

**1882 Lindsey Ct | Alternative Fence Design** **STAFF REPORT**

**Petition Number(s)/Types:** 2024-0008 ARB

**Property Owner:** Zorin Wade  
 1882 Lindsey Ct  
 Wellington, FL 33414

**Agent:** Jose Lares  
 J&A Services LLC  
 15690 Meadow Wood Dr  
 Wellington, FL 33414

**PCN(s):** 73-41-44-09-02-006-0340

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

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

**Acreage:** 0.29 Acres

**Request:** The Agent, J&A Services LLC, on behalf of the owner, Zorin Wade, is seeking Architectural Review Board (ARB) approval of an alternative design of a Horizontal Style Wood Fence on the sides and rear of 1882 Lindsey Court.

**Project Manager:**  
 Tiesha Arne, Planner  
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Adjacent Property	FLUM	Zoning
North	Residential C	PUD
South	Residential C	PUD
East	Open Space Rec	PUD
West	Residential C	PUD

**Site History and Current Request:**

The subject property is located at 1882 Lindsey Ct within the Greenview Shores No 2 subdivision approximately 870 feet south of the Chatsworth Village Dr and Lindsay Ct intersection.

The property was purchased by the applicant in July 2022. The property consists of a single-family residence, built in 1988, and a swimming pool (Exhibit A – Existing Site Conditions). The applicant is requesting approval of 304 linear feet of a six (6) foot high horizontal style wood fence to be located on the sides and rear and two (2) four (4) foot wide gate openings on both the right and left sides of the subject property. ARB approval is required for the horizontal style privacy wood fence as it is not an approved fence type. The fence meets all other requirements of the code. The applicant has not applied for a permit and is seeking ARB approval prior to permit submittal.

**Staff Analysis:**

Per Section 6.4.3.B of Wellington’s LDR, ARB may approve alternative materials and designs provided the proposed design is compatible with the approved materials and color schemes.

The approval of a horizontal style privacy wood fence would not be injurious to the neighborhood as the fence is located approximately 72 feet from the edge of pavement and only approximately 24 feet is visible



from the right-of-way. The owner would be required to install a hedge along the portion of the fence that faces Lindsey Court. The hedge would be 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 two (2) gate openings. Staff recommends the installation of a fast-growing species, such as a Clusia, to be planted as the required hedge.

The proposed request is the minimum alternative needed to accomplish the aesthetic look and privacy the owner is attempting to achieve. The alternative fence design is compatible and consistent with all existing uses surrounding the property and will enhanced the curb appeal of the property. The fence is similar to design as four (4) board fences, however, has no gaps between panels. Other horizontal type fences have been approved by ARB in similar neighborhoods.

**RECOMMENDATION:**

Staff recommends approval of Petition 2024-0008 ARB to allow an alternative design for a horizontal style privacy wood fence at 1882 Lindsey Court with the following conditions of approval:

1. The alternative fence design of 304 linear feet of a six (6) foot tall horizontal style privacy wood fence with two (2) gates shall be installed as shown in Exhibit A. Any modifications to the approval shall require ARB approval.
2. A hedge along the fence that faces Lindsey Court is required and shall be maintained at the height of the fence, within three (3) years of planting. Staff recommends the installation of a fast-growing species, such as a Clusia, to be planted as the required hedge.
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 | Survey                   |
| Exhibit C | Proposed Fence Design    |
| Exhibit D | Justification Statement  |