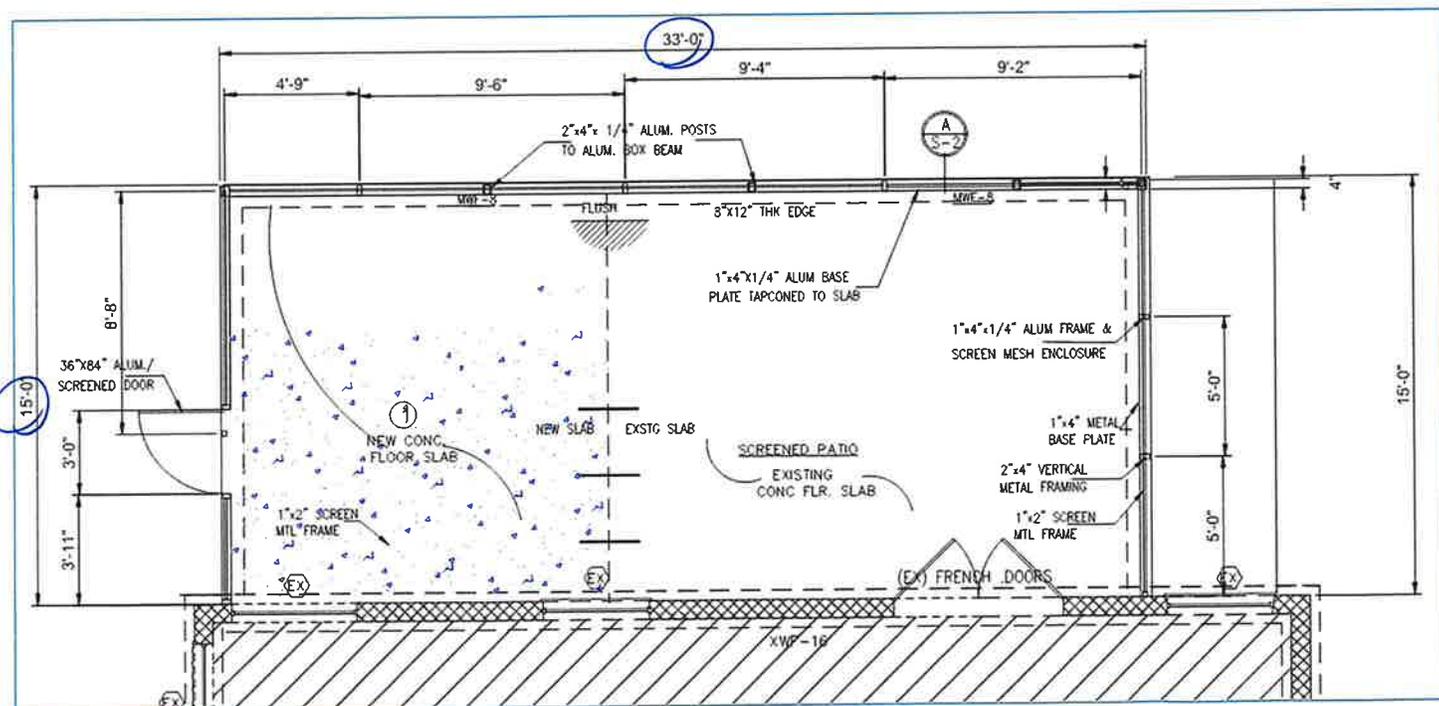
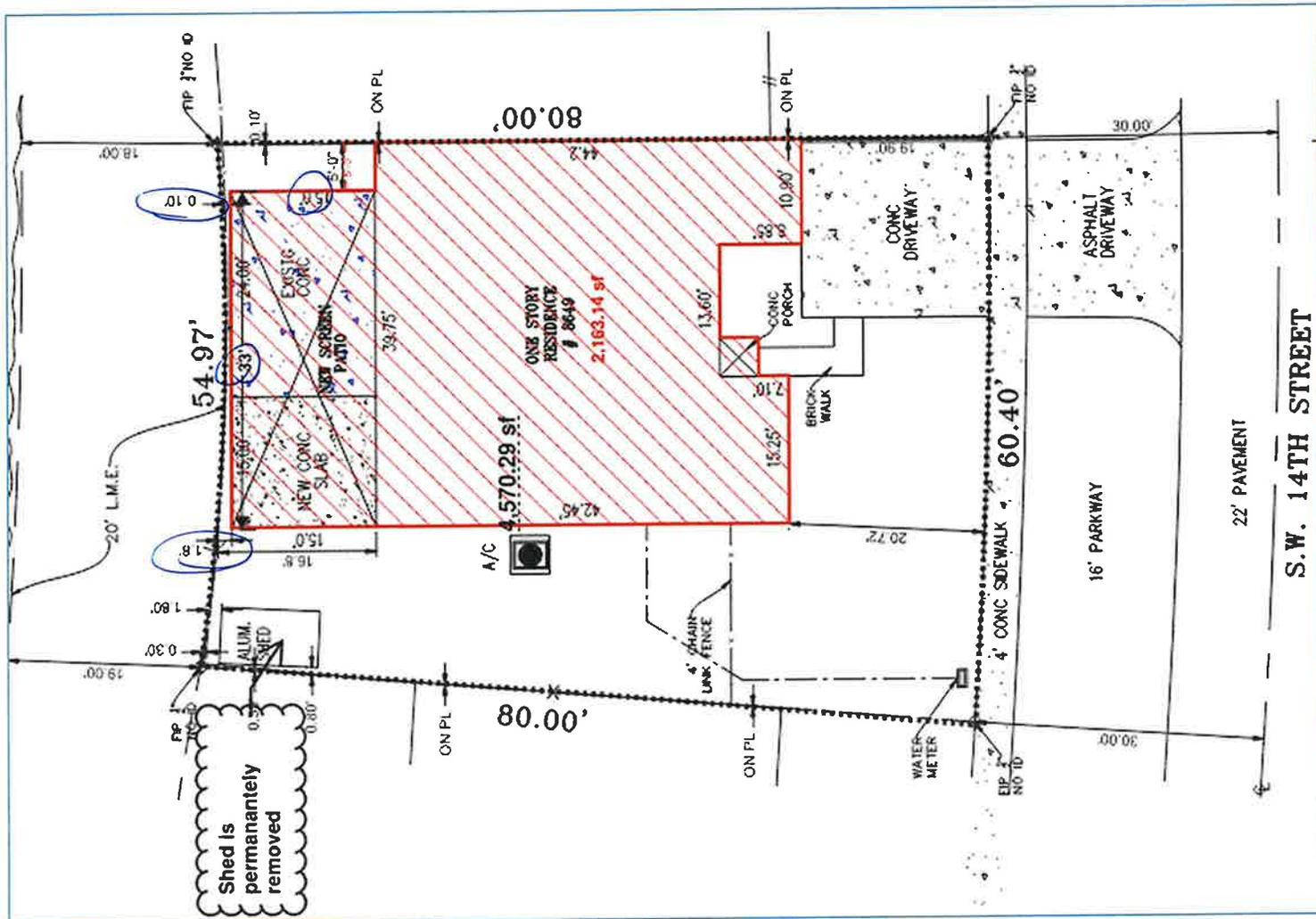
DATE: 5/13/04

DRAWN BY: R.CH.

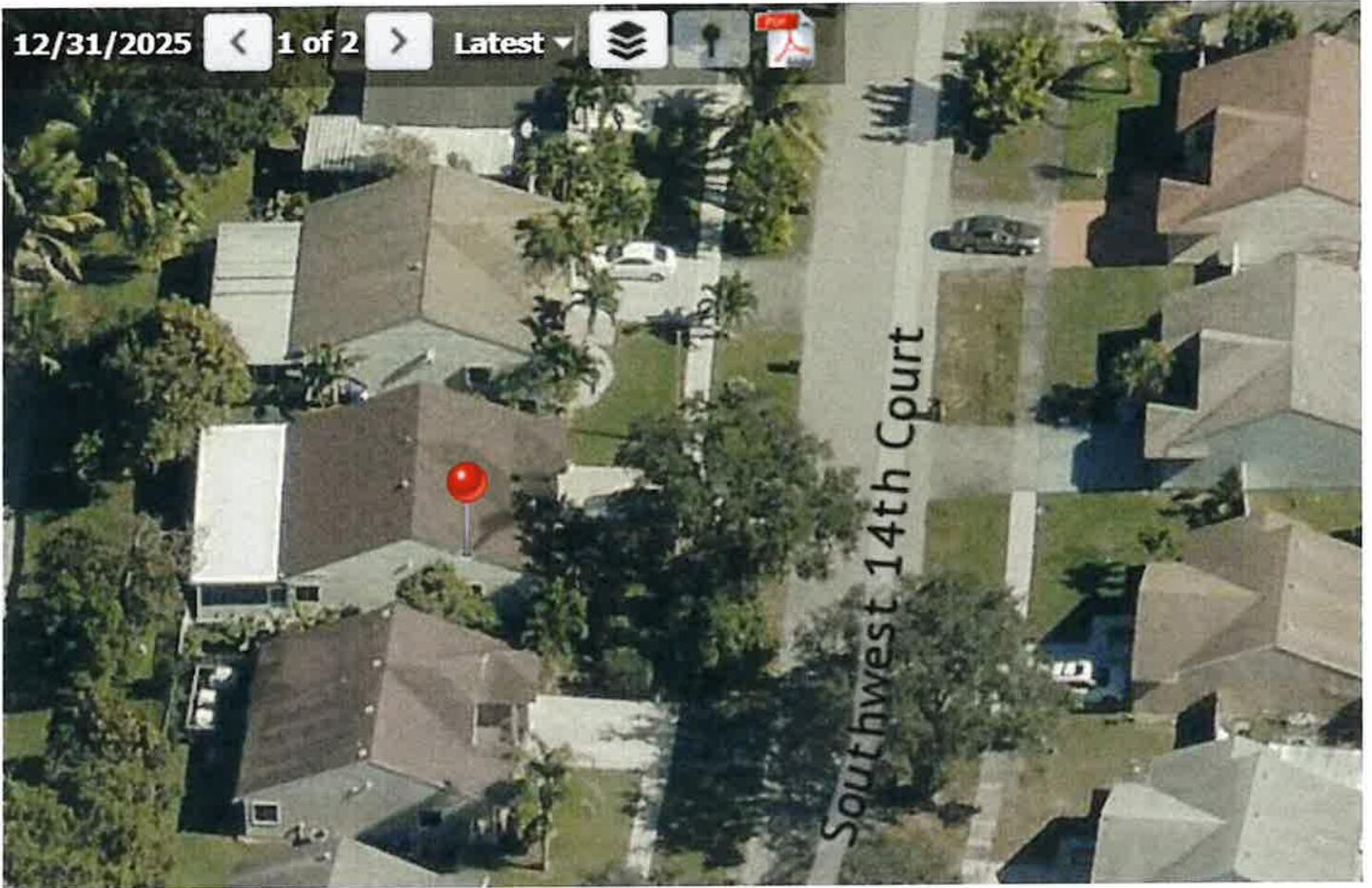
CHECKED BY: R.L.

F.B./PG. FILE

Existing Conditions: 8649 SW 14 Street



Property Changes: 8649 SW 14 Street



01/12/2014

1 of 5

Dec 2013 - Feb 2014



- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street

Aerials 2005

Parcel Id: 514121140840

Owner: JEAN-PIERRE, SHEILA SHEILA
JEAN-PIERRE REV LIV TR

Situs Address: 8649 SW 14 ST PEMBROKE
PINES FL 33025

Legal: CINNAMON PLACE 1 121-26 B
LOT 33 BLK 3

Mileage Code: 2613

Use Code: 01

Land Value: \$ 30,700

Building Value: \$ 393,880

Other Value: 0

Total Value: \$ 424,580

SOH Capped Value: \$ 154,620

- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street

Aerials 1998



Owner: JEAN-PIERRE, SHEILA SHEILA
JEAN-PIERRE REV LIV TR

Situs Address: 8649 SW 14 ST PEMBROKE
PINES FL 33025

Legal: CINNAMON PLACE 1 121-26 B
LOT 33 BLK 3

Mileage Code: 2613

Use Code: 01

Land Value: \$ 30,700

Building Value: \$ 393,880

Other Value: 0

Total Value: \$ 424,580

SOH Capped Value: \$ 154,620



Type of Meeting

Board of Adjustment

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV(R)2026-0001 & 0002

PROJECT NAME: Shelia Jean-Pierre

MEETING DATE: March 5, 2026

NAME: Barria Maria - Barria Regub

BUSINESS ADDRESS: _____

HOME ADDRESS: 8655 SW 14 STREET

TELEPHONE NUMBER: (786) 545-5751

QUALIFIES AS "AFFECTED PERSON":

- Subject property owner
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

Signature of Affected Person [Signature] Date: 2/19/26

EVIDENCE TO BE PRESENTED: (Identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. _____

B. _____

C. _____

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: Maria Barria

ADDRESS: 8655 SW 14 STREET

TELEPHONE NUMBER: (786) 545-5751

SPEAKING: IN FAVOR OF PETITION AGAINST PETITION