

# Vicinity Map

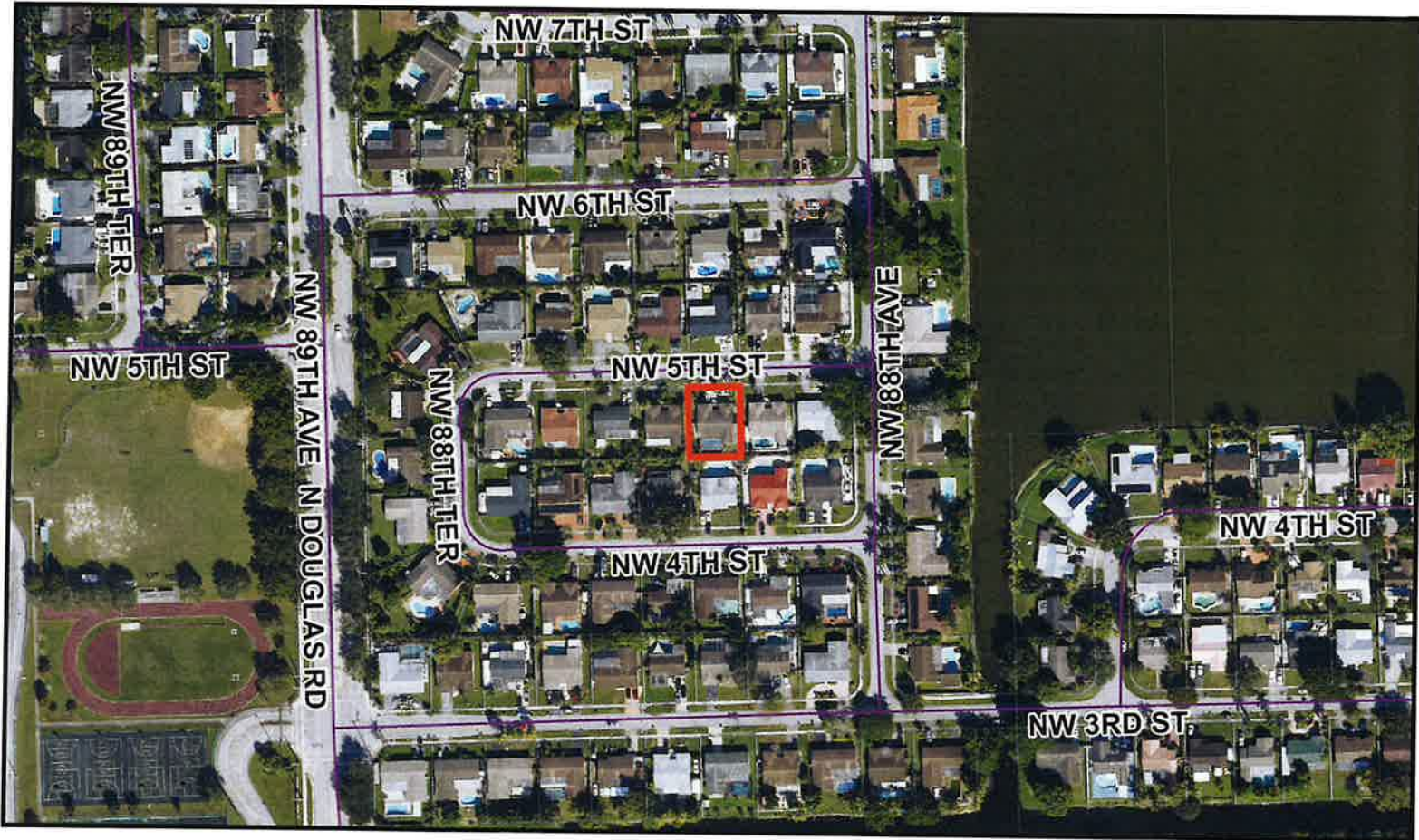
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0003-0004  
Zoning Variances

JONES, LASHONDA  
8820 NW 5 ST PEMBROKE PINES FL 33024



NOT TO SCALE





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
 601 City Center Way 3<sup>rd</sup> Floor  
 Pembroke Pines FL, 33025

**Summary**

|                                 |  |                                |   |                     |      |
|---------------------------------|--|--------------------------------|---|---------------------|------|
| <b>Agenda Date:</b>             | April 16, 2026                                   | <b>Application ID:</b>         | ZV(R)2026-0003-0004   |                     |      |
| <b>Project:</b>                 | Existing Home Addition.                          | <b>Pre-Application Number:</b> | PRE2026-0024  |                     |      |
| <b>Project Planner:</b>         | Christian Zamora, Senior Planner                 |                                |   |                     |      |
| <b>Owner:</b>                   | Lashonda Jones                                   | <b>Agent:</b>                  | N/A   |                     |      |
| <b>Location:</b>                | 8820 NW 5 Street,<br>Pembroke Pines,<br>FL 33024 | <b>Property Id No.</b>         | 514116131100  | <b>Year Built</b>   | 1979 |
| <b>Existing Zoning:</b>         | Single-Family Residential, (R-1B)                | <b>Existing Land Use:</b>      | Residential   | <b>District No.</b> | 2    |
| <b>Reference Applications:</b>  | Code Case No. 250802410 (Initiated 8/1/2025)     |                                |   |                     |      |
| <b>Variance Summary</b>         |  |                                |   |                     |      |
| <b>Application</b>              | <b>Code Section</b>                              | <b>Required/Allowed</b>        | <b>Request</b>  |                     |      |
| ZV(R) 2026-0003                 | Table 155.422 Residential Single-Family (R-1B)   | 7.5' side setback.             | 4.3' setback along a segment of the eastern side property line instead of the required 7.5' side setback for an existing (24.6' x 8.6') addition.                             |                     |      |
| ZV(R) 2026-0004                 | Table 155.620 Accessory Buildings and Structures | 5' side setback                | 2'-3" augmenting to 2'-6" setback along a segment of the eastern side property line instead of the required 5' side setback for an existing (34'-6" x 10'-6") patio, walkway. |                     |      |
| <b>Final:</b>                   | <input type="checkbox"/> Planning & Zoning Board |                                | <input checked="" type="checkbox"/> Board of Adjustment   |                     |      |
| <b>Reviewed for the Agenda:</b> | Director:  |                                | Assistant Director:   |                     |      |

**PROJECT DESCRIPTION / BACKGROUND:**

Lashonda Jones, owner, submitted two residential zoning variance requests to legalize an existing addition for the single-family residence located at 8820 NW 5 Street in the Westview Neighborhood, which is zoned Residential Single-Family (R-1B).

In August 1, 2025, the City’s Code Compliance Division cited the property for work done without building permits, Code Case No. 250802410.

The owner would like to start the legalization process by providing a copy of the property’s survey indicating the location and footprint of a home addition built on the east side of the house. The addition is used for personal office and storage. Therefore, as result of the existing work at the property, the applicant would like to request:

- **ZV(R)2026-0003:** to allow a 4.3’ setback along a segment of the eastern side property line instead of the required 7.5’ side setback for an existing (24.6’x8.6’) office and storage addition.
- **ZV(R)2026-0004:** to allow 2’-3” augmenting to 2’-6” setback along a segment of the eastern side property line instead of the required 5’ side setback for an existing (34’-6”x10’-6”) patio and walkway.

Per staff search of the city’s archives, no building permits can be found for the detected work on the property. Nonetheless, per Broward County Property Appraiser Imagery, the addition 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.

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

**VARIANCE REQUEST DETAILS:**

**ZV(R)2026-0003)** is to allow a 4.3’ setback along a segment of the eastern side property line instead of the required 7.5’ side setback for an existing (24.6’x8.6’) office and storage addition.

**ZV(R)2026-0004)** is to allow 2’-3” augmenting to 2’-6” setback along a segment of the eastern side property line instead of the required 5’ side setback for an existing (34’-6”x10’-6”) patio and walkway

City Code Reference(s):

**ZV(R)2026-0003)**

| Table 155.421.2: Residential Single-Family (R-1B) |             |                |
|---|-------------|----------------|
| Standard  | Residential | Nonresidential |
| Side Setback                                      | 7.5 feet    | 20 feet        |

| <b>Table 155.620 Accessory Building and Structures</b> |                  |               |                    |             |                       |                           |                               |
|--|------------------|---------------|--------------------|-------------|-----------------------|---------------------------|-------------------------------|
| <b>Type</b>  | <b>Front</b>     | <b>Side</b>   | <b>Street Side</b> | <b>Rear</b> | <b>Maximum Height</b> | <b>Maximum Dimensions</b> | <b>Additional regulations</b> |
| Deck or Patio*   | Primary Building | <b>5 feet</b> | 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 survey (12/17/2025)  
Survey Blowout/Existing Conditions  
Code Notice, 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: 2/16/26

# 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.

**Staff Use Only**

Project Planner: C-2 Project #: PRJ 20      Application #: 2012/2026-0003-0004

Date Submitted: 2/16/26 Posted Signs Required: (1) Fees: \$ 630.00

**SECTION 1-PROJECT INFORMATION:**

Project Name: RESIDENTIAL ADDITION OFFICE AND STORAGE

Project Address: 8820 NW 5<sup>th</sup> St Pembroke Pines Fl 33024

Location / Shopping Center: \_\_\_\_\_

Acreeage of Property: 7405 SQ Ft Building Square Feet: 377.71 ~~1543~~ ~~17715~~  
Office = 85.98 Storage = 89.04

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: LASHONDA JONES / DENNY JONES

Owner's Address: 8820 NW 5th St

Owner's Email Address: \_\_\_\_\_

Owner's Phone: 678 480 4149 Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: Denny Jones

Agent's Address: \_\_\_\_\_

Agent's Email Address: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_ 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**

**PROPOSED**

Zoning: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_



The applicant respectfully requests a variance from the required side-yard setback to permit an existing attached structure, consisting of an office space and a separate storage area divided by a permanent interior wall, to remain in its current location approximately five (5) feet from the property line.

This request is based on practical difficulty and unnecessary hardship resulting from unique site conditions affecting the subject property and the existing development pattern of the neighborhood, rather than any intent to disregard zoning regulations.

The placement of the structure is influenced by site-specific constraints, including the location of the primary residence, existing utility and drainage considerations, and the limited buildable area available without significantly altering or demolishing permanent portions of the structure. Strict enforcement of the required setback would necessitate substantial demolition of a structurally sound improvement and would impose hardship that is not necessary to achieve the intent of the zoning code.

The structure functions as an accessory extension of the principal residence, used exclusively for office and storage purposes, and does not involve commercial use, customer traffic, or noise-generating activity. The structure maintains adequate separation from adjacent properties and does not obstruct light, air, or visibility, does not create drainage, fire, or safety concerns, and does not impair the use or enjoyment of neighboring properties.

The existing setback of approximately five (5) feet provides a reasonable buffer and is consistent with similar accessory structures within the surrounding neighborhood, some of which were approved through prior variances or exist as lawful nonconforming improvements.

Importantly, no neighboring property owners have objected to the structure or its location, further demonstrating compatibility with the neighborhood and lack of adverse impact.

The requested variance represents the minimum relief necessary to allow the structure to remain as constructed. No expansion, intensification of use, or additional encroachment is proposed.

Approval of this variance will preserve neighborhood character, avoid unnecessary demolition and material waste, maintain property stability and value, and uphold the spirit and intent of the Pembroke Pines Land Development Code while recognizing practical site conditions.

The applicant has applied for all required after-the-fact permits and is committed to bringing the structure into full compliance with all applicable building and safety requirements.

For these reasons, the applicant respectfully requests approval of the variance.



*J Foster* 2/19/26  
JANICE THOMPSON FOSTER  
Notary Public  
State of Florida  
Comm# HH736610  
Expires 20/20/2028

**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.

La Shonda Jones 2/16/2024  
Signature of Owner Date

Sworn and Subscribed before me this 16<sup>th</sup> day  
of February, 2024



FEDICI JOSEPH  
Notary Public  
State of Florida  
Comm# HH377284  
Expires 3/22/2027

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

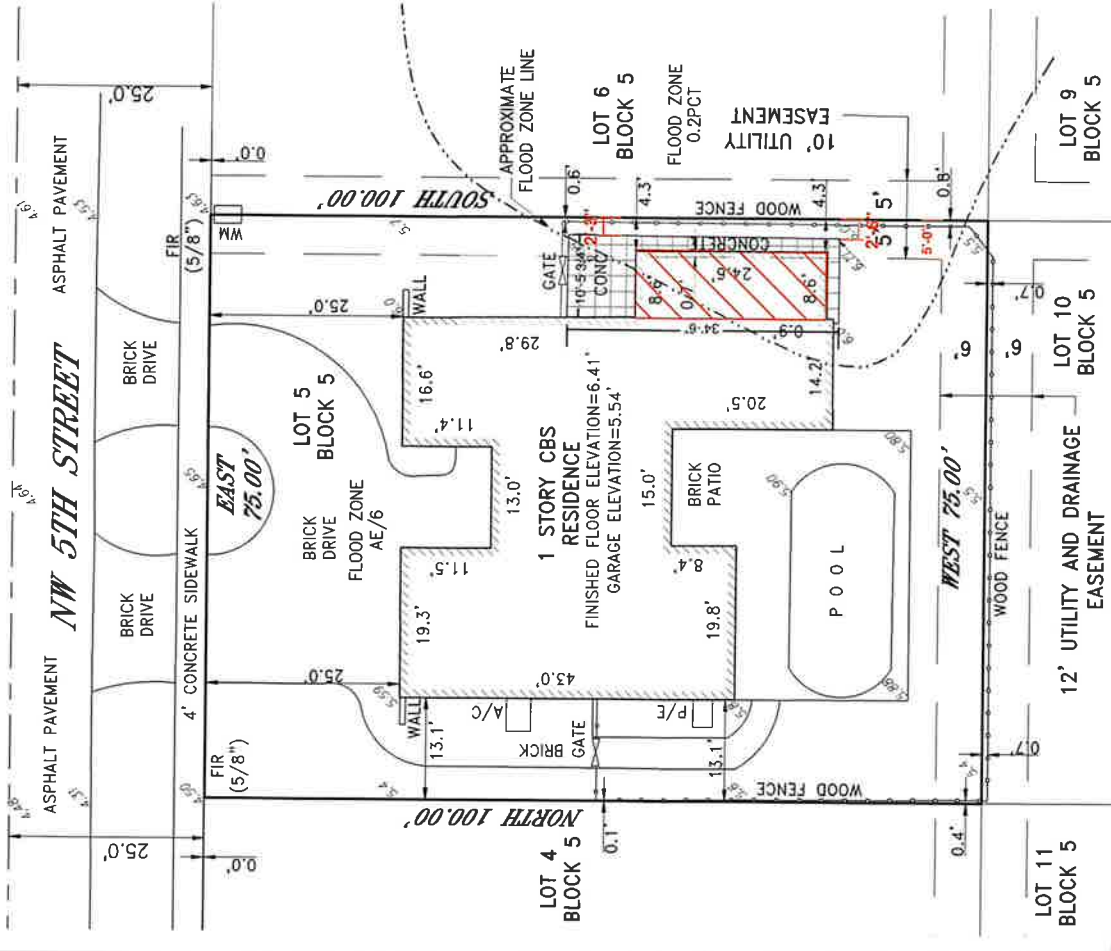
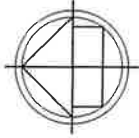
Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

Fee Paid Signature of Notary Public My Commission Expires

# SKETCH OF SURVEY

**LAND DESCRIPTION :**

LOT 5, BLOCK 5 OF "WESTVIEW SECTION 1 PART 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**NOTES :**

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #2026 ELEVATION=6.38' (NAV88)
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT.

**LEGEND:**

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- ELEV ELEVATION
- CBS CONCRETE BLOCK STRUCTURE
- A/C AIR CONDITIONER
- \*5.34 ELEVATIONS
- WM WATER METER
- P/E POOL EQUIPMENT

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.



Digitally signed by  
Richard E Cousins  
Date: 2025.12.19  
10:19:13 -05'00'

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/17/25

| REVISIONS                      | DATE      | FB/PG  | DWN | CKD |
|--------------------------------|-----------|--------|-----|-----|
| BOUNDARY & IMPROVEMENTS SURVEY | 12/17/25  | SKETCH | AM  | REC |
| FLOOD ZONE INFORMATION         |           |        |     |     |
| COMMUNITY NUMBER               | 120053    |        |     |     |
| PANEL NUMBER                   | 0545 J    |        |     |     |
| ZONE                           | 0.2PCT-AH |        |     |     |
| BASE FLOOD ELEV N/A / 6        |           |        |     |     |
| EFFECTIVE DATE                 | 07/31/24  |        |     |     |

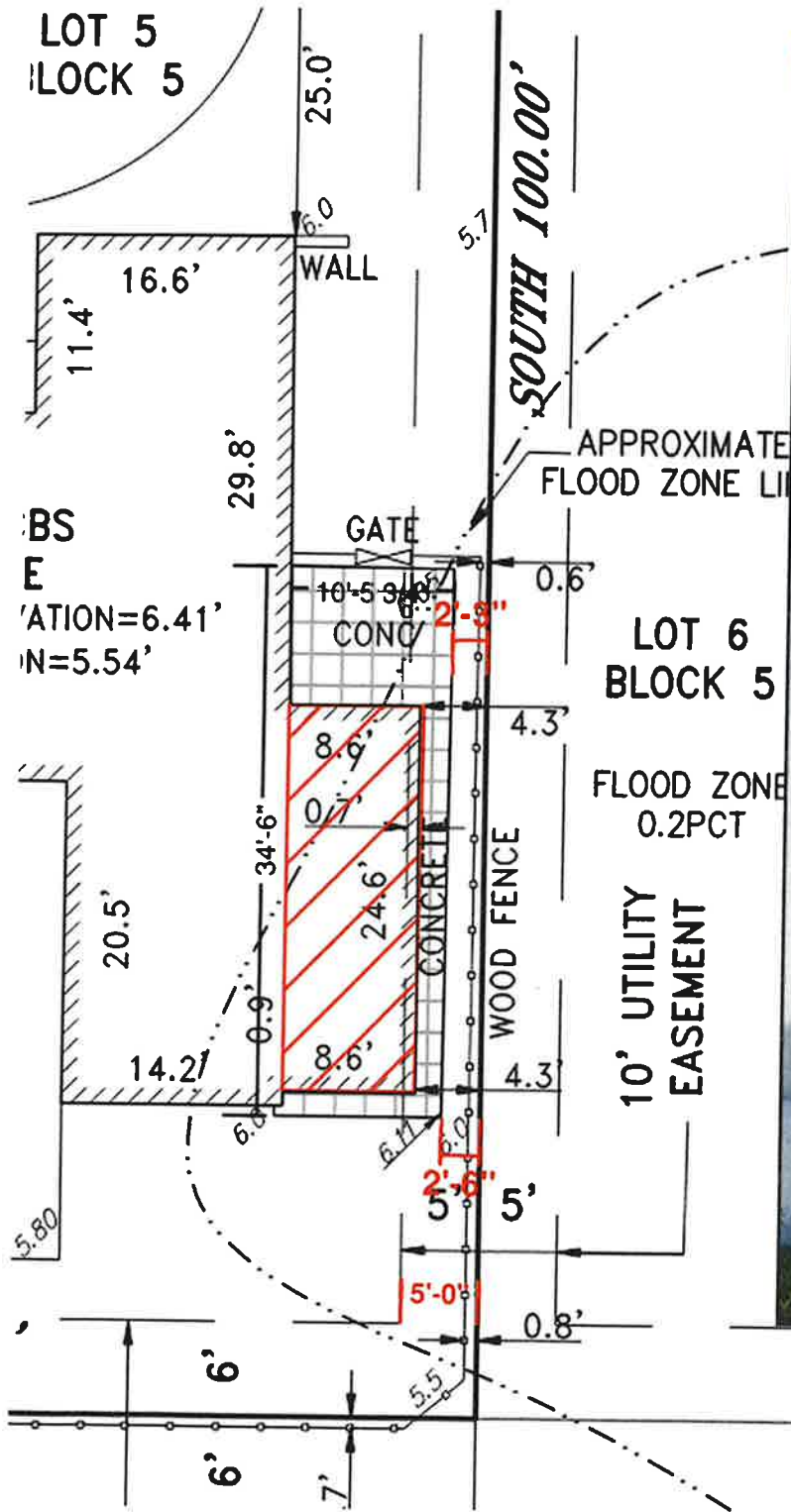
PROJECT NUMBER : 10587-25  
CLIENT : DENNY JONES

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET



PROPERTY ADDRESS :  
8820 NW 5TH STREET  
SCALE: 1" = 20'  
SHEET 1 OF 1

Survey Blowout / Existing conditions: 8820 NW 5 Street



Structure located on the east side. Exterior walls will match existing texture, color.

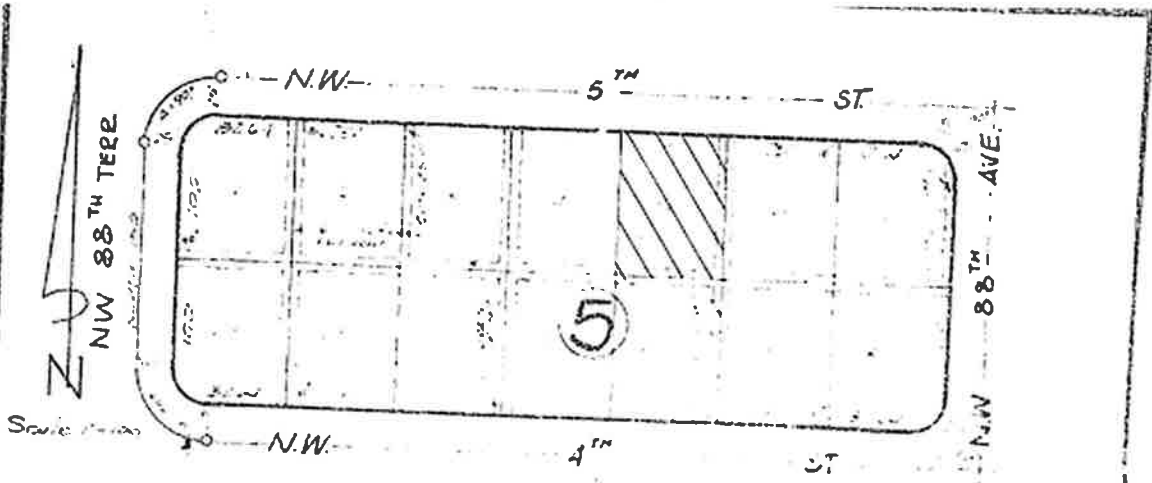
ACCESSORY STRUCTURE FLOOR PLAN:

TOTAL AREA = 211.56 SQ FT

| OFFICE: 105 SQ FT +/-

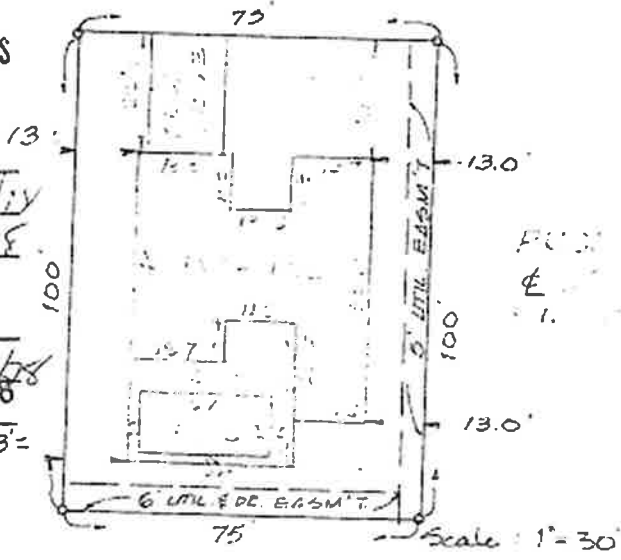
| STORAGE: 105 SQ FT +/-

As Built (1978)



UNY OF PERFORMANCE PIPES  
 APPROVED BY:

ENGINEERING  
 ELECTRICAL SM 6/4/78  
 PLUMBING MB 6/9/78  
 AIR COND.  
 & HEATING  
 ZONING JD 6/9/78  
 DATE JUN 9 1978



I HEREBY CERTIFY that the attached SKETCH OF SURVEY is true and correct to the best of my knowledge and belief as to the facts plotted under my direction.

Note: This drawing is not valid unless it bears embossed seal of a public surveyor.

SCHWABE - MISSISSAUGA  
 Registered Land Surveyor  
 State of Michigan

| REVISIONS |      |            |                      |
|-----------|------|------------|----------------------|
| Order No. | Date | Field Book |                      |
|           |      |            | Reg. Land Surveyor J |
|           |      |            | Reg. Land Surveyor J |
|           |      |            | Reg. Land Surveyor J |
|           |      |            | Reg. Land Surveyor J |



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

**VIOLATION WARNING**

|  |                       |
|--|-----------------------|
| <b>Case #:</b> 250802410                                 | <b>Date:</b> 8/1/2025 |
| <b>Folio #:</b> 514116131100                             |                       |
| <b>Recipient:</b> JONES,LASHONDA                         |                       |
| <b>Address:</b> 8820 NW 5 ST<br>PEMBROKE PINES, FL 33024 |                       |

A physical inspection at 8820 NW 5 ST Pembroke Pines, FL 33024 disclosed the following violation(s) of the City of Pembroke Pines Code:

| <b>Chapter:</b>                 | <b>Section:</b>  | <b>Violation:</b>  | <b>Comply By Date:</b> |
|---------------------------------|--|--|------------------------|
| CHAPTER 155: ZONING<br>CODE LDC | 155.313<br>ENFORCEMENT   | Work done without permit - attached structure on east side of home, no City permit on file | 03/04/2026             |
| CHAPTER 150: BUILDINGS          | 150.11 Florida Building Code adopted by reference; rejection of county regulations | Work done without permit - attached structure on east side of home, no City permit on file | 03/04/2026             |

**Notes/Means of Correction:**

Must obtain permits for all work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 03/04/2026**

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 - Carl Harris

**HAND DELIVERY TO:**

Posted to  
Property

08/01/2025 10:49 AM

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

Property Changes: 8820 NW 5 Street

