

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

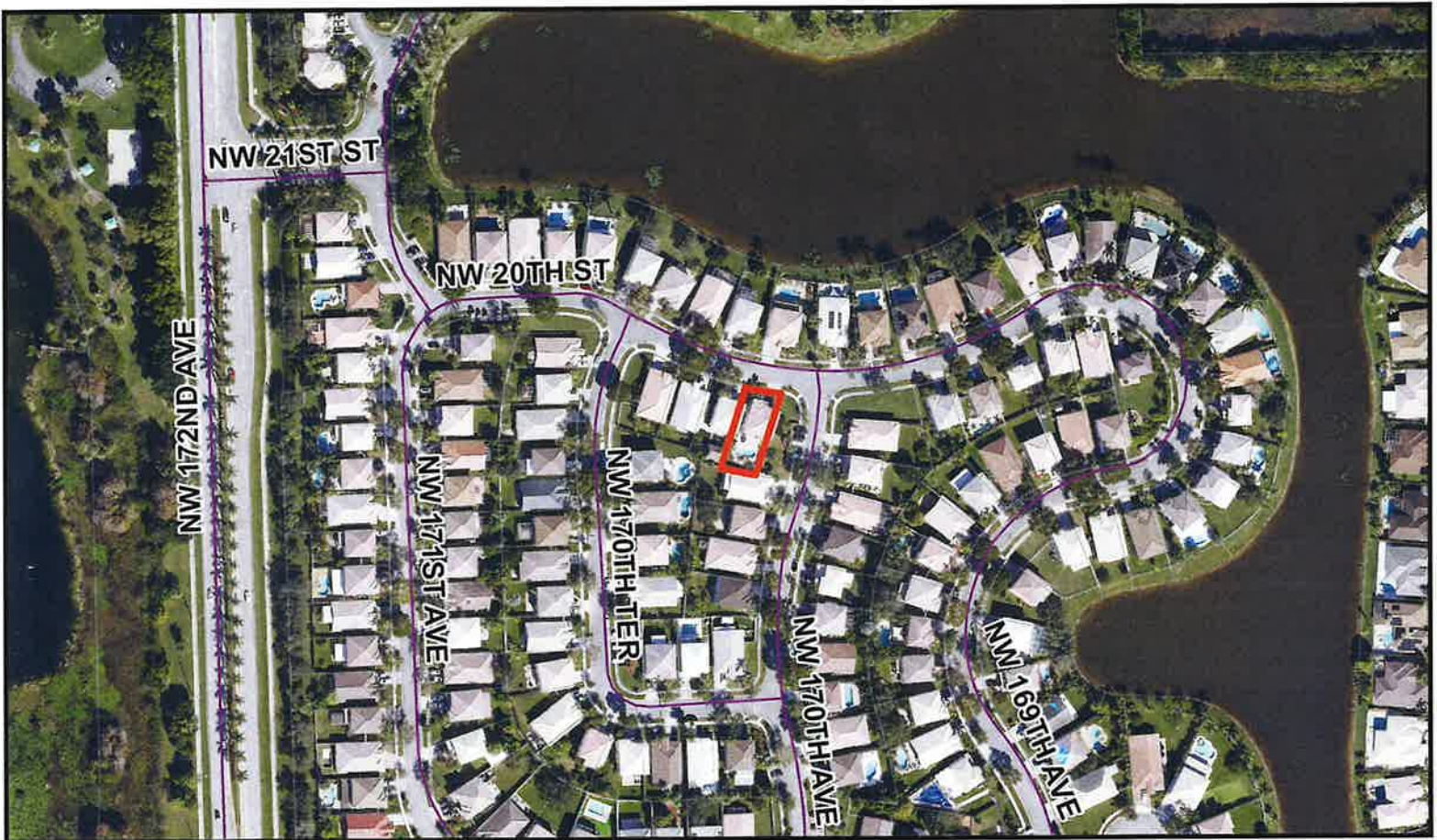
ZV(R)2025-0039-0040

Zoning Variances

ATEHORTUA, PABLO POSADA, BEATRIZ ELENA
17010 NW 20 ST PEMBROKE PINES FL 33028



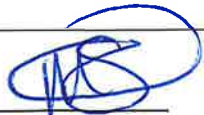

NOT TO SCALE





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

Summary

Agenda Date:	December 4, 2025	Application ID:	ZV(R)2025-0039-0040		
Project:	Existing driveway	Pre-Application No.	PRE2025-0144		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Pablo Atehortua	Agent:	N/A		
Location:	17010 NW 20 Street, Pembroke Pines, FL 33028	Property Id No.	514008124180	Commission District No.	3
Existing Zoning:	Planned Unit Development (Zero Lot Line)	Existing Land Use:	Residential		
Reference Applications:	Code Case No. 250501623 (Initiated 5/8/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0039	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% Front Lot Coverage (Total)	65 % Front Lot Coverage for existing driveway, zero lot.		
ZV(R)2025-0040	Table 155.620: Accessory Structures: Driveway, Zero Lot	40% width of lot	60% of lot's width for existing driveway, zero 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:

Pablo Atehortua, owner, submitted two residential zoning variance requests to legalize an existing driveway for the property located at 17010 NW 20 Street. The property is part of the Pembroke Isles Planned Unit Development (PUD) and follows the guidelines for single-family homes, zero lot line. The PUD does not address front lot coverage and driveway width; therefore, the provisions of the City's Land Development Code (LDC) are applicable.

On May 5, 2025, the City's Code Compliance cited the property for work done without building permits (Case No. 250501623)

As result of the existing work at the property, the petitioner is presenting a plan depicting existing conditions at the property for the following requests:

- **ZV(R)2025-0039:** to allow 65% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot.
- **ZV(R)2025-0040:** to allow 60% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

Per staff review of the city's archives, no permit information can be found for the existing driveway at the property; nevertheless, per Broward County Property Appraiser Imagery, the driveway's footprint had existed in similar shape since at least December 2011 (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 in the Pembroke Isles, the owner provided HOA Letters, dated October 25, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0039) is to allow 65% front lot coverage (total) instead of the allowed 40% front lot coverage (total) for an existing driveway in a single-family residential, zero lot

ZV(R)2024-0040) is to allow 60% width of lot instead of the allowed 40% width of lot for an existing driveway in a single-family residential, zero lot.

Code References:

ZV(R)2025-0039-0040)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Zero Lot Line	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40 % width of lot	[1] 10 foot minimum width

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 (5/17/2024)
Dimensional Plan
HOA Letter (10/28/2025)
Code Compliance Notice and 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: 10/28/2025

Plans for DRC — Planner: C-2.

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☒ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ 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 feet 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 2025-0039 Application #: 0040

Date Submitted: 10/28/25 Posted Signs Required: (1) Fees: \$ 630.00

SECTION 1-PROJECT INFORMATION:

Project Name: Driveway expansion

Project Address: 171010 NW 20th St

Location / Shopping Center: Pembroke Pines

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

Pembroke Isles 1 160-44 B Lot 1327

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: Pablo Atehortua

Owner's Address: 17010 NW 20th St

Owner's Email Address: atehortuapablo@hotmail.com; posada beatriz@gmail.com

Owner's Phone: 3054394307 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

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

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: Code Case No. 250501623 (5-7-25)

Code Section: 555.670

Required: 40% FHC ; 40% width of lot

Request: 65% FHC ; 60% width of lot

Details of Variance, Zoning Appeal, Interpretation Request:

I'm a service disabled veteran with a foot injury from my service in Iraq.
Because of this condition, I need a stable, hard surface for safe
access to my vehicle. I have previously tripped and fallen on the
grass area next to the driveway. My mother-in-law, who also
lives in the home, is legally blind due to macular degeneration.
She requires special handicap transportation from the hospital
that uses a wheelchair ramp for her medical treatments. The
existing driveway does not have enough space to safely
accommodate this ramp. This variance is for safety and medical
reasons.

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'm a US Army service disable veteran with a permanent foot injury sustained during my service in Iraq. Because of my condition I require a stable, hard-surface area to safely enter and exit my vehicle. The current configuration of the property requires me to walk over grass, and I have already tripped and fallen on the uneven surface. Expanding the paved portion of the driveway will provide a safer, accessible path for my daily use.

Additionally, my mother-in-law, who resides in the home, is legally blind due to advanced macular degeneration. She requires special handicap-accessible transportation for medical treatments and a portable wheelchair ramp is necessary to assist her during her loading and unloading. The current driveway area does not provide enough space to safely position this ramp.

The required driveway extension is not for aesthetic or parking purposes, but strictly for medical, safety, and accessibility reasons for both myself and my mother-in-law. This modification will ensure the home remains compliant with accessibility and safety standards for individuals with disabilities.

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.

Ralph Detton
Signature of Owner

10/27/25
Date

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



NATASHA L. TAYLOR
Notary Public
State of Florida
Comm# HH254463
Expires 4/18/2026

10.00
Fee Paid

[Signature]
Signature of Notary Public

04/18/2026
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

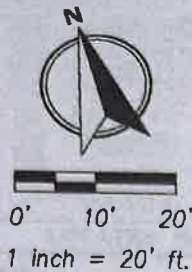
Sworn and Subscribed before me this _____ day

of _____, 20_____

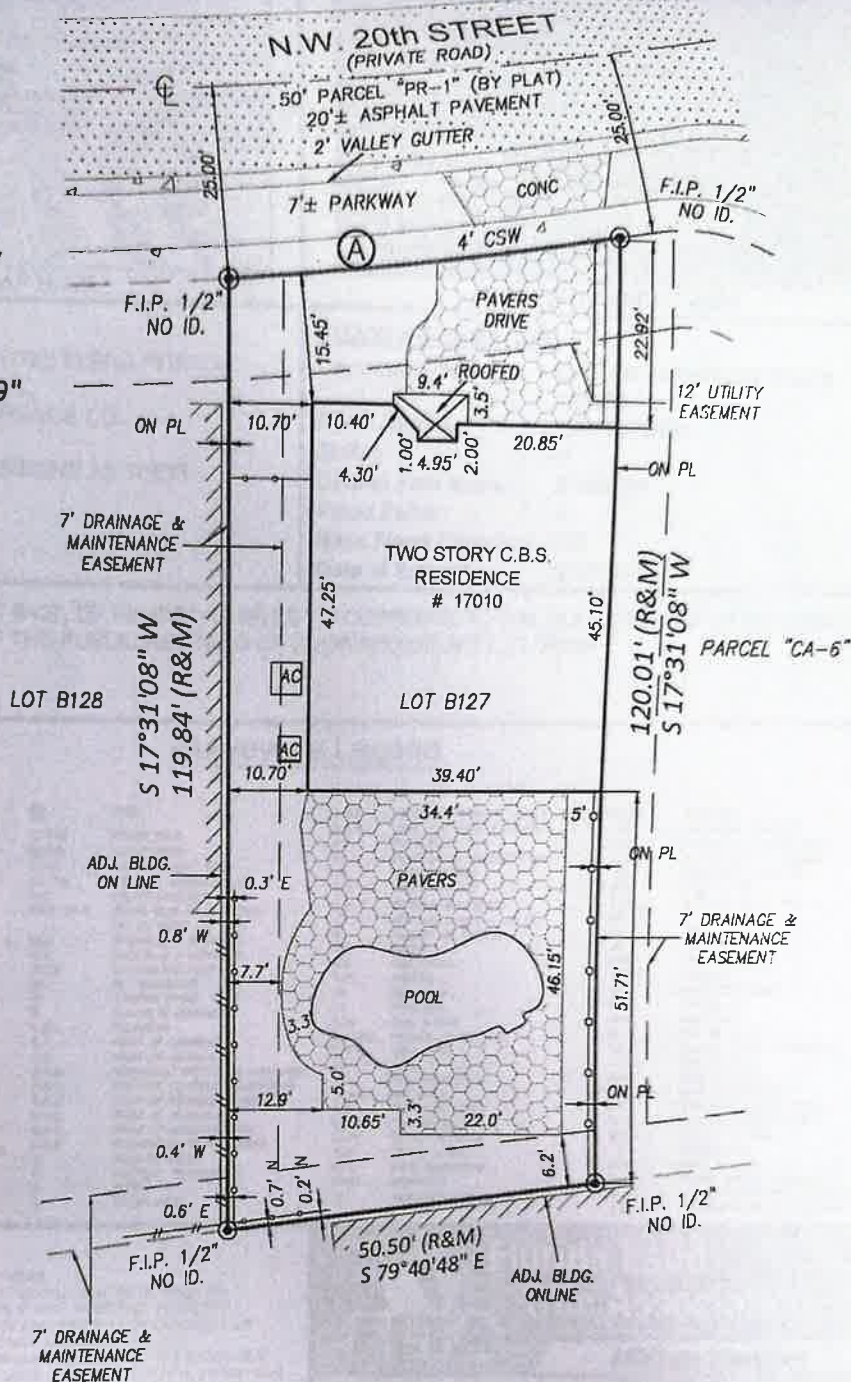
Fee Paid

Signature of Notary Public

My Commission Expires



A: $\Delta=05^{\circ}27'49''$
 $R=530.00'$
 $A=50.54'$



POINTS OF INTEREST:
 DRIVEWAY, PAVERS DECK AND FENCES ARE OVER 12' U.E./7' MAINTENANCE & D.E.

MAP OF BOUNDARY SURVEY

Property Address:
 17010 NW 20 ST
 PEMBROKE PINES, FL 33028



6175 NW 153rd St # 401,
 Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 470.027, FLORIDA STATUTES.



SIGNED

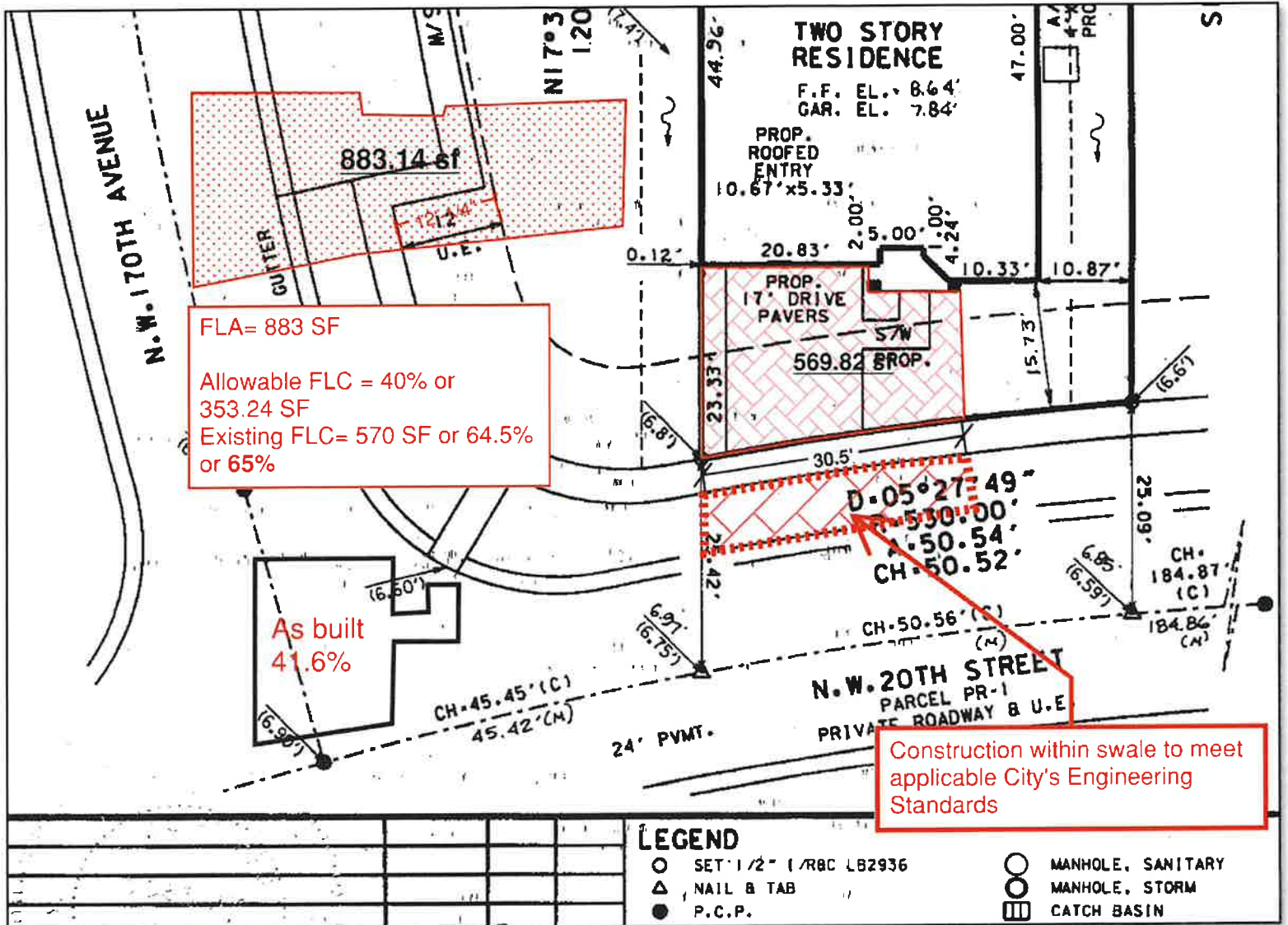
GUILLERMO A. GUERRERO
 STATE OF FLORIDA

FOR THE FIRM

P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

17010 NW 20 Street: Dimensional Plan



IMPORTANT: REMOVE BEFORE
DRIVING VEHICLE

D 2708618

Disabled Persons Parking
Identification Permit



EXPIRES

E216525466370 D2708618

04-26

FLORIDA
DEPARTMENT OF HIGHWAY
SAFETY AND MOTOR VEHICLES

*Mother-in-law
Luz E. Posada*

Florida DRIVER LICENSE

 USA



4602LN
ESCOBAR
LUZ ELENA
17010 NW 20TH ST
PEMBROKE PINES, FL 33028

DOB [REDACTED] SEX F
EXP 10-02
END NC IE

SAFE DRIVER
4a ISS 10/28/2025
ID 1552510293818



Luz Elena Escobar

Operation of a motor vehicle constitutes consent to any sobriety test required by law.



DEPARTMENT OF VETERANS AFFAIRS

August 28, 2023

Pablo Atehortua
2410 Brickell Ave Apt 102c
Miami, FL 33129

In Reply Refer to:
xxx-xx-7375
27/eBenefits

Dear Mr. Atehortua:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

Personal Claim Information

Your VA claim number is: xxx-xx-7375

You are the Veteran.

Military Information

Your most recent, verified periods of service (up to three) include:

Branch of Service	Character of Service	Entered Active Duty	Released/Discharged
Army	Honorable	April 18, 2005	August 14, 2008

(There may be additional periods of service not listed above.)

VA Benefit Information

You have one or more service-connected disabilities:	Yes
Your combined service-connected evaluation is:	80%
Your current monthly award amount is:	\$3857.34
The effective date of the last change to your current award was:	December 01, 2022
You are being paid at the 100 percent rate because you are unemployable due to your service-connected disabilities:	Yes
You are considered to be totally and permanently disabled due solely to your service-connected disabilities:	Yes
The effective date of when you became totally and permanently disabled due to your	March 06, 2019

service-connected disabilities:

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <http://www.va.gov/statedva.htm>.

How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at <https://www.ebenefits.va.gov> or <http://www.va.gov>.
- Call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833.
- Ask a question on the Internet at <https://www.va.gov/contact-us>.

Sincerely Yours,

Regional Office Director



Pembroke Isles Homeowner Association, Inc.

1401 NW 169 Avenue
Pembroke Pines, FL 33028
954-450-8200

10/28/2025
PY-COVE-8127
Pablo Atehortua & Beatriz Posada
17010 NW 20 Street
Pembroke Pines, FL 33028

**RE: Apron Approval
17010 NW 20 Street**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modifications to your home:

Apron Extension: Approval Front driveway Pavement Extension in order to match the aesthetics of the expanded paver per Pembroke Pines city code.

The approval of your request for architectural change is subject to the following stipulations:

None.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes. If there are any additional questions or concerns please contact us at 954-792-6000.

Respectfully,

Castle Management, LLC.

On behalf of the Board of Directors

Pembroke Isles Homeowners Association, Inc.

APPROVED OCT 28 2025




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

VIOLATION WARNING

Case #: 250501623 **Date:** 5/8/2025
Folio #: 514008124180
Recipient: PABLO ATEHORTUA/BEATRIZ ELENA POSADA
Address: 17010 NW 20 ST
PEMBROKE PINES, FL 33028

A physical inspection at 17010 NW 20 ST Pembroke Pines, FL 33028 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	Work done without permit - driveway extended, no City permit on file.	10/31/2025
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	Work done without permit - driveway extended, no City permit on file.	10/31/2025

Notes/Mean 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 10/31/2025

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

05/08/2025 11:05 AM

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

Property Changes: 17010 NW 20 Street

