

# Vicinity Map

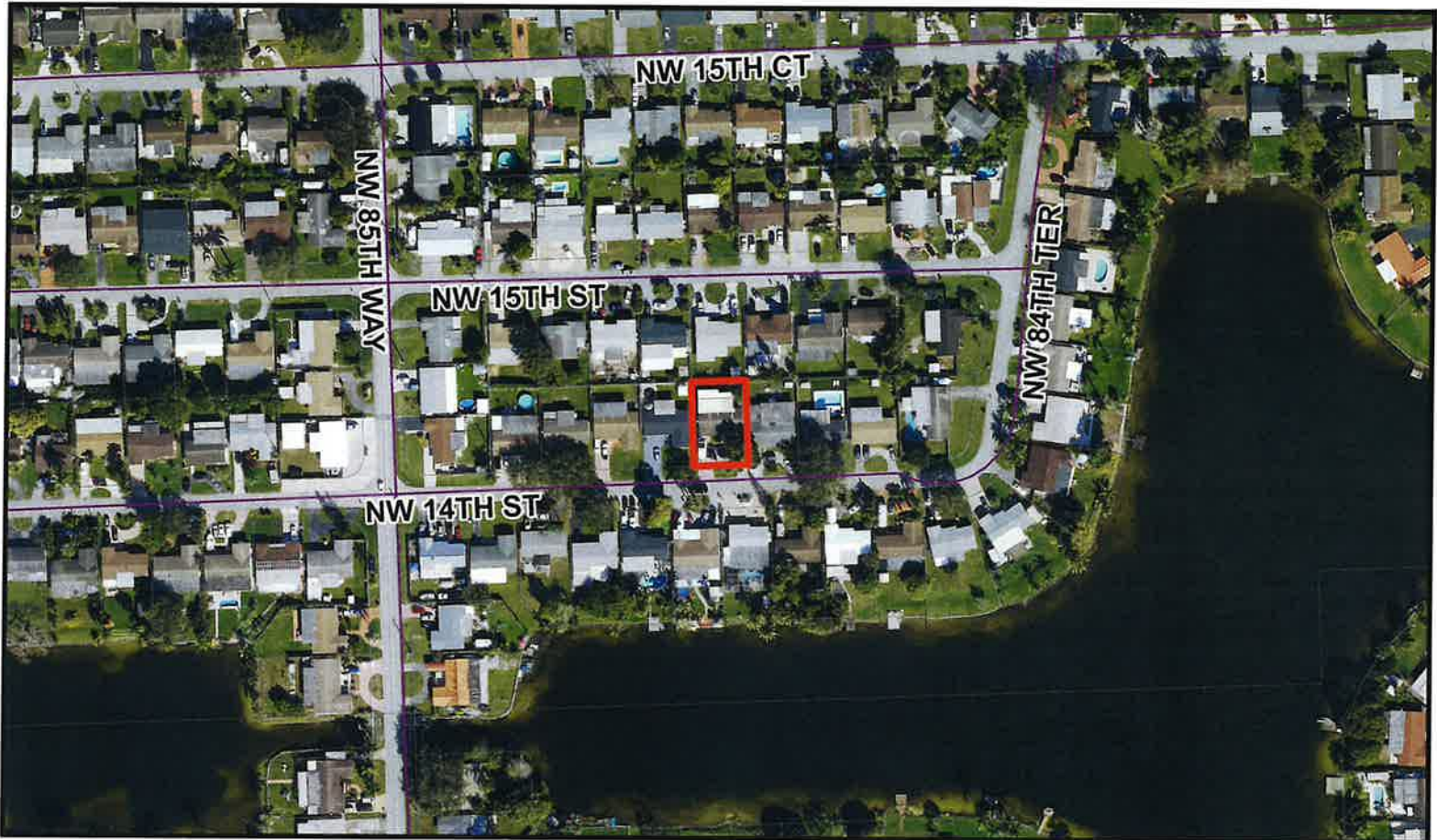
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2026-0014  
Zoning Variance

SALAZAR, MELISSA Y CASTILLO, JAVIER  
8471 NW 14 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>             | June 4, 2026  | <b>Application ID:</b>     | ZV(R)2026-0014   |                     |      |
| <b>Project:</b>                 | Existing Roofed Structure, attached   | <b>Pre-Application No.</b> | PRE2026-0041   |                     |      |
| <b>Project Planner:</b>         | Christian Zamora, Senior Planner  |                            |  |                     |      |
| <b>Owner:</b>                   | Melissa Salazar & Javier Castillo   | <b>Agent:</b>              | Roger Martinez   |                     |      |
| <b>Location:</b>                | 8471 NW 14 Street<br>Pembroke Pines FL,<br>33024  | <b>Property Id. No.</b>    | 514109051430   | <b>Year Built:</b>  | 1968 |
| <b>Existing Zoning:</b>         | Residential Single-Family, Typical Lot (R-1C)   | <b>Existing Land Use:</b>  | Residential  | <b>District No.</b> | 2    |
| <b>Reference Applications:</b>  | Building Permit Application No. RO25-07634 (Applied 8/6/2025)                                 |                            |  |                     |      |
| <b>Variance Summary</b>         |   |                            |  |                     |      |
| <b>Application</b>              | <b>Code Section</b>   | <b>Required/Allowed</b>    | <b>Request</b>   |                     |      |
| ZV(R)2026-0014                  | 155.421.3:<br>Residential Single-Family (R-1C)<br>Rear Setback                                | 15' Rear Setback           | To allow eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 22.80' x 11.95' / 19.70' x 6.80' roofed structure, attached for a single-family residence, typical 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:**

Roger Martinez, agent, submitted a residential zoning variance request to legalize an existing roofed structure, attached for the property located at 8471 NW 14 Street in the Boulevard Heights neighborhood, which is zoned Residential Single-Family (R-1C).

In August 6, 2025, the owner submitted building permit application No. RO25-07634 to propose the installation of a roofed structure and underlaying patio at the property. However, the permit application cannot be approved as the existing work on the property exceeds the provisions of the City's Land Development Code (LDC)

The petitioner would like to pursue seeking relief to retain the existing roofed structure, attached to the rear wall of the house at location. The owner is providing an updated copy of the property's survey and an adjustment plan for the following request:

- **ZV(R)2026-0014:** to allow eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 22.80' x 11.95' / 19.70' x 6.80' roofed structure, attached for a single-family residence, typical lot.

Per staff review of the city's archives, no permits can be found for the existing work on the property. Nonetheless, according to Broward County Property Appraiser Imagery, it appears the roofed structure has existed at location since at least December 2023 (See property changes).

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 Boulevard Heights Neighborhood; there is no Homeowners Association (HOA).

**VARIANCE REQUEST DETAILS:**

**ZV(R)2026-0014** is to allow eleven-foot (11.03') rear setback instead of the required fifteen-foot (15') rear setback for an existing 22.80' x 11.95' / 19.70' x 6.80' roofed structure, attached for a single-family residence, typical lot.

*Code Reference:*

**ZV(R)2025-0014)**

|  |                    |
|--|--------------------|
| <b>155.421.3: Residential Single-Family (R-1C)</b> |                    |
| <b>Standard</b>                                    | <b>Residential</b> |
| <b>Rear Setback</b>                                | <b>15 feet</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:

- 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 (7-31-2024)  
Existing Plan, Exhibit A  
Property Changes (2015 – 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>

*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: 02/2026

# Plans for DRC \_\_\_\_\_ Planner: Mr. Zamora

*PRJ 2025-0041*

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.

|                                 |                                     |                                      |
|---------------------------------|-------------------------------------|--------------------------------------|
| <i>Staff Use Only</i>           |                                     |                                      |
| Project Planner: <u>C-2</u>     | Project #: PRJ 20 <u>      </u>     | Application #: <u>2025/2026-0041</u> |
| Date Submitted: <u>11/15/26</u> | Posted Signs Required: ( <u>1</u> ) | Fees: \$ <u>580</u>                  |

**SECTION 1-PROJECT INFORMATION:**

Project Name: Javier & Melissa House

Project Address: 8471 NW 14 ST PEMBROKE PINES, FL 33024-4967

Location / Shopping Center: N/A

Acreeage of Property: \_\_\_\_\_ Building Square Feet: 1640

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514109051430

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

Legal Description: BOULEVARD HEIGHTS SEC 9 2ND ADD 62-12 B LOT 8 BLK 17

Neighborhood: Sunswept

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 |
|------|-------------|---------|--------|--------------------------|------------------------|
| N/A  |             |         |        |                          |                        |
| N/A  |             |         |        |                          |                        |
| N/A  |             |         |        |                          |                        |
| N/A  |             |         |        |                          |                        |
| N/A  |             |         |        |                          |                        |



-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: RO25-07634 (8/6/2025) TR2025-0290 (6/12-25)

Code Section: 155-421-3 (R-1C)

Required: 15' Rear Setback

Request: 11-03' Rear Setback

Details of Variance, Zoning Appeal, Interpretation Request:  
See Explanation "Exhibit A"

**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 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] \_\_\_\_\_ 4/6/20  
Signature of Owner Date

Sworn and Subscribed before me this 13 day  
of APRIL 20 20

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

 Cynthia L. Fernandez  
Comm.: HH 620682  
Expires: Dec. 11, 2028  
Notary Public - State of Florida


**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] \_\_\_\_\_ 04/13/2020  
Signature of Agent Date

Sworn and Subscribed before me this 13 day  
of April 20 20

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

 Cynthia L. Fernandez  
Comm.: HH 620682  
Expires: Dec. 11, 2028  
Notary Public - State of Florida

December 8, 2025

Javier Castillo &  
Melissa Salazar  
8471 NW 14 Steet  
Pembroke Pines, FL 33024  
Cell Phone: 786-443-4836/561-294-7957

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

Re: Variance Request for Legalization of Backyard Patio Awning  
Permit No. R025-07634  
8471 NW 14 Street, Pembroke Pines, FL 33024

To Whom It May Concern,

I am writing to formally request a variance for the legalization of a backyard patio at my residence located at 8471 NW 14 Street, Pembroke Pines, FL 33024, in the City of Pembroke Pines. The patio slightly exceeds the allowable setback requirements; however, it is necessary to accommodate the needs of my large household and an elderly family member who requires safe and accessible outdoor space.

#### Reason for Variance Request

Our family includes multiple children and an elderly relative who lives in the home and requires stable, slip-resistant, and accessible ground surfaces to safely enjoy our outdoor areas. Reducing the existing backyard layout by three (3) feet would not allow for sufficient seating area as our double French doors swing outward. This does not provide enough level space for safe mobility, especially for an older adult who experiences difficulty walking on grass or uneven terrain.

Maintaining the current size will:

- Provide safe, stable walking surfaces for our elderly family member.
- Allow the family to gather outdoors without overcrowding or unsafe conditions.
- Improve accessibility and reduce fall risks associated with natural ground.

- Support the comfort and mobility needs of a large household living in a single-family residence.

**Impact on Neighbors**

The patio does not negatively impact neighboring properties. It does not obstruct views, alter drainage patterns, or create noise concerns. We remain committed to complying with all city building standards and ensuring the construction is done professionally and safely.

**Commitment to Compliance**

If the variance is approved, all work has been performed according to the City of Pembroke Pines building codes and inspections. We respectfully request the Board's consideration based on our family's accommodation needs and the minimal impact on the surrounding community.

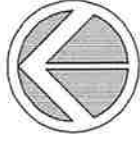
Thank you for your time and consideration of this request. Please feel free to contact me at 786-443-4836 if additional documentation or clarification is needed.

Sincerely,

Homeowners  
Javier Castillo &  
Melissa Salazar  
8471 NW 14 Steet  
Pembroke Pines, FL 33024  
Cell Phone: 786-443-4836/561-294-7957

Homeowner

## EXHIBIT A



### Variance Request – Existing Terrace

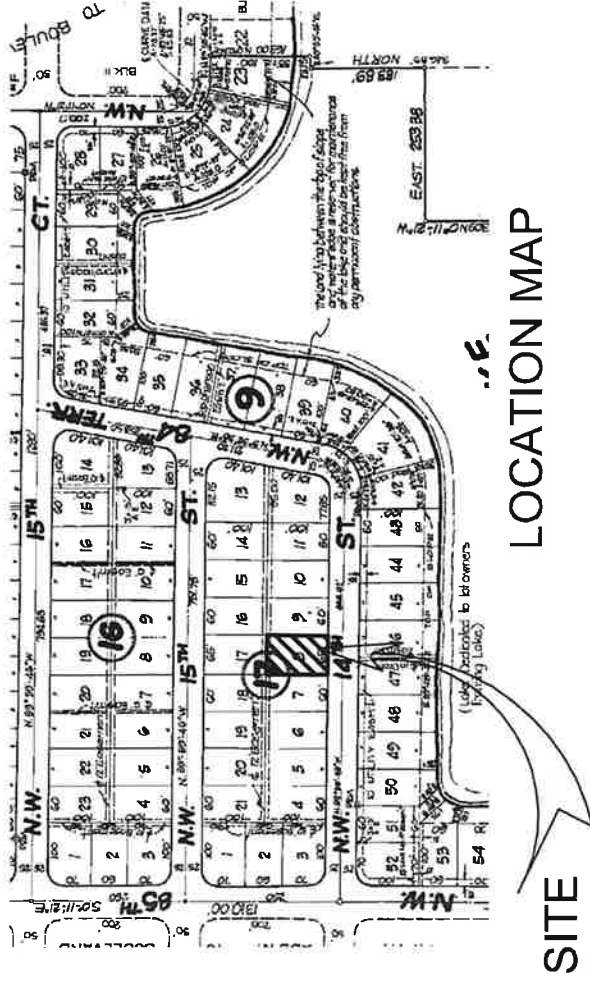
**Owner:** Melissa Salazar and Javier Castillo

**Project Address:** 8471 NW 14th Street Pembroke Pines, FL 33024

**Folio:** 51-41-0905-1430

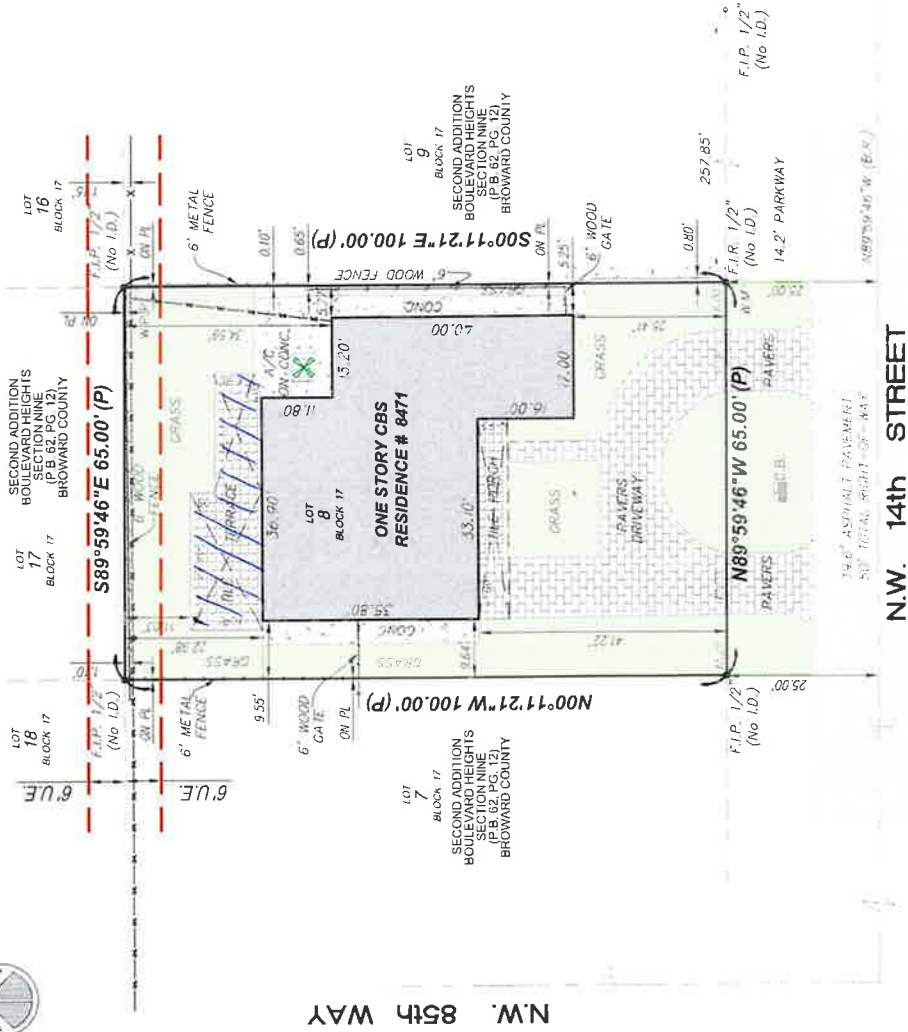
**Zoning:** RS-3 – Single Family Residential

The residence located at 8471 NW 14th Street, Pembroke Pines, FL 33024, is submitting a variance request to the City of Pembroke Pines in order to allow the existing terrace to remain in its current condition, as it does not comply with the setback requirements established by the current code. No additional construction is proposed. This request is solely to allow the existing terrace to remain.



Revision 1: Correction of the right-side sidewalk setback

# SKETCH OF BOUNDARY SURVEY



### SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth in the Florida Surveying and Mapping Act, Chapter 472, Florida Statutes, and is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL  
Date of field work: 01-23-2026



CERTIFIED TO:  
MELISSA Y SALAZAR  
JAVIER CASTILLO

PROPERTY ADDRESS:  
8471 N.W. 14th Street  
Pembroke Pines, FL 33024  
FOLIO: 5147-0905-1430

### LEGAL DESCRIPTION:

Lot 8, in Block 17, of "SECOND ADDITION TO BOULEVARD HEIGHTS SECTION NINE", according to the Plat thereof as recorded in Plat Book 62, at Page 12, of the Public Records of Broward County, Florida. FOLIO: 5147-0905-1430



| ABBREVIATION | SYMBOL | DEFINITION               |
|--------------|--------|--------------------------|
| A/C          |        | Air Conditioner          |
| B.M.         |        | Bearing Reference        |
| C.B.         |        | Catch Basin              |
| C.R.S.       |        | Concrete Block Structure |
| ⊥            |        | Metal Fence              |
| —            |        | Center Line              |
| F            |        | Found                    |
| F.I.P.       |        | Found Iron Pipe          |
| F.I.R.       |        | Found Iron Rod           |
| M            |        | Measured                 |
| P            |        | Pit                      |
| W.P.P.       |        | Wood Power Pole          |
| W.F.         |        | Wood Fence               |
| W.M.         |        | Water Meter              |
| —            |        | Overhead Line            |
| UE           |        | Utility Easement         |
| ON PL        |        | On Property Line         |

### SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- All bearings and distances shown herein are recorded and measured unless otherwise shown.
- The lands shown herein were not abstracted for easements or same. If any may not be shown on this section.
- Foundations and/or features that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND).
- Elevations are based on the National Geodetic Vertical Datum 1929.
- Fence lines are to be the center line of the fence.
- Wall lines are to face of the wall.
- Ownership subject to opinion of the title.
- Underground utilities are not depicted hereon.
- Zoning and setbacks are not verified by this survey.
- Benchmark : # 2710 Elevation= 2.91' N.C.V.D. 1929

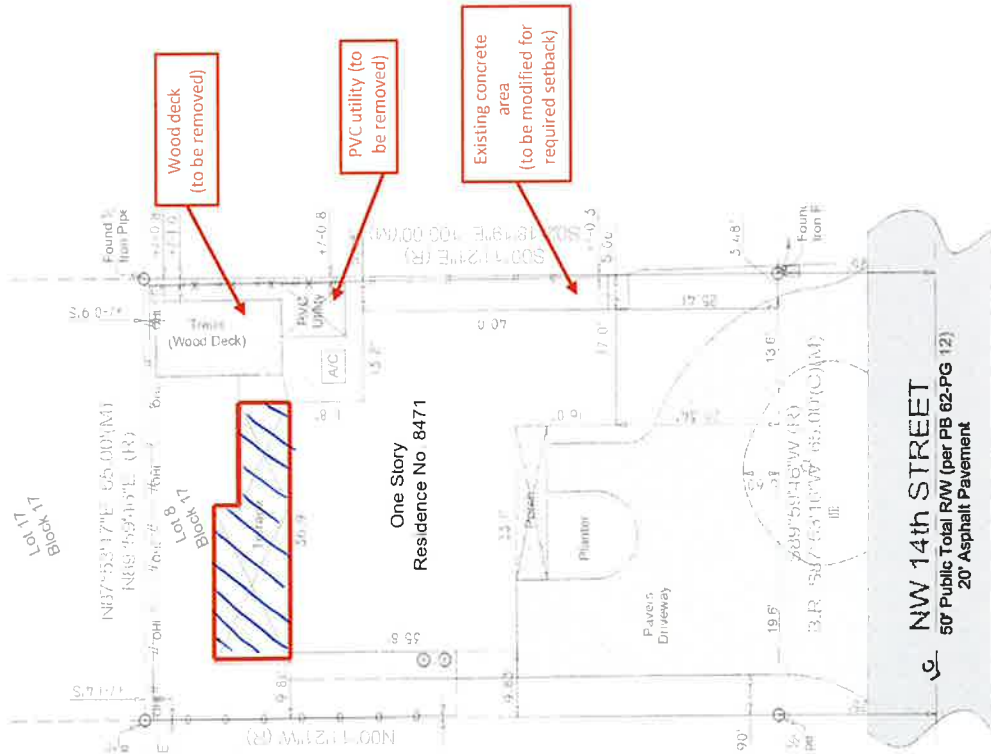
**Lopez PSM**  
ENGINEERS - SURVEYORS  
PLANNERS - DESIGNS  
email: [lopez-efrain@live.com](mailto:lopez-efrain@live.com)  
305-345-9083

|                           |                           |                           |
|---------------------------|---------------------------|---------------------------|
| DATE OF FIRM : 07-31-2024 | PANEL NUMBER : 0545       | COMMUNITY NUMBER : 120053 |
| SCALE 1"=20'              | BASE FLOOD ELEVATION : 6' | FIRM ZONE : AE            |
| JOB NO. 26-1003           | REVISD : EL.              | DATE : 01-23-2026         |
|                           |                           | DRAWN BY : MM             |

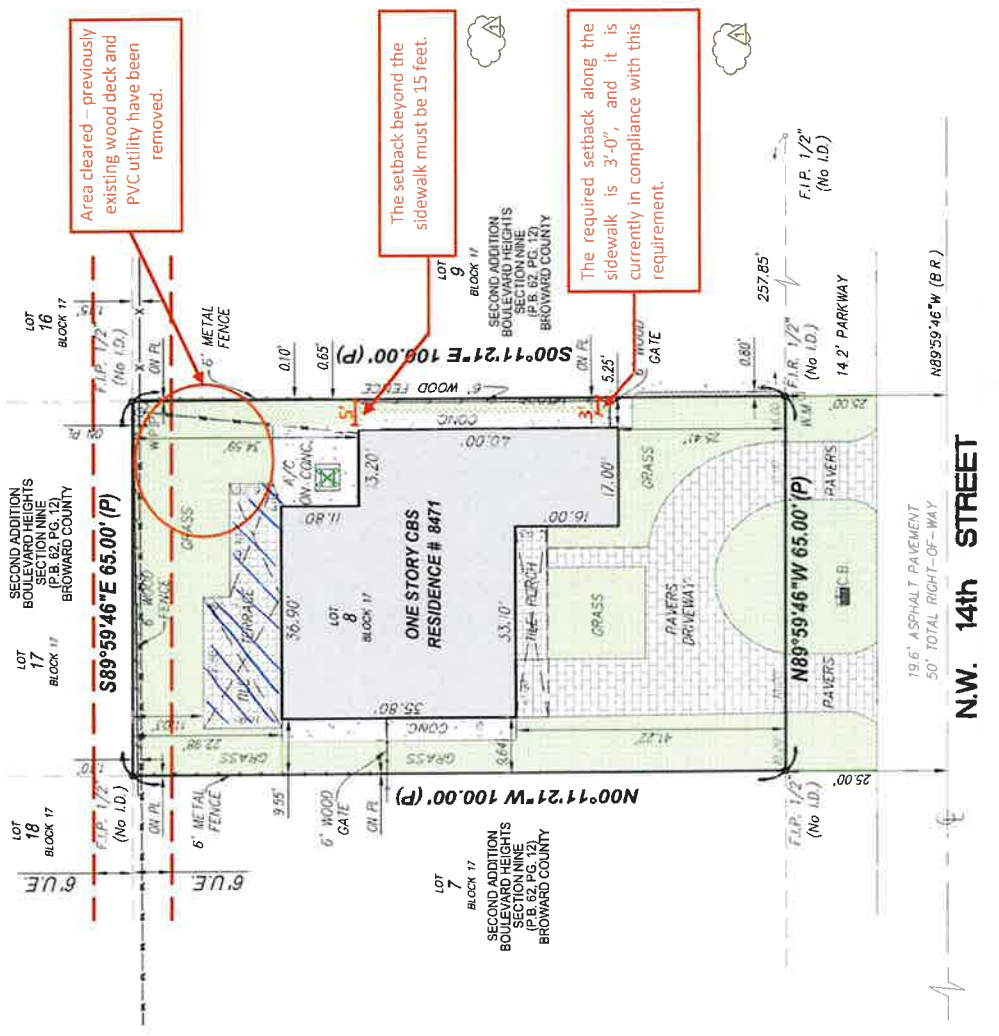
EFRAIN LOPEZ  
Professional Surveyor and Mapper # 6792  
State of Florida.

Address: 13801 SW 10th Terrace  
Miami, FL 33184  
Phone: (305) 345-9083

**EXISTING CONDITIONS (BEFORE CORRECTIONS)**



**CURRENT SITE CONDITIONS (AFTER CORRECTIONS)**



# Property Changes: 8471 NW 14 Street

**Parcel Information**

|                   |   |
|-------------------|---|
| Parcel Id         | 514109051430  |
| Owner             | SALAZAR, MELISSA Y<br>CASTILLO, JAVIER                  |
| Situs Address     | 8471 NW 14 ST PEMBROKE<br>PINES FL 330244967            |
| Legal             | BOULEVARD HEIGHTS SEC 9<br>2ND ADD 62-12 B LOT 8 BLK 17 |
| Millage Code      | 2613  |
| Use Code          | 01  |
| Land Value        | \$ 32,540   |
| Building Value    | \$ 448,630  |
| Other Value       | 0   |
| Total Value       | \$ 481,170  |
| SOH Clipped Value | \$ 281,200  |

City Limits  
 Zip Codes  
 CRA Boundaries  
 FEMA Flood Zones  
 Opportunity Zones  
 Census Tracts  
 City Zoning Codes  
 County Land Use  
 Comm Appraisal Districts  
 Resid Appraisal Districts  
 Subdiv Number  
 Subdiv Name  
 House Number  
 Street  
 Parcels  
 County Boundary

Aerials 2015

01/21/2015 < 1 of 3 > Jan 2015 - Mar 2015

Northwest 14th

**Parcel Information**

Parcel Id: 514100051430

Owner: SALAZAR, MELISSA Y  
CASTILLO, JAVIER

State Address: 9471 NW 14 ST PEMBROKE  
PINES FL 330244967

Legal: BOULEVARD HEIGHTS SEC 9  
2ND ADD 62-12 B LOT 8 BLK 17

Milage Code: 2613

Use Code: 01

Land Value: \$ 32,540

Building Value: \$ 448,630

Other Value: 0

Total Value: \$ 481,170

SOH Capped Value: \$ 281,200

Map Legend:

- City Limits
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- Census Tracts
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- County Land Use
- Comm Appraisal Districts
- Rev'd Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street
- Parcels
- County Boundary

Aerials 2020

01/05/2021 < 1 of 3 > Dec 2020 - Apr 2021

Northwest 14th

Map UI elements: compass, zoom in (+), zoom out (-), layers, search, and print icons.

**Parcel Information**

Parcel #: 514109051430

Owner: SALAZAR, MELISSA Y  
CASTILLO, JAVIER

Site Address: 8471 NW 14 ST PEMBROKE  
PINES FL 330244967

Legal: BOULEVARD HEIGHTS SEC 9  
2ND ADD 62-12 B LOT 8 BLK 17

Map Code: 2613

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Land Value: \$ 32,540

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- Reso Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street
- Parcels
- County Boundary

Aerials 2023

12/21/2024 1 of 12 Dec 2024 - Jan 2025

Northwest 14th

**Parcel Information**

Parcel ID: 514105051430  
 Owner: SALAZAR, MELISSA Y  
 CASTILLO, JAVIER

Site Address: 8471 NW 14 ST PEMBROKE  
 PINES FL 330244967

Legal: BOULEVARD HEIGHTS SEC 9  
 2ND ADD 62-12 B LOT 8 BLK 17

Milage Code: 2613  
 Use Code: 01  
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Aerials 2026

