

What can fit, and what still needs a ruling.

Existing full-length render retained. New alternative explores two smaller independent structures.

THE SURVEY-BASED AREA SCREEN

The March 18, 2016 survey (sheet 2) labels a 75.45 ft house-side run and point offsets of 15.13 ft and 22.20 ft toward NW 32nd Court. Treating these as a simplified tapered band gives:

$75.45 \times (15.13 + 22.20) / 2 = 1,408.27 \text{ sq ft}$

Report approximately **1,400 sq ft gross**, not a certified quantity. CAD must verify dimension endpoints, directions and wall changes before using this area.

This excludes the front/rear yard beyond the referenced wall run and does not deduct equipment, current pool/deck, tree roots, easements, gate approaches, planting or setbacks. The old survey predates the current pool/deck. The full-length render itself has no measured roof size.

THE NEW STUDY: 320 SQ FT OF ROOF

Pavilion A: $8 \times 20 = 160 \text{ sq ft}$

Pavilion B: $8 \times 20 = 160 \text{ sq ft}$

Combined overall horizontal roof envelopes: **320 sq ft**. Include overhangs/gutters inside the stated envelope pending City measurement direction.

Two maximum-size 230 sq ft structures would total 460 sq ft, but that is a theoretical code ceiling, **not a verified site maximum**. The tapered width and equipment can control before the area cap does.

TWO STRUCTURES IS NOT AN AUTOMATIC EXCEPTION

Current City Code 23-82(a)(4),(d): each pergola/gazebo is limited to 230 sq ft and 14 ft high; no more than two accessory buildings per lot; combined accessory area cannot exceed 35% of rear-yard area.

Two in the side yard + one by the pool = three. This alternative omits the pool structure from its count. To retain the pool pergola under the standard count, study one side-yard structure plus one pool structure. Existing accessory buildings also count.

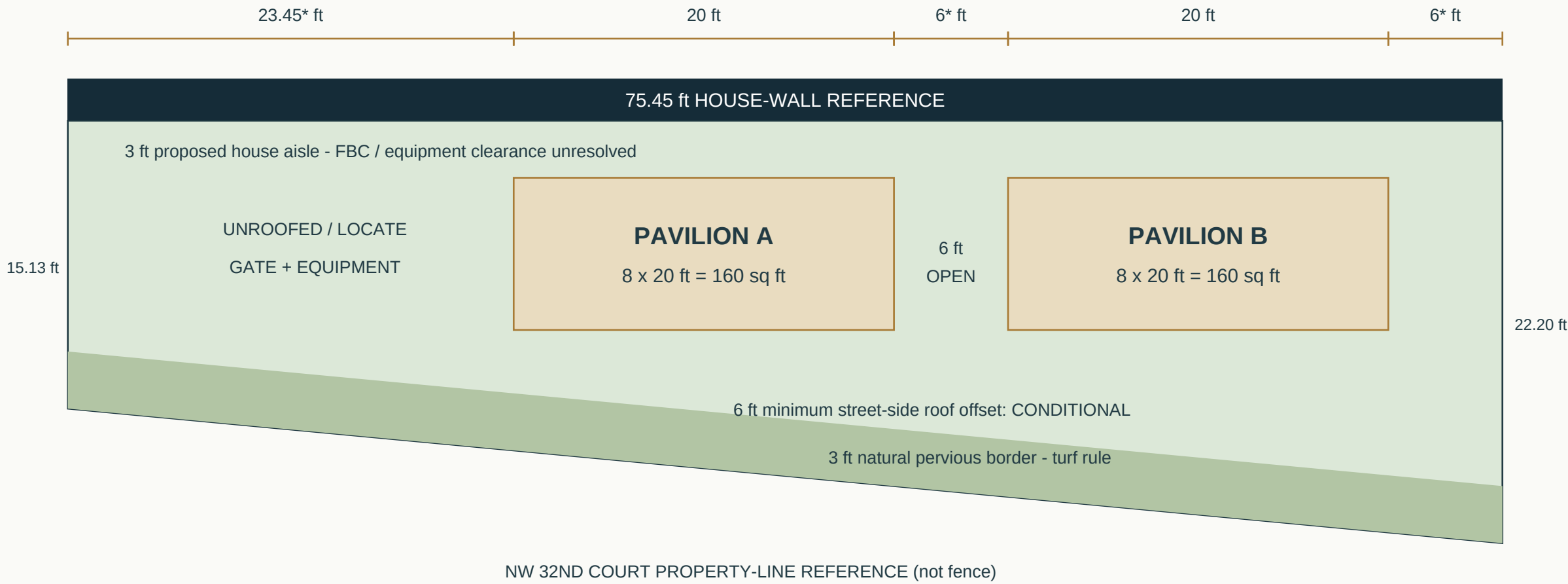
For 320 sq ft, the counted rear yard must be at least **914.29 sq ft** ($320 / 0.35$), assuming no other counted accessory area. For 460 sq ft it must be at least **1,314.29 sq ft**. The 1,400 sq ft side-yard estimate is **not** this rear-yard denominator.

City questionnaire also says one storage + one recreation, while the current ordinance states two accessory buildings without that allocation. Obtain a written ruling for two recreational structures and confirmation that detached roofs are treated separately.

The 3 ft border: Code 25-47(a)(2) requires a pervious setback for artificial turf using natural grass, mulch or gravel. It does not establish a 3 ft street-side pergola setback.

A dimensioned study, with every assumption visible.

Numbers establish a test layout only. They do not certify the existing fence, gate, equipment or approved building envelope.



***Reference chain:** 23.45 + 20 + 6 + 20 + 6 = 75.45 ft. End distances refer to house-wall endpoints, not the gate or legal front/rear boundaries. Actual gate, equipment and pool locations must be surveyed. Width model is linear and unverified.

Spacing status: 6 ft between roofs and 3 ft at house are design assumptions, not identified legal minima. Maintain independent supports and drainage. City/engineer must approve separation, fire/projection rules, wind design and rigid translucent roof classification. A 15 ft PMUD street-side baseline may control if the accessory exception is unavailable.

The same material language. A lighter footprint.

Visual intent only: the rendering cannot prove dimensions, boundary offsets, equipment access or code compliance.



CLOSE THESE ITEMS BEFORE CLAIMING COMPLIANCE

01 / Survey and area

Retrace the legal boundary and house offsets; add current pool, deck, gate, utilities, easements and trees. Dimension each roof corner, gutter, post and footing. Reconcile area with current field conditions.

02 / Setbacks

23-82(a)(5) provides a 6 ft side/rear rule or lesser required minimum. Its 3 ft privacy-fence exception is limited to rear/interior sides, with a 6 ft privacy fence and easement approvals. Do not apply it to the NW 32nd Court street side.

03 / Fence and border

The 2016 survey shows 0.90 ft and 1.65 ft fence encroachments along NW 32nd Court. A 3 ft strip measured inward from that fence could be only 2.10 or 1.35 ft inside the legal line at those locations. Re-survey; do not interpolate these as current offsets.

04 / Structure, quantity and HOA

Obtain City treatment of two recreational structures and minimum roof-to-roof/house spacing, exact roof classification and rear-yard calculation. Obtain ARC acceptance of both sizes, material, setbacks and rendering; the draft QC register remains open.

Sources checked 08 Oct 2026: Cooper City current code, July 1, 2026 version: [23-82](#); [25-47](#); [23-70\(i\)](#). John Ibarra survey 16-001075-1, sheets 1-3, dated 03/18/2016. City accessory questionnaire p2. FBC and ARC site compliance remain unverified.