

11691 Whitemarsh Dr | Alternative Fence Design STAFF REPORT

Petition Number(s)/Types: 2024-0020-ARB

Property Owner/Agent: Joaquin Castro and Jacqueline Diaz
 11691 Whitemarsh Drive
 Wellington, FL 33414

PCN(s): 73-41-44-11-01-034-0210

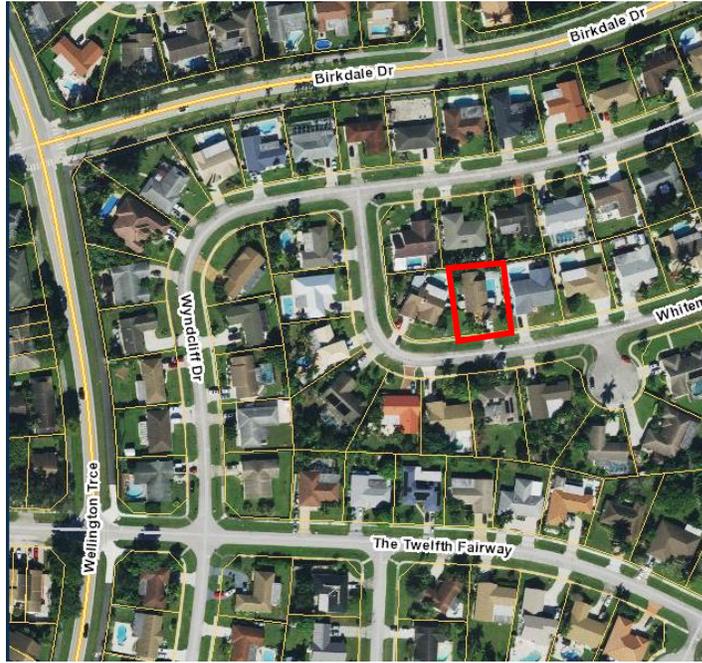
Future Land Use Designation (FLUM): Residential D

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.21 Acres

Request: Joaquin Castro and Jacqueline Diaz, owners, are seeking Architectural Review Board (ARB) approval of an alternative design of a six (6) foot faux wood grain galvanized steel fence at 11691 Whitemarsh Drive.

Project Manager:
 Kelly Ferraiolo, Senior Planner
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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 11691 Whitemarsh Drive within the South Shore No. 2 subdivision off Birkdale Drive.

The property was purchased by the applicant in October 2007. The property consists of a single-family residence, built in 1977, and a swimming pool (Exhibit A – Existing Site Conditions). The applicant is requesting approval to all the existing 277 linear feet of a six (6) foot high faux wood grain galvanized steel fence and a double gate on the left side and one (1) four (4) foot wide gate opening on the right side of the subject property which was installed over the existing wood fence five (5) years ago without a building permit. ARB approval is required as the faux wood galvanized steel fence is not an approved fence type.

The applicant currently has a code compliance case for installing a fence without a permit. The applicant stated in the justification statement that he installed the fence five (5) years ago. The applicant had a code case in 2020 for not have a hedge around the fence which was quickly resolved. The galvanized fence was installed at that time and he was not cited for the material.

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. Even though a request may comply with some of the requirements within the LDR and DRM, it does not mean it will receive a recommendation of approval from staff.

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

September 25, 2024



The approval of a galvanized steel fence would not be injurious to the neighborhood as the fence is located over 50 feet from the edge of pavement and only approximately 12 feet would be visible from the right-of-way once the hedges are grown in. 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 gate openings.

The proposed request is the minimum alternative needed to accomplish the aesthetic look and privacy the owner is attempting to achieve. The applicant installed the fence abutting the existing wooden fences on the sides and rear as the wooden fences are the abutting neighbors' fences, not the applicants.

However, the alternative fence design is not compatible and consistent with the existing uses surrounding the property as the fence type is very industrial looking and resembles hurricane storm shutters. Although there is not much visibility of the fence from Whitemarsh Drive or from the neighboring properties, the fence resembles a stockade type fence which are not permitted in Wellington. In addition, when fences are galvanized, like chain link fence, they need to be powder coated so the metal does not show.

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 is approved for the sides and rear of the property interior to the lot. All fencing visible from Whitemarsh Drive shall be one (1) of the ARB approved fence types. Any modifications to the approval shall require ARB approval.
2. A hedge along the fence that faces Whitemarsh Drive is required and must be maintained at the height of the fence at all times. Additional hedge material may be required.
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/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.

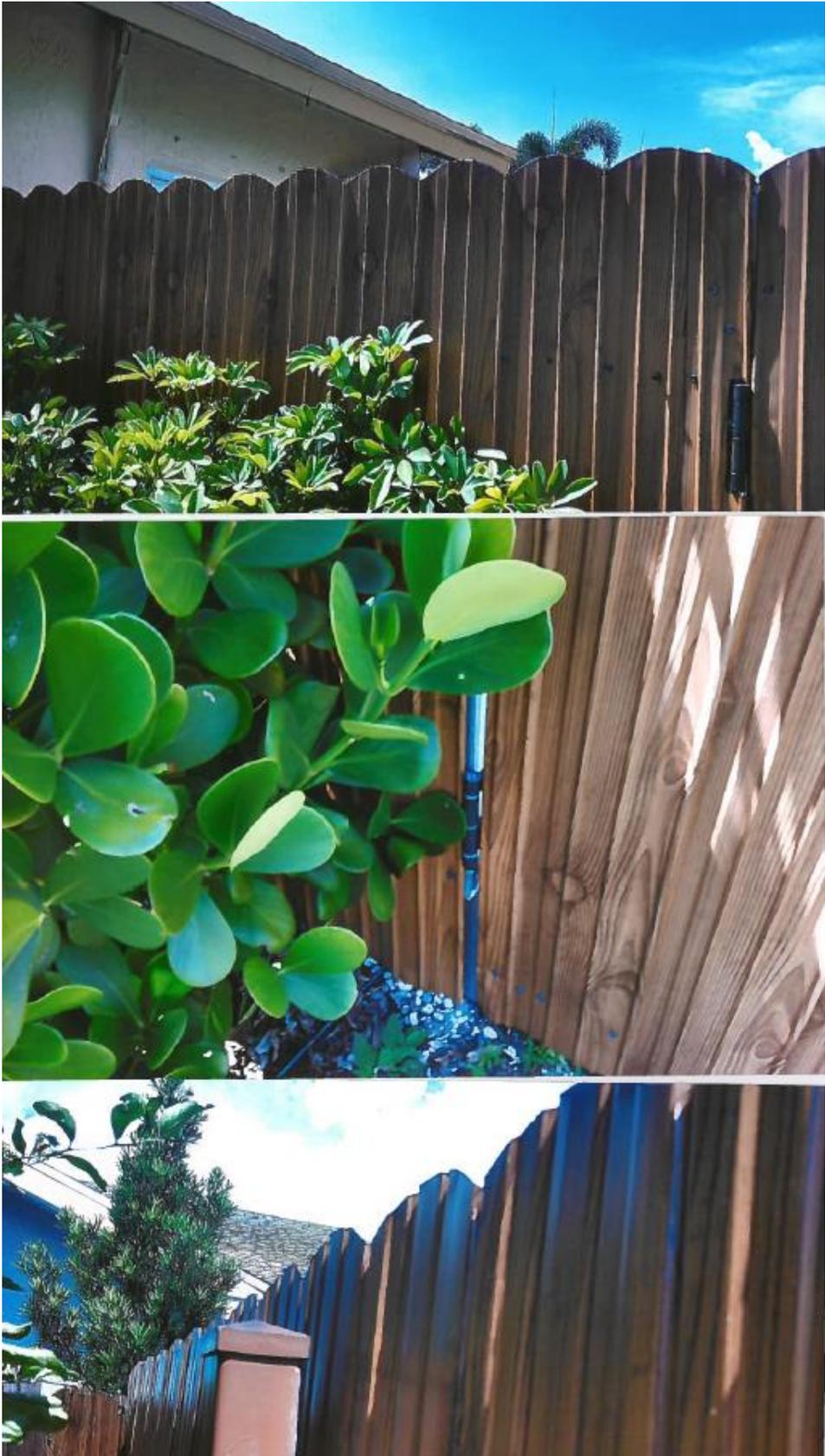
Exhibits:

- | | |
|-----------|--------------------------|
| Exhibit A | Existing Site Conditions |
| Exhibit B | Fence Location |
| Exhibit C | Justification Statement |

Exhibit A – Existing Site Conditions







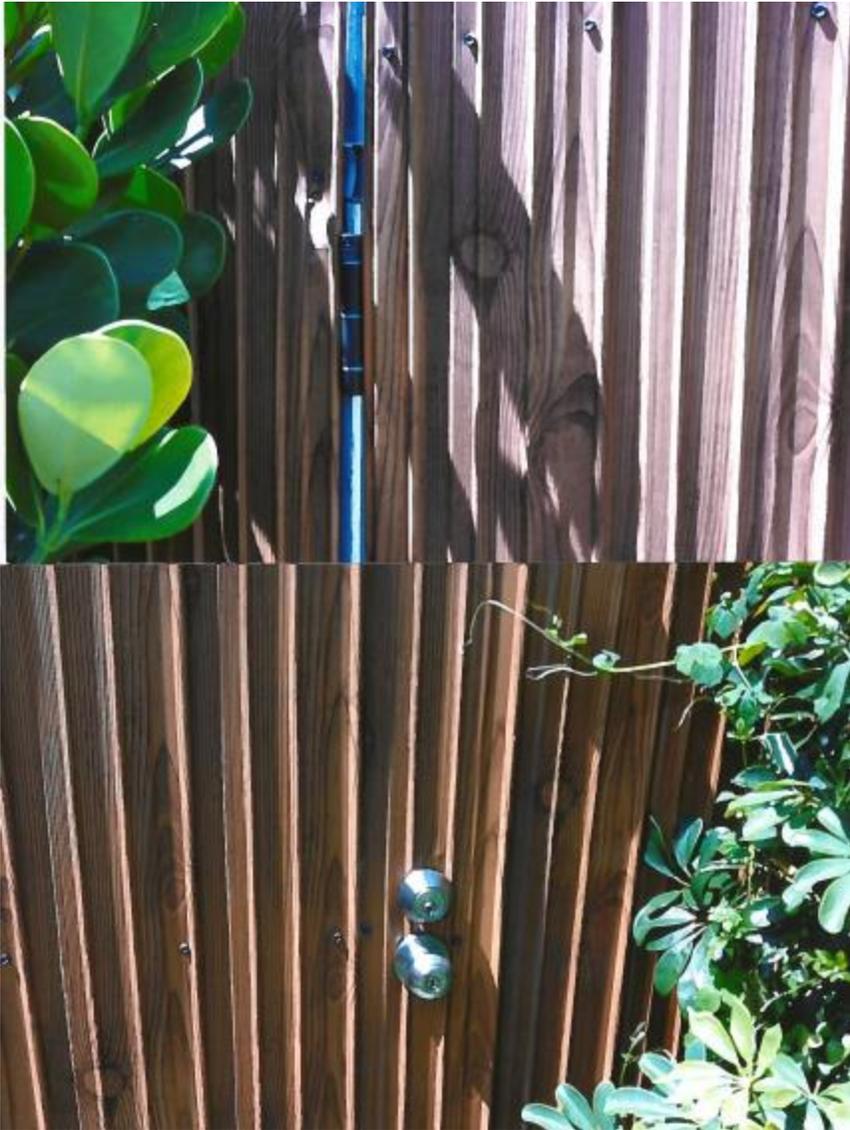




Exhibit B – Fence Location

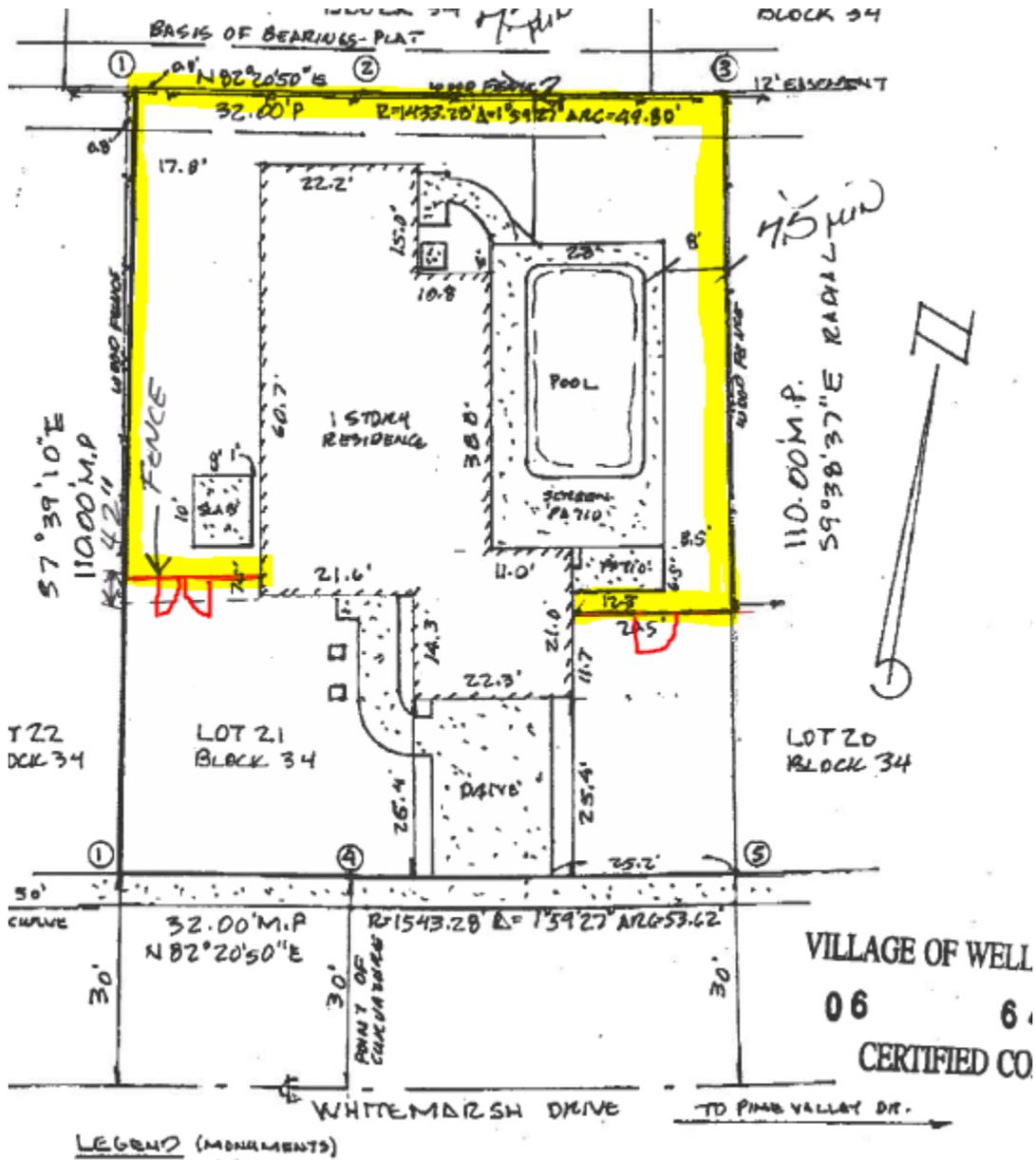


Exhibit C – Justification Statement

JUSTIFICATION STATEMENT

To All members of the board

From The neighbor at 11691 Whitemarsh Dr.

First, I would like to say “thanks” to all members of the board for the opportunity you are giving to me. I feel very proud to be part of this community and disregarding the results of this hearing, I will be committed to following your instructions.

It is known that every day new materials are released to the public with the only purpose of improving the quality and satisfaction of the user. This is precisely why I’m addressing this board today.

Now I know I should have done things differently. I installed a fence on my own, previously I applied for a pool barrier fence, and I thought it was not necessary to reapply if I did the same with better materials. This happened about five years ago.

The fence was installed at the front of the property, using metal panels, so as galvanized post and rails, it was also used stainless steel screws

This kind of fence can last for many decades (over 50 years) and to prove it, I invite you to see picture 1. It shows a fence which anybody can say was installed yesterday, but remember it passed more than four years.

Metal fences generally offer better security because they are harder to breach and a lot more difficult for kids to climb over. (see picture 2). They are lighter than wood, so the self-closing function works a lot better than wood. Being a metal, it is not adversely affected by pests, mold, or another organic agent.

Even when the panels are very thin, they can hold extreme winds, everything is attached using self-drilling screws and the only form to put it apart, is unscrewing them. According to different sources: they withhold five times more wind than plastic and wood fences. One of the big reasons that this type of fencing is so popular in Florida is its durability against hurricanes and heavy storms. Most of the coastal cities recognize that this can pass the hurricane codes for cities that need to be able to withstand large storms.

I know for fact that there should be code enforcement, so people build with quality and uniformity. We live in neighborhoods and there are rules, that’s why I chose wood imitation panel to match my surroundings. (see picture 3)

Considering the pros of aluminum vs wood, I wish all my neighbors can have it in the recent future and make my city prettier than it is today.

This proposed request is consistent and compatible with the existing uses and the zoning of the properties surrounding the subject site. Since it is wood imitation, you can not notice the difference between the metal and the wood. This fencing type has also grown in inner-city areas due to its

variety of looks and designs. This durable fence material provides different colors to match whatever décor you have on the property already.

It adds cleanliness and beauty the neighborhood, making Wellington a better place to live in

Manufacturer specifications

Dura Fence is constructed of **heavy gauge galvanized steel** and finished with baked acrylic enamel paint for years of maintenance free. Dura fence can be customized to meet the need of any commercial or residential application. Styles Notched picket, shadow box & Horizontal installation. Available colors white, black, bronze and wood imitation

Use 2 ½" x 2 ½" x 8" galvanized posts with 1" x 2" rails. Florida's building code only requires two rails, adding a third rail for extra support is optional. Panels 70 inches tall by 7 inches wide. Posts should be at least 2 feet deep and a spam of 4 feet, 60 lb concrete per post. Rails should be situated 12 inches from the floor and 12 inches from the top of the panels, attached by 2 self-drilling screws of 2 inches. Panels are interlocked and attached to the rail by 2 self-drilling screws on top and 2 on the bottom, measuring ¾ inch.