

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

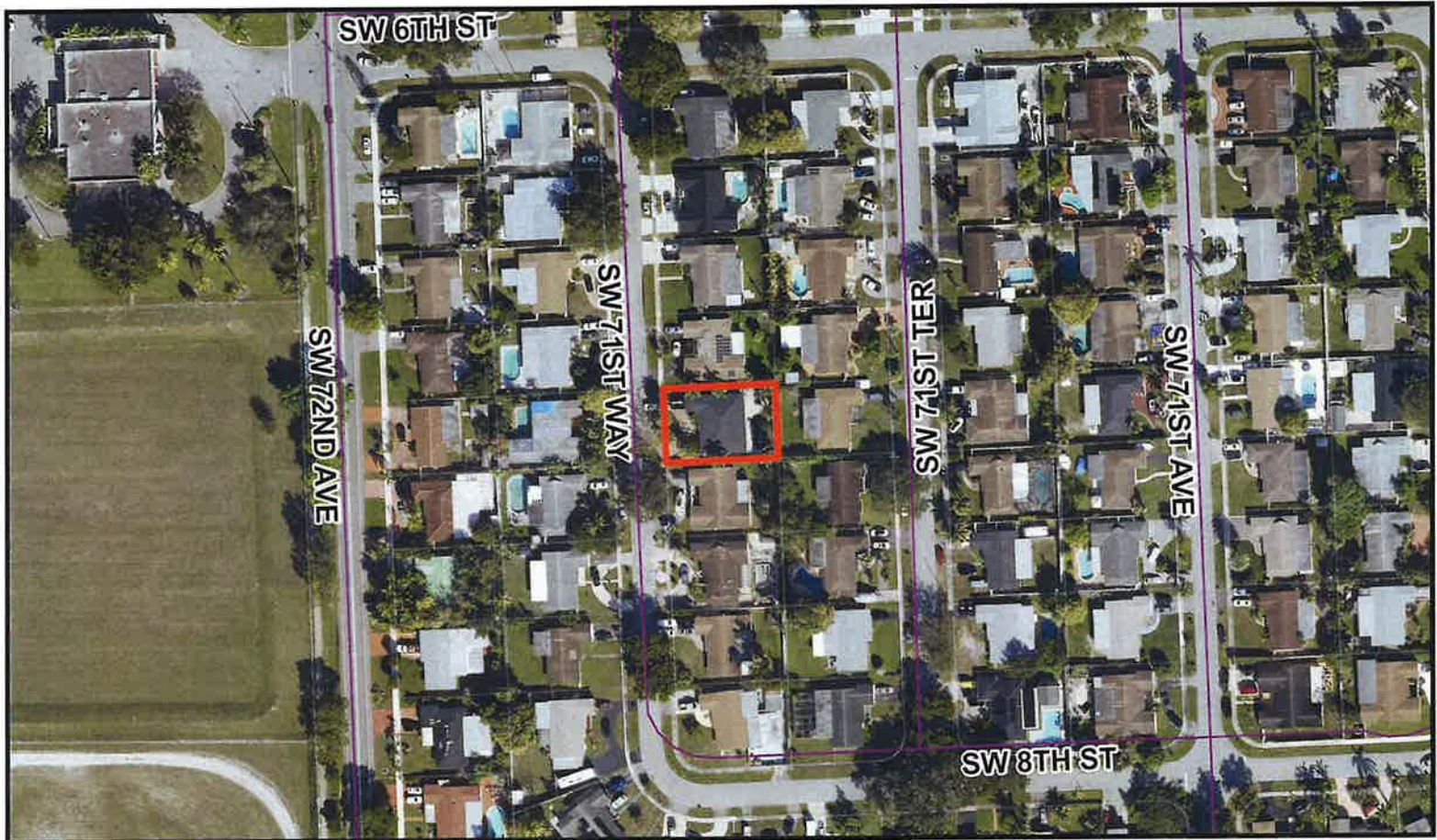
ZV(R)2026-0019-0025

Zoning Variances

LAGUERRE, JEANNIE
701 SW 71 WAY PEMBROKE PINES FL 33023



NOT TO SCALE





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

Summary

Agenda Date:	August 6, 2026	Application ID:	ZV(R)2026-0019-0025		
Project:	Circular driveway, patio and deck. All existing.	Pre-Application Number:	PRE2026-0058		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Jeannie Laguerre	Agent:	N/A		
Location:	701 SW 71 Way Pembroke Pines FL 33023	Property Id No.	514114112310	Year Built:	1963
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential	District No.	1
Reference Applications:	Code Compliance Case No. 251003217 (Initiated 10/2/2025); Tree Removal No. TR2025-0519 (complete 5/12/2026); Driveway Permit Application No. RX25-10214 (Applied 10/27/2025)				

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R)2026-0019	155.620 Accessory Buildings and Structures, Circular Driveway	40% Front Lot Coverage (Total)	To allow 46 % Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.
ZV(R)2026-0020	155.620 Accessory Buildings and Structures, Circular Driveway	40% width of lot	To allow 46% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.
ZV(R)2026-0021	155.620 Accessory Buildings and Structures, Circular Driveway	5' side setback	To allow 2'-4" setback along a segment of the northern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.
ZV(R)2026-0022	155.620 Accessory Buildings and Structures, Walkway	3' wide walkway	To allow an existing 6'-6" wide walkway along a segment of the northern side property line instead of the required 3' wide in a single-family residential, typical lot.
ZV(R)2026-0023	155.620 Accessory Buildings and Structures, Patio or Deck	5' rear setback	To allow 2'-6" augmenting to 3'-6" setback along a segment of the rear property line instead of the required 5' rear setback for an existing pool deck in a single-family residential, typical lot

ZV(R)2026-0024	155.620 Accessory Buildings and Structures, Patio or Deck	5' side setback	To allow 2'-6" augmenting to 2'-11" setback along a segment of the southern side property line instead of the required 5' side setback for an existing pool deck in a single- family residential, typical lot
ZV(R)2026-0025	155.620 Accessory Building and Structures, Walkway (Single Family Lots)	5' side setback	To allow an existing 5' reducing to 2'-6" wide walkway along a segment of the southern side property line instead of the required 3' wide in a single-family residential, typical lot.
Final:	☐ Planning & Zoning Board ☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Jeannie Laguerre, owner, submitted seven residential zoning variance requests to legalize an existing circular driveway for the property located at 701 SW 71 Way in the Boulevard Heights Neighborhood, which is zoned Single-Family Residential Zoning District (R-1C).

On October 2, 2025, the city cited the property for work performed without permits, Code Case No. 251003217.

In October 27, 2025, the applicant submitted building permit application No. RX25-10214 to construct a circular driveway at the property. However, the building permit application cannot be approved as the work on the property exceeds the provisions of the City's Land Development Code (LDC).

The applicant is providing an "As Built" survey for the following requests:

- **ZV(R)2026-0019:** to allow 46% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0020:** to allow 46% width of lot instead of the required 40% width of lot for an existing circular driveway in a single-family residential property, typical lot.
- **ZV(R)2026-0021:** to allow 2'-4" setback along a segment of the northern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.

After reviewing the applicant's initial request and, according to the survey, it was noted that further modifications were made to the property, specifically: deck expansion, new spa and new paved surfaces along the north and south sides of the home. As result of the existing conditions, the petitioner would like to include the additional requests:

- **ZV(R)2026-0022:** to allow an existing 6'-6" wide walkway along a segment of the northern side property line instead of the required 3' wide in a single-family residential, typical lot.
- **ZV(R)2026-0023:** to allow 2'-6" augmenting to 3'-6" setback along a segment of the rear property line instead of the required 5' rear setback for an existing pool deck in a single-family residential, typical lot.
- **ZV(R)2026-0024:** to allow 2'-6" augmenting to 2'-11" setback along a segment of the southern side property line instead of the required 5' side setback for an existing pool deck in a single-family residential, typical lot.
- **ZV(R)2026-0025:** to allow an existing 5' reducing to 2'-6" wide walkway along a segment of the southern side property line instead of the required 3' wide in a single-family residential, typical lot.

Per staff research of the city's archives, no permit information can be found for the detected work. See copy of survey dated August 18, 1992. The survey was used to reference location for (10.80' x 29.25') roofed structure (terrace) project approved under building permit No. 106976-0, completed in April 2011.

Per Broward County Property Appraiser imagery, the circular driveway, walkway, and deck footprint had existed at location since at least 2013 and 2016 respectively (See property changes).

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

Per the City's HOA list, there is no HOA in the neighborhood where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2026-0019) is to allow 46% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0020) is to allow 46% Front Lot Coverage (Total) instead of the required 40% Front Lot Coverage (Total) for an existing circular driveway in a single-family residential property, typical lot.

ZV(R)2026-0021) is to allow 2'-4" setback along a segment of the northern side property line instead of the required 5' for an existing circular driveway in a single-family residential, typical lot.

ZV(R)2026-0022) is to allow an existing 6'-6" wide walkway along a segment of the northern side property line instead of the required 3' wide.

ZV(R)2026-0023) is to allow 2'-6" augmenting to 3'-6" setback along a segment of the rear property line instead of the required 5' rear setback for an existing pool deck in a single-family residential, typical lot.

ZV(R)2026-0024) is to allow 2'-6" augmenting to 2'-11" setback along a segment of the southern side property line instead of the required 5' side setback for an existing pool deck in a single-family residential, typical lot.

ZV(R)2026-0025) is to allow an existing 5' reducing to 2'-6" wide walkway along a segment of the southern side property line instead of the required 3' wide in a single-family residential, typical lot.

Code References:

ZV(R)2026-0019-0025)

Table 155.620 Accessory Building and Structures							
Type	Front	Side	Street Side	Rear	Maximum Height	Maximum Dimensions	Additional regulations

Driveway , Circular	0	5 feet	15 feet 155.600 (B)	N/A	N/A	40% lot coverage. 40 % width of lot	[1] Shall include 5- foot radius between driveway and lot line. [2] 10-foot minimum width
Walkway (Single Family Lots)	N/A	2 feet	5 feet	5 feet	N/A	3 feet in width	If over 3 feet in width a 5-foot side setback is required
Deck or Patio	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

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
 Subject Site Aerial Photo
 Property Surveys (10/08/2025, 08/18/1992)
 Property Changes, Images



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: 5/26/26

Plans for DRC Planner: C-2

PRJ 2025-0008

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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 foot 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: C-2 Project #: PRJ 20 Application #: 2018/2025-0009

Date Submitted: 5/26/26 Posted Signs Required: () Fees: \$ 800.00

SECTION 1-PROJECT INFORMATION:Project Name: N/AProject Address: 701 SW 71st Way Pembroke Pine 33023Location / Shopping Center: N/AAcreage of Property: _____ Building Square Feet: 1909Flexibility Zone: _____ Folio Number(s): 5141-14-11-2310

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: Single Family Boulevard Park St-33 B lot
14 Blk 11.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: LAGUERRE, Jeannie
Owner's Address: 2600 NW 121st St Miami, FL 33167
Owner's Email Address: Pdu @Kohoo.com
Owner's Phone: (954) 445-1111 Owner's Fax: N/A
Agent: Duclos, Phensan
Contact Person: Duclos, Phensan
Agent's Address: 701 SW 71st Way Pembroke Pine FL 33083
Agent's Email Address: Pdu @Kohoo.com
Agent's Phone: (954) 445-1111 Agent's Fax: N/A

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: Single Family
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

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

PROPOSED

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

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
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: RX 25-10214 (10/27/2025)

Code Section: 155.620

Required: _____

Request: DRIVEWAY in its current condition

Details of Variance, Zoning Appeal, Interpretation Request:

I am respectfully requesting a variance to allow my driveway to remain in its current condition & configuration. The existing driveway arrangement provides us the ability to safely park our vehicles on the property rather on the street or public right of way. While maintaining the driveway in its present form also helps preserve a healthy lawn and overall landscape appearance by preventing vehicles from parking on grassy areas. I ask the city to please consider approving this variance.

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a thin black border around its edges.

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.

Josmarie Laguerre 5/19/2026
Signature of Owner Date

Sworn and Subscribed before me this 19 day
of May, 20 26



Annette Torres
Comm.: HH 687393
Expires: Jul. 8, 2029
Notary Public - State of Florida

[Signature] 7/8/29
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.

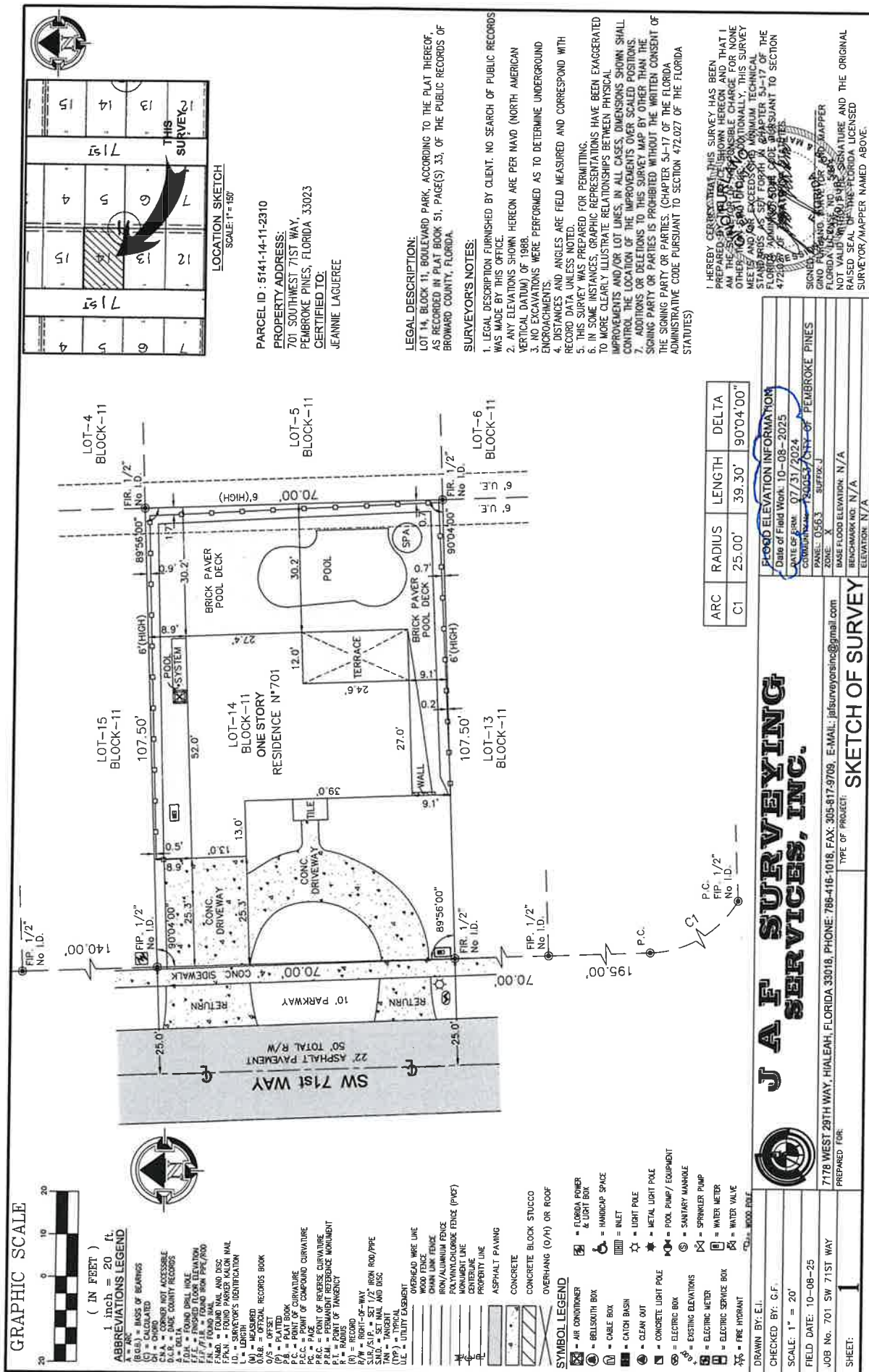
[Signature] 5/19/2026
Signature of Agent Date

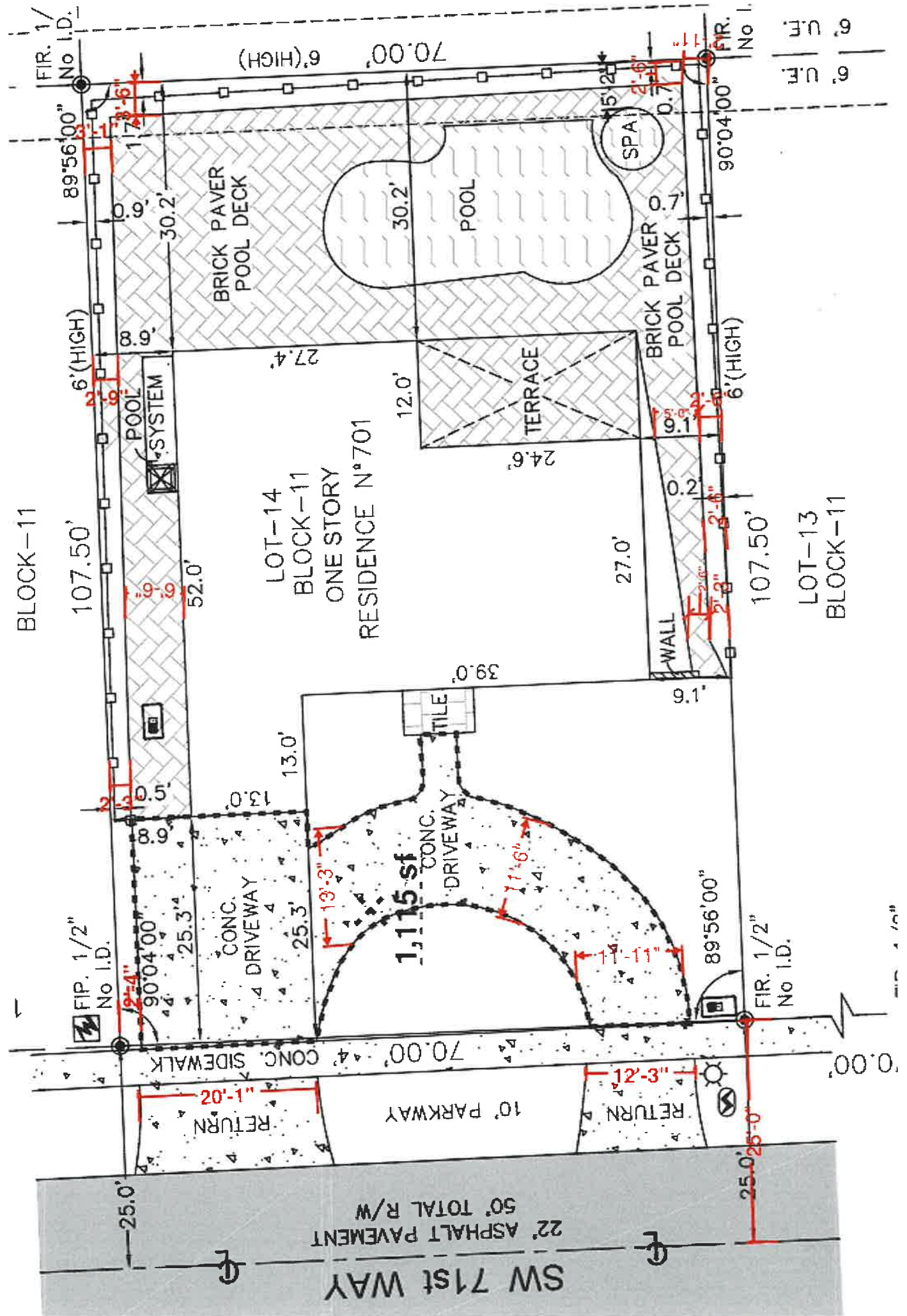
Sworn and Subscribed before me this 19 day
of May, 20 26



Annette Torres
Comm.: HH 687393
Expires: Jul. 8, 2029
Notary Public - State of Florida

[Signature] 7/8/29
Fee Paid Signature of Notary Public My Commission Expires





REVIEWED



City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466

VIOLATION WARNING

Case #: 251003217
Folio #: 514114112310
Recipient: LAGUERRE,JEANNIE
Address: 701 SW 71 WAY
PEMBROKE PINES, FL 33023

Date: 10/2/2025

A physical inspection at 701 SW 71 WAY Pembroke Pines, FL 33023 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	The city adopts by reference the latest addition of the Florida building code. (Work done without permit; driveway.)	06/25/2026
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Work without permit; driveway.	06/25/2026

Notes/Mean of Correction:

155.313+150.11: Must obtain a permit for work done on property (driveway). Contact the Building Department at 954-435-6502 for any permitting questions. The city adopts by reference the latest addition of the Florida building code.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 06/25/2026

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

Code Compliance Officer - Erika Torres

HAND DELIVERY TO:

Posted to
Property

10/02/2025

12:03PM

Signature is not an admission of guilt but
verification of receipt of this notice.

Property Changes: 701 SW 71 Way

