

MEMORANDUM

To: Architectural Review Board

From: Kelly Ferraiolo

Date: February 20, 2019

Re: Approved Fence Types

At the November 28, 2018 Architectural Review Board (ARB) meeting, the Board approved Resolution No. ARB 2018-01 Schedule of Approved Colors and Material. During discussion of the item, a Boardmember made a motion to allow white vinyl fences back on the ARB Approved Colors and Materials Schedule. The motion failed due to lack of a majority vote. The Board asked staff to come back at the next meeting with more information so they could make a more informed decision as some members were not prepared to vote on such an item as it was not originally on the agenda.

Included in this memo is a history of the discussion of the previous ARB Board members in 2013 when they voted to remove white vinyl from the approved material schedule:

March 20, 2013

The residential component of Wellington Parc was on the agenda. The applicant was requesting the use of a white vinyl fence with landscaping on both sides to use in the incompatibility buffer to the west and south of the property bordering the existing Versailles community. Residents of the adjacent community came out in opposition of the use of this material as it was not consistent with the overall design of the project or their neighborhood. They were concerned on the upkeep and maintenance of the fence. Staff recommended the installation of a stucco finish wall on the buffer. The Board discussed the issue and they wanted the fence immediately opaque at the time of installation so no white material would be seen through the landscape, which according to the agent, was impossible. Usually an issue of a wall/fence for an incompatibility buffer did not need to go before the ARB for approval. However, because they were developing the property under the "Big Box Ordinance", consistent materials needed to be used throughout the project and staff did not feel the white fence fulfilled this requirement. The Board approved the project with staff's recommendation of installing a stucco finish wall within the buffer.

April 17, 2013

A Board member brought up white vinyl fences during Board comments. The member wanted the material to be prohibited for use as a perimeter type fence for both

residential properties and projects that required a buffer. He felt that if the fence was interior to a residential lot, that would be acceptable. The Board asked staff to place the item on the next agenda so they could discuss the topic.

June 19, 2013

Staff added the item to the agenda. A Board member suggested allowing the white fence only when interior to the property and not be visible from a right-of-way. The Board felt that the white material reflected the sun, discolored easily and was unsightly. They wanted staff to come back with different options, such as sample materials for different colors. They were in consensus to remove the white vinyl from the approved material schedule and they would vote at the next meeting once staff determined how to successfully accomplish removing it. Staff also wanted to discuss with legal regarding if HOAs would still be able to allow the material if it is the only privacy fence that they currently permit in their neighborhood.

August 21, 2013

Staff added the item to the agenda. Staff explained to the Board that if they remove the material, it would create non-conformities, meaning if the fence was blown down in a hurricane, it would not be allowed to be replaced with the same material. The Board discussed allowing it internal to the site only. They agreed it would be too complicated if they only allowed it in some instances. The Board voted unanimously (4-0) to remove the material from the approved materials schedule. Three members were not present for the vote. They also mentioned that if a resident wanted a different color vinyl fence, like beige or brown, they would need to come before the Board.

June 15, 2016

An item was on the agenda for a property that already had white vinyl fence on one side of their property that faced the right-of-way and requested it on the other side so that their property looked uniform. The Board unanimously approved the request.

During Staff comments, the Board discussed allowing staff to approve white vinyl PVC fences administratively through building permit on properties that already have a minimum of two sides of white PVC fencing. Fencing facing a right-of-way will only be allowed administratively if there is already one side installed that faces a right-of-way. Properties that do not have existing white vinyl fence would not be eligible.

Attached to this memo is a PowerPoint presentation of different fence types of various conditions and colors throughout the Village. Staff will review and explain the presentation at the ARB meeting. Also included is an email received from an anonymous resident after the Board discussed the issue at the November meeting. Staff encourages all members to drive around and look at the condition of the different type fences within the different neighborhoods in order to discuss the topic further.

