



STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

MEETING DATE: May 12, 2021

SUBJECT: PM21-0015: Mohr Residence - Pergola – Site Plan Modification

APPLICANT: Natalya Palacidi, representative / Ranier A. Mohr, owner

ADDRESS: 1641 N.W. 107th Lane

LOCATION: Located at the end of the cul-du-sac on N.W. 107th Lane approximately ¼ of a mile south of N.W. 17th Street.

LAND USE / ZONING: Residential (10 du/ac) / PRD-9.4Q (Planned Residential Development)

REQUEST: Site plan modification to construct a new 11' x 12' pergola with an insulated roof within the rear yard.

EXHIBITS TO BE INCLUDED: Planning & Zoning Division report, and application.

ANALYSIS:

The subject property is 3,899 square feet in area, zoned PRD-9.4Q, and developed with a two-story zero lot line single-family home within the Fountainspring (Minto Pod D) community. The site is bound by a retention pond to the south and single-family residential uses to the north, east, and west. Fountainspring was approved by City Council on October 28, 1987, for 283 cluster and patio homes. At the time of approval, pergolas with aluminum roofs were not included as an approved community amenity.

The applicant requests approval to construct a 132 square foot aluminum roofed pergola in the rear yard (to replace an existing screen roofed screen enclosure). The pergola will be located at the western corner of the house 5' from the rear property line. The applicant has provided the documentation from the Fountainspring Master Homeowner's Association approving the request.

RECOMMENDATION: The Planning and Zoning Department recommends **APPROVAL** subject to staff comments.

STAFF COMMENTS:

PLANNING AND ZONING:

1. If approved, the applicant shall obtain a building permit from the Building Department within twelve (12) months of the Committee's decision.
2. The Plan Adjustment Committee approval is limited to the plans stamped "Received APR 29 2021 Planning, Zoning and Economic Development".

3. This PAC approval will allow for the pergola currently in permit review (B21-03410).
4. State the pergola color (bronze) on the building plans.

LANDSCAPE: Staff has no objections to the Site Plan Modification request (Pergola).

1. If there is no intended affect to Landscape during construction, please add this statement to the plans for permit submittal "There will be no impacts to the landscaping surrounding the entire dwelling due to (1) exterior work involving mechanical or heavy equipment or (2) the movement of construction materials, equipment, personnel, and/or debris in or out of the property, and Trees/palms will not be trimmed, removed or relocated under this Permit"

ENGINEERING: No objection.

BUILDING: No objection.

FIRE DEPARTMENT: No objections as to this site plan modification.

UTILITIES: No objection to the proposed Site Plan Modification.

Plan Review Contacts

Planning and Zoning: (954) 797-2225

Engineering Department: (954) 797-2282

Landscape: (954) 797-2248

Building Department: (954) 797-2250

Fire Department: (954) 797-2150

Utilities Department: (954) 797-2209