

# Vicinity Map

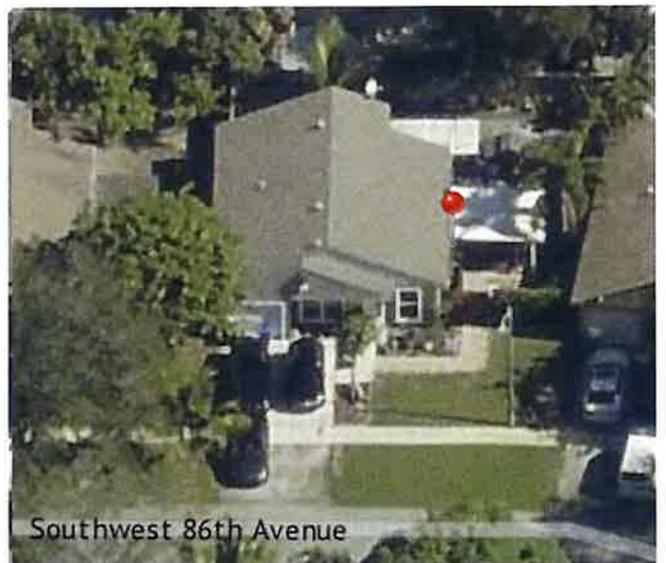
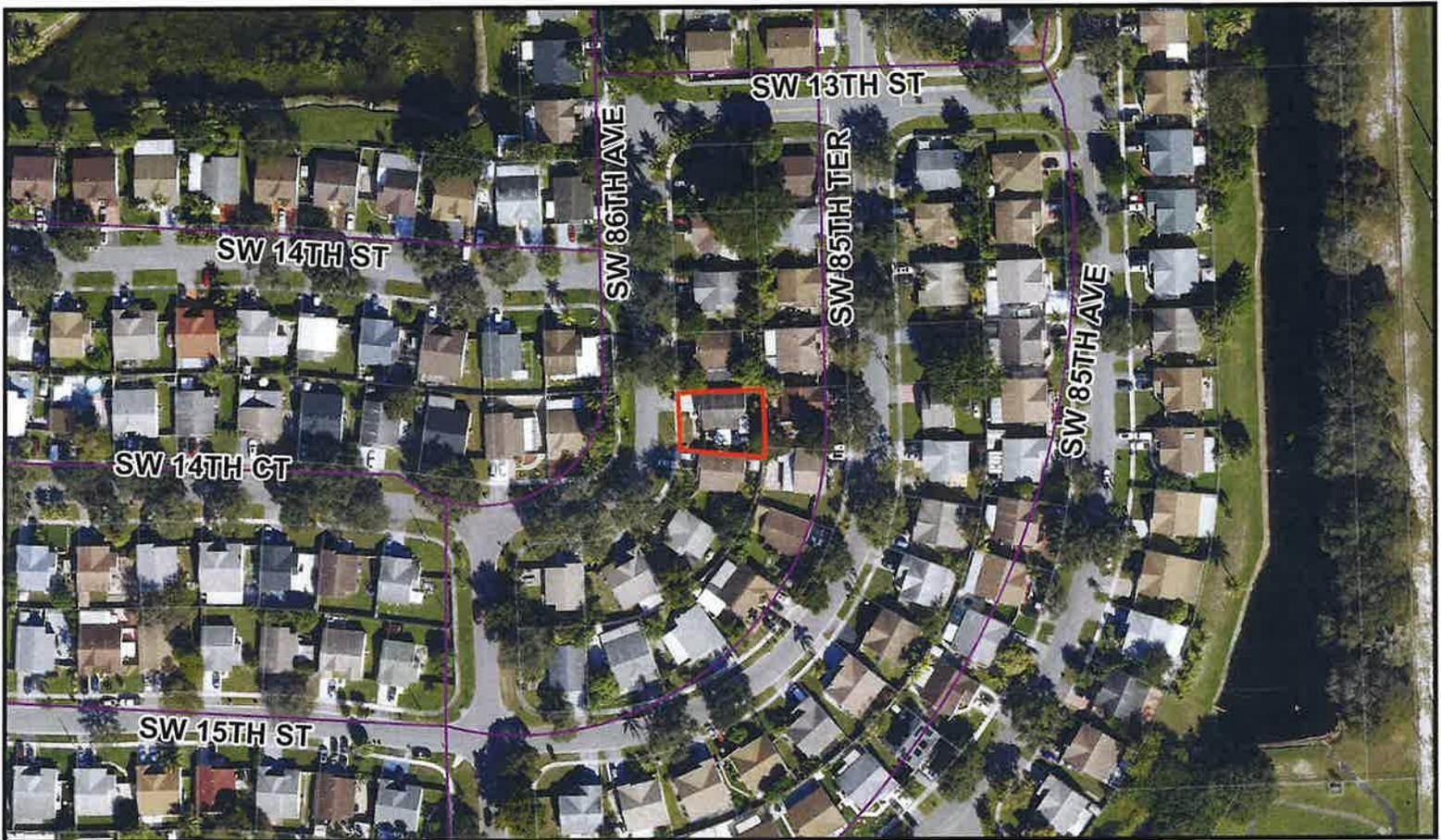
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0052  
Zoning Variance

JACKSON, WALTER & PAMELA  
1441 SW 86 AVE PEMBROKE PINES FL 33025



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>	March 5, 2026	<b>Application ID:</b>	ZV(R)2025-0052		
<b>Project:</b>	Existing Open Sided Structure, Attached.	<b>Pre-Application Number:</b>	PRE2025-0160		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Pamela and Walter Jackson	<b>Agent:</b>	N/A		
<b>Location:</b>	1441 SW 86 Avenue, Pembroke Pines, FL 33025	<b>Property Id No.</b>	514121141250	<b>Year Built</b>	1986
<b>Existing Zoning:</b>	Single-Family Residential, Zero Lot (R-1Z)	<b>Existing Land Use:</b>	Residential	<b>District No.</b>	1
<b>Reference Applications:</b>	Code Case No. 241003282 (Initiated 10/29/2024); RO25-02975 (Applied 3/26/2025)				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>		
ZV(R) 2025-0052	155.422: Residential Single-Family Zero Lot Line (R-1Z)	15' side setback on the nonzero side.	9.6' side setback on the nonzero side for existing 10' x 15' Open Sided Structure (Attached) in a residential single-family property, zero lot.		
<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:**

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.

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 Cinnamon Place 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.

City Code Reference:

**ZV(R)2025-0052)**

<b>Table 155.422: Residential Single-Family Zero Lot Line (R-1Z)</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>

**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 (2024, 1985)  
Existing Plan  
HOA Letter (12/15/2025)  
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: 11/20/25

# 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 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 #: 20112/2025-0001  
 Date Submitted: 11/20/25 Posted Signs Required: ( 1 ) Fees: \$ 500<sup>00</sup>

**SECTION 1-PROJECT INFORMATION:**

Project Name: Residential Zoning Variance Determination  
 Project Address: 1441 SW 86 Avenue, Pembroke Pines, FL 33025

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

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514121141250

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: Cinnamon Place 1 121-26 B Lot 5 BLK 5

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
3/2025	Permit	Permit for Patio Cover			

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Pamela Jackson

Owner's Address: 1441 SW 86 Avenue, Pembroke Pines 33025

Owner's Email Address: ~~pjac~~ ~~jac~~ ~~jac~~ @gmail.com

Owner's Phone: (954) 536-5555 Owner's Fax: —

Agent: —

Contact Person: —

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: —

-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: Code Case No. 241003282 (10/29/24) ; 2025-02975 (3/26/25)

Code Section: 155-422 (R-12)

Required: 15' Side Setback.

Request: 9'-6" Side Setback.

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: \_\_\_\_\_

I am writing to request a variance approval for a patio cover that was built in my backyard during the COVID-19 pandemic. During that time, my father-in-law was living at my home, and since we were unable to go anywhere, he had to spend a significant amount of time outside. To make his situation more comfortable and to provide shelter from the direct sunlight, I decided to have the patio cover built.

Unfortunately, due to the pandemic, the process for obtaining permits and supplies was significantly delayed. So as a result, I proceeded with the construction of the patio cover without a permit. I understand this was not the ideal course of action, but given the circumstances, it was the best solution to ensure my father-in-law's comfort and well-being.

Regrettably, I am not in a financial position to have the patio cover torn down and rebuilt according to code. This is why I am reaching out to request a variance approval for the existing structure. I genuinely hope you can understand the situation we were in and consider my request favorably.

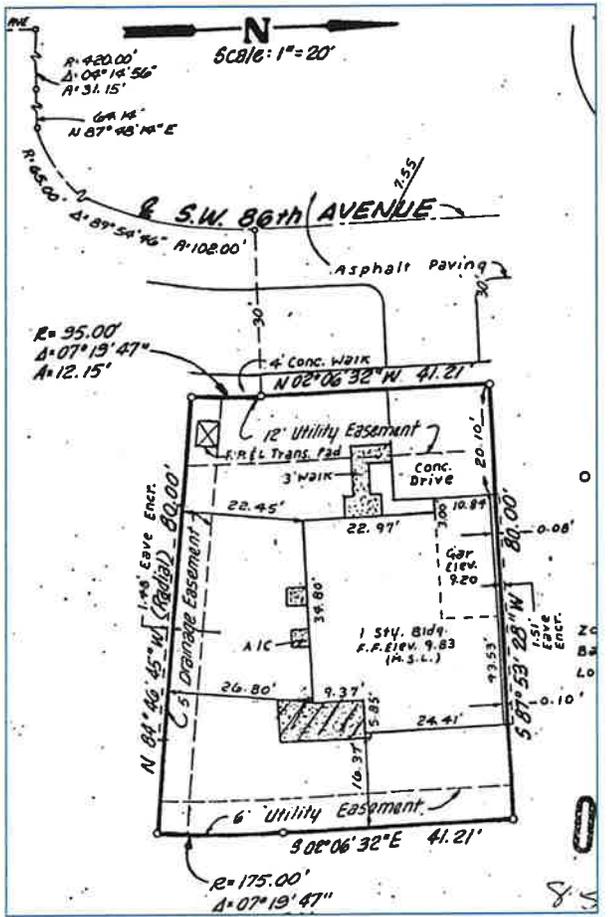
Please take a moment to review my situation and consider granting the variance approval. I truly appreciate your time and assistance in this matter.

Thank you.

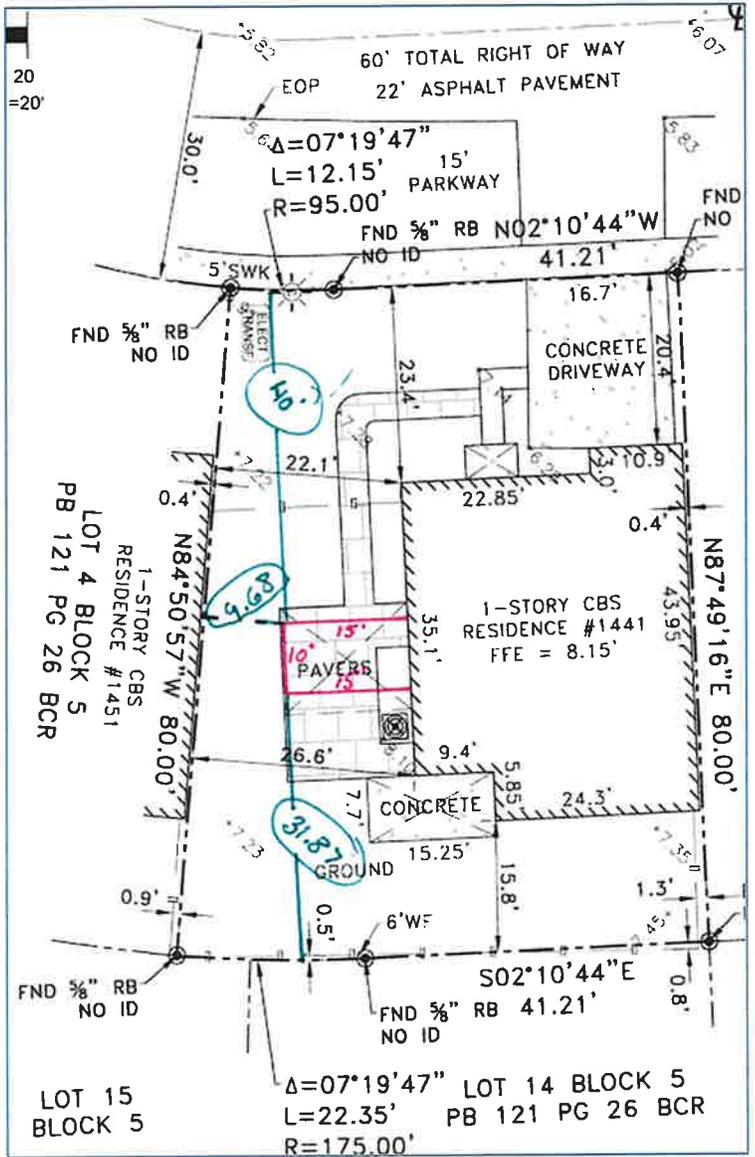
Pamela Jackson



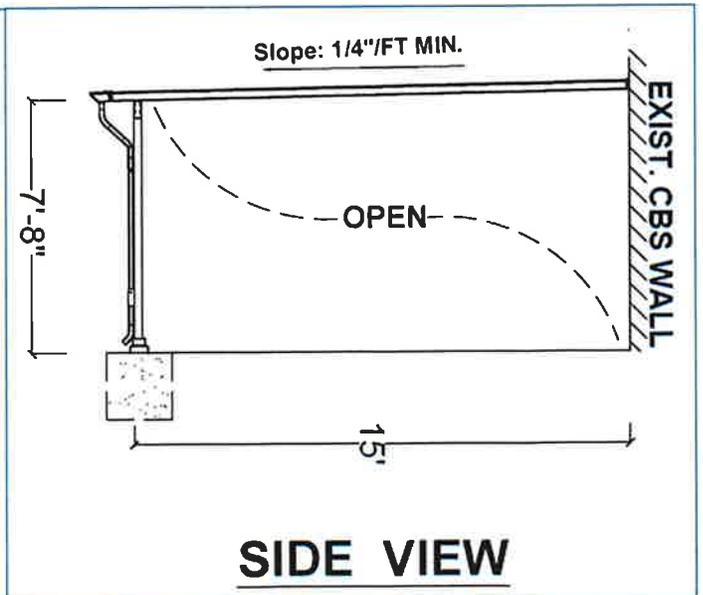
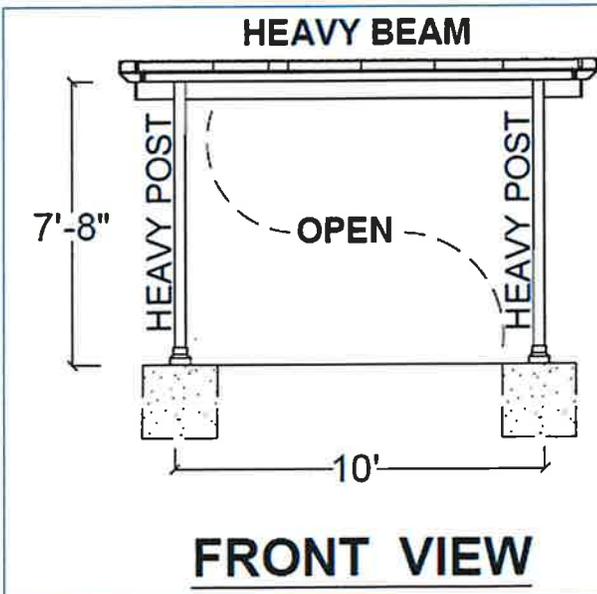
1441 SW 86 Avenue



Historical Survey: 7/29/1985



Survey: 12/23/2024



## 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

December 15, 2025

Walter Jackson+  
Pamela Jackson+  
1441 SW 86 Avenue  
PEMBROKE PINES, FL 33025

Property account number: 0045298

Dear Owner:

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

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**

##### **City Permit required**

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: Curtis Shamis  
[Curtis@landmarkmgmt.com](mailto:Curtis@landmarkmgmt.com)



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

**VIOLATION WARNING**

**Case #:** 241003282 **Date:** 10/29/2024  
**Folio #:** 514121141250  
**Recipient:** JACKSON, WALTER & PAMELA  
**Address:** 1441 SW 86 AVE  
PEMBROKE PINES, FL 33025-3355

A physical inspection at 1441 SW 86 AVE Pembroke Pines, FL 33025 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	awning/patio cover on the side of the property installed without permits	01/20/2026
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	awning/patio cover on the side of the property installed without permits	01/20/2026

**Notes/Means of Correction:**

Must obtain a permit for the awning/patio cover on the side of the property installed without permits. Contact the Building Department at 954-435-6502 for any permitting questions.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 01/20/2026**

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 - Joseph Libio

HAND DELIVERY TO:

12/03/2024 10:59 AM

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

Property Changes: 1441 SW 86 Avenue

