

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

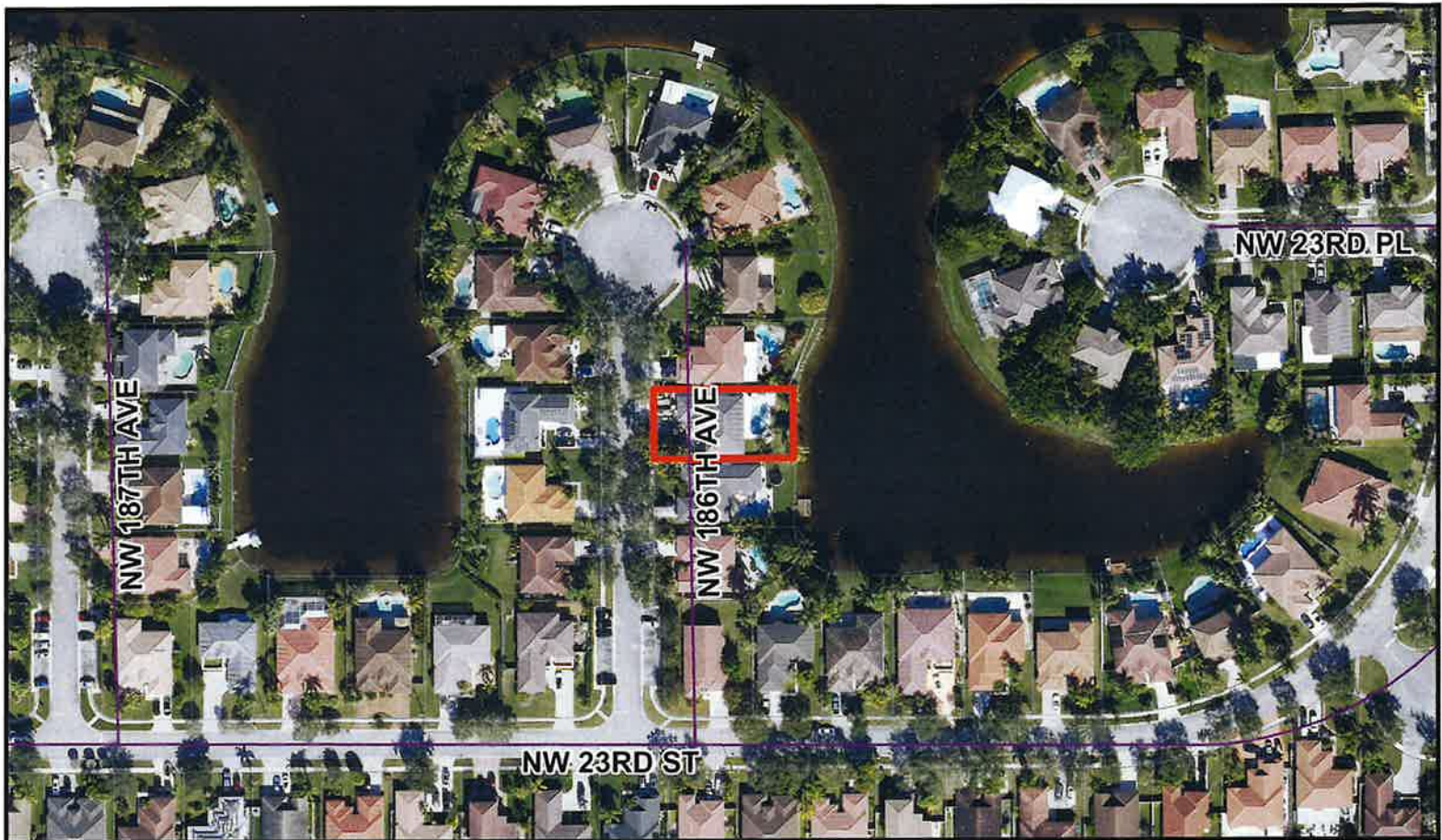
ZV(R)2025-0042-0043

Zoning Variances

MARSTON, SHAMAR A & JENNIFER
2321 NW 186 AVE PEMBROKE PINES FL 33029





NOT TO SCALE





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

Summary

| | | | | | |
|---------------------------------|---|--------------------------------|---|---|---|
| Agenda Date: | December 4, 2025 | Application Id: | ZV(R)2025-0042-0043 | | |
| Project: | Existing driveway | Pre-Application No. | PRE2025-0146 | | |
| Project Planner: | Christian Zamora, Senior Planner | | | | |
| Owner: | Jennifer and Shamar Marston | Agent: | N/A | | |
| Location: | 2321 NW 186 Avenue, Pembroke Pines, FL 33029 | Property Id No. | 513912131860 | Commission District No. | 3 |
| Existing Zoning: | Planned Unit Development (SF-1, Single-Family Conventional) | Existing Land Use: | Residential | | |
| Reference Applications: | Code Case No. 230100407 (Initiated 1/25/2023); Driveway Permit No. RX24-11066 (Approved 11/19/2024) | | | | |
| Variance Summary | | | | | |
| Application | Code Section | Required/Allowed | | Request | |
| ZV(R)2025-0042 | Table 155.620: Accessory Structure: Driveway | 40% Front Lot Coverage (Total) | | 46 % Front Lot Coverage (Total) for existing driveway, typical lot. | |
| ZV(R)2025-0043 | Table 155.620: Accessory Structure: Driveway | 40% width of lot | | 46% of lot's width for existing driveway, typical lot. | |
| Final: | <input type="checkbox"/> Planning & Zoning Board | | <input checked="" type="checkbox"/> Board of Adjustment | | |
| Reviewed for the Agenda: | Director:  Assistant Director:  | | | | |

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Marston, owner, submitted two residential zoning variance requests to legalize an existing driveway for the property located at 2321 NW 186 Avenue. The property is part of the Keystone Lake Planned Unit Development (PUD) and follows the guidelines for single-family conventional lots (SF-1). The PUD does not address front lot coverage, driveway width; therefore, the provisions of the City's Land Development Code (LDC) apply.

On January 25, 2023, the City's Code Compliance Division cited the property for work done without building permits (Case No. 230100407)

In September 19, 2024, the owner filed Permit Application No. RX24-11066 for the driveway at the property. The permit application was reviewed, approved as of September 19, 2024; however, no inspections have been scheduled (See approved layout)

As result of the existing work on the property, the petitioner is presenting a modification plan for the following requests:

- **ZV(R)2025-0042:** to allow 46% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, typical lot.
- **ZV(R)2025-0043:** to allow 46% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, typical lot.

Per the survey document for the property (1/28/2023) it was detected paving built up to both side of property lines. The modification plan submitted by the applicant for the requests corrects the existing paving along the sides to be 36" wide setback 2' inside property lines as prescribed in the City's LDC. (See survey, Modification Plan)

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 in Keystone Lake Neighborhood, the owner provided HOA Letter, dated May 23, 2023.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0042) is to allow 46% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, typical lot

ZV(R)2024-0043) is to allow 46% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, typical lot.

Code References:

ZV(R)2025-0042-0043)

| Table 155.620 Accessory Building and Structures | | | | | | | |
|---|---------|--------|-----------------------|------|----------------|---|---------------------------|
| Type | Setback | | | | Maximum Height | Maximum Dimensions | Additional Regulations |
| | Front | Side | Street Side | Rear | | | |
| Driveway, Typical Lot | 0 feet | 5 feet | 15 feet 155.600(B) | N/A | N/A | 40% front lot coverage 40 % width of lot | [1] 10 foot minimum width |

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 Survey (1/26/2023)
Modification
HOA Letter (5/23/2023)
Code Compliance Notice and 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: 11/5/2025

Plans for DRC Planner: C-2

PRJ 2025-0146

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:

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: C2 Project #: PRJ 20 Application #: 2017/2025-0042

Date Submitted: 11/5/25 Posted Signs Required: (1) Fees: \$ 630

SECTION 1-PROJECT INFORMATION:Project Name: Driveway expansionProject Address: 2321 NW 186th Ave. Pembroke Pines, FL 33029Location / Shopping Center: Keystone LakesAcreage of Property: 0.1976 acres Building Square Feet: 2613Flexibility Zone: Res Folio Number(s): 5139-12-13-1860Plat Name: Big sky plat Traffic Analysis Zone (TAZ): Legal Description: BIG SKY PLAT 158-11 B POR TR A DESC AS COMM SE COR TR A,W 993.14,N 468.34,E 25 TO POB, CONT E 132,SLY AN ARC DIST 0.28, S 64.92,W 132,N 65.20 TO POB AKA: LOT 186 KEYSTONE LAKEHas 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 |
|------|-------------|---------|--------|--------------------------|------------------------|
| | | N/A | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Jennifer & Shamar Marston

Owner's Address: 2321 Nw 186th Ave. Pembroke Pines, Fl. 33029

Owner's Email Address: jenniferpenates@gmail.com

Owner's Phone: 786-715-8683 Owner's Fax: N/A

Agent: Jennifer Marston

Contact Person: Jennifer Marston

Agent's Address: 2321 NW 186th Ave, Pembroke Pines, FL, 33029

Agent's Email Address: Jennifer Marston

Agent's Phone: 786-715-8683 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: _____

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: _____

-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: RX24-11066 (Issued 11/19/24)

Code Section: ISS-620 Accessory Structures, Buildings.

Required: 40% FLC. ; 40% of lot's width.

Request: 46% FLC. ; 46% of lot's width.

Details of Variance, Zoning Appeal, Interpretation Request:

See Letter of Explanation

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)

To expand the driveway, the walkway to the entrance and left side of the house.

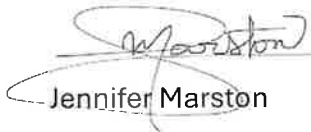
We are requesting a variance to expand our driveway to cover approximately 46% of the front yard to meet our family's medical and accessibility needs. My father-in-law, who lives with us has cardiac and mobility issues requiring easy access to the car. With current parking restrictions parking on the street or across the sidewalk is not permitted, expanding the driveway will allow all vehicles to park fully on paved surfaces without obstructing pedestrian access, maintaining the neighborhood's appearance and safety standards. Attachments will include a letter from my father-in-laws Cardiologist to support our request.

To whom it may concern,

This is to serve as a scope of work letter. We are requesting to expand the driveway, the walkway to the entrance to our home and left side of our house.

We are requesting a variance to expand our driveway to cover approximately 46% of the front yard to meet our family's medical and accessibility needs. My husband has severe grass allergies to all grass (attached is his test results as proof) and my father-in-law, who lives with us, has cardiac and mobility issues requiring easy access to the car. Our household has three vehicles that are constantly used and with current restrictions, parking on the street or across the sidewalk is not permitted. Expanding the driveway will allow all vehicles to park fully on paved surfaces without obstructing pedestrian access, while maintaining the neighborhood's appearance and safety standards. Attachments included: Approval from association, survey with dimensions of driveway and walkway, and allergy test result. Thank you in advance for your time and attention to this matter. It is truly appreciated.

Sincerely,



Jennifer Marston

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] 10/27/25
Signature of Owner Date

Sworn and Subscribed before me this 27th day
of October, 2025



BISMARK JIRON
Commission # HH 303019
Expires September 17, 2026

[Signature] 09/17/2026
Fee Paid Signature of Notary Public My Commission Expires

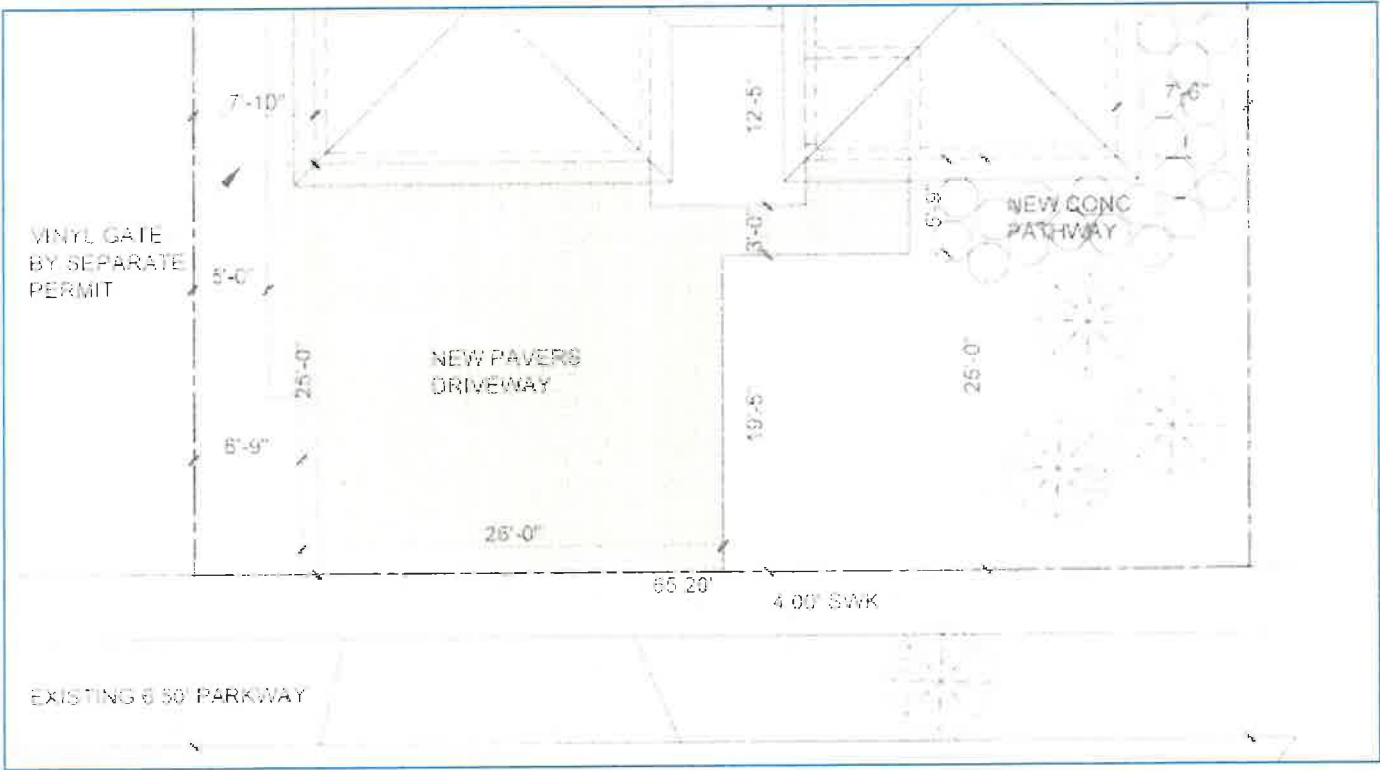
AGENT CERTIFICATION

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.

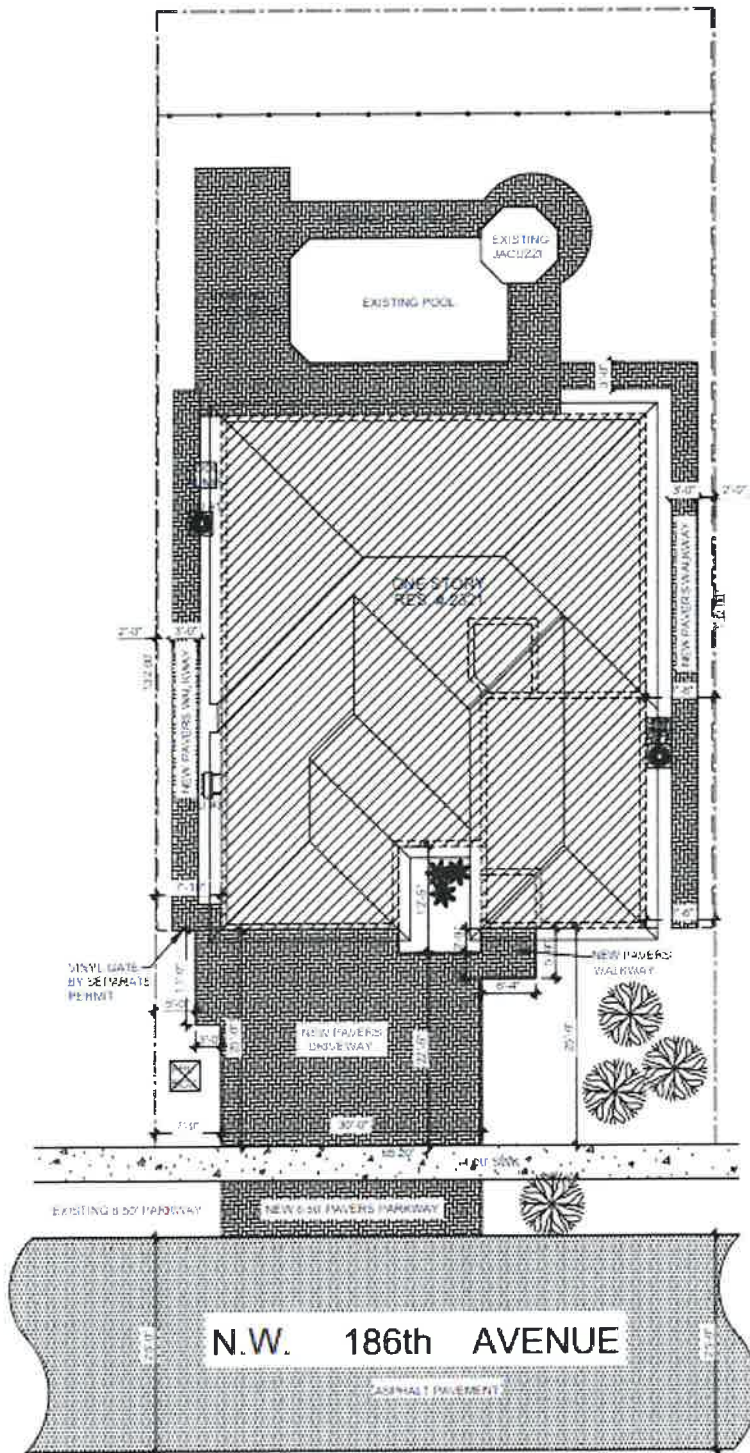
Signature of Agent Date

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

Fee Paid Signature of Notary Public My Commission Expires



Proposed Modification Plan (2321 NW 186 AVE)



RESIDENCE DATA

PARCEL No: 5139 12 13 1860

USE CODE: 01 SINGLE FAMILY
ZONING: RLID
TOTAL SQ. FT: 2,613

FLOOD ZONE: "X"
BASE FLOOD: N/A
PANEL No 12011C0520

LEGAL DESCRIPTION:

BIG SKY PLAT 158-11 B POR TR
A DESC AS COMM SE COR TR
A, W 993.14, N 468.34, E 25 TO
POB, CONT E 132, SLY AN ARC
DIST 0.28, S 64.92, W 132, N 65.20
TO POB AKA

FRONT LOT COVERAGE CALCULATION

TOTAL FRONT AREA: 1,734.63 Sq. Ft.

$$50\% = 1.734,63 / 2 = 867,31 \text{ Sq. Ft.}$$

PROP. DRIVEWAY AREA: 809.3 Sq. Ft.

= 46 % of FRONT LOT AREA PROVIDED

PROP. 54% GREEN AREA.

Florida

DRIVER LICENSE



CLASS E



4d DLR

1 MARSTON
2 RAY A
3 2321 NW 186TH AVE
PEMBROKE PINES, FL 33029

3 DOB

15 SEX M

4b EXP

16 HGT 6'-06"

12 REST B

9a END NONE

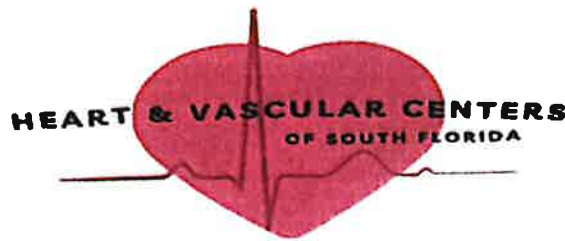
SAFE DRIVER

4a ISS 07/15/2025

5DD X65250715J454



Operation of a motor vehicle constitutes
consent to any sobriety test required by law.



TO WHOM IT MAY CONCERN:

I am writing on behalf of my patient, Mr. Ray Marston, who has a significant cardiac history. His diagnoses include cardiac amyloidosis, heart failure with preserved ejection fraction, and hypertension. He is currently receiving ongoing medical therapy to manage these conditions.

Due to the nature and progression of Mr. Marston's cardiac disease, it is medically advisable that he have convenient and unobstructed access to his personal vehicle. This will enable him to attend medical appointments and maintain his treatment regimen without undue physical stress. Limited accessibility such as difficulty reaching his vehicle from his home or inadequate driveway access may result in increased physical exertion. This, in turn, can exacerbate his symptoms, including shortness of breath and elevated blood pressure, and may accelerate his need for supplemental oxygen as his disease progresses.

For these reasons, I strongly recommend that measures be taken to provide Mr. Marston with improved and direct access to his vehicle. This adjustment will assist in preserving his functional capacity and support the effective management of his cardiac condition.

Thank you for your attention to this important matter.

Sincerely,

Jesus Garcia Dominguez, NP, Board Certified,
Cardiovascular Disease.

**Keystone Lake Homeowners Association
c/o Pointe Management Group, Inc.
3600 S Congress Ave Suite C
Boynton Beach, FL 33426
Tel# 561-274-3031
Fax# 561-274-3065**

ARCHITECTURAL APPROVAL REQUEST

May 23rd, 2023

Jennifer Marston
2321 NW 186th Ave
Pembroke Pines, FL 33029

RE: APPROVAL FOR ADDITION TO HOME

Dear Homeowner;

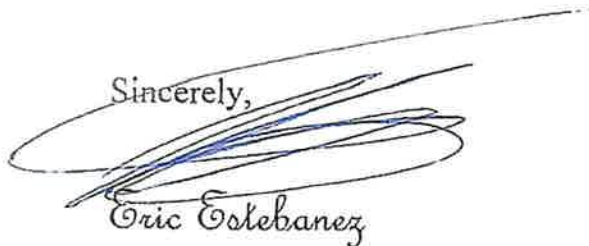
Your request for new 400sq ft addition to garage, extend and repave driveway, add fencing to both sides of house is approved.

Need City of Pembroke Pines for permit. Fence in right side of home needs to have a 5ft setback from the house.

We suggest that you use licensed and insured contractors for the project to be done.

Good Luck with your project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Estebanez", with a large, sweeping flourish above it.

Eric Estebanez, Property Manager for the
Board of Directors Keystone Lake HOA



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

VIOLATION WARNING

| | | | |
|-------------------|---|--------------|------------------|
| Case #: | 230100407 | Date: | 1/26/2023 |
| Folio #: | 513912131860 | | |
| Recipient: | SHAMAR A & JENNIFER MARSTON | | |
| Address: | 2321 NW 186 AVE PEMBROKE PINES, FL 33029 | | |

A physical inspection at 2321 NW 186 AVE Pembroke Pines, FL 33029 disclosed the following violation(s) of the City of Pembroke Pines Code:

| Chapter: | Section: | Violation: | Comply By Date: |
|---------------------------------|--|---|-----------------|
| CHAPTER 155: ZONING CODE LDC | 155.313 ENFORCEMENT | New driveway, pavers on pathway and pool deck installed without permits. | 11/10/2025 |
| CHAPTER 150: BUILDINGS | 150.11 Florida Building Code adopted by reference; rejection of county regulations | New driveway, pavers on pathway and pool deck installed without permits. | 11/10/2025 |
| CHAPTER 150: BUILDINGS | 150.95 Property Maintenance Code | Entire yard and swale area in need of maintenance: insufficient ground cover. Sidewalk and driveway covered in dirt/mold/mildew/rust. | 11/10/2025 |

Notes/Means of Correction:

Must obtain permits for work done on the property. Please contact the Building Department at 954.435.6502 with any permitting questions.

The entire lawn, backyard, and swale area must be maintained in a healthy growing condition.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 11/10/2025

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.

Property Changes: 2321 NW 186 Avenue



☐ CRA Boundaries
☐ FEMA Flood Zones
☐ Opportunity Zones
☐ Census Tracts
☐ City Zoning Codes
☐ County Land Use
☐ Census Appraisal Districts
☐ Resid Appraisal Districts
☐ Subdiv Number
☐ Subdiv Name
☐ House Number
☒ Street
☒ Parcels
☐ County Boundary

Aerials 2014 ▼

Parcel Information

Parcel Id: 513912131880

Owner: MARSTON, SHAMAR A & JENNIFER

Status Address: 2321 NW 186 AVE PEMBROKE PINES FL 330295305

Legal: BIG SKY PLAT 158-11 B POR TR A DESC AS COMM SE COR TR A, W 993.14, N 468.34, E 25 TO POB, CONT E 132, SLY AN ARC DIST 0.28, S 64.92, W 132, N 65.20 TO POB AKA: LOT 186 KEYSTONE LAKE

Millage Code: 2613

Use Code: 01

Land Value: \$ 77,450

Building Value: \$ 615,890



☐ CRA Boundaries
☐ FEMA Flood Zones
☐ Opportunity Zones
☐ Census Tracts
☐ City Zoning Codes
☐ County Land Use
☐ Census Appraisal Districts
☐ Resid Appraisal Districts
☐ Subdiv Number
☐ Subdiv Name
☐ House Number
☒ Street
☒ Parcels
☐ County Boundary

Aerials 2020 ▼

Parcel Information

Parcel Id: 513912131880

Owner: MARSTON, SHAMAR A & JENNIFER

Status Address: 2321 NW 186 AVE PEMBROKE PINES FL 330295305

Legal: BIG SKY PLAT 158-11 B POR TR A DESC AS COMM SE COR TR A, W 993.14, N 468.34, E 25 TO POB, CONT E 132, SLY AN ARC DIST 0.28, S 64.92, W 132, N 65.20 TO POB AKA: LOT 186 KEYSTONE LAKE

Millage Code: 2613

Use Code: 01

Land Value: \$ 77,450

Building Value: \$ 615,890



☐ CRA Boundaries
☐ FEMA Flood Zones
☐ Opportunity Zones
☐ Census Tracts
☐ City Zoning Codes
☐ County Land Use
☐ Census Appraisal Districts
☐ Resid Appraisal Districts
☐ Subdiv Number
☐ Subdiv Name
☐ House Number
☒ Street
☒ Parcels
☐ County Boundary

Aerials 2023 ▼

Parcel Information

Parcel Id: 513912131880

Owner: MARSTON, SHAMAR A & JENNIFER

Status Address: 2321 NW 186 AVE PEMBROKE PINES FL 330295305

Legal: BIG SKY PLAT 158-11 B POR TR A DESC AS COMM SE COR TR A, W 993.14, N 468.34, E 25 TO POB, CONT E 132, SLY AN ARC DIST 0.28, S 64.92, W 132, N 65.20 TO POB AKA: LOT 186 KEYSTONE LAKE

Millage Code: 2613

Use Code: 01

Land Value: \$ 77,450

Building Value: \$ 615,890



☐ CRA Boundaries
☐ FEMA Flood Zones
☐ Opportunity Zones
☐ Census Tracts
☐ City Zoning Codes
☐ County Land Use
☐ Census Appraisal Districts
☐ Resid Appraisal Districts
☐ Subdiv Number
☐ Subdiv Name
☐ House Number
☒ Street
☒ Parcels
☐ County Boundary

Aerials 2025 ▼

Parcel Information

Parcel Id: 513912131880

Owner: MARSTON, SHAMAR A & JENNIFER

Status Address: 2321 NW 186 AVE PEMBROKE PINES FL 330295305

Legal: BIG SKY PLAT 158-11 B POR TR A DESC AS COMM SE COR TR A, W 993.14, N 468.34, E 25 TO POB, CONT E 132, SLY AN ARC DIST 0.28, S 64.92, W 132, N 65.20 TO POB AKA: LOT 186 KEYSTONE LAKE

Millage Code: 2613

Use Code: 01

Land Value: \$ 77,450

Building Value: \$ 615,890

