

# Vicinity Map

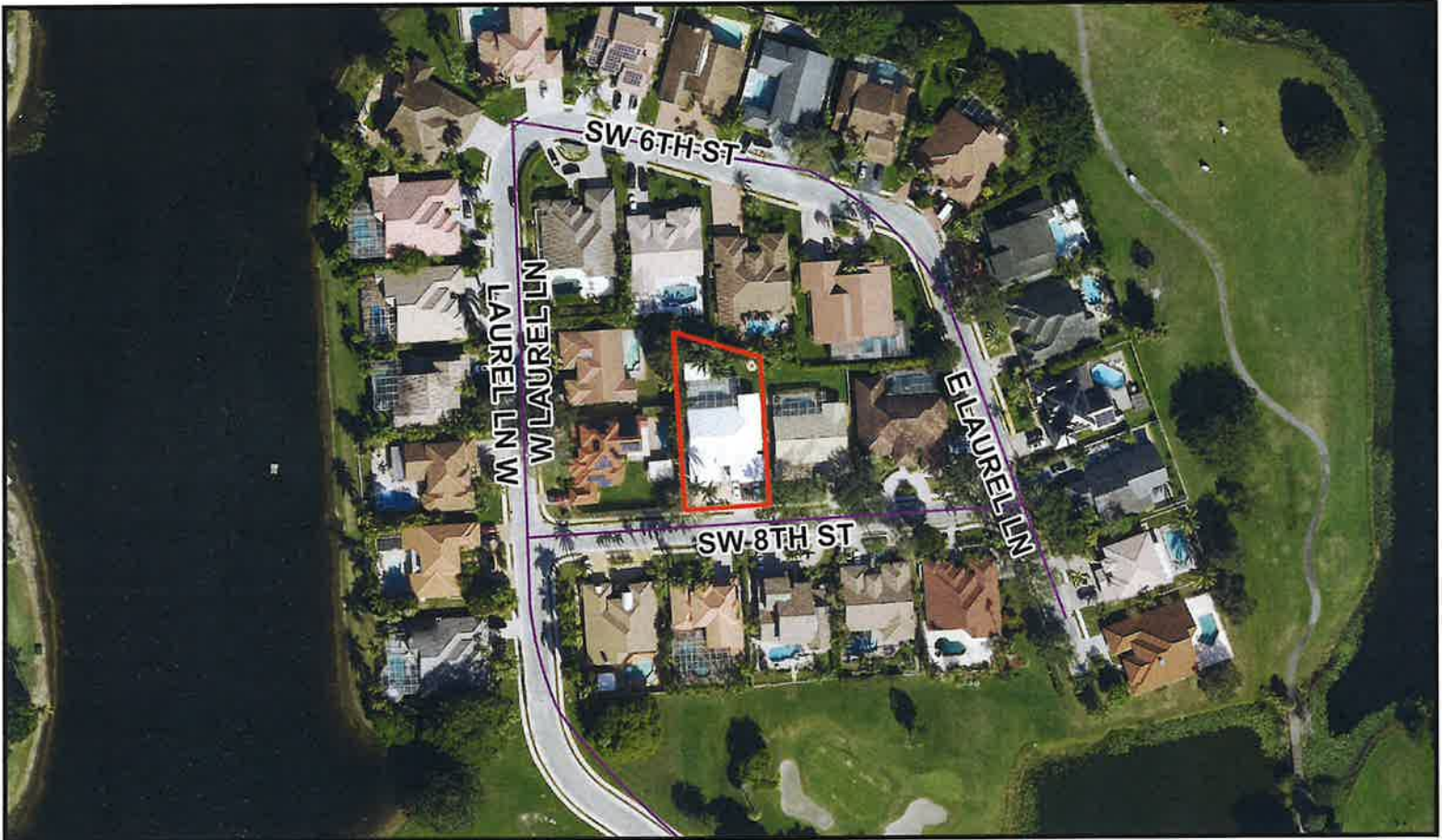
City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0047-0048

Zoning Variances

RODRIGUEZ, IVOLEXIS PEREZ



15221 LAUREL LN S PEMBROKE PINES FL 33027





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>	January 15, 2026	<b>Application Id No:</b>	ZV(R)2025-0047-0048		
<b>Project:</b>	Tree Removal, existing structure (freestanding)	<b>Pre-Application No.</b>	PRE2025-0170		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Iyolexis Perez, Rodriguez	<b>Agent:</b>	N/A		
<b>Location:</b>	15221 Laurel Lane South, Pembroke Pines, FL, 33027	<b>Property Id No:</b>	514016040330	<b>Commission District No:</b>	4
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Residential		
<b>Reference Applications:</b>	TR2025-0285 (Approved 1/5/2025)				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>		
ZV(R)2025-0047	Grand Palms PUD, Design Standards and Criteria, Single Family Lots (3), (A) Typical Lot Landscape	In addition to the two street trees in front of each unit, <u>there shall also be a minimum of five (5) palms or trees</u>	To allow no palms or trees in front of the single-family residential unit.		
ZV(R)2025-0048	155.620 Accessory Structures and Buildings, Open Sided Structure (Free Standing)	200 Square-Foot (SF)	To allow 305 SF instead of the required 200 SF for existing Open Sided Structure (Free Standing) in a residential single-family property, 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 BACKGROUND/DESCRIPTION:

Iyolexis Perez, owner, submitted a residential zoning variance request to remove landscape for the property located at 15221 Laurel Lane South in the Grand Palms neighborhood, which is zoned Planned Unit Development (PUD) The property follows the PUD guidelines for Single-Family Residences with lots not less than 7,875 Square Feet in area.

On June 6, 2025, the owner submitted Tree Removal Application No. TR2025-0285 to remove (2) Oak trees from the front lot on the property. The permit application was reviewed and approved; however, the petitioner is unable to mitigate the required landscape material at location, and submitted the following request:

- **ZV(R)2025-0047:** to allow no palms or trees in front of the single-family residential unit instead of the required five palms or trees in front of the single-family residential unit.

Per the property's survey, it was detected an existing (305 SF) roofed structure, freestanding located contiguous to the pool deck, at rear of the property. The petitioner would like to maintain the size of the existing structure at location, and included:

- **ZV(R)2025-0048:** to allow 305 SF instead of the required 200 SF for existing Open Sided Structure (Free Standing) in a residential single-family property, typical lot

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

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 property is in the Grand Palms neighborhood. The applicant provided HOA Letter dated June 6, 2025.

## VARIANCE REQUEST DETAILS:

**ZV(R)2025-0047)** is to allow no palms or trees in front of the single-family residential unit instead of the required five palms or trees in front of the single-family residential unit.

**ZV(R)2025-0048)** is to allow 305 SF instead of the required 200 SF for existing Open Sided Structure (Free Standing) in a residential single-family property, typical lot.

*Code References:*

**ZV(R)2025-0047)**

**Grand Palms PUD, Design Standards and Criteria Section (3), (A) Typical Lot Landscaping:**

*"In addition to the two street trees in front of each unit, there shall also be a minimum of five (5) palms or trees..."*

**ZV(R)2025-0048)**

2V(R)/2023-0048)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			

<b>Open Sided Structure (Free Standing)</b>	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	<b>200 square feet</b>	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building
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#### **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, Images  
 Grand Palms PUD Guidelines Excerpt  
 Tree Removal Permit No. TR2025-0285 (Issued 11/5/2025)  
 HOA Letter (6/25/2025)



# 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: 09/20/25

# Plans for DRC 1 Planner: C-2

PRJ 2025-0170

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   -    Application #:   

Date Submitted: 9/1/2025 Posted Signs Required: (1) Fees: \$ 630.00

2025/09/01-0049  
-0048

**SECTION 1-PROJECT INFORMATION:**Project Name: TREE REMOVAL TR 2025-0285Project Address: 15221 LAUREL LANE S Pembroke Pines FL 33027Location / Shopping Center: N/AAcreage of Property: N/A Building Square Feet: N/AFlexibility Zone: N/A Folio Number(s): N/APlat Name: N/A Traffic Analysis Zone (TAZ): N/ALegal Description: N/A

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: IYOLEXIS PEREZ  
Owner's Address: 15221 LAUREL LANE SOUTH PENSACOLA FLA  
Owner's Email Address: [REDACTED] @ YAHOO.COM  
Owner's Phone: 786-316-7653 Owner's Fax: N/A  
Agent: ROBERT CLAUS FOR GARDEN SERVICES  
Contact Person: ROBERT CLAUS  
Agent's Address: 5800 SW 110 AVE DAVIE FL 33328  
Agent's Email Address: [REDACTED] @ GARDENSERVICES.COM  
Agent's Phone: 954 931 7481 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: RESIDENTIAL  
Land Use / Density: N/A  
Use: N/A  
Plat Name: N/A  
Plat Restrictive Note: N/A

**PROPOSED**

Zoning: RESIDENTIAL  
Land Use / Density: N/A  
Use: N/A  
Plat Name: N/A  
Plat Restrictive Note: N/A

**ADJACENT ZONING**

North: N/A  
South: N/A  
East: N/A  
West: N/A

**ADJACENT LAND USE PLAN**

North: N/A  
South: N/A  
East: N/A  
West: 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: TR 2025-0285

Code Section: Grand Palms RD, Single Family Lots (3)(A)

Required: TREE REPLACEMENT IN FRONT YARD AFTER REMOVAL

Request: NO ROOM FOR NEW INSTALLS PER UTILITY LINES.

Details of Variance, Zoning Appeal, Interpretation Request:

see ABOVE \*

TREES ARE REQUIRED TO BE REMOVED AS PER

TR 2025-0285, INSURANCE COMPANY IS ALSO

REQUIRING THEM TO BE REMOVED AS PER LIABILITY.

ROOFING PERMIT HAS BEEN ISSUED BUT CANT PROCEED

TIL THIS IS RESOLVED. NO ROOM TO PLANT ADDITIONAL

TREES IN FRONT OF HOUSE DUE TO UTILITY LINES

RUNNING UP BOTH SIDES + ACROSS FRONT OF HOUSE

**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)

Permit TR2025-0285

See Explanation CD.

## Zamora, Christian

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**From:** lyolexis Perez [REDACTED]  
**Sent:** Thursday, November 6, 2025 12:41 AM  
**To:** Zamora, Christian  
**Subject:** RE: C715817 15221 Laurel Lane South

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Good "morning", Mr. Zamora!

I just found the time to email you now, sorry.

After reviewing the Grand Palms PUD Guidelines, I do not have choice to plant any tree in the front of my property. If for any reason I should plant a couple of trees per requirements, I'll choose my backyard which should have not exceed 2 trees. I was also checking for specific trees required, and the only that apply are category 3.

The trees requested to be removed barely have space for them to grow and their have been caused several damages to the driveway. The palm trees have been caused damages to the roof as well. The driveway pebbles have been getting apart causing few accidental falls. All the trees have been marked to be closer or within utilities assessment. They were poorly planted.

These trees clearly show that they represent hazardous conditions not only for me and my family but for pedestrians.

Thank you,  
lyolexis

[Yahoo Mail: Search, Organize, Conquer](#)

On Wed, Nov 5, 2025 at 9:29 AM, Zamora, Christian  
<czamora@ppines.com> wrote:

Good morning,

See approved Tree Removal. We need to understand your request for the variance, please explain by clarifying if amount of trees, location of trees.

For Reference, see Grand Palms PUD Guidelines for the property type...the request will be from the guidelines.

## 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]  
Signature of Owner

9/8/2025  
Date

Sworn and Subscribed before me this 8<sup>th</sup> day  
of September, 20 25



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

[Signature]  
Fee Paid

Signature of Notary Public

04/18/2026  
My Commission Expires

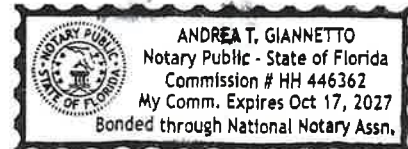
### AGENT CERTIFICATION

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.

Robert Clauss  
Signature of Agent

9/8/2025  
Date

Sworn and Subscribed before me this 8 day  
of September, 20 25

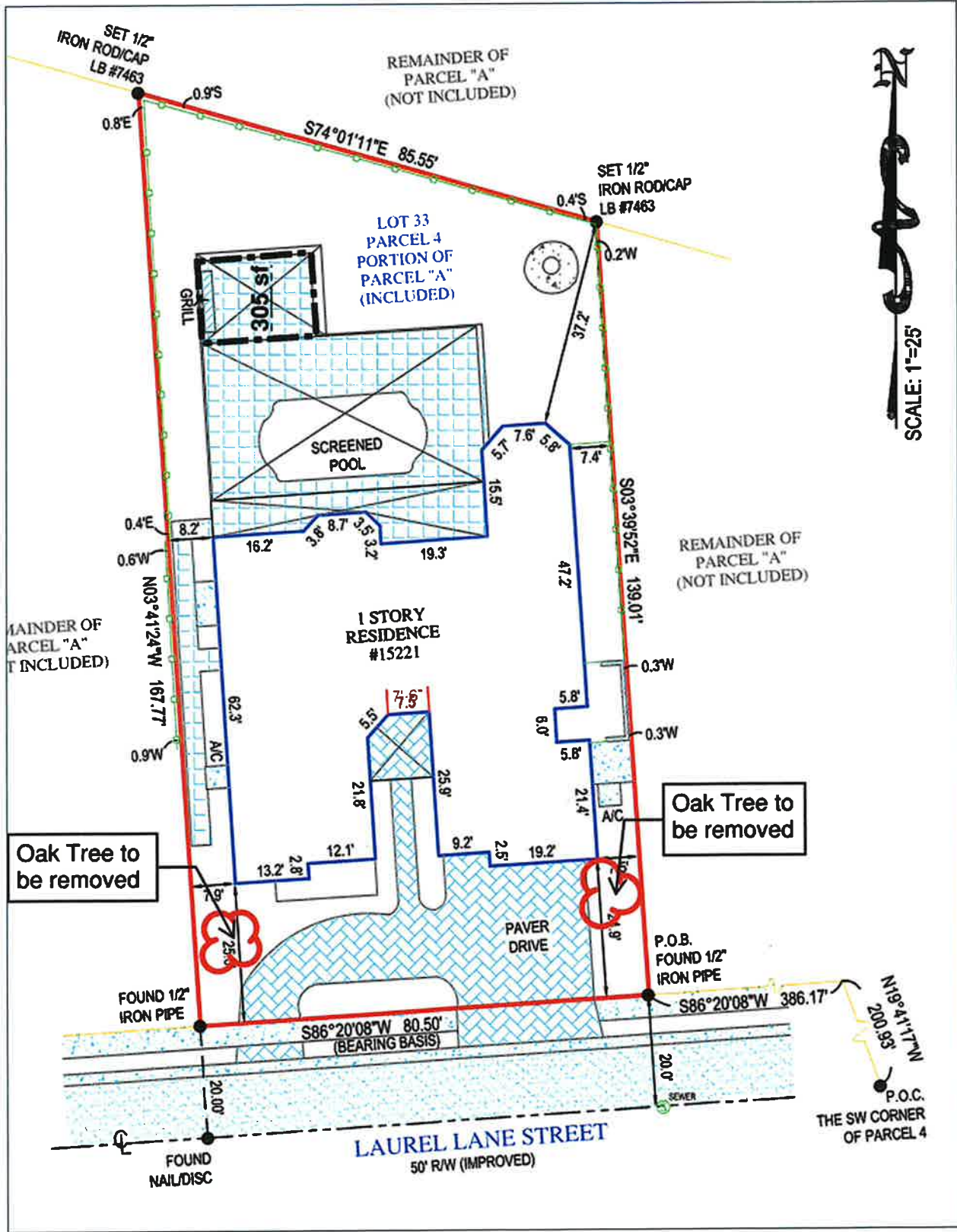


[Signature]  
Fee Paid

Signature of Notary Public

My Commission Expires

15221 Laurel Lane South





**City of Pembroke Pines - Tree Removal / Relocation Permit**  
**Planning & Economic Development Department**  
601 City Center Way, 3rd Floor  
Pembroke Pines, FL 33025  
Landscape@ppines.com  
(954) 392-2100 Office



**DATE:** 11/5/2025

**REVIEWER:** Yelena Hall

**APPLICATION NUMBER:** TR2025-0285

**APPLICANT:** IYOLEXIS PEREZ RODRIGUEZ

**PROPERTY ADDRESS:** 15221 LAUREL LN Pembroke Pines,  
33027 FL

The applicant's request for tree relocation and/or removal has been reviewed consistent with Chapter 155 of the City Code of Ordinances. Your application status:

**Approved - Removal granted, mitigation (tree replacement) is required.**

**MITIGATION REQUIRED:** REMOVE AND REPLACE THE LIVE OAKS WITH TWO (2) NATIVE CANOPY TREES FROM CATEGORY 3.  
REMOVE AND REPLACE THE ROYAL PALMS, WITH FIVE (5) SMALLER MATURING PALMS FROM CATEGORY 4.  
AS PER GRAND PALMS PLANNED UNIT DEVELOPMENT GUIDELINES, THE REPLACEMENT PALMS AND TREES MUST BE PLANTED IN FRONT YARD.

**COMMENTS:** AS PER THE PLANNED UNIT DEVELOPMENT GUIDELINES REPLACEMENT TREES AND PALMS MUST BE A MINIMUM OF 14 FEET TALL AT THE TIME OF PLANTING, TO PASS FINAL INSPECTION.  
FOR PERMIT CLOSEOUT, FORWARD COLOR IMAGES TO LANDSCAPE@PPINES.COM CONFIRMING THE STUMP GRINDING AND INSTALLATION OF THE REQUIRED MATERIALS, FOR STAFF REVIEW.  
AS PART OF THE COMPLETE REMOVAL STUMP GRINDING IS REQUIRED, AT MINIMUM TO 2 INCHES BELOW GRADE.  
TREES INSTALLED WITH NURSERY SUPPORTS WILL NOT PASS INSPECTION AND PROPER SUPPORTS ARE RECOMMENDED.  
NURSERY SUPPORT (BAMBOO OR METAL STAKE) ATTACHED DIRECTLY TO THE TRUNK OF THE TREE VIA PLASTIC TAPE, MUST BE REMOVED UPON INSTALLATION OUT INTO THE LANDSCAPE.

**PERMIT REQUIREMENTS:**

The permit is valid for 90 days after the issue date. **STUMP REMOVAL AND GRINDING IS REQUIRED.** Tree replacement must take place within thirty days of removal. A photo of the replacement tree must be sent to landscape@ppines.com and a final inspection must be requested (phone or email) to satisfy permit requirements. Failure to meet permit requirements and schedule a final inspection may result in a code violation(s).

**PLANTING STANDARDS:**

All new trees must be 10 feet at installation and must be Florida #1 or better based on Florida grades and standards for nursery plantings (2015). Newly installed trees to have a minimum of 1.5" DBH. New trees must be planted as per ANSI300 planting standards (including installing the use of biodegradable twine as the material used to wrap around the tree). The tree must be planted approximately 2 inches above grade. Proper placement of mulch in the form of a ring (just off the edge of the root-ball, no mulch allowed on top of root ball). Mulch ring must be at least 12-16 inches wide and 3-4 inches high. \*PLEASE NOTE: Trees that are improperly installed will NOT be passed on final inspection. Trees tied with plastic of any kind around the tree will not pass inspection. New plantings must be watered regularly.

The most acceptable installation, architecturally, is one that is installed at the same pitch as the roof and is rear facing. The solar panels must be the same color as the roof or as near as possible.

3. LANDSCAPE

A. Typical Lot Landscaping

In addition to the two street trees in front of each unit, there shall also be a minimum of five (5) palms or trees (with at least one (1) shade and one flowering tree), five (5) or more accent plants and 40% coverage of shrubs and/or groundcovers. Each side yard area shall have a minimum of three (3) palms or flowering trees, and any required shrubs for screening purposes. Rear yards shall have a minimum of five (5) trees or palms, one of which must be a large shade tree (minimum 14 foot height), and 25% coverage of shrubs and/or groundcovers. See Exhibit 12, "Typical Single Family Lot", page 46.

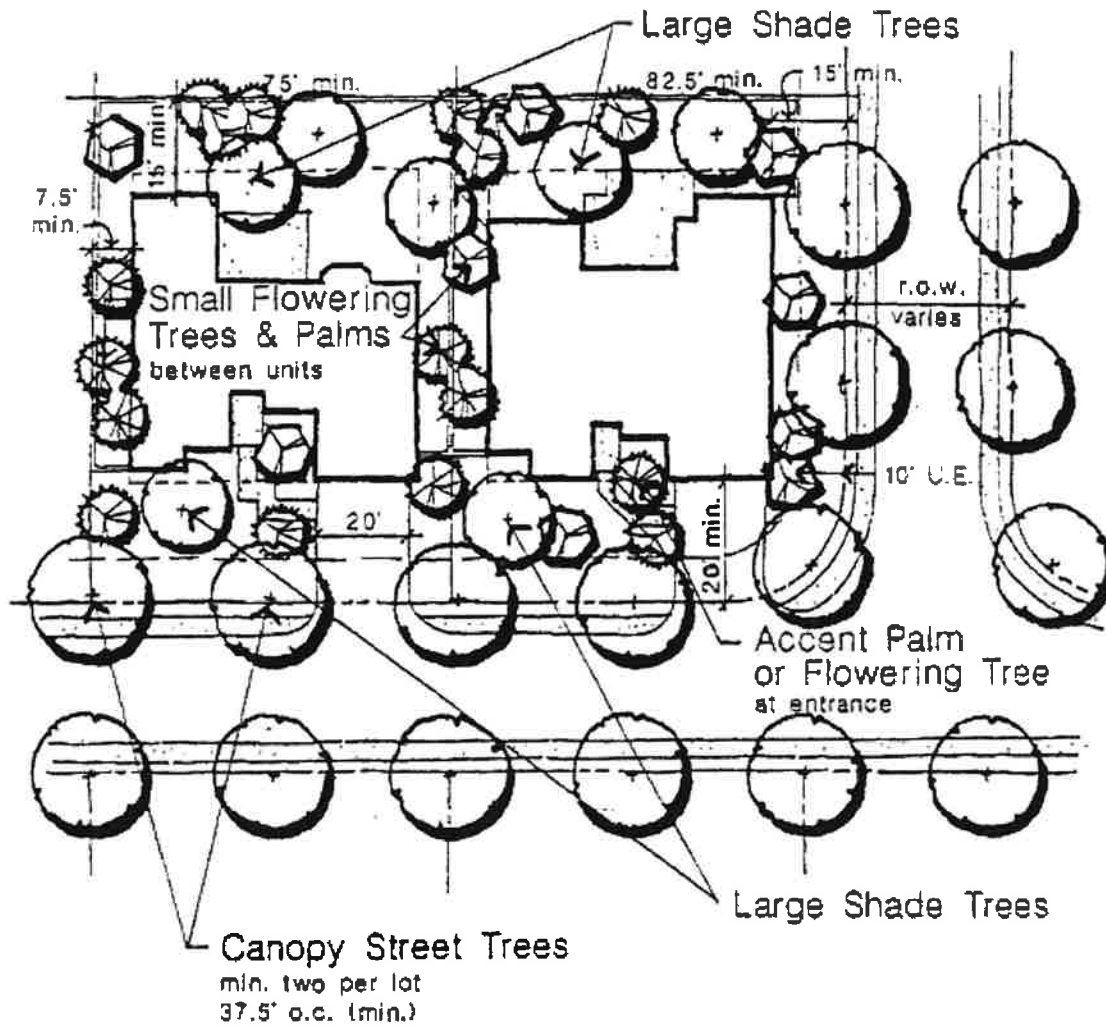
B. Street Trees

Street trees in each parcel shall be of a large evergreen species that is long-lived. Trees must be a minimum 14 feet in height at the time of installation and located as follows:

1. Street trees shall be planted a minimum of 2.5 feet from the sidewalk and a minimum of 37.5 feet on center. There shall be a street tree at each lot line and the mid-point of all lots. See Exhibit 12, "Typical Single Family Lot", page 46.
2. Street trees that are not located in front of a unit/lot shall be a maximum 50 feet on center.
3. No street trees shall be planted in any utility easement.

D. Irrigation - See General Standards for All Parcels

E. Landscape Maintenance - See General Standards for All Parcels



## Typical Single Family Lot

Also, need to provide sketch with measurements of roofed structure in the rear. Post to post (w x l), overhang (post to roof line)















## Property Changes: 15221 Laurel Lane South

**Parcel Information**

Parcel Id: 514016040330

Owner: RODRIGUEZ, IVOLEXIS PEREZ

Situs Address: 15221 LAUREL LN S PEMBROKE  
PINES FL 330271330

Legal: HOLLYWOOD LAKES COUNTRY CLUB AND RESORT 139-29 B  
POR PAR A DESC AS COMM SE  
COR SEC 16, W 1009.91, NW 978.95, W 313.54, NW 38.70 TO POB, S 139.01, W 80.50, N 167.77, SE 85.55 TO POB

Millage Code: 2613

Use Code: 01

Land Value: \$ 86,470

Building Value: \$ 1,239,590

Other Value: 0

Aerials 2020

**Parcel Information**

Parcel Id: 514016040330

Owner: RODRIGUEZ, IVOLEXIS PEREZ

Situs Address: 15221 LAUREL LN S PEMBROKE  
PINES FL 330271330

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Use Code: 01

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Aerials 2023

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Parcel Id: 514016040330

Owner: RODRIGUEZ, IVOLEXIS PEREZ

Situs Address: 15221 LAUREL LN S PEMBROKE  
PINES FL 330271330

Legal: HOLLYWOOD LAKES COUNTRY CLUB AND RESORT 139-29 B  
POR PAR A DESC AS COMM SE  
COR SEC 16, W 1009.91, NW 978.95, W 313.54, NW 38.70 TO POB, S 139.01, W 80.50, N 167.77, SE 85.55 TO POB

Millage Code: 2613

Use Code: 01

Land Value: \$ 86,470

Building Value: \$ 1,239,590

Other Value: 0

Aerials 2025

# GRAND PALMS COMMUNITY ASSOCIATION

## NOTICE OF APPROVAL

Friday, June 6, 2025

Iyolexis Perez  
15221 Laurel Lane South  
Pembroke Pines, FL 33027

**Re: The Laurels / 3571-000114**  
**15221 Laurel Lane South**

Dear Iyolexis Perez :

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 (Tree removal and replaced as noted on application submitted)**  
Garden Services to do the work

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 3571-000114 15221 Laurel Lane South/ Architectural request (Tree removal and replace as submitted)