

13680 Paddock Dr | Alternative Fence Design STAFF REPORT

Petition Number(s)/Types: 2025-0004-ARB

Property Owner/Agent: Ricardo Garcia
13680 Paddock Drive
Wellington, FL 33414

PCN(s): 73-41-44-04-01-032-0110

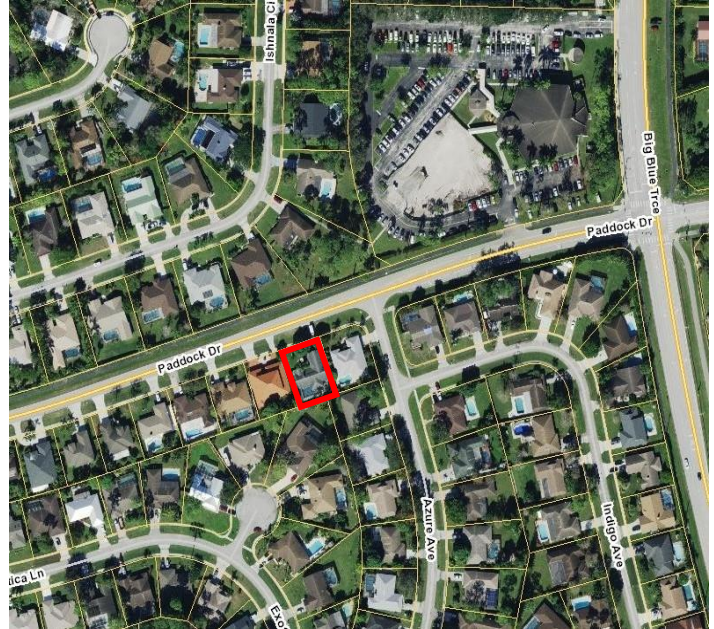
Future Land Use Designation (FLUM): Residential D

Zoning Designation: Planned Unit Development (PUD)

Acreage: 0.20 Acres

Request: Ricardo Garcia, owner, is seeking Architectural Review Board (ARB) approval of an alternative design of a six (6) foot faux wood galvanized metal fence located at 13680 Paddock Drive.

Project Manager:
Jonathan Sandoval, Planner
jsandoval@wellingtonfl.gov
(561) -791-4000



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

Site History and Current Request:

The subject property is located at 13680 Paddock Drive within the Sugar Pond Manor of Wellington subdivision off Birkdale Drive. The property consists of a single-family residence, built in 1986, a pool and screen enclosure.

The property was purchased by the applicant in September of 2019.

The applicant stated in the Justification Statement that the property already had a fence facing Paddock Drive, however, when the pool was built in 2021, the pool company had to remove it in order to transport pool equipment and machinery throughout the installation process. The property had multiple inspections, and nothing was said about the fence at the time of the pool's final inspection.

In 2022, a screen enclosure was built. Permits were issued and even after passing final inspection, again, nothing was said about the fence.

Later in 2022, a code case was filed in regards to an unkept driveway. Numerous inspections and pictures were taken. Again, nothing came up regarding the fence.

In 2024, The applicant received another code case due to a parking violation.

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.

Ordinance No. 2015-01 Section F (Design and exterior appearance of Fencing, walls and Hedges) states "For the purpose of these standards, PVC, metal, composite, or other fencing designed to simulate wooden fencing shall be considered wooden fencing". There are many types of fences available to the public. The intention of this section was not to universally allow all wood looking fence types, it was to allow wood looking fence types that are already allowed on our ARB Approved Fence list.

Also, per 6.4.1.5.M, the double gate fails to adhere to the five (5) foot setback on the front plane of the home. Though, the planning and zoning manager holds the authority to make an exception due to the complexity of a potential obstacle, such as a window, tree, or air conditioning unit. This obstacle is also not provided. The other side gate that does meet the five (5) foot front plane setback, fails to meet the requirement of a hedge that screens the fence.

Both the fence and its material are not similar nor compatible to the surrounding neighbors. The fence is clear and visible from Paddock Drive as the side facing Paddock is 12.2 Feet on the double door and 7.9 feet on the opposite side. It is not consistent with Wellington neighborhood aesthetics as it resembles hurricane shutters. Also, the fence facing West is installed backwards.

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 design of a six (6) foot faux wood galvanized metal fence shall only be located as shown in Exhibit B – Fence Location. Installation of this alternative fence material will require ARB approval.
2. The front and west portion of the fence shall be setback a minimum of five (5) feet from the front plane of the structure.
3. A hedge along the portion of the fence that faces Paddock is required and must be maintained at the height of the fence at all times. Additional hedge material may be required.
4. 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.
5. The owner/applicant shall contact the Planning and Zoning Division for an inspection to ensure compliance with all approvals/conditions.
6. The existing fence facing west must be flipped so the finished side of the fence is facing the neighboring property.



Exhibits:

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

Exhibit A – Existing Site Conditions









Exhibit B – Fence Location

Red – Faux wood metal fence
Blue – Backwards Fence
Yellow – Rear and Eastern side of fence

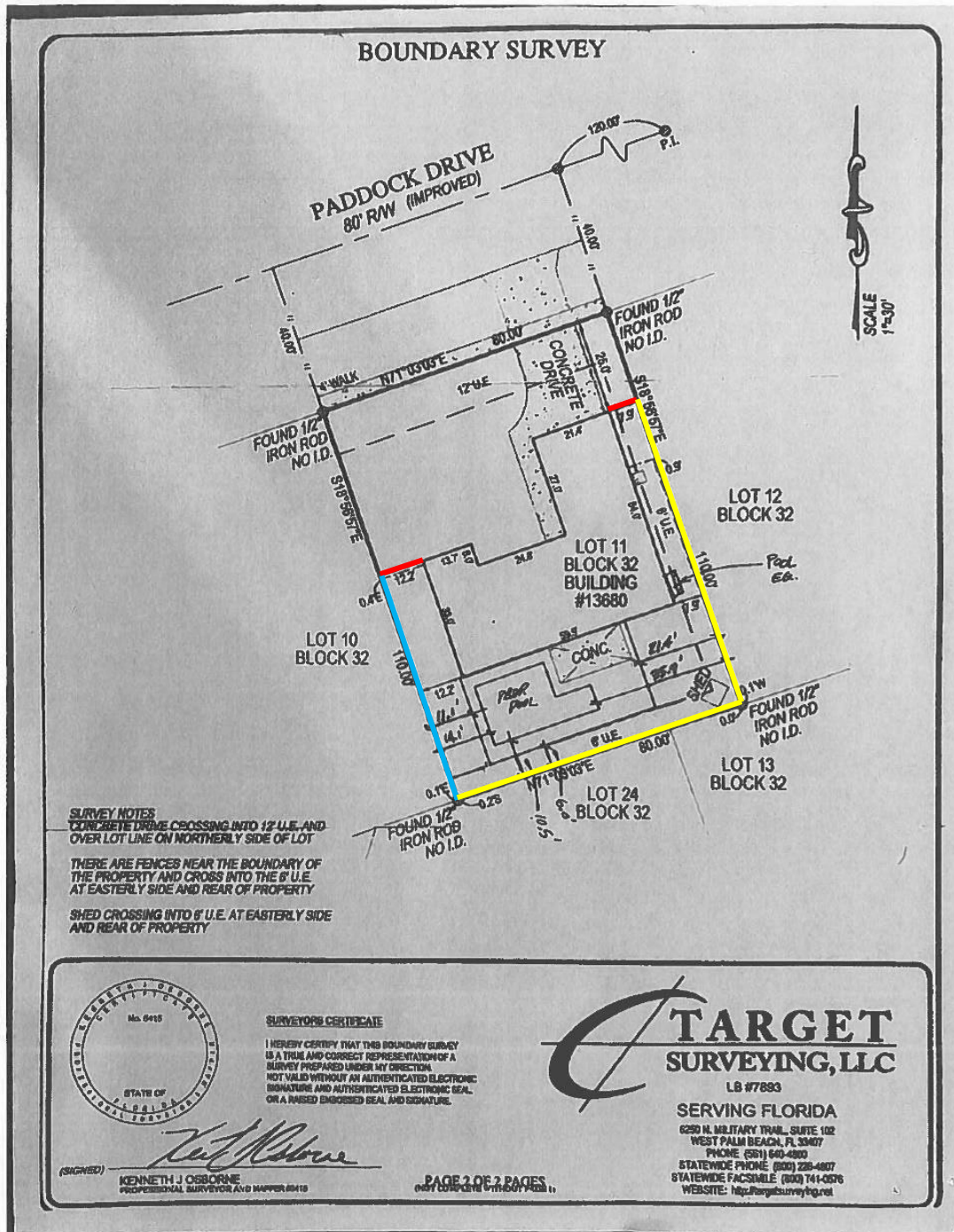


Exhibit C – Justification Statement

Justification Statement

In 2021 we decided to build a pool in our property. Our house **already had front fences**, but the pool company had to remove them to get the pool equipment and machinery in the back yard. After the pool completion, the pool company was going to build new front fences to replace previous fences. The permit for these fences were supposed to be included under the pool permit or the pool company was supposed to apply for new permits. After the pool was completed, the new fences were installed and a final inspection was scheduled. When the final inspection took place nothing was said about the fences or fence type. The inspection was passed without any issues.

A year later, in 2022, a screen enclosure was built. New permits and inspection were scheduled after completion and again, everything passed inspection and nobody mentioned anything about the fences or the fence type.

Later that same year, we had a code case for dirty driveway. Numerous inspections were made and once again no one said anything about the fences.

However, at the end of 2024, we received a code violation for unapproved fence type. According to **ORDINANCE NO. 2015-01 SECTION F. (Design and exterior appearance of fences, fences, and hedges.) Part 2. Fence designs, materials and colors.** Paragraph b. states "For the purposes of this section, PVC, **Metal**, composite, or other fencing designed to simulate wooden fencing shall be considered wooden fencing". Therefore, our fence request is compatible and consistent with existing uses and it is appropriate for the site and surrounding area. Furthermore, it is consistent and meets Wellington neighborhood aesthetics.