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Board of Adjustment

City of Pembroke Pines  
Pembroke Pines, FL

**MARCH 5, 2026**

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chair Crawl on Thursday, March 5, 2026, at 6:30 P.M., in the City Commission Chambers, Charles F. Dodge City Center, 601 City Center Way, Pembroke Pines, Florida, 33025.

**PRESENT:** Chair Crawl, Vice Chair Brito, Members Abbondandolo, Pitts and Alternate Member Almeria

**ABSENT:** Alternate Member Turner

**ALSO PRESENT:** Christian Zamora, Senior Planner; Julia Aldridge, Planner / Zoning Technician; Quentin Morgan, Assistant City Attorney, and Board Secretary Katherine Borgstrom

Board Secretary Borgstrom called roll and declared a quorum present.

**EXCUSED ABSENCES:**

A motion by Member Pitts, seconded by Member Abbondandolo, to excuse Alternate Member Turner from the meeting passed unanimously.

**APPROVAL OF THE MINUTES:**

On a motion by Vice Chair Brito, seconded by Member Pitts, to approve the minutes of the January 15, 2026 meeting passed unanimously.

**NEW BUSINESS:**

**VARIANCES:**

**VARIANCE FILE NUMBER: ZV(R)2025-0052**

Chairman Crawl entered the request into the record.

**PETITIONER:**

Walter & Pamela Jackson

**ADDRESS:**

**SUBJECT PROPERTY:**

1441 SW 86 Avenue

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Pembroke Pines, FL 33025

## LEGAL DESCRIPTION:

Lot 5, Block 5, of the CINNAMON PLACE I PLAT, according to the Plat thereof as recorded in Plat Book 121, Page 26B, of the Public Record of Broward County, Florida.

## VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 9.6' side setback along a segment of the southern property line instead of the required 15' side setback for an existing 10' x 15' open sided structure (attached) in a residential single-family property, zero lot.

## REFERENCE:

<b>155.422: Residential Single-Family Zero Lot Line (R1-Z)</b>	
<b>Standard</b>	<b>Residential</b>
<b>Side Setback</b>	0 feet for the side where the home is placed against the lot line
	<b>15 feet on the nonzero side</b>

## PROJECT DESCRIPTION / BACKGROUND:

Pamela Jackson, owner, submitted a residential zoning variance request to legalize an existing structure for the single-family residence located at 1441 SW 86 Avenue in the Cinnamon Place community, which is zoned Residential Single-Family, Zero Lot (R-1Z).

In October 29, 2024, the City's Code Compliance Division cited the property for work performed without building permits, Code Case No. 241003282.

On March 26, 2025, the owner submitted Building Permit Application No. RO25-02975 to construct a 10' x 15' open sided structure (attached) to the south wall of the house (nonzero lot side); however, the permit application cannot be approved as the existing work encroaches into the required side setback.

The owner provided a copy of the property's survey sketching the location and the footprint of the structure built on the nonzero lot for the following request:

- **ZV(R)2025-0052:** to allow 9.6' side setback along a segment of the southern property line instead of the required 15' side setback for an existing 10' x 15' open sided structure (attached) in a residential single-family property, zero lot.

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Per staff search of city's archives, there are no building permits for the detected work at the property. Nonetheless, per Broward County Property Appraiser Imagery, the open sided roofed structure (attached) has existed on the property since at least December 2022 (See Images).

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

The subject property is in the Honeywoods Community. The owner has provided a copy of the Homeowners Association Letter dated December 15, 2025.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2025-0052** is to allow 9.6' side setback along a segment of the southern property line instead of the required 15' side setback for an existing 10' x 15' open sided structure (attached) in a residential single-family property, zero lot.

### Code Reference:

<b>155.422: Residential Single-Family Zero Lot Line (R1-Z)</b>	
<b>Standard</b>	<b>Residential</b>
<b>Side Setback</b>	0 feet for the side where the home is placed against the lot line
	<b>15 feet on the nonzero side</b>

Walter and Pamela Jackson, petitioners, spoke to the variance request ZV(R)2025-0052. They stated the structure was built during covid, so that the elderly family member could have some fresh air while there were restrictions on being in public areas. They stated it would be a financial hardship to have to tear down the structure and rebuild it. The original builder did apply for permit, but it was denied. A second builder was hired after the original did not do the work, but this second builder did not pull permits proceeded with the build and did not inform the homeowners that the permit was not granted. Christian Zamora stated that the submitted permit on March 25, 2025 does show that the engineering and structural were approved, but that the set

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back needed the variance to have final permit granted.

The members of the board who spoke to the variance request were Chair Crawl and Member Abbondandolo.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Member Abbondandolo, seconded by Vice Chair Brito, to grant variance request ZV(R)2025-0052, under Sec. 155.301(O)(1)(c), to allow a 9.6' side setback along a segment of the southern property line instead of the required 15' side setback for an existing 10' x 15' open sided structure (attached) in a residential single-family property, zero lot passed unanimously.

**VARIANCE FILE NUMBER: ZV(R)2025-0053**

Chairman Crawl entered the request into the record.

**PETITIONER:**

Claudio & Mercedes Loveras

**ADDRESS:**

**SUBJECT PROPERTY:**

5401 SW 199 Avenue  
Pembroke Pines, FL 33332

**LEGAL DESCRIPTION:**

Lot 2, Block 3, of the SELIGMAN-KIA ACRES PLAT, according to the Plat thereof as recorded in Plat Book 104, Page 40B, of the Public Record of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow 30' side setback along a segment of the southern property line instead of the required 50' side setback for the keeping of a horse in an existing (stable) accessory building.

**REFERENCE:**

155.510 DOMESTICATED LIVESTOCK AND POULTRY

(A) Domesticated livestock and poultry shall be subject to the following standards and regulations:  
2. Structures for livestock raising, boarding, or housing, such as barns, feed lofts, and stables, shall not be located within 100 feet of any lot line. A stable with a capacity of not over four horses may be located at least 50 feet from a side or rear lot line.

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## PROJECT DESCRIPTION / BACKGROUND:

Orlando Dager on behalf of the property owner(s), submitted a Residential Zoning Variance Request to legalize the use of an existing accessory building for the property located at 5401 SW 199 Avenue in the-Durango Ranches Neighborhood, which is zoned Agriculture (A)

In November 13, 2025, the City's Code Compliance Division cited the property for a horse being housed or stored on the property (Code Case No. 250903110).

The owner would like to address the code notice and to legalize the use of the existing accessory building for the keeping of a horse in the subject property. The petitioner provided a letter of explanation and supportive documentation for the following request:

**ZV(R) 2025-0053:** to allow 30' side setback along a segment of the southern property line instead of the required 50' side setback for the keeping of a horse in an existing accessory building

Per staff search of the city's archives, in June 2024, the Building Department reviewed, approved, and inspected the installation of the existing +/- 1,100 Square-Foot accessory building at location. The permit was finalized on July 11, 2024 (See copy of approved plan, RO23-13638)

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

The applicant has provided Homeowner's Association approval for this proposed project.

## VARIANCE REQUEST DETAILS:

**ZV(R) 2025-0053** is to allow 30' side setback along a segment of the southern property line for the keeping of a horse in an existing accessory building.

### Code Reference:

155.510 DOMESTICATED LIVESTOCK AND POULTRY

(A) Domesticated livestock and poultry shall be subject to the following standards and regulations:

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2. Structures for livestock raising, boarding, or housing, such as barns, feed lofts, and stables, shall not be located within 100 feet of any lot line. A stable with a capacity of not over four horses may be located at least 50 feet from a side or rear lot line.

Claudio and Mercedes Loveras, petitioners, and neighbor/representative Orlando Dager spoke to the variance request. ZV(R)2025-0053. Mr. Dager stated the barn was built twelve years ago and was permitted. Mr. Loveras had a horse when the barn was built, but gave up the horse due to the required setback for having animals in the barn. In 2025, due to Mr. Loveras' PTSD, he was advised by veterans affairs office to have an emotional support animal and Mr. Loveras purchased a horse, who he was not aware was pregnant and the foal was delivered February of 2026. He stated he has no intention of breeding again and is not setting up a breeding farm. There are neighbors who support the request.

The members of the board who spoke to the variance request were Chair Crawl, Member Pitts and Member Almeria.

The member of staff who spoke to the variance request was Christian Zamora.

Public that asked to speak to in favor of the variance request were Andrew Dudley, Erapel Pearbeloa, Curtis Current, and Orlando Dager.

Public that asked to speak who opposed the variance request were Tim Wilder and David Brubeck.

A motion by Vice Chair Brito, seconded by Member Pitts, to grant variance request ZV(R)2025-0053, under Sec. 155.301(O)(1)(c), to allow a 30' side setback along a segment of the southern property line instead of the required 50' side setback for the keeping of a horse in an existing (stable) accessory building passed unanimously.

## **VARIANCE FILE NUMBERS: ZV(R)2026-0001 & 0002**

Chairman Crawl entered the request into the record.

## **PETITIONER:**

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Shelia Jean-Pierre

**ADDRESS:**

**SUBJECT PROPERTY:**

8649 SW 14 Street  
Pembroke Pines, FL 33025

**LEGAL DESCRIPTION:**

Lot 33, Block 3, of the CINNAMON PLACE 1 PLAT, according to the Plat thereof as recorded in Plat Book 121, Page 26B, of the Public Record of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting variances:

**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 a 47% Maximum Lot Coverage (all buildings) instead of the required 45% Maximum Lot Coverage (all buildings) in a single-family residence, zero-lot type.

**REFERENCES:**

ZV(R)2026-0001 & 0002)

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

**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 Honeywoods 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.

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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 Honeywoods 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)**

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

Shelia Jean-Pierre, petitioner, spoke to the variance requests. ZV(R)2026-0001 & 0002. She stated the patio allows for extra living space and she uses the area for teaching special needs

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students. Petitioner stated there have been no drainage issues.

The members of the board who spoke to the variance request were Chair Crawl and Member Abbondandolo.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Vice Chair Brito, seconded by Member Abbondandolo, to grant variance request ZV(R)2026-0001, under Sec. 155.301(O)(1)(c), 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 passed unanimously.

A motion by Vice Chair Brito, seconded by Member Abbondandolo, to grant variance request ZV(R)2026-0002, under Sec. 155.301(O)(1)(c), to allow a 47% Maximum Lot Coverage (all buildings) instead of the required 45% Maximum Lot Coverage (all buildings) in a single-family residence, zero-lot type passed unanimously.

## **ITEMS AT THE REQUEST OF THE BOARD:**

Members discussed the Annual Board Report and viewed the report for variances that will be included in the annual report.

## **ITEMS AT THE REQUEST OF STAFF:**

There were none.

## **ADJOURNMENT:**

A motion by Vice Chair Brito, seconded by Member Pitts, to adjourn the meeting at 7:36 P.M., passed unanimously.

Respectfully submitted:

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Katherine Borgstrom  
Board Secretary

Adjourned: 7:36 P.M.  
Approved: