

13264 Doubletree Circle Alternative Fence Design STAFF REPORT

Petition Number(s)/Types: 2022-0028-ARB

Property Owner/ Corey Daniels
Applicant: 13264 Doubletree Circle
 Wellington, FL 33414

PCN(s): 73-41-43-33-01-003-0100

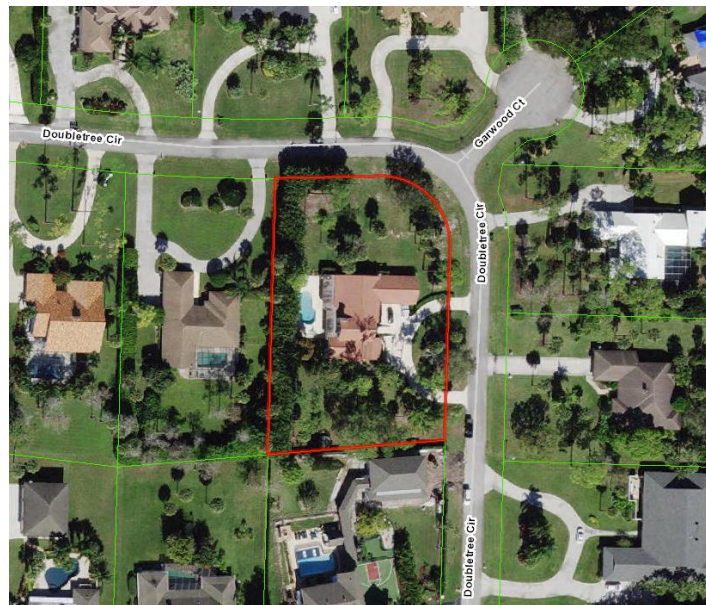
Future Land Use Designation (FLUM): Residential B

Zoning Designation: Planned Unit Development (PUD)

Acreage: 1.10 Acres

Request: Corey Daniels, owner, is seeking Architectural Review Board (ARB) approval of an alternative design of 124 linear feet of a four (4) foot high wooden and aluminum rail fence around the pool of 13264 Doubletree Circle.

Project Manager:
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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 13264 Doubletree Circle within the Pinewood subdivision. The property was purchased by the applicant in 2008. The property consists of a single-family residence, built in 1984, and a pool. In 2020, the homeowner removed the permanent barrier around the pool and installed a fence at the request of his homeowner's insurance. The fence was constructed by the homeowner. On November 30, 2022, the property owner was cited for installing a fence without a permit (CC-003882-2022). A building permit (BP 22-5785) was applied for on November 30, 2022, however, was returned by zoning as the fence installed was not an ARB approved fence type, it was a hybrid of a wooden fence and an aluminum rail fence. In addition, it was returned for correction by the Building Department as it didn't meet pool barrier requirements. Architectural Review Board (ARB) approval is required for the alternative fence design or the fence needs to be removed as the hybrid fence is not an approved fence type.

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 hybrid wood and aluminum rail fence would not be injurious to the neighborhood as the fence is located approximately 120 feet from the edge of pavement and most is covered from view by vegetation and berms. The owner would be required to install a hedge along the 27.5 linear foot portion of the fence that faces Doubletree Circle on the north side. 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

ARCHITECTURAL REVIEW BOARD

Planning and Zoning Division

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not be visible from the right-of-way, except for the gate opening. 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 the owner is attempting to achieve. The alternative fence design is compatible and consistent with all existing uses surrounding the properties and the fence is constructed of a quality cedar wood material.

There are other properties within Wellington that have had alternative fence designs approved that were much more visible from the right-of-way. The proposed request is mostly screened from view by existing vegetation or the single-family residence. Approval of the alternative fence design would cause little to no visual effects on the neighboring properties.

RECOMMENDATION:

Staff recommends approval of Petition 2022-0028-ARB to allow an alternative design for 124 linear feet of a four (4) foot high wooden and aluminum rail fence located at 13264 Doubletree Circle with the following conditions of approval:

1. A hedge along the portion of the fence that faces Doubletree Circle is required. It 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.
2. The applicant shall respond to all comments for Building Permit BP22-5785, make any revisions to the permit that is required by this approval, and have the permit issued and closed prior to the building permit expiration.
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.



Exhibits:

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