

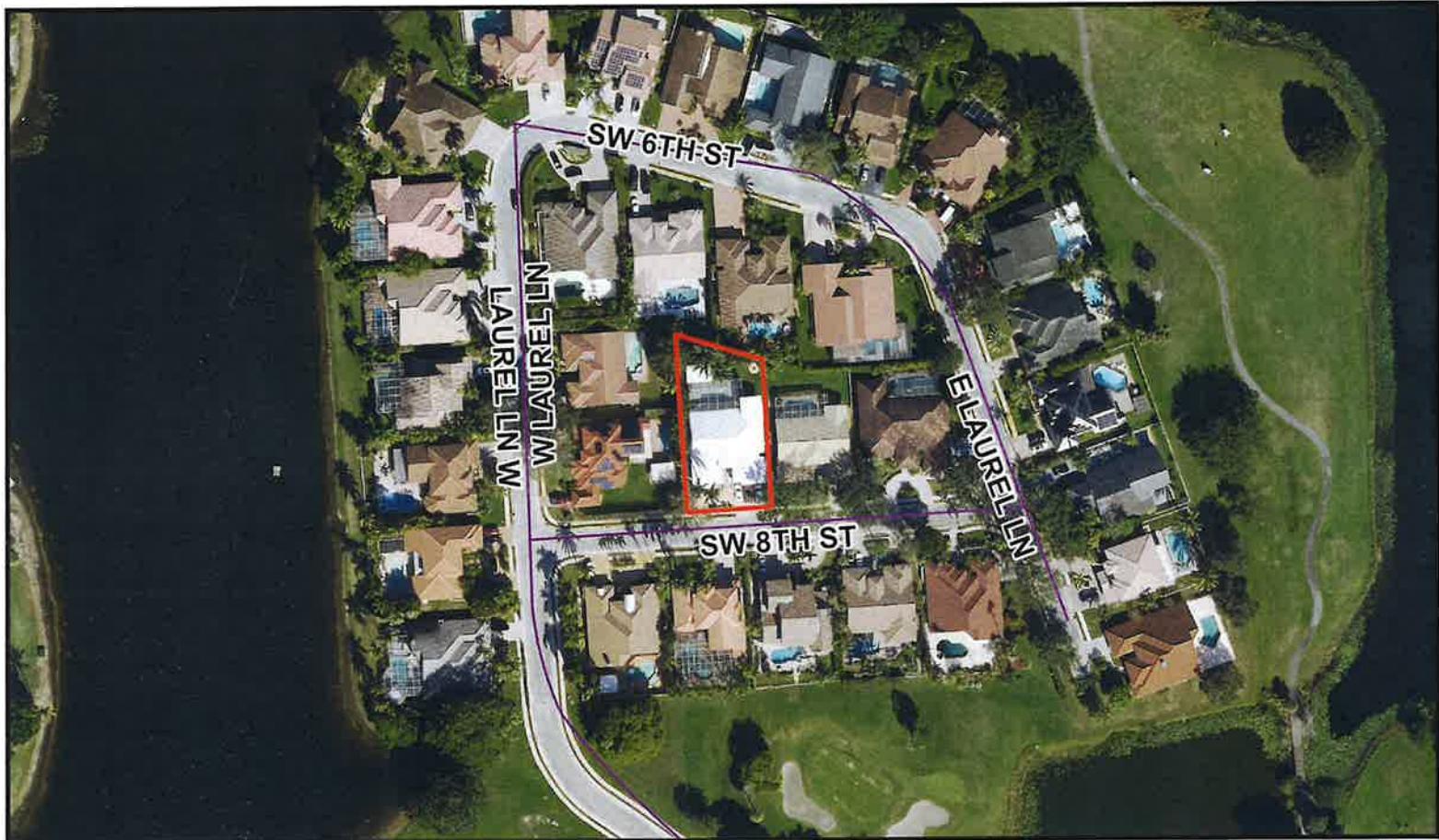
Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0047-0048

Zoning Variances

RODRIGUEZ, YOLEXIS PEREZ
15221 LAUREL LN S PEMBROKE PINES FL 33027





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

Summary

Agenda Date:	January 15, 2026	Application Id No:	ZV(R)2025-0047-0048		
Project:	Tree Removal, existing structure (freestanding)	Pre-Application No.	PRE2025-0170		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Yolexis Perez, Rodriguez	Agent:	N/A		
Location:	15221 Laurel Lane South, Pembroke Pines, FL, 33027	Property Id No:	514016040330	Commission District No:	4
Existing Zoning:	Planned Unit Development (PUD)	Existing Land Use:	Residential		
Reference Applications:	TR2025-0285 (Approved 1/5/2025)				

Variance Summary

Application	Code Section	Required/Allowed	Request
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</u> <u>a minimum of five</u> <u>(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
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	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

Table 155.620 Accessory Building and Structures

Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			

Open Sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	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.ppinies.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

Indicate the type of application you are applying for:

- Appeal*
- Comprehensive Plan Amendment
- Delegation Request
- DRI*
- DRI Amendment (NOPOC)*
- 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 Application #: 2025-0049-0048

Date Submitted: 9/1/25 Posted Signs Required: (1) Fees: \$ 630.00

SECTION 1-PROJECT INFORMATION:Project Name: Tree Removal TR 2025-0285Project Address: 152a1 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/AHas 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: YOLANDA PEREZ

Owner's Address: 15221 LAUREL LANE 50074 Pembroke Pines, FL

Owner's Email Address: [REDACTED]@YAHOO.COM

Owner's Phone: 786-316-7653 Owner's Fax: N/A

Agent: Robert Clauss for Garden Services

Contact Person: Robert Clauss

Agent's Address: 5800 SW 110 AVE DAVID 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 PUD, 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

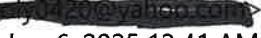
Requested County Land Use: N/A

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

PERMIT TR2025-0285

See Explanation (J).

Zamora, Christian

From: lyolexis Perez 
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,

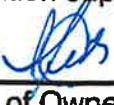
See approved Tree Removal. We need to understand your request for the variance, please explain by clarifying if amount of trees, location of trees.

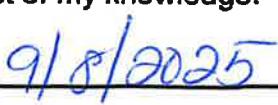
For Reference, see Grand Palms PUD Guidelines for the property type...the request will be from the guidelines.

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.

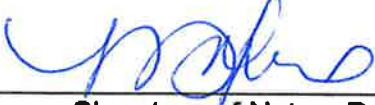

Signature of Owner

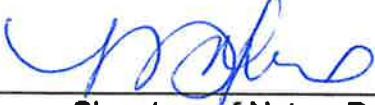

Date

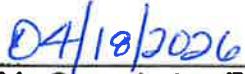
Sworn and Subscribed before me this 8th day
of September, 20 25



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


Fee Paid


Signature of Notary Public


My Commission Expires

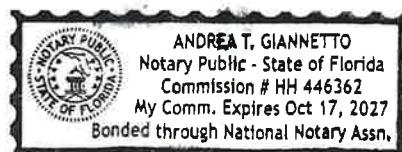
AGENT CERTIFICATION

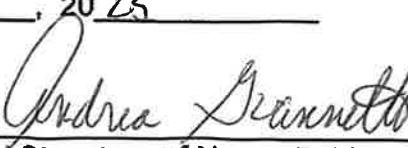
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

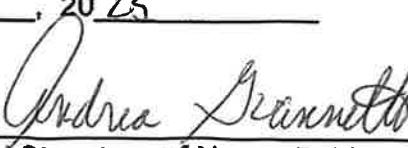

Signature of Agent

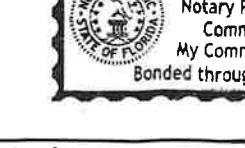

Date

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

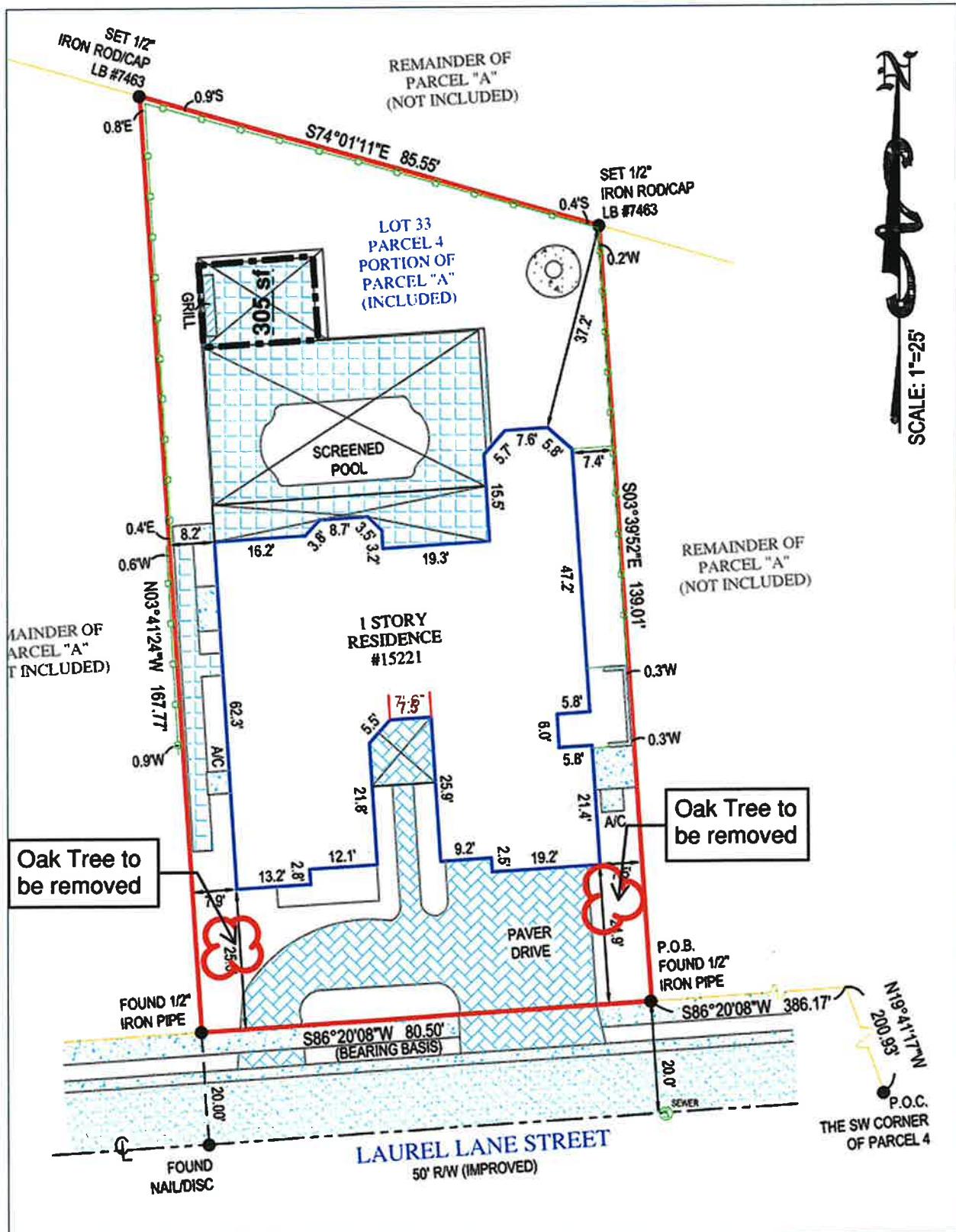



Fee Paid


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.

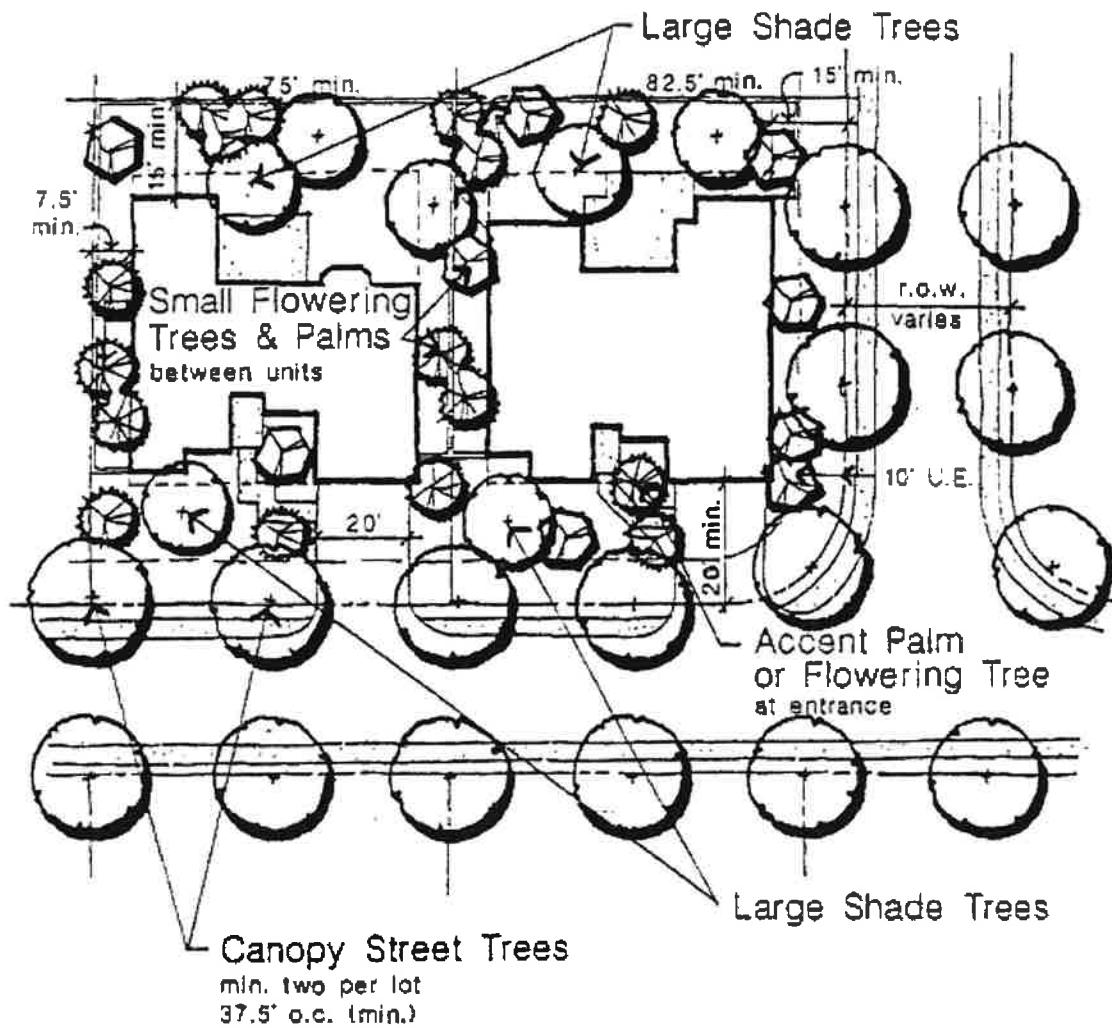
B. **Street Trees**

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



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)