

109 Pacer Circle Alternative Color - Gate **STAFF REPORT**

Petition Number: 2025-0020-ARB

**Property Owner/
 Applicant:** Ronen Tish
 109 Pacer Circle
 Wellington, FL 33414

PCN(s): 73-41-43-32-03-006-0080

Future Land Use Designation (FLUM): Residential B

Zoning Designation: Planned Unit Development (PUD)

Acreage: 1.03 Acres

Request: The owner is seeking Architectural Review Board (ARB) approval of an alternative color that is not on the ARB Approved Fence Designs and Materials list for a desired gate.

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

Location Map



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

Site History and Current Request:

The subject property is located at 109 Pacer Circle within the Paddock Park I subdivision. The property was purchased by the owner in 2017 and consists of a single-family residence that was built in 1989, with a pool and storage sheds. A building permit (BP25-4239) was applied for on September 16, 2025 for the six (6) foot tall, black powder coated metal opaque rolling gate to be installed over the driveway. The permit was returned for corrections by zoning as the gate material do not match the ARB Approved Fence Designs and Materials list and requires ARB approval.

Staff Analysis:

Per Section 6.4.1.5.X of Wellington’s LDR, the ARB shall adopt a schedule of approved fence designs, materials and colors. ARB approval shall be required for any alternative design, including height, material, or color.

The approval of an alternative color for a rolling gate would not be injurious to the neighborhood as the request is for the 25-foot-wide gate that will be self-supported and adjacent to a lush hedge line. Other properties within the Paddock Park I subdivision have similar rolling gates connected to a hedge line at the driveway; however, most are constructed of aluminum rail material and did not require ARB approval. The approval is needed to accomplish the aesthetic look the owner is attempting to achieve as the black will match the color scheme of the property and is not a prohibited opaque fence color. The black gate will cause little to no visual effects on the neighboring properties as only 25 feet of the gate will be visible from the road. Staff is recommending that the gate be placed behind the line of the hedges so when the gate is open it is not seen at all from the right-of-way.

Per Section 6.4.1.5.N of Wellington’s LDR, Properties that are one (1) acre in size or more and are either located within the EPA or have a Future Land Use Map designation of Residential A or B may install a fence, wall or hedge with a maximum height of six (6) feet within the front building setback. The proposed gate within the front setback meets the requirements of the code as the property has a Residential B land use and is larger than one (1) acre.

FINDINGS 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 approval is for the rolling gate portion of the fence to be powder coated black only. Any modification to the rolling gate that alters or changes the alternative color and does not meet the requirements of the LDR, would require ARB approval.
2. The gate shall be placed behind the hedge line so when the gate is open, it is completely screened from view.
3. An inspection by Planning and Zoning is required prior to close out of the building permit to ensure all conditions of this approval are met.

Exhibits:

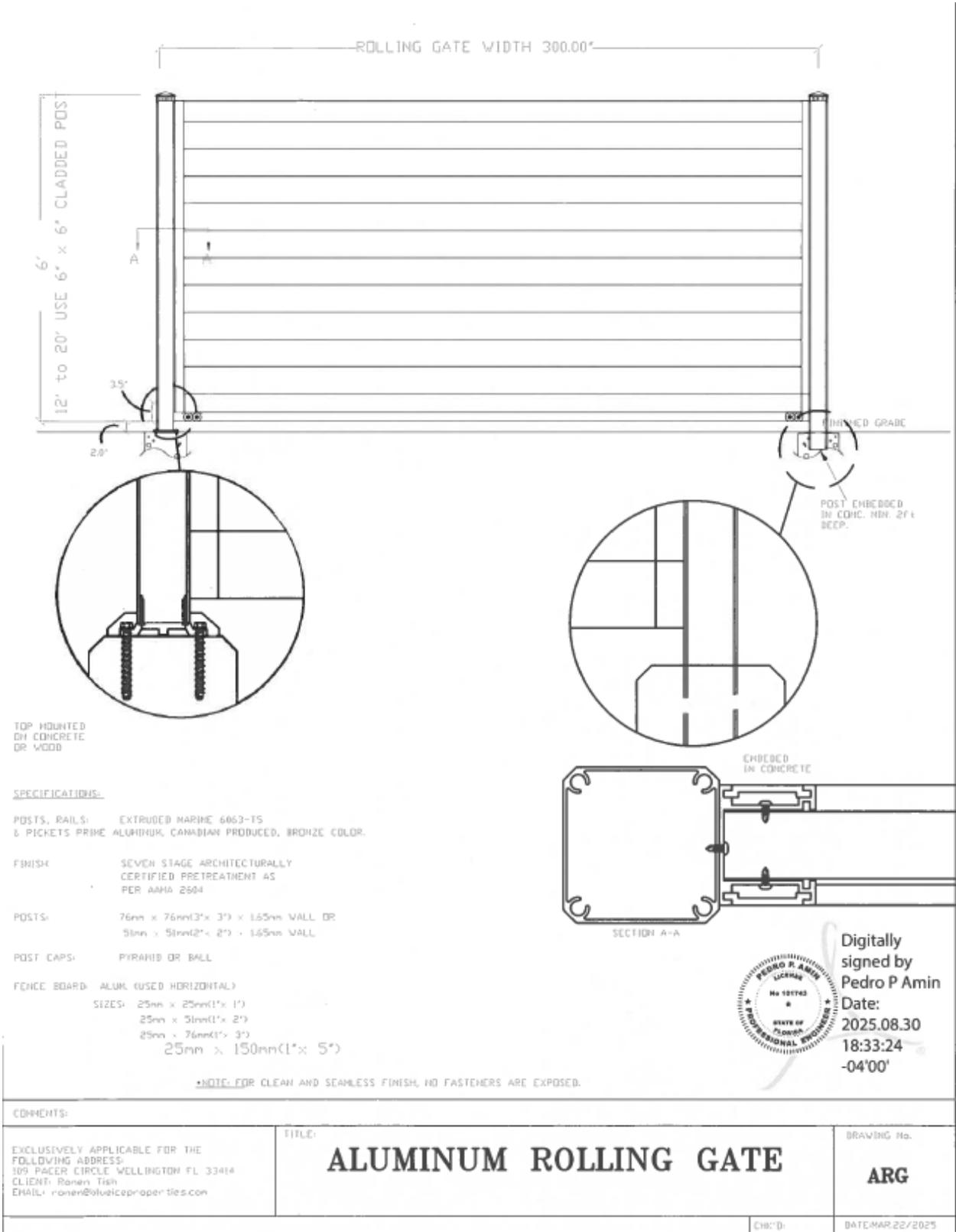
Exhibit A	Survey
Exhibit B	Existing Site Conditions
Exhibit C	Plans
Exhibit D	Proposed Color Example
Exhibit E	Justification Statement

Exhibit B – Existing Site Conditions

Location where rolling gate will be installed



Exhibit C – Plans



TOP MOUNTED
ON CONCRETE
OR WOOD

SPECIFICATIONS:

POSTS, RAILS: EXTRUDED MARINE 6063-T5
& PICKETS PRIME ALUMINUM, CANADIAN PRODUCED, BRONZE COLOR.

FINISH: SEVEN STAGE ARCHITECTURALLY
CERTIFIED PRETREATMENT AS
PER AAMA 2604

POSTS: 76mm x 76mm(3" x 3") x 1.65mm WALL OR
51mm x 51mm(2" x 2") x 1.65mm WALL

POST CAPS: PYRAMID OR BALL

FENCE BOARD: ALUM (USED HORIZONTAL)

SIZES: 25mm x 25mm(1" x 1")

25mm x 51mm(1" x 2")

25mm x 76mm(1" x 3")

25mm x 150mm(1" x 5")

*NOTE: FOR CLEAN AND SEAMLESS FINISH, NO FASTENERS ARE EXPOSED.

COMMENTS:

EXCLUSIVELY APPLICABLE FOR THE
FOLLOWING ADDRESS:
109 PACER CIRCLE WELLINGTON FL 33414
CLIENT: Ronen Tish
EMAIL: ronen@blueiceproperties.com

TITLE:

ALUMINUM ROLLING GATE

DRAWING No.

ARG

Digitally signed by
Pedro P Amin
Date:
2025.08.30
18:33:24
-04'00'

CHK'D:

DATE: MAR. 22 / 2025

Exhibit D – Proposed Color Example



Exhibit E – Justification Statement

Justification Statement for Architectural Review Board City of Wellington

Project Address: 109 Pacer Circle, Wellington, FL 33414

Applicant: Ronen Tish

Date: October 09, 2025

The Wellington Comprehensive Plan includes a Land Use & Community Design Element which states that residential land use designations should “maintain and enhance Wellington’s established neighborhood characteristics” while encouraging reinvestment that is compatible with surrounding patterns. tcrpc.org In alignment with that, the requested black gate is intended to complement the architectural style of my home, the color palette of surrounding properties, and the existing visual fabric of the neighborhood rather than disrupt it. Granting this color exception allows design flexibility while still adhering to the broader policy goal of preserving neighborhood character and visual harmony, and does not undermine any adopted policy in the Plan.

Wellington’s Unified Land Development Code (codified under Ordinance No. 2024-22) includes provisions governing fences, walls, gates, setbacks, and materials. Municode Library More specifically, Wellington adopted **Ordinance 2024-02**, which amends Section 6.4.1.A.5 of the LDR to clarify fence setback rules, hedge height standards, and administrative procedures for nonconforming hedges and fences. wellington.legistar.com+1 Wellington’s “Guidelines for Fences and Walls” state that a fence may include a gate made of the same material, and that the finished side must face the street or adjacent property. wellingtonfl.gov The Guidelines also permit mesh privacy screens in black, green, or brown on chain link/aluminum fences (to match fence color) when hedges are maturing. wellingtonfl.gov Because the proposed gate is designed to meet all dimensional, setback, and material requirements of the LDR, and because Wellington’s guidelines already allow black for certain fence types (e.g. black for aluminum railing fences) under appropriate design controls, the request does not conflict with the LDR. It remains consistent with the purpose and intent of the LDR—namely ensuring design harmony, compatibility, material consistency, and orderly appearance—while allowing for a modest exception in color that does not compromise those objectives. If needed, I request that this be considered under the ARB / color board alternative design process existing in Wellington.

My property is located within a residential neighborhood of Wellington, where surrounding acre lots contain single-family homes, varied fencing and gate styles, and landscaping features that differ in material and tone. Within the immediate vicinity there are existing black gates (photographs can be attached upon request) which serve as precedent and demonstrate that a black gate is not visually incongruent in this area. The proposed gate will be sized, positioned, and detailed to fit within the context of my lot and in proportion with nearby structures so as not to overwhelm adjacent properties. Because the gating change is purely aesthetic (color) rather than structural or functional, it does not alter the permitted use or operations of my property or those adjacent. In a community without an HOA, the only applicable regulatory body is the Village of Wellington, and this request seeks only a color exception within existing regulatory processes.

The proposed black gate will be finished using a durable, high-quality, non-gloss (satin) powder-coating to ensure longevity, minimize glare, prevent peeling or fading, and maintain a clean appearance over time. The color choice is intended to harmonize with trim, railings, landscaping, and neighboring facades rather than starkly contrast them. Because black gates already appear in the local neighborhood, the visual presence of the proposed gate will not be jarring or anomalous—it aligns with the existing neighborhood aesthetic. To further promote visual integration.