

**14596 Horseshoe Trace | Alternative Fence Design STAFF REPORT**

**Petition Number(s)/Types:** 2026-0020-ARB

**Property Owner/Agent:** Daniel Kowalec  
 14596 Horseshoe Trace  
 Wellington, FL 33414

**PCN(s):** 73-41-44-04-01-008-0070

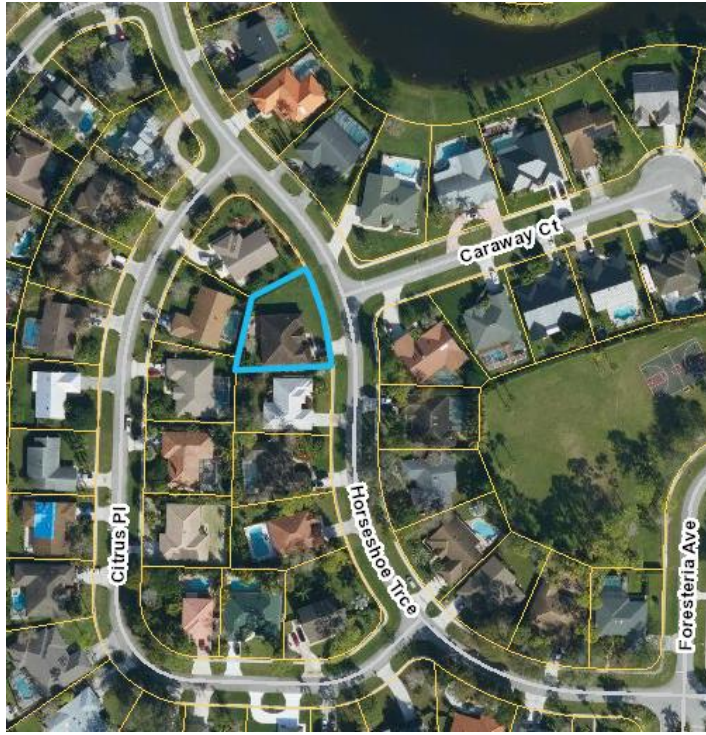
**Future Land Use Designation (FLUM):** Residential D

**Zoning Designation:** Planned Unit Development (PUD)

**Acreage:** 0.24 Acres

**Request:** Daniel Kowalec, owner, is seeking Architectural Review Board (ARB) approval of an alternative design of a six (6) foot Wood Plastic Composite two-toned wood grain fence with black opaque gates at 14596 Horseshoe Trace.

**Project Manager:**  
 Kelly Ferraiolo, Senior Planner  
[kferraiolo@wellingtonfl.gov](mailto:kferraiolo@wellingtonfl.gov)  
 (561) 753-5268



Adjacent Property	FLUM	Zoning
North	Residential D	PUD
South	Residential D	PUD
East	Residential D	PUD
West	Residential D	PUD

**Site History and Current Request:**

The subject property is located at 14596 Horseshoe Trace within the Sugar Pond subdivision off Birkdale Drive.

The property was purchased by the applicant in May 2014. The property consists of a single-family residence, built in 2018. A swimming pool is currently under construction on the north portion of the property (Exhibit A – Existing Site Conditions). The applicant is requesting approval to install a 168 linear foot six (6) foot tall horizontal Wood-Plastic Composite (WPC) wood grain privacy fence as a pool barrier in River Birch with black aluminum posts and two (2) black horizontal aluminum privacy gates. The applicant has not applied for a building permit for the fence yet as ARB approval is required, as the fence is not an approved fence type.

**Staff Analysis:**

Per Section 6.4.3.B of Wellington’s Land Development Regulations (LDR), ARB may approve alternative materials and designs provided the proposed design is compatible with the approved materials and color schemes. There are additional requirements that the request needs to comply with in the Development Review Manual (DRM) as well.

## River Birch WPC Composite Fence — Material Reference



WPC River Birch composite fence installed adjacent to residence — shows natural wood-grain finish, horizontal board orientation, and black aluminum post-to-panel connection



River Birch WPC fence with South Florida-compatible landscaping — shows how the neutral wood-grain coloring complements residential exteriors



Corner and gate connection detail — black aluminum post system and top cap



Full elevation — River Birch WPC showing wood-grain appearance and aluminum post spacing at ~6ft on center



River Birch WPC fence with black aluminum gate — shows horizontal board privacy fence with pool and deck context, comparable gate style to proposed installation

The approval of the two-toned WPC fence would not be injurious to the neighborhood, as the portion of the fence facing the right-of-way will be required to install hedging to screen the fence from view. The hedge is required to be maintained at the height of the fence, within three (3) years of planting, so the fence would eventually not be visible from the right-of-way, except for the solid black gate openings. This material and color is also easier to maintain than a PVC-type fence.

The proposed request is the minimum alternative needed to accomplish the aesthetic look and privacy the owner is attempting to achieve. The proposed fence has a clean, modern, neutral appearance and is architecturally compatible with the existing structure.

### **FINDS OF FACT:**

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:



1. The alternative fence design and gate as shown in Exhibit C is approved for the locations shown in Exhibit B.
2. A hedge along the fence that faces Horseshoe Trace is required and must be maintained at the height of the fence at all times.
3. The alternative fence design and required hedge shall be maintained in good order and repair and shall be subject to the standards of Section 6.4.1.A.5.
4. The owner shall obtain all necessary permits for the fence. The owner shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.

### **Exhibits:**

Exhibit A	Existing Site Conditions
Exhibit B	Fence Location
Exhibit C	Proposed Material
Exhibit D	Justification Statement

**Exhibit A – Existing Site Conditions**



### Aurora Sandblasted Marble Deck



Aurora Sandblasted Marble deck installation — top view showing deck surface material and layout. Fence posts will be surface-mounted through existing pavers.



Aurora Sandblasted Marble coping close-up — deck and pool coping material used throughout 865 SF deck area.

### Site Overview



14596 Horseshoe Trace — street view during pool construction. Shows property frontage on Horseshoe Trace (east), house, and construction area. Fence will be installed following pool completion.



14596 Horseshoe Trace — side view showing pool construction progress and property layout. North side of house visible.

### Pool Construction Detail

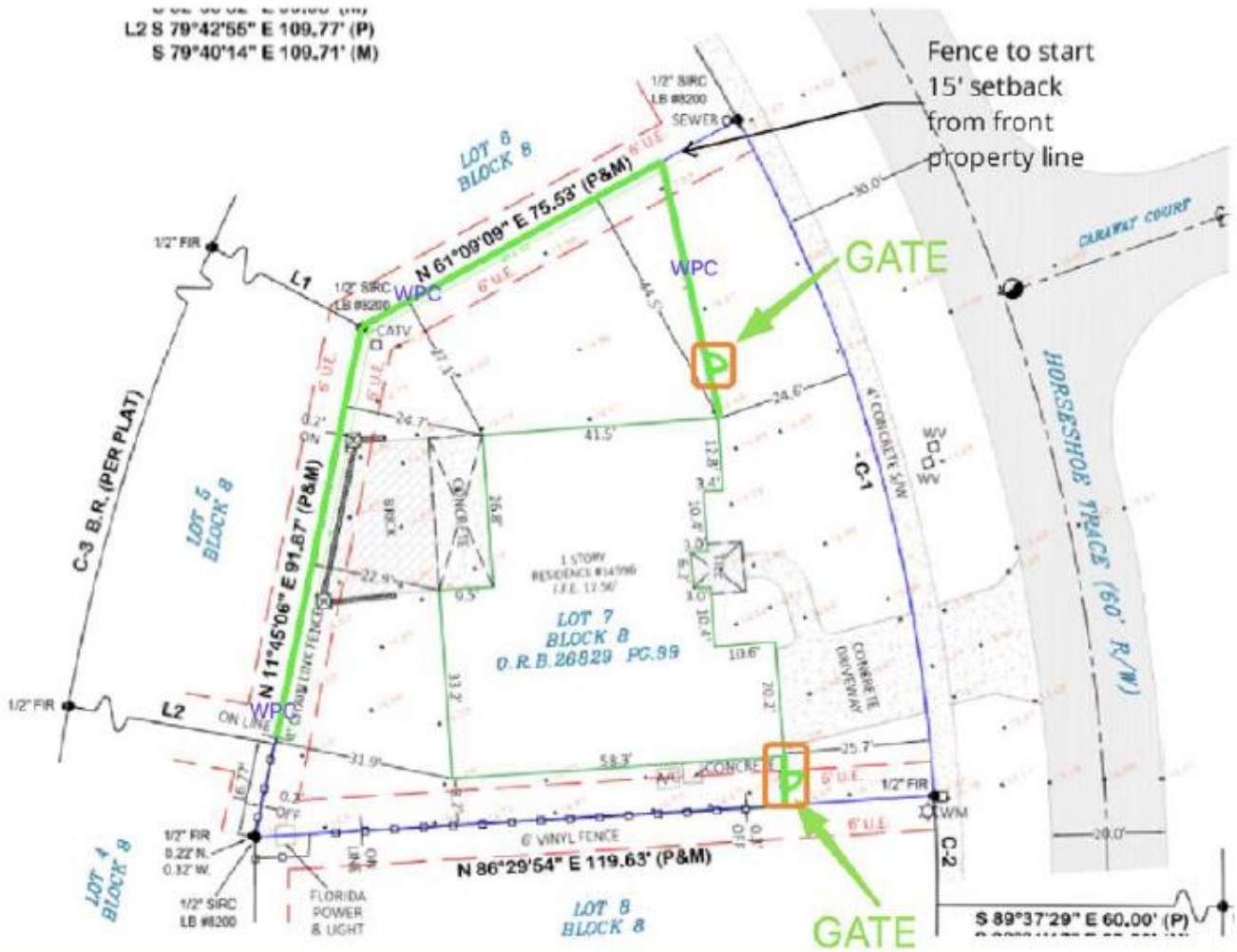


Pool shell construction in progress. Shows pool position north of house relative to property boundaries. Fence will enclose this area along north and east property lines.



Rear view of pool and deck construction progress. North/rear fence will run along the rear property line (N 61°09' E - 75.53').

Exhibit B – Fence Location  
Project Fence Sketch



Project Fence Sketch — WPC fence path and gate positions overlaid on boundary survey. Gate 1 (upper orange box, north/pool side) and Gate 2 (lower orange box, south/front near Horseshoe Trace). Green line = WPC fence. Area without green lines (left/west) = neighbor's existing PVC fence on property line, not part of this project.





VIP3D concept render — street-level view from Horseshoe Trace showing fence setback at 15ft from road. Gate 2 (south/front) visible at fence terminus. *Illustrative — pre-deck extension.*

**Exhibit C – Proposed Material**



Design concept render — WPC River Birch composite fence with black aluminum gate, shown with pool deck context. *Note: Pool, spa, white rock landscaping, and deck shown are AI-generated illustrative context. The fence material (River Birch WPC), black aluminum gate style, and horizontal board orientation are accurate to the proposed installation.*



WPC River Birch composite fence installed adjacent to residence — shows natural wood-grain finish, horizontal board orientation, and black aluminum post-to-panel connection



River Birch WPC fence with South Florida-compatible landscaping — shows how the neutral wood-grain coloring complements residential exteriors



Corner and gate connection detail — black aluminum post system and top cap



Full elevation — River Birch WPC showing wood-grain appearance and aluminum post spacing at ~6ft on center



River Birch WPC fence with black aluminum gate — shows horizontal board privacy fence with pool and deck context, comparable gate style to proposed installation

## Exhibit C – Justification Statement

### JUSTIFICATION STATEMENT ARCHITECTURAL REVIEW BOARD Village of Wellington

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Property: 14596 Horseshoe Trace, Wellington, FL 33414  
Lot 7, Block 8 · Sugar Pond Manor of Wellington · O.R.B.26829 PG.99  
Owner: Daniel Kowalec  
Date: April 30, 2026

Request: Architectural Review Board Approval — Residential Privacy Fence with 15ft Road Setback

#### I. Project Description

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The applicant proposes to install approximately 168 linear feet of 6-foot-tall horizontal composite privacy fence with black aluminum posts, black aluminum top cap, and two (2) black horizontal solid aluminum privacy gates (6'H × 4'W each) along the north property line, east property line, and a short connecting section across the front of the property. The fence panels are River Birch co-extruded WPC (Wood-Plastic Composite) composite material from the Frame It All Valla Privacy System. The fence serves as the required swimming pool barrier per FBC 8th Edition R4501 and provides privacy and security for the residential property.

The east-facing connecting section runs from the southeast corner of the house to the east property line at approximately 15 feet from Horseshoe Trace, for which this ARB approval is respectfully requested.

#### II. Consistency with the Comprehensive Plan

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The proposed fence installation is consistent with the purposes, goals, objectives, and policies of the Wellington Comprehensive Plan as follows:

- **Residential Quality and Safety:** The fence serves as the required swimming pool barrier for a permitted in-ground pool (Master Touch Pool Service, PE Wayne Markham Bennett P.E. #57216, permit v9 1/26/2026), directly supporting Wellington's goal of maintaining safe residential environments.
- **Property Improvement:** The installation enhances the aesthetic quality and long-term value of the property through the use of premium, architecturally consistent materials that will maintain their appearance for decades without degradation.
- **Natural Hazard Mitigation:** The selection of wind-rated composite and aluminum materials over standard PVC directly supports Wellington's commitment to hurricane-resilient construction in Palm Beach County's High-Velocity Hurricane Zone.

**III. Consistency with Wellington Land Development Regulations (LDR)**

The proposed fence complies with all applicable Wellington LDR requirements for residential fencing, including height (6 feet), setback on the north and east property lines (at the property line), and swimming pool barrier requirements per FBC R4501 (self-closing gates, 54-inch self-latching hardware, swing direction away from pool). The applicant respectfully requests ARB approval specifically for the front-facing connecting section, which is positioned at approximately 15 feet from Horseshoe Trace as shown on the attached property diagram and survey.

Pursuant to Wellington LDR, any fence portion within the front yard setback area that faces the roadway requires ARB review. The 15-foot placement is necessitated by the permitted pool construction, retaining wall location, and the physical configuration of the southeast corner of the house, which serves as the fence terminus on the west end of the connecting section.

**IV. Material Superiority Justification — WPC Composite vs. PVC**

The applicant has selected WPC co-extruded composite over standard white PVC for the following substantive reasons, each of which supports Wellington's neighborhood standards and long-term community aesthetics:

Criteria	Standard PVC	WPC River Birch (Proposed)
Hurricane wind resistance	Brittle under impact; flexes and cracks in sustained hurricane-force wind; not engineerable for HVHZ	Co-extruded composite maintains structural integrity in sustained wind; aluminum post system is independently engineerable to FBC HVHZ wind uplift specs
UV / heat degradation	Yellows, warps, becomes brittle under South Florida UV/heat within 3–7 years	UV-resistant co-extruded cap layer; maintains color and dimensional stability for 15–25+ years in Florida climate
Maintenance burden	Requires regular cleaning, touch-up, replacement of cracked boards; pressure washing required annually	Low maintenance — periodic rinse only; no painting, staining, sealing, or board replacement under normal conditions
Appearance over time	Fades to chalky white; visible cracking at corners and post connections	Natural wood-grain appearance retained; River Birch coloring is aesthetically consistent with Wellington residential standards
Real wood comparison	N/A	Real wood requires sanding, staining, sealing annually in Florida humidity; prone to mold, rot, insect damage; impractical for a disabled veteran who cannot perform regular physical maintenance

#### **V. Disability and Veteran Considerations**

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The applicant is a disabled combat veteran. The selection of WPC composite fence material is directly motivated by the physical inability to perform routine high-maintenance tasks including wood staining, sanding, pressure-washing, or board-by-board replacement. The River Birch WPC material was selected specifically because it provides a permanent, structurally sound solution that does not require ongoing physical maintenance work. This is not a cosmetic preference — it is a practical necessity for the applicant’s long-term use and enjoyment of the property.

The applicant respectfully requests that the ARB consider this hardship context as part of the review of the 15-foot road setback positioning of the front connecting section, which is physically determined by the location of the house southeast corner and the permitted pool/retaining wall construction.

#### **VI. Compatibility with Neighborhood**

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The proposed River Birch WPC fence presents a clean, modern, neutral appearance consistent with Wellington’s residential aesthetic standards. The black aluminum post system and River Birch panel color (warm gray-brown wood grain) are architecturally compatible with the stucco exterior of the applicant’s home and the surrounding Sugar Pond Manor of Wellington neighborhood. The fence will not be visible from the road on the north and east sections due to the property’s orientation and landscaping. Per the ARB submittal requirements, the applicant acknowledges the requirement for hedging on all portions of the fence that face Horseshoe Trace and commits to installing compliant landscaping on the road-facing section as part of this project.

Gates will be solid black aluminum (not WPC composite) — providing a sturdy, opaque, architecturally consistent pool access point that meets FBC R4501 residential swimming barrier requirements in full.

#### **VII. Summary**

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The proposed WPC River Birch fence with black aluminum posts and gates represents the optimal solution for this property: it is hurricane-resistant, low-maintenance, architecturally appropriate, required for pool barrier compliance, and specifically suited to the needs of a disabled combat veteran homeowner. The 15-foot road setback on the front connecting section is physically determined by the house corner location and permitted pool construction, and the applicant respectfully requests ARB approval of this configuration. The applicant commits to full compliance with Wellington hedging requirements for road-facing fence sections.



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**Certification:** I hereby certify that the information provided in this Justification Statement is true and accurate to the best of my knowledge.

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Daniel Kowalec, Property Owner  
14596 Horseshoe Trace, Wellington, FL 33414  
Date: \_\_\_\_\_