

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0033-0035

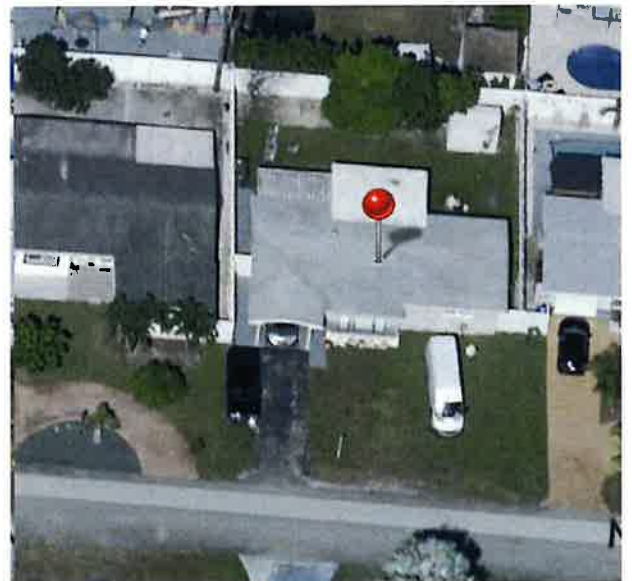
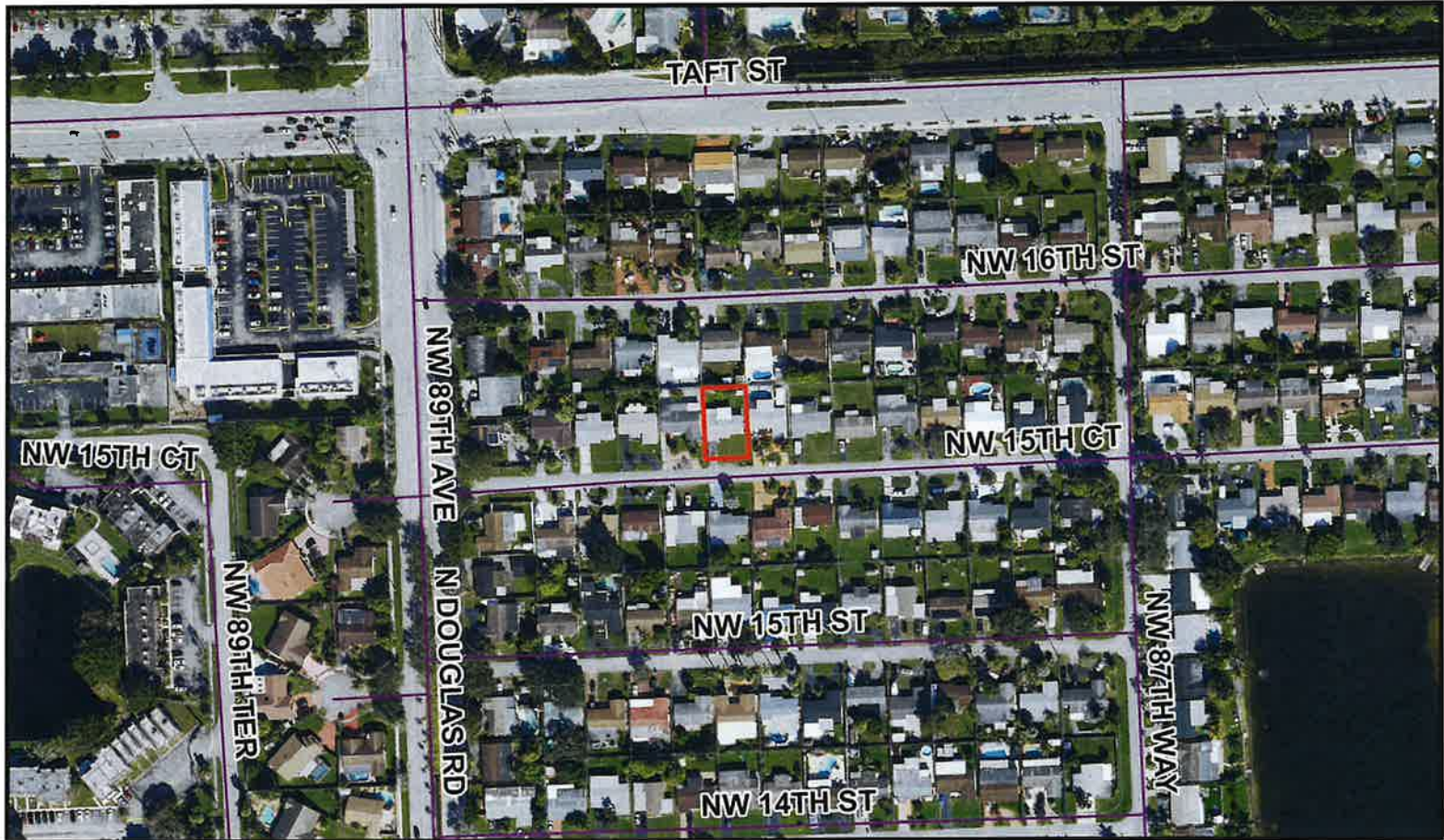
Zoning Variances

FUENTES,ARNALDO

8831 NW 15 CT PEMBROKE PINES FL 33024



NOT TO SCALE





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

Summary

Agenda Date:	November 6, 2025	Application ID:	ZV(R)2025-0033-00035		
Project:	Proposed carport conversion, home addition.	Pre-Application	PRE2025-0102		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Arnaldo Fuentes	Agent:	Luis C. Maury		
Location:	8831 NW 15 Court Pembroke Pines, FL 33024	Property Id No.	514109090520	Commission District No.	2
Existing Zoning:	Single-Family Residence (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Building Permit Application No. RA25-04427 (Applied 5/7/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0033	Table 155.421.3 Residential Single-Family (R-1C)	7.5' side setback	5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed bedroom addition.		
ZV(R)2025-0034	Table 155.421.3 Residential Single-Family (R-1C)	7.5' side setback	5' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed bedroom addition.		
ZV(R)2025-0035	155.6114 Relation of Grade of Floors to Crown of Street	The top surface of all floors of residential buildings shall be not less than 18 inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.	To allow the top surface of the floor 17 inch (17") instead of the required 18 inch (18") above the highest point of the crown of street adjacent to the lot for proposed garage conversion and addition.		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director: 		Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Arnaldo Fuentes, owner, submitted two residential zoning variance requests to propose new construction at the property located at 8761 NW 15 Court in the Boulevard Heights Neighborhood which is zoned Residential Single-Family (R-1C).

On May 7, 2025, the owner submitted Building Permit Application No. RA25-04427 for an existing carport conversion, master bedroom addition and kitchen re-location at the east and west sides of the existing home in the rear; however, the permit application cannot be approved as the proposed work would encroach into the required side setbacks. Per the plan provided, the petitioner is requesting:

- **ZV(R)2025-0033:** to allow 5.42' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' master bedroom addition in a single-family residential, typical lot.
- **ZV(R)2025-0034:** to allow 5.74' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' kitchen relocation in a single-family residential, typical lot.

After reviewing the property's documents, it was noticed the Finished Floor Elevation (FFE) of the existing home does not conform with the minimum required floor elevation for residential buildings. The plan, however, indicates the FFE of the new proposed habitable areas will match existing. The petitioner would like to include the following request for the project:

- **ZV(R)2025-0035:** to allow the top surface of the floor of seventeen inches (17") instead of the required eighteen inches (18") above the highest point of the crown of street adjacent to the lot for proposed carport conversion and home addition in a single-family residential, typical lot.

As part of these requests, the owner is including a new 16' wide driveway and the correction of an existing walkway along the western side to be 36" wide, located 2' inside the property line. (see property survey, proposed plan).

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

The property is in the Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

VARIANCE REQUEST DETAILS:

ZV(R)2025-0033 is to allow 5' side setback along a segment of the eastern side property line instead of the required 7.5' side setback for a proposed 16.40' x 12' bedroom addition in a single-family residential, typical lot.

ZV(R)2025-0034 is to allow 5.74' side setback along a segment of the western side property line instead of the required 7.5' side setback for a proposed 17' x 11.8' kitchen relocation in a single-family residential, typical lot.

ZV(R)2025-0035: to allow the top surface of the floor of 17" inches instead of the required 18" above the highest point of the crown of street adjacent to the lot for proposed garage conversion and addition in a single-family residential, typical lot.

Code References:

ZV(R)2025-0033-0034)

Table 155.421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Side Setback	7.5 feet [2]	20 feet [3]
Note(s): [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet.		

ZV(R)2025-0035)

155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located.

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 (7-24-2023)
Proposed Plan

Letter of acknowledgement by Homeowner (9-29-2025)

City Engineer correspondence (10/1/2025)



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>

PRJ 2025-0102

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: 9/24/2025

Plans for DRC _____ Planner: C-2

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 #: 2025-0035

Date Submitted: 9/24/25 Posted Signs Required: (1) Fees: \$ 671.00

SECTION 1-PROJECT INFORMATION:Project Name: FUENTES RESIDENCE ADDITIONProject Address: 8831 NW 15TH COURT

Location / Shopping Center: _____

Acreage of Property: 0.14 Building Square Feet: 1213Flexibility Zone: _____ Folio Number(s): 5141 09 09 0520Plat Name: BOULEVARD HEIGHTS Traffic Analysis Zone (TAZ): _____Legal Description:
BOULEVARD HEIGHTS SEC 9 6TH
ADD 62-16 B LOT 23 BLK 32

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
05-07-25	RA25-04427	PERMIT FOR RESIDENTIAL ADDITION			7.5' SIDE SETBACKS ARE REQUIRED FOR ADDITIONS

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: ARNALDO FUENTES

Owner's Address: 8831 NW 15TH COURT PEMBROKE PINES 33024

Owner's Email Address: ARNALDOFUENTES310@GMAIL.COM

Owner's Phone: 786-419-3057 Owner's Fax: _____

Agent: LUIS C MAURY

Contact Person: LUIS C MAURY

Agent's Address: 2232 N CYPRESS BEND DR #704 POMPANO BEACH 33069

Agent's Email Address: LUISCMAURY@GMAIL.COM.

Agent's Phone: 954-446-3835 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

Zoning: R-1C

Land Use / Density: 33 - LOW(5) RES

Use: RESIDENTIAL

Plat Name: BOULEVARD HEIGHTS

Plat Restrictive Note: _____

PROPOSED

Zoning: R-1C

Land Use / Density: 33 - LOW(5) RES

Use: RESIDENTIAL

Plat Name: BOULEVARD HEIGHTS

Plat Restrictive Note: _____

ADJACENT ZONING

North: R-1C

South: R-1C

East: R-1C

West: R-1C

ADJACENT LAND USE PLAN

North: 33 - LOW(5) RES

South: 33 - LOW(5) RES

East: 33 - LOW(5) RES

West: 33 - LOW(5) RES

-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: RA 25-04427

Code Section: 155-421

Required: 7.5 FT SIDE SETBACK

Request: 5.42 FT SIDE SETBACK

Details of Variance, Zoning Appeal, Interpretation Request:

N/A
See Explanation

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

THE PROJECT CONSISTS OF AN ADDITION TO AN EXISTING HOUSE. THE SIDE SETBACKS PROPOSED FOR THE NEW ADDITION ARE THE SAME THAT THOSE SET IN 1974 WHEN THE HOUSE WAS BUILT. THE LOT IS 61 FEET WIDE AND THE CURRENT ZONING CODE STATES THAT FOR LOTS WIDER THAN 60 FT, THE SIDE SETBACK SHALL BE 7.5 FEET AND FOR LOTS NARROWER THAN 60 FEET WIDE THE SIDE SETBACK CAN BE 5.0 FEET. IN ORDER TO KEEP THE AESTHETIC AND FUNCTIONALITY OF THE SUBMITTED DESIGN, WE RESPECTFULLY ASK TO THE BOA TO PUT INTO CONSIDERATION THE ORIGINAL CONDITIONS TO ALLOW US TO BUILD THE ADDITION IN LINE WITH THE EXISTING HOUSE.

ON THE OTHER HAND WE REQUEST A VARIANCE TO MATCH THE FINISH FLOOR ELEVATION OF THE NEW ADDITION TO THE EXISTING FFE CONSIDERING THAT THE ADDITION IS GOING TO BE ATTACHED TO THE EXISTING HOUSE. CURRENTLY FFE IS NOT COMPLYING WITH THE CITY ORDINANCES IN EFFECT

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] 08-02-2025
Signature of Owner Date

Sworn and Subscribed before me this 2nd day
of August, 2025



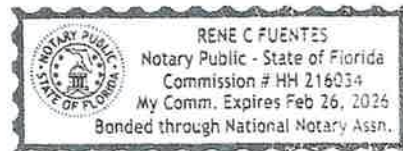
— 0 — [Signature] 02/26/2026
Fee Paid Signature of Notary Public My Commission Expires

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] 08-02-2025
Signature of Agent Date

Sworn and Subscribed before me this 2nd day
of August, 2025



— 0 — [Signature] 02/26/2026
Fee Paid Signature of Notary Public My Commission Expires

SCOPE OF WORK

RESIDENTIAL ADDITION

- NEW MASTER BEDROOM ADDITION.
- NEW KITCHEN ADDITION. (EXISTING KITCHEN TO BE DEMOLISHED).
- CARPORT ENCLOSURE.

STRUCTURAL

THIS DISCIPLINE INCLUDES, DEMOLITION, FOUNDATIONS, MASONRY WALLS, WINDOWS, EXTERIOR DOORS AND ROOFING.

MECHANICAL:

1. EXISTING AC SYSTEM TO BE USED FOR ADDITION AND ENCLOSURE BY ADDING NEW DUCT BRANCHES. EXISTING EQUIPMENT TO REMAIN.
2. NEW BATH EXHAUST FAN TO BE INSTALLED IN NEW BATHROOM.
3. NEW RANGE HOOD.

ELECTRICAL:

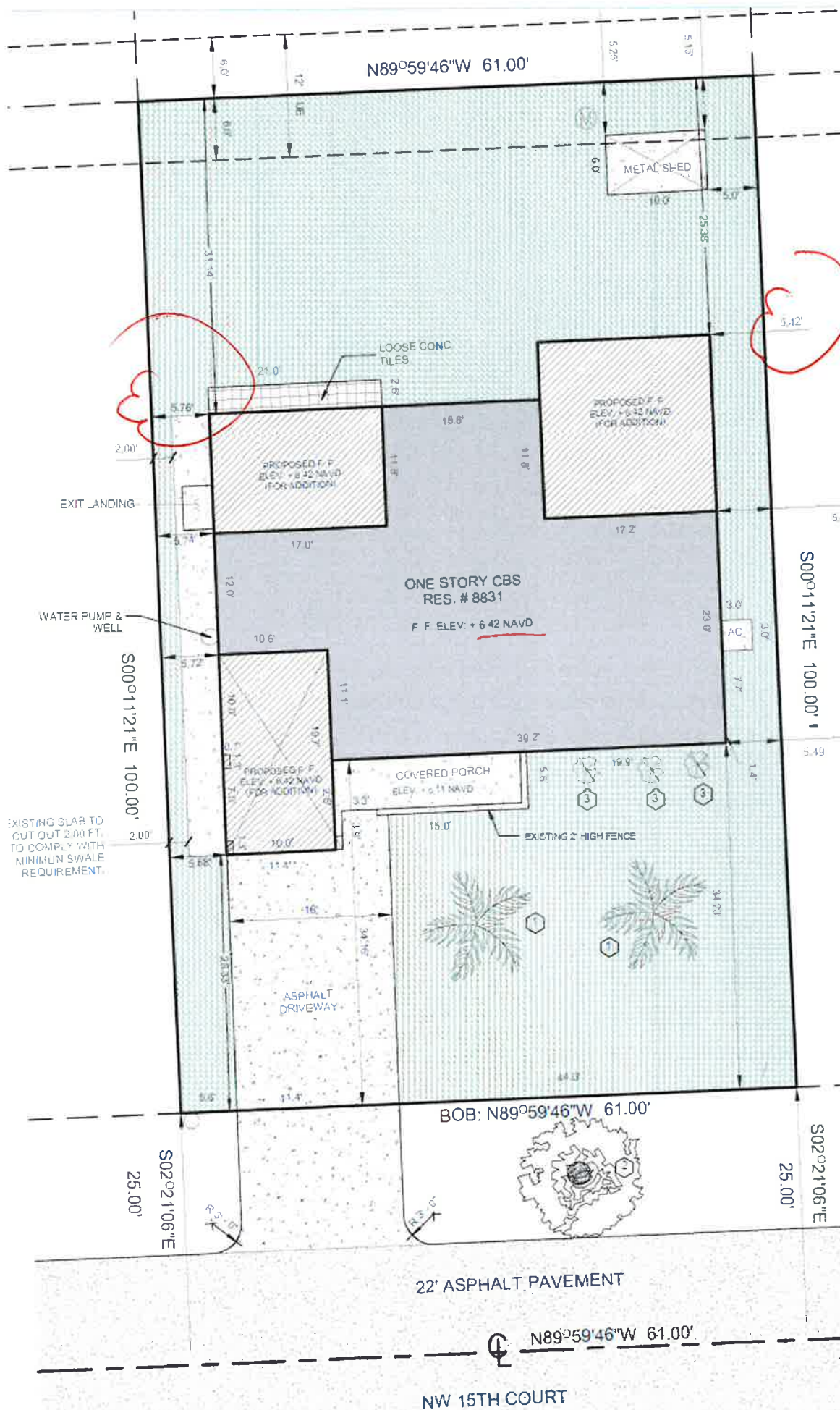
1. NEW LIGHTS AND RECEPTACLES FOR ADDITION AS SHOWN ON PLANS.

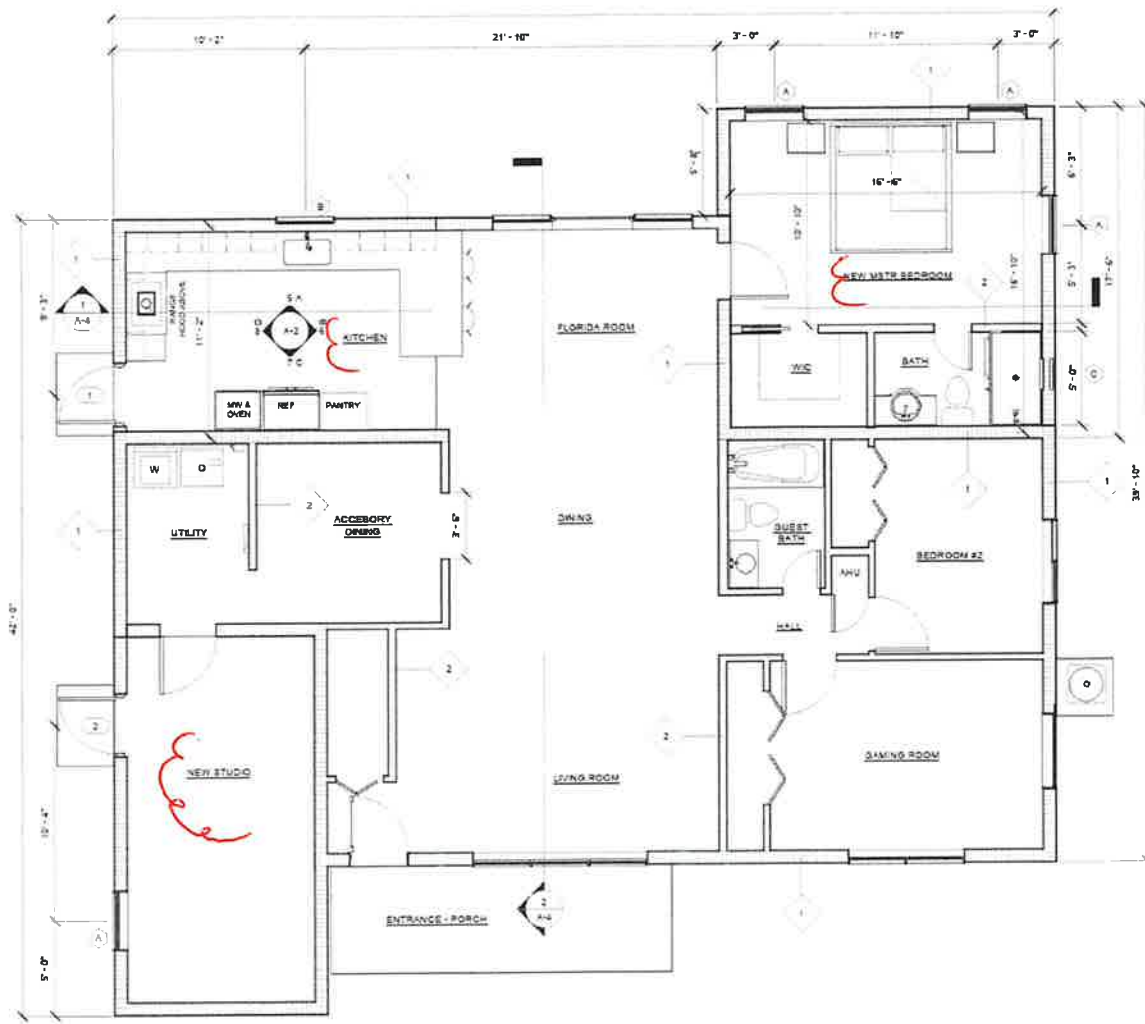
PLUMBING:

1. NEW BATHROOM FIXTURES AND KITCHEN SINK TO BE CONNECTED TO EXISTING WATER AND SANITARY SYSTEMS.

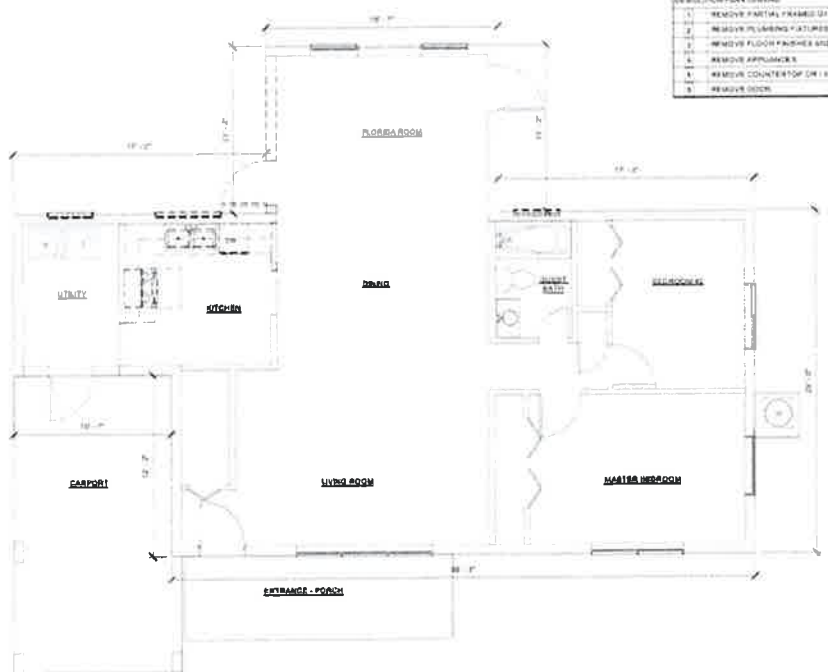


LUIS C MAURY
AGENT





PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



DEMOLITION PLAN

09-29-2025

ACKNOWLEDGEMENT LETTER

TO: City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

ATT: Christian Zamora
Senior Planner, Planning and Economic Development Department

FROM: Arnaldo Fuentes
Property Owner
8831 NW 15th Court
Pembroke Pines, FL 33024

REF: Variance Request /Setbacks and Finish Floor Elevation

I acknowledge that I am removing the parking area corresponding to the carport currently in my property and converting it into a living space. The maximum percentage of area covered by the new driveway will be approximately 24% of the total lot front area complying with the City Land Development Code which establishes a maximum covered area of 40% for the lot front. I am also aware that no parking is allowed on the grass area as per City Ordinances.

I also acknowledge that the request for the Finish Floor Elevation Variance does not exempt me from complying with the Flood Plain Regulations and Insurance.

Respectfully Submitted,

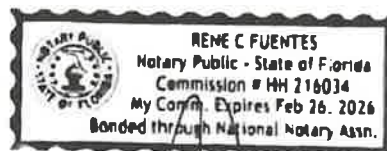


Arnaldo Fuentes

Property Owner

Email: Arnaldofuentes310@gmail.com

Phone: 786-419-3057



Zamora, Christian

From: Kennedy, Karl
Sent: Wednesday, October 1, 2025 8:36 AM
To: Zamora, Christian; England, John; Romero, Cesar; Yaciuk, Joseph
Subject: RE: 8831 NW 15 Court
Attachments: Elevation certificate 2026-NEW-BROWARD print-s.pdf

Christian,

I have no issues with a variance to 155.6114 as the home is currently non-conforming to the 18 inches, if the current improvements to the structure don't exceed 50% of its market value.

Thanks!

Karl

From: Zamora, Christian <czamora@ppines.com>
Sent: Tuesday, September 30, 2025 3:54 PM
To: Kennedy, Karl <kkennedy@ppines.com>
Subject: RE: 8831 NW 15 Court

See EC for the property.

CHRISTIAN ZAMORA

Senior Planner, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) · czamora@ppines.com

From: Zamora, Christian
Sent: Tuesday, September 30, 2025 10:31 AM
To: Kennedy, Karl <kkennedy@ppines.com>
Subject: RE: 8831 NW 15 Court

Good morning, Karl,

I need you to please get back with me with this information.

CHRISTIAN ZAMORA

Senior Planner, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) · czamora@ppines.com

From: Zamora, Christian
Sent: Monday, September 29, 2025 1:06 PM
To: Kennedy, Karl <kkennedy@ppines.com>
Subject: 8831 NW 15 Court

Good morning, Karl,

Property owner is proposing garage conversion, addition. The resident will be filing for Zoning Variance Request to allow the FFE of the area being converted, added at location lower than the required 18" above the crown of road. LDC Code Section 155.6114

" 155.6114 RELATION OF GRADE OF FLOORS TO CROWN OF STREET.

The top surface of all floors of residential buildings shall be not less than 18 inches, and of nonresidential buildings shall be not less than six inches, above the highest point of the crown of all streets adjacent to the lot upon which the buildings are located."

See snip of survey