

1148 Wild Cherry Lane Hedge Height Waiver **STAFF REPORT**

Petition Number: 2025-0019-ARB

Property Owner/ Applicant: Georgette Berndt
 1148 Wild Cherry Lane
 Wellington, FL 33414

PCN(s): 73-41-44-03-17-003-0100

Future Land Use Designation (FLUM): Residential D

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.30 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of a waiver to maintain a hedge above the maximum hedge height of three (3) Feet.

Project Manager:
 Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
 (561) – 868 – 8634

Location Map



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 1148 Wild Cherry Lane, within the Emerald Forest subdivision. The property was purchased by the applicant in 2022 and consists of a single-family residence that was built in 1990. A code case (CC-003998-2025) was opened against this property on August 7, 2025, regarding the hedges and landscaping not being properly maintained. The owner, Georgette Berndt, is requesting approval of a waiver to maintain a hedge above the maximum hedge height of three (3) feet on the front plane of their home. The hedges are currently maintained between six (6) and eight (8) feet in height, along the front of the property to screen the side yard, as the lot is a unique shape.

Staff Analysis:

Per Section 6.4.1.A.5.V of Wellington’s LDR, an individual property owner may request a waiver from ARB to maintain a hedge above the maximum hedge height, with the applicant justifying that the increase in height will provide additional screening and buffering from adjacent incompatibilities. The approval of a waiver to maintain hedges above the maximum allowable height would not impose upon the neighborhood. The hedges are located along the front plane of the residence, on both sides of the driveway.

Staff recommends that the hedge nearest to the garage, on the left side of the driveway, be maintained to a height of three (3) feet to remain consistent with the adjoining hedge and to reduce visual obstruction for vehicles entering or exiting the driveway, while improving safety for both pedestrians using the sidewalk and drivers accessing the property.

Due to the unique shape of the lot, the pool and screen enclosure are situated beside the home rather than behind it, making them easily visible from the right-of-way. The hedges were installed to create a visual barrier and provide privacy for the property owner. However, the hedge screening the pool area contains mixed plant material and appears unhealthy. Staff recommends the removal of the secondary vegetation to promote healthy, uniform growth of the primary hedge. If the hedge fails to fill in healthily within six (6) months, a replacement hedge will then be required, along with an inspection by Planning and Zoning.

FINDINGS OF FACT:

Based on the findings of fact with the LDR, should ARB approve this request, the Planning and Zoning Division provides the following conditions of approval:

1. The Calusia hedge near the garage, on the left side of the driveway, shall be maintained at a maximum of three (3) feet in height.
2. The hedge material in the front plane of the house, to the right side of the driveway, shall be maintained at a maximum height of six (6) feet to screen the pool and provide privacy. This waiver shall only apply to the hedging that is not in front of the house. Any future hedging in front of the house shall be maintained at a maximum of three (3) feet.
3. The property owner shall remove the secondary plant material growing within the subject hedge to promote healthy, uniform growth of the primary hedge. If the hedge fails to fill in healthily within six (6) months, a replacement hedge will then be required, along with an inspection by Planning and Zoning.

Exhibits:

- | | |
|------------------|---------------------------------|
| Exhibit A | Survey |
| Exhibit B | Existing Site Conditions |
| Exhibit C | Justification Statement |

Exhibit A – Survey

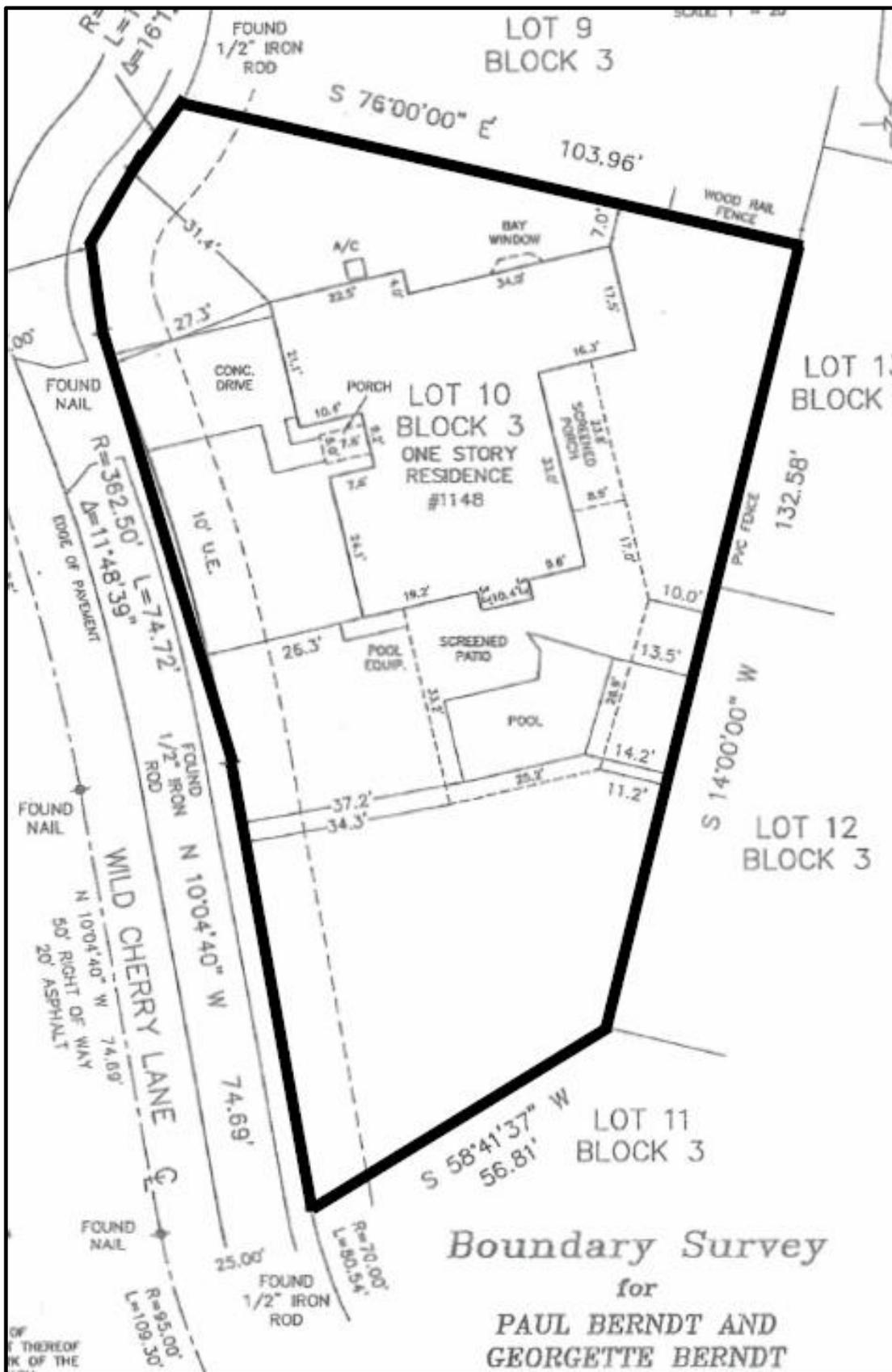


Exhibit B – Existing Site Conditions

Hedge to be maintained at 3 feet in height



Hedges screening the pool and patio area



Hedges screening the pool and patio area (Close-up View)



Exhibit C – Justification Statement

Justification Statement for Architectural Review Board Village of Wellington

Project Address: 1148 Wild Cherry Lane, Wellington, FL 33414

Applicant: Georgette Berndt

Date: September 08, 2025

1. The proposed request to maintain the hedges at the current height is consistent with the purposes, goals, objectives and policies of the comprehensive plan.
2. The proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose of the LDR.
3. The proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site, the proposed request is appropriate for the site of the surrounding area. The proposed request maintains the residential nature of the property.
4. The proposed request is consistent with Wellington neighborhood aesthetics. The hedges are evenly trimmed, and the height is consistent with neighboring properties. The hedges provide privacy for the pool and backyard and maintain curb appeal.