

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

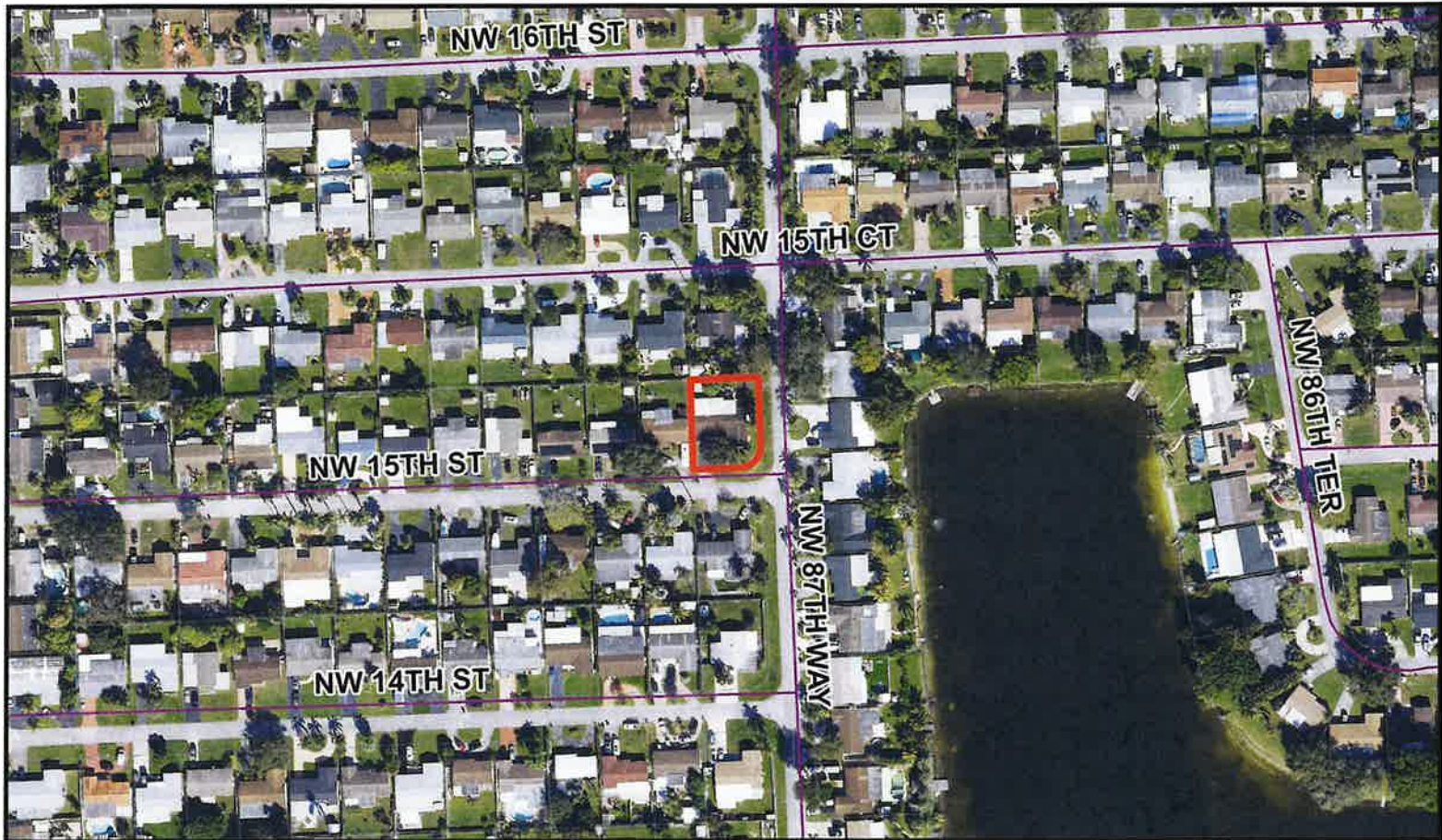
ZV(R)2025-0023

Zoning Variance

ECEMENDIA, JOSE A
8751 NW 15 ST PEMBROKE PINES FL 33024



NOT TO SCALE





04/11/2024 12:13:32



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

Summary

Agenda Date:	August 7, 2025	Application ID:	ZV(R) 2025-0023		
Project:	Proposed roofed structure, attached.	Pre-Application No.	PRE2025-0092		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Jose Echemendia	Agent:	N/A		
Location:	8751 NW 15 Street Pembroke Pines FL, 33024	Property Id. No.	514109090730	Commission District No.	2
Existing Zoning:	Residential Single-Family, Typical Lot (R-1C)	Existing Land Use:	Residential		
Reference Applications:	Building Permit Application No. RO25-01529 (Submitted 2/14/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0022	155.421.3: Residential Single-Family (R-1C) Rear Setback	15' rear setback	11'-3" rear setback instead of the required 15' rear setback for proposed 22' x 16' roofed structure, attached in a residential single-family property, 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:

Jose Echmendia, owner, submitted a residential zoning variance request to propose new construction for the property located at 8751 NW 15 Street in the Boulevard Heights neighborhood, which is zoned residential single-family (R-1C).

On February 14, 2025, the property owner submitted Building Permit Application No. RO25-01529 to build a 13' x 22' open sided roofed structure, attached to the rear wall of the house; however, the application cannot be approved as the proposed work exceeds the limitations of the City's Land Development Code (LDC).

Per the proposed plan, the structure will be encroaching over three-foot (3.10') into the required fifteen-foot (15') rear setback; as result, the petitioner is specifically requesting:

- **ZV(R)2025-0023:** to allow eleven-foot, three-inch (11' – 3") rear setback along a segment of the rear property line instead of the required fifteen-foot (15') rear setback for a proposed twenty-two by thirteen-foot (22' – 16') roofed structure, attached in a single-family residence, typical lot.

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 Boulevard Heights neighborhood. There is no Homeowners Association (HOA) where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0023 is to allow eleven-foot, three-inch (11' – 3") rear setback along a segment of the rear property line instead of the required fifteen-foot (15') rear setback for a proposed twenty-two by thirteen-foot (22' – 16') roofed structure, attached in a single-family residence, typical lot.

Code References:

ZV(R)2025-0023)

155.421.3: Residential Single-Family (R-1C)	
Standard	Residential
Maximum Lot Coverage	40%
Rear Setback	15 feet

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 (2/14/2012)
Proposed Plan
Property 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: 6/30/25

Plans for DRC C-2 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:

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 2025-0023

Application #: 2025-0023

Date Submitted: 6/30/25

Posted Signs Required: (1)

Fees: \$ 871.92

SECTION 1-PROJECT INFORMATION:

Project Name: Echemendia Pergola
Project Address: 8751 Northwest 15th Street

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: Boulevard Heights Section 9
6th Add 62-16 B Lot 15BLK 33

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: Joe Echemendia

Owner's Address: 8751 NW 15 St.

Owner's Email Address: jechemendia79@aol.com

Owner's Phone: 305-338-2152 Owner's Fax: _____

Agent: N/A

Contact Person: Janelle Echemendia (spouse)

Agent's Address: 8751 NW 15 St.

Agent's Email Address: jechemendia79@gmail.com

Agent's Phone: 305-338-2152 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: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

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: ROAS-01529 (2/14/25)

Code Section: ISS-421.3 Residential Single-Family (R-1C) Rear

Required: 15' Rear setback

Request: 11'-3" Rear Setback

Details of Variance, Zoning Appeal, Interpretation Request:

See Application &

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)

I am writing to formally request a variance to the 15' rear yard setback requirement for my property located at 8757 NW 15 Street. I am seeking permission to build an aluminum pergola measuring 18' x 22' that would extend into the setback by approximately 3.5'. This structure is intended to serve a very specific + important personal need: to create a shaded, quiet outdoor environment where I can provide occupational therapy for my son, who has special needs.

The backyard is currently the most viable and safe area on our property for these sessions, but without a covered structure, it becomes unusable during sunny or inclement weather.

The pergola would be modest in size and needs to be long enough to allow therapeutic movements. It would not intringe on the privacy or use of space of adjacent neighbors. Granting this variance would allow our family to provide essential care to my son in a safe setting. I respectfully request that the zoning board consider our personal hardship. Thank you for your time and consideration. Sincerely,

Janelle Echemendia

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] 06/27/25
Signature of Owner Date

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

[Signature] 11/29/2026
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

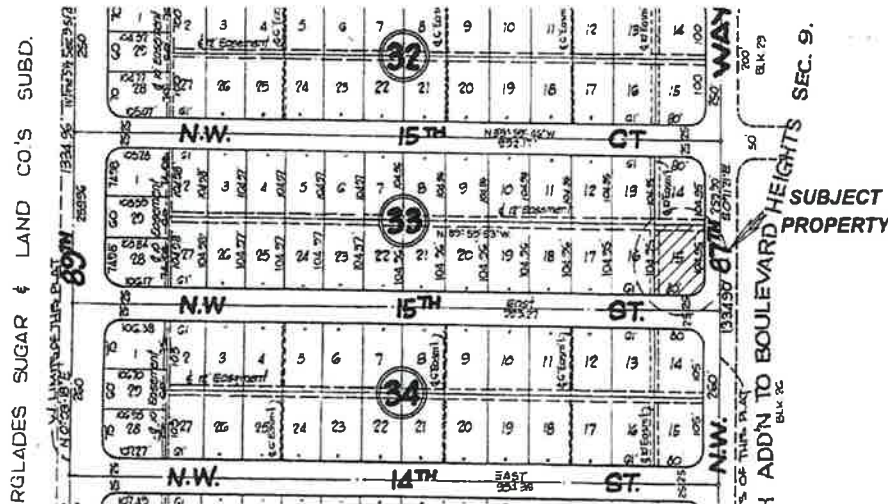
SURVEY OF LOT 15, BLOCK 33, OF SIXTH ADDITION TO BOULEVARD HEIGHTS SECTION NINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 8751 NW 15 ST, PEMBROKE PINES, FL 33024

FOR: JANELLE ECHEMENDIA

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC
A/C = AIR CONDITIONER PAD
A/E = ANCHOR EASEMENT
A/R = ALUMINUM ROOF
A/S = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C.B. = CATCH BASIN
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK

FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
IN & E.G. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M. = MEASURED DISTANCE
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
OVH = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
P.L. = PLANTER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT. = POINT OF TANGENCY
PVMT = PAVEMENT
PWY = PARKWAY
R = RECORD DISTANCE

RAD. = RADIUS OF RADIAL
RGE. = RANGE
R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG EASEMENT
R.W. = RIGHT-OF-WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE L.S. #8044
SWK. = SIDEWALK
T = TANGENT
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED
X = ANGLE
Δ = CENTRAL ANGLE
C = CENTER LINE
M = MONUMENT LINE

LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES
C.B.S. = WALL (CBW)
C.L.F. = CHAIN LINK FENCE
I.F. = IRON FENCE
W.F. = WOOD FENCE
+ 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2) THIS IS A SPECIFIC PURPOSE SURVEY.
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.
ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #1513 LOCATOR # 9 51 41; ELEVATION 7.49 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* (DATE OF FIELD WORK) 02-14-12

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

CERTIFIED TO: JANELLE ECHEMENDIA



SURVEYOR'S SEAL



5582 N.W. 7th STREET SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No. 5-0005140-2

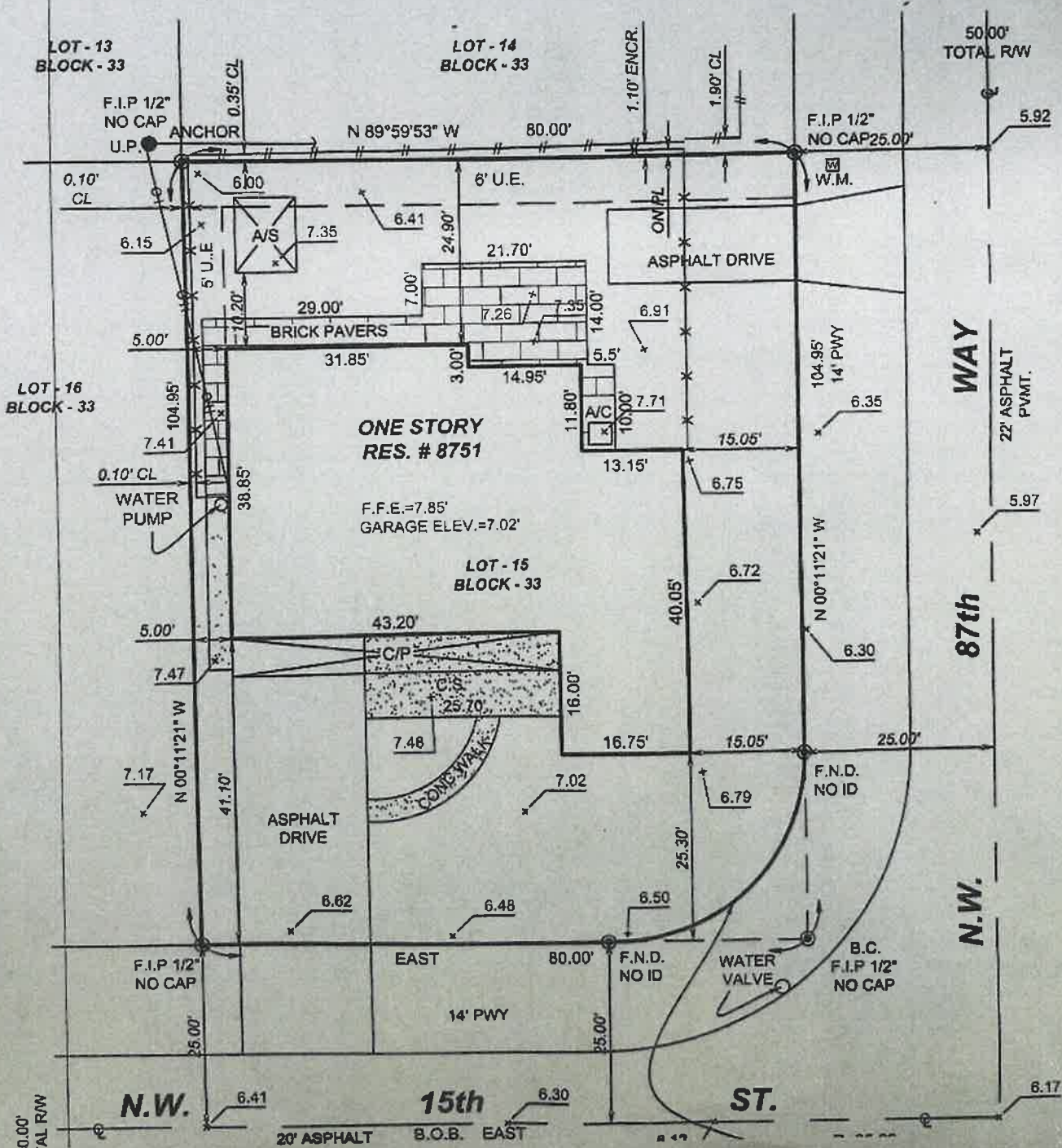
SHEET No. 2 OF 2

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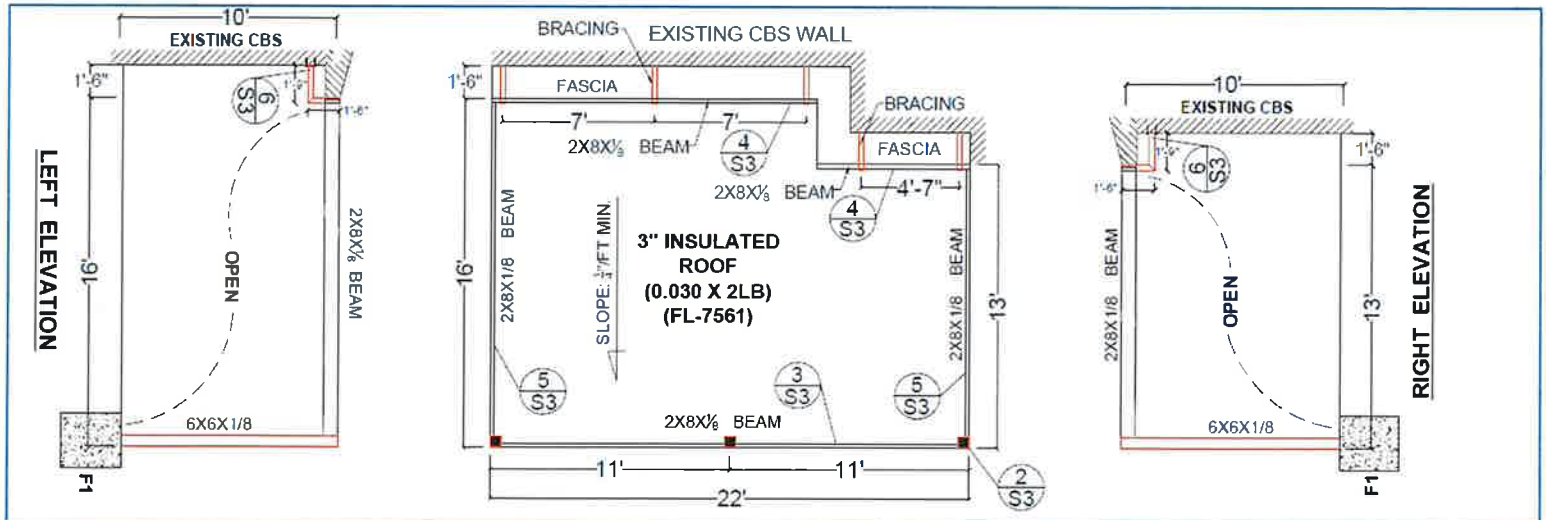
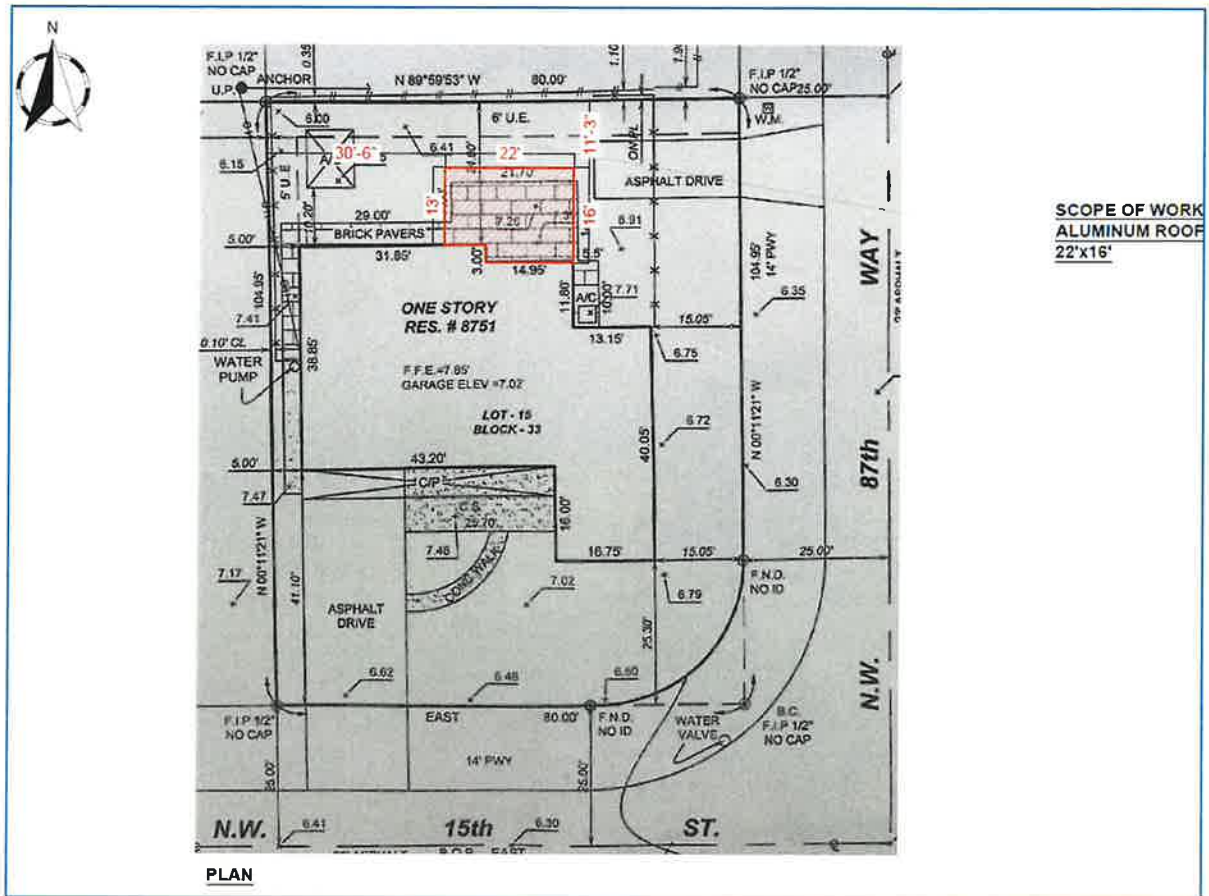
BOUNDARY SURVEY

SCALE = 1" : 20'

20'
(2-14-2012.)



8751 NW 15 ST PEMBROKE PINES, FL 33024



8751 NW 15 Street (7/2/2025)



Location for proposed construction



Property Changes: 8751 NW 15 Street

