

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

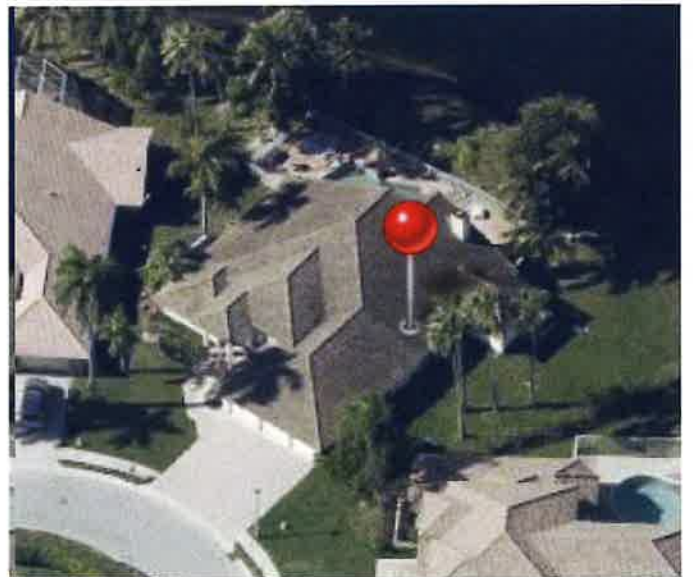
ZV(R)2025-0015

Zoning Variance

PUCHE, PRISCILLA ROJAS, ALFREDO □  
600 LAUREL LN W PEMBROKE PINES FL 33027





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 5, 2025	<b>Application ID:</b>	ZV(R)2025-0015		
<b>Project:</b>	Proposed Screen Enclosure	<b>Pre-Application No.</b>	PRE2025-0068		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Alfredo Rojas	<b>Agent:</b>	N/A		
<b>Location:</b>	600 Laurel Lane West, Pembroke Pines, FL, 33027	<b>Property Id No.</b>	514016040070	<b>Commission District No.</b>	4
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	N/A				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>		
ZV(R)2025-0015	Grand Palms PUD, Design Standards and Criteria Section (2), (E) Pools, Spas and Screen Enclosures	5' rear setback	Six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear for setback for an approximately 72' x 25' proposed screen enclosure on existing swimming pool deck.		
<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 BACKGROUND/DESCRIPTION:

Alfredo Rojas, owner, submitted a residential zoning variance request to install a screen enclosure at the property located at 600 Laurel Lane West in the Grand Palms neighborhood, which is zoned Planned Unit Development (PUD) The property follows the guidelines for Single-Family Residences with lots not less than 7,875 Square Feet in area.

The applicant is proposing to build an approximately 72' x 25' screen enclosure, attached to the rear wall of the house. Grand Palms PUD Guidelines requires it to be built with a five-foot rear setback; as result, the petitioner is requesting:

- **ZV(R)2025-0015:** to allow six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear setback for an approximately 72' x 25' proposed screen enclosure on existing swimming pool deck.

The applicant 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 the Grand Palms neighborhood. The applicant is providing HOA Letter dated February 27, 2025.

## VARIANCE REQUEST DETAILS:

**ZV(R)2025-0015** is to allow six-inch (6") rear setback along a segment of the western property line instead of the required five-foot (5') rear setback for an approximately 72' x 25' proposed screen enclosure.

*Code Reference:*

### **ZV(R)2025-0015**

Grand Palms PUD, Design Standards and Criteria Section (2), (E) Pools, Spas and Screen Enclosures: *"The outside edge of any pool, spa, or screen enclosure shall be a minimum of 5 feet from any rear or side property lines..."*

## 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 with sketch of proposed layout





# 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 2025-0068

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: 5/5/2025

# 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 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 #: 2017/2025-0015

Date Submitted: 5/5/25 Posted Signs Required: (1) Fees: \$ 571.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Safety screen enclosureProject Address: 800 Laurel Ln W, Pembroke Pines, FL 33027Location / Shopping Center: The Laurels, Grand PalmsAcreage of Property: 14,123 SqFt Building Square Feet: 4068Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514016040070

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

**Legal Description:**

HOLLYWOOD LAKES COUNTRY CLUB AND RESORT 139-29 B A PORTION PARCEL A  
DESC AS COMMAT SE COR SAID SEC 16, W 1009.91, NWLY 1128.08, NWLY 195, NWLY  
306.99, SWLY 200.38 TO POB, SELY 130, SWLY 58.20, W 130, NELY 159.08 TO POB AKA:  
LOT 7 PARCEL 4 THE LAURELS AT HOLLYWOOD PALMS

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: Alfredo Rojas

Owner's Address: 600 Laurel Ln W, Pembroke Pines, FL 33027

Owner's Email Address: Alfredo.Rojas@outlook.com

Owner's Phone: 954-688-4895 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: \_\_\_\_\_

### 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:** \_\_\_\_\_

**Code Section:** Grand Palms PUD, Design Standards and Criteria Section (2) (E)

**Required:** Pools, Spa and Screen Enclosures: 5' rear setback

**Request:** 6" rear setback for proposed screen enclosure for existing swimming pool/deck

**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:** \_\_\_\_\_



Alfredo Rojas

600 Laurel Ln W

Pembroke Pines, FL 33027

+1-954-688-4895

#### Variance Request Description for Screen Enclosure – Pembroke Pines, FL

This variance request is submitted to permit the construction of a screen enclosure at 600 Laurel Ln W to address urgent and critical safety concerns while maintaining compliance with most setback requirements. The property, which includes an existing patio, pool, and spa, adheres to the City of Pembroke Pines' setback regulations, with over 5 feet of clearance along the side and rear property lines in nearly all areas. The variance is specifically requested for a small section behind the corner of spa, where the rear property line is only 1 foot from the proposed enclosure. This minor deviation is necessary to ensure the enclosure fully encompasses the existing outdoor amenities and provides comprehensive protection. The proposed changes do not encroach on the South Broward Drainage District (SBDD) easement, and we have a documented permit confirming clearance for the project.

The need for this variance stems from severe and ongoing safety hazards caused by errant golf balls from the adjacent golf range. The situation has become so dire and critical that we have stopped using the pool and outdoor patio entirely, as they pose a major safety risk to our children, family, and friends. Over the years, the property has experienced repeated incidents, including:

- Golf balls landing in the pool and backyard, narrowly missing family members, including my wife and children.
- Damage to property, including broken windows, roof tiles, and a vehicle parked in the driveway (caused by balls landing on the roof and bouncing forward).
- A documented injury to the previous homeowner, who suffered a broken arm from a golf ball strike.

These incidents have rendered our outdoor spaces unusable, depriving our family of safe enjoyment of our property. A screen enclosure is essential to eliminate these risks and restore a secure environment for our children and guests. The property backs onto a lake, with no neighboring residences immediately behind, and over 20 feet of clearance exists between the property line and the lake, ensuring the enclosure will not impact adjacent properties.

Granting this variance for the small section behind the spa will enable the installation of a screen enclosure that fully protects the existing patio, pool, and spa areas while preserving the aesthetic and functional integrity of the property. This request is driven by the critical need to safeguard our home and loved ones from the documented and severe hazards posed by the nearby golf range, allowing us to safely resume use of our outdoor spaces in compliance with the spirit of local regulations and all applicable easement requirements.

Sincerely,

Alfredo Rojas

## 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.

Alf Kj May 1st, 2025  
Signature of Owner Date

Sworn and Subscribed before me this 1 day  
of MAY, 2025



Sept 21, 2025  
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

## Grand Palms PUD Guidelines Excerpt:

2. **Driveways:** All homes shall have a paved driveway of a minimum of 16 feet in width. Driveways shall be constructed of concrete or comparable material approved by the NCC.

3. **Sidewalks:** The Builder shall provide a 4 foot wide, broom-finished sidewalk on both sides of the roadway in front of all units. See Exhibits 3 and 4, "Street Sections", pages 34 and 35.

### D. **Patios, Decks, and Walkways**

All patios, decks and walkways shall be a minimum 5 feet from all property lines and must be approved by the NCC. Walkways leading to the front door and garage must be brick pavers, bominite or comparable material.

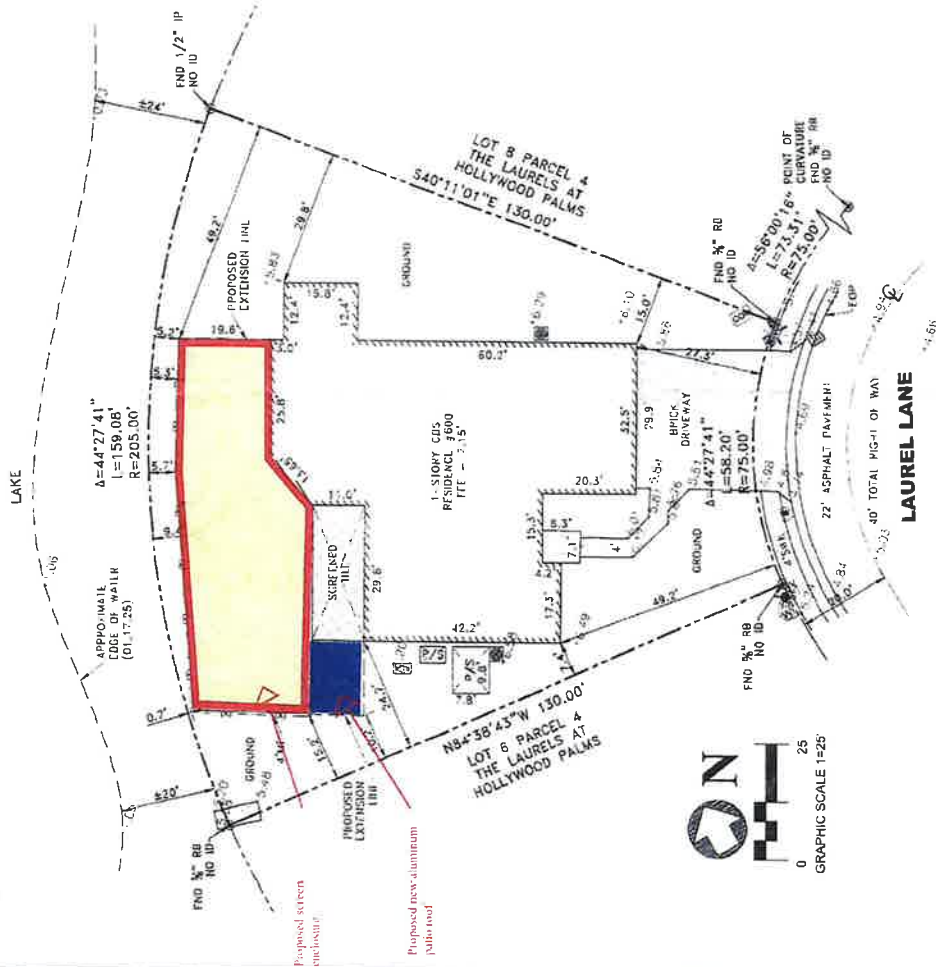
### E. **Pools, Spas and Screen Enclosures**

The outside edge of any pool, spa, or screen enclosure shall be a minimum of 5 feet from any rear or side property lines. Swimming pools shall not be permitted on the street side of any residence, and if on a corner lot, must be screened from the street with fencing a minimum 5 feet in height. Above ground swimming pools are prohibited. However, above ground hot tubs or spas shall be permitted.

### F. **Walls and Fences**

1. Privacy walls and planters can add visual interest and increase the apparent size of the home on the lot. Walls that are an integral part of the residential design are permitted if approved by the NCC.
2. All proposed fences must be approved by the NCC prior to installation and located in the appropriate area as indicated in Exhibit 12, "Typical Single Family Lot", page 46. Fences shall not be located in the front yard setback and shall not exceed six (6) inches in height. Fences are not permitted on the golf course boundary.
3. Wooden fences are not permitted.





PROPERTY ADDRESS  
600 LAUREL LANE

PREPARED FOR:-  
PUCHE, PRISCILLA  
ROJAS, ALFREDO

**PROPERTY ADDRESS**  
**600 LAUREL LANE W, PEMBROKE PINES, FLORIDA 33027**

LOCATION SKETCH  
NOT TO SCALE

[illegible]

## SURVEYORS' NOTES

1. LEGAL DESCRIPTION WAS OBTAINED FROM THE BROWARD COUNTY CLERK OF RECORDS WEBSITE ON TITLE SEARCH WAS MADE.
2. EXAMINATION OF ABSTRACT OF TITLE MUST BE DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY BESIDES THOSE NOTED.
3. RECORDS AND PORTIONS OF FOOTINGS, FOUNDATIONS, CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
4. THIS TYPE OF SURVEY: BOUNDARY SURVEY.
5. RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.
6. BEARINGS SHOWN ARE REFERRED TO NAD83 FLORIDA STATE PLANES, EAST ZONE.
7. ELEVATION WAS REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988. USED BENCHMARK: BM 3703.
8. ENCLOSURE: 7.206 NGD78.
9. FENCE OWNERSHIP WAS NOT DETERMINED. FENCE TIES WERE GIVEN TO ITS FACE.

## SYMBOLS & ABBREVIATIONS

CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; EOP = EDGE OF PAVEMENT; FTE = FINISH FLOOR ELEVATION; FND= FOUND; IP = IRON PIPE; MF = METAL FENCE; P/S = PLASTIC SHED; P3 = PLAT BOOK; PG = PAGE; RB = REBAR; SWK = SIDEWALK.

	CLEAN OUT		CATCH BASIN		CENTER OF THE ROAD
	WATER METER		POINT ELEVATION		R/W — PROPERTY LINE
	AIR CONDITIONER UNIT		WATER VALVE		METAL FENCE
	FIRE HYDRANT		COMMUNICATION BOX		

NOTE SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.

## SURVEYOR'S CERTIFICATE

THESEY CERTIFY THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND ANNOTATIONS SHOWN HEREON.

7

**C/S**  
**CARDINAL POINTS**  
**SERVICES CORP.**

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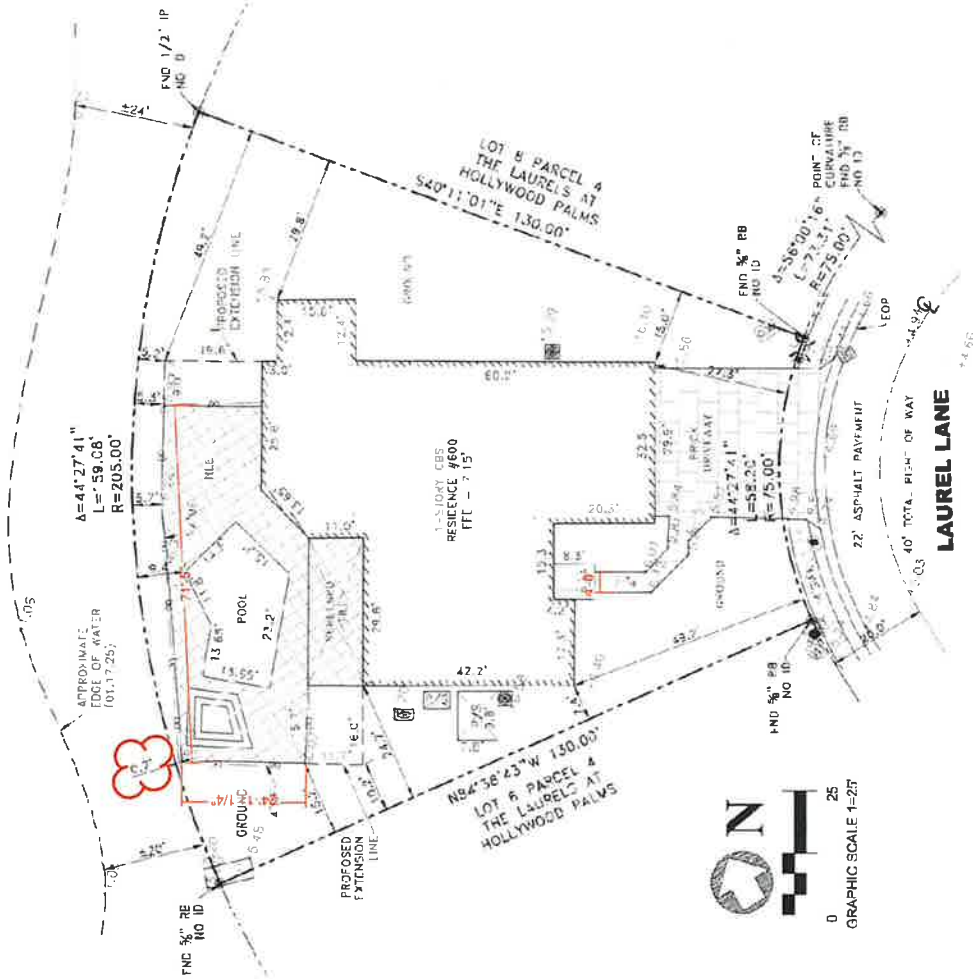
BOUNDARY SURVEY  
600 LAUREL LANE W,  
PEMBROKE PINES, FLORIDA 33027  
FOLIO: 5140-16-04-0070

## FERNANDO FERNANDEZ

**FERNANDEZ, FERNANDEZ, FERNANDEZ**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
LICENSE LS 6765 STATE OF FLORIDA  
1397 WEST 63 STREET, HIALEAH, FLORIDA  
CELL PHONE (786) 631 7053  
EMAIL: fernandezpsm@gmail.com

**Fernando**  
Digitally signed  
by Fernando  
Fernandez  
Fernandez Date: 2025.01.19  
18:08:40 -0500  
**Date: 01.19.2025**

# BOUNDARY SURVEY



PROPERTY ADDRESS  
600 LAUREL LANE W, PEMBROKE PINES, FLORIDA 33027

PREPARED FOR  
PUCHE, PRISCILLA  
KOUJAS, ALI REID

LOCATION SKETCH  
NOT TO SCALE



**LEGAL DESCRIPTION:** THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ON A GRID NORTH BEARING OF SOUTH 89 DEGREES 29' 14" WEST ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 1009.91 FEET; THENCE NORTH 19 DEGREES 41' 17" WEST A DISTANCE OF 1128.08 FEET TO A POINT OF CURVATURE OF A 205.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 30' 07" AN ARC DISTANCE OF 195.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 11' 24" WEST TO A DISTANCE OF 306.99 FEET TO A POINT OF CURVATURE OF A 205.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THEN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 00' 16" AN ARC DISTANCE OF 205.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 11' 41" EAST RADIAL TO THE LAST AND NEXT DESCRIBED CURVES A DISTANCE OF 130.00 FEET TO A POINT ON THE ARC OF A 75.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 27' 41" AN ARC DISTANCE OF 58.20 FEET; THENCE NORTH 84 DEGREES 58' 24" WEST RADIAL TO THE LAST AND NEXT DESCRIBED CURVE A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE OF A 205.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 27' 41" AN ARC DISTANCE OF 58.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 11' 24" WEST TO A DISTANCE OF 306.99 FEET TO THE POINT OF BEGINNING. ALL DISTANCES ARE IN FEET AND INCHES. THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE 10<sup>TH</sup> DAY OF APRIL, 2025. THE LAURELS AT HOLLYWOOD PALMS, ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, STATE OF FLORIDA.

**SURVEYOR'S NOTES**

1. LEGAL DESCRIPTION WAS OBTAINED FROM THE BROWARD COUNTY CLERK OF RECORDS WEBSITE. NO HILL SLASH WAS MADE. EXAMINATION OF ABSTRACT OF TITLE MUST BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY BESIDES THOSE NOTED.

2. NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS, CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.

3. NOT VALID FOR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. NOT VALID FOR ANY OTHER BOUNDARY SURVEY.

5. RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE NOTED.

6. BLANKS SHOWN ARE REFERRED TO THE NORTH AMERICAN VERTICAL PLANS; LAST ZONE, US 1001.

7. SHOWN ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL, DATUM 1986, USED BENCHMARK: BM 3703.

8. ELEVATION: 7.706 MGD29.

9. FENCE OWNERSHIP WAS NOT DETERMINED. FENCE TIES WERE GIVEN TO ITS FACE.

10. FIELD WORK DATE: 01/19/2025

**SYMBOLS & ABBREVIATIONS**

CBS = CONCRETE BLOCK STRUCTURE; CL = CENTER LINE; EOP = EDGE OF PAVEMENT; FTE = FINISH FLOOR ELEVATION; FND = FOUND; IP = IRON PIPE; MF = METAL FENCE; P/S = PLASTIC SHED; PB = PLAT BOOK; PG = PAGE; RB = REBAR; SWK = SIDEWALK.

**SYMBOLS & ABBREVIATIONS**

CATCH BASIN  
WATER METER  
AIR CONDITIONER UNIT  
FIRE HYDRANT  
CENTER LINE  
R/W - PROPERTY LINE  
METAL FENCE  
COMMUNICATION BOX

NOTE: SYMBOLS SHOWN ARE NOT TO SCALE AND SHALL NOT BE USED TO SIZE SUCH ELEMENTS.

**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTICES AND ANNOTATIONS SHOWN HEREON.

**FERNANDO FERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE LS 6766, STATE OF FLORIDA  
1357 WEST 85<sup>TH</sup> STREET, HALEALAN, FLORIDA 33012  
CELL PHONE (786) 631 7033  
E-MAIL: fernandezp@gmail.com  
Date: 01/19/2025

**CARDINAL POINTS SERVICES CORP.**  
IB 0462

**BOUNDARY SURVEY**  
600 LAUREL LANE W,  
PEMBROKE PINES, FLORIDA 33027  
FOLI: 5140 16 04 00/0



600 Laurel Lane West



# GRAND PALMS COMMUNITY ASSOCIATION

## NOTICE OF APPROVAL

Thursday, February 27, 2025

Alfredo Rojas & Priscilla Puche  
600 Laurel Lane West  
Pembroke Pines, FL 33027

**Re: The Laurels / 3571-000092  
600 Laurel Lane West**

Dear Alfredo Rojas & Priscilla Puche:

Grand Palms Community Association, Inc. has approved your request as per your submitted

Plans for Architectural Change/Modification/Alteration, etc., which includes the following:

**Architectural request (Screen Enclosure with patio roof)** To install an aluminum screen enclosure with patio roof on existing concrete as noted on application submitted.

The Association requires that you obtain a permit from the city of Pembroke Pines if applicable.

Please ask your contractor to be considerate of neighbors during construction. Please request that parking is not done on the street and that any delivered materials are placed in the rear of your yard. If common areas or a neighbor's property is damaged, please quickly acknowledge it and arrange to have it repaired.

Thank you for your cooperation in complying with the governing documents of your community.

If you should have any questions, please do not hesitate to call our office at 954-431-2835.

Sincerely,

FOR THE BOARD OF DIRECTORS



Mary Gobel  
For Andrea Giannetto, LCAM  
cc: Board of Directors

The Laurels 3571-000092 600 Laurel Lane West/ Architectural request (screen patio)





## SOUTH BROWARD DRAINAGE DISTRICT

February 28, 2025

City of Pembroke Pines  
Building Department  
10100 Pines Boulevard  
Pembroke Pines, FL 33025

To Whom It May Concern:

This letter shall serve as confirmation that the below-referenced property owner has applied for a permit from South Broward Drainage District (SBDD) for the following improvement(s):

**SCREEN ENCLOSURE.**

SBDD will not issue a permit to the property owner for the following reasons:

- ☐ There are no easements or rights-of-way on the property that SBDD has interests in. No SBDD permit is required.
- ☒ Proposed improvements do not encroach into a SBDD easement. No SBDD permit is required.
- ☐ Although proposed improvement encroaches into an easement, no SBDD permit will be required.
- ☐ Proposed improvement does not meet SBDD standards. No SBDD permit will be issued until proposed improvements meet District criteria.
- ☐ No new permit is required. However, an SBDD final inspection is required.

Property Owner: **PUCHE, Priscilla & Alfredo Rojas**

**SOUTH BROWARD DRAINAGE DISTRICT**

Address: **600 Laurel Lane W.  
Pembroke Pines, FL 33027**

Legal Description: **The Laurels at Grand Palms  
Lot: 7 Parcel: 4**

  
BY: **LUIS OCHOA, P.E.**  
TITLE: **DISTRICT DIRECTOR**  
DATE: **2/28/25**

(SEAL)