



Fence - Residential Permit Guidelines

***According to LDR Section 3.9.2 Page 228, All fences require permits.**

***If a structural fence (concrete block wall), engineered plans are required.**

CGC, CBC, CRC, Specialty Fence Erection, or Owner/Builder may apply for permit.

- Fence/Enclosure application.
- Two (2) legible site plans showing the following: (Copies may be obtained at the City Clerk's office however, they may not be acceptable due to age, clarity, etc).
 - Location of fence showing the linear footage of each side including the gate(s).
 - Location of canal or water way (**if property abuts either**).
 - Location of Side Street, (**if property is on corner lot**).
 - Location of all existing structures.
- NOC required if value is \$2500 or greater.
- Owner Builder Affidavit (if homeowner).
- Burrowing Owl/Gopher Tortoise Affidavit
- Two (2) copies Manufacturer Specification Sheet - Galvanized Steel Panel Fences ONLY
- Two (2) copies fence panel, latch and hinge details (FOR POOLS)

Description:

Specify type/material, height and location of fence to be installed, and if fence is for a pool or not.

Examples of Types of Acceptable Fences (Up to 6 ft.):

- Wood (decay resistant or pressure treated only)
- Concrete Block with Stucco (CBS)
- Reinforced Concrete with or without Stucco
- Stone or Brick, including Cast Stone or Brick
- Wrought Iron
- Aluminum
- Galvanized Steel Panels painted w/ Alkali Resistant Coatings (e.g. bituminous paint/methacrylate lacquer)
- Chain-link without slats
- Plastic/Vinyl and PVC

ALL OTHER MATERIALS ARE PROHIBITED

Route to: OFFICE USE ONLY

CSR to approve over the counter only if the following apply:

- Fence is **6 ft. or less**.
- Fence material is **chain link, vinyl, PVC, aluminum or wood**
- Property is **not on water, corner lot, double frontage, alley or species restriction**.
- Fence is **not associated with a pool**.

Plans Reviewer to approve all others:

Building (If for a pool)

Planning

Species (if Owl or Gopher Tortoise; Eagle only if concrete wall)



Processing: OFFICE USE ONLY

Type: Fence CSR or Fence (if **ANY** Plans Review is required)

Subtype: Residential

Inspections:

Notice of Commencement (NOC)	10
BLD Retaining Wall Footer (051)	20 *only if concrete
BLD Retaining Wall Cap (056)	30 *only if concrete
Fence (052)	40

Fees: Fence

\$80.25

Surcharge

YES/NO

*No for stand-alone permit / Yes for fence associated with a pool.

Concrete Fence

\$328.00 *for concrete wall

Surcharge

YES/NO

*No for stand-alone permit / Yes for fence associated with a pool.

Expiration:

Two (2) months

Setbacks:

Any fencing within 20 ft. of the rear property line on waterfront sites must be of 75% open mesh* above a height of 3 ft.. **(Ord. 62-10)**

If property abuts an alley, fence may abut the alley. **(Ord. 62-10)**

No fence shall enclose any utility meter. **(Ord. 62-10)**

Fences may not extend beyond the front of the primary structure and must not enclose any front portion of home.

Double frontage lots shall meet front yard regulation on all adjacent streets. The frontage on the adjacent streets shall have the established setback for the particular zoning district, but in no instance, be less than 25 feet.

All construction material, including but not limited to fence panels, posts, and concrete surrounding posts, must be placed within the property lines of the permitted property, even if there is only a small gap between the fence material and the property line.

Each fence must have its own posts, all sides of a fence must belong to the property, and a fence may not be attached to a fence on an adjacent property.

A fence within utility easements **(6ft)** is the owner's responsibility during any utility construction.



Concrete walls CANNOT be placed in the utility easement.

Chain Link

- Line posts set a maximum 10 ft. apart and set 24 inches deep.
- Concrete must extend at least 4 inches around post full depth of footing.
- No slats allowed.

PVC / Wood Privacy Fence (finished side must face out)

- If fence or wall is constructed in such a way that only one (1) side of the fence is “finished”, then the “finished” side of the fence shall face outward toward the street or adjoining property (facing away from the property on which it is erected). (*Ord. 62-10*)

Minimum post construction:

- 4” X 4” (pressure treated wood set not more than 8 ft. apart).
- Post footings must be set in concrete a minimum of 24 inches deep.
- Concrete must extend at least 4 inches around post to full depth of footing.

Swimming Pool Barrier Fence Minimum post construction:

- Must comply with FBC (Florida Building Code) (additional requirements Section 454.2.17.1 **Concrete Fences** will require engineering details (signed and sealed code compliant drawings).

Miscellaneous Fence Requirements

Fence **CANNOT** be constructed on unimproved property (**Ord. 28-14**)

Property pins must be exposed. If property pins can not be located a current legal survey will be required in order to pass inspection.

Permit board and approved/reviewed drawings (site plan) must be on site. Fence must not exceed 6’ 0” in height.

The finished side must be facing the outside.

All surrounding lots must be cleaned of all debris and dirt mounds leveled.

For older homes that do not have an available site plan from the City Clerk’s office a **NEATLY** hand drawn one may be used if it includes the following:

- Lot dimensions
- Street name
- Address, lot, blk and unit
- Foot print of the house with setbacks
- Location and dimensions of fence with gates clearly marked.
- Property pins must be exposed when using hand drawn site plans. If pins can t be located a current legal survey will be required in order to pass inspection. (See sample on page 6)

ADDITIONAL REQUIREMENTS FOR FENCES FOR POOLS:

- 1. Must be a minimum of 48” high.**
- 2. Must have a latch no less than 54” from the bottom of the gate that is self-closing/latching. Need latch and hinge specs.**
- 3. Gate must swing out.**
- 4. All sides of fence must belong to the property. Neighbor’s fences cannot be used.**
- 5. Provide two copies of the fence panel details (see attached sample)**



Calculations for meeting the 75% open mesh requirement for fences within the last 20ft and over 3ft in height on waterfront lots. (1 panel calculation)

* **Open mesh** is the total of the combined components of the posts, rails and pickets making up the area of the Fence sections.

1. Post height in inches X Post width in inches X 144
2. Rail length in inches X Rail width in inches X number of rails (from 1 panel)
3. Picket height in inches X Picket width in inches X number of pickets (from 1 panel)
144

Add totals together. This gives the square footage the fence is using of closed space. Calculate the square footage of the fence panel.

Ex. A 4 foot high X 6 foot long panel = 24 square feet

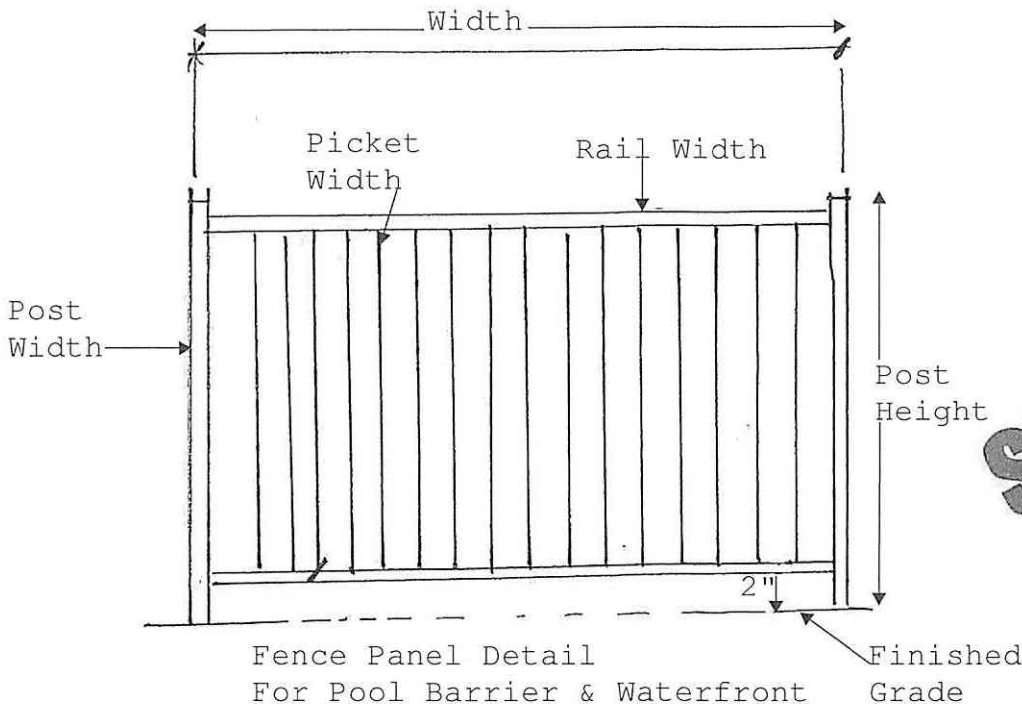
Calculate the amount allowed of closed fence area, which would be 25%

$4' \times 6' \times .25 = 6'$

This is the amount of closed space allowed on this fence panel.

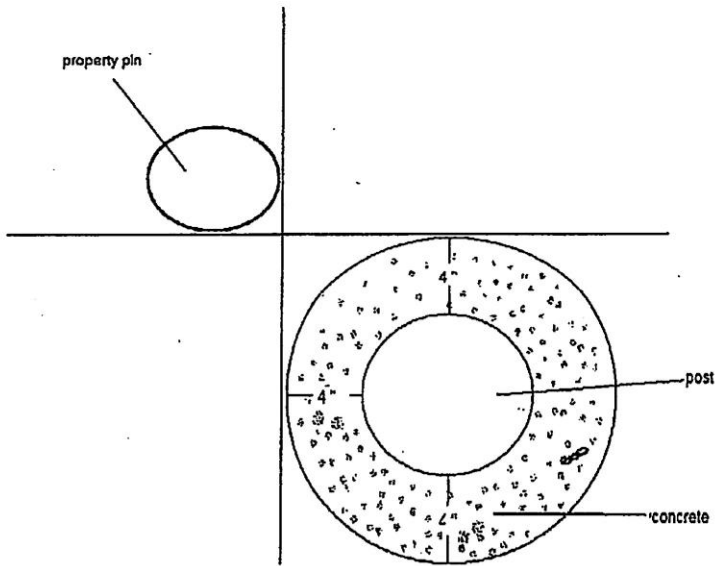
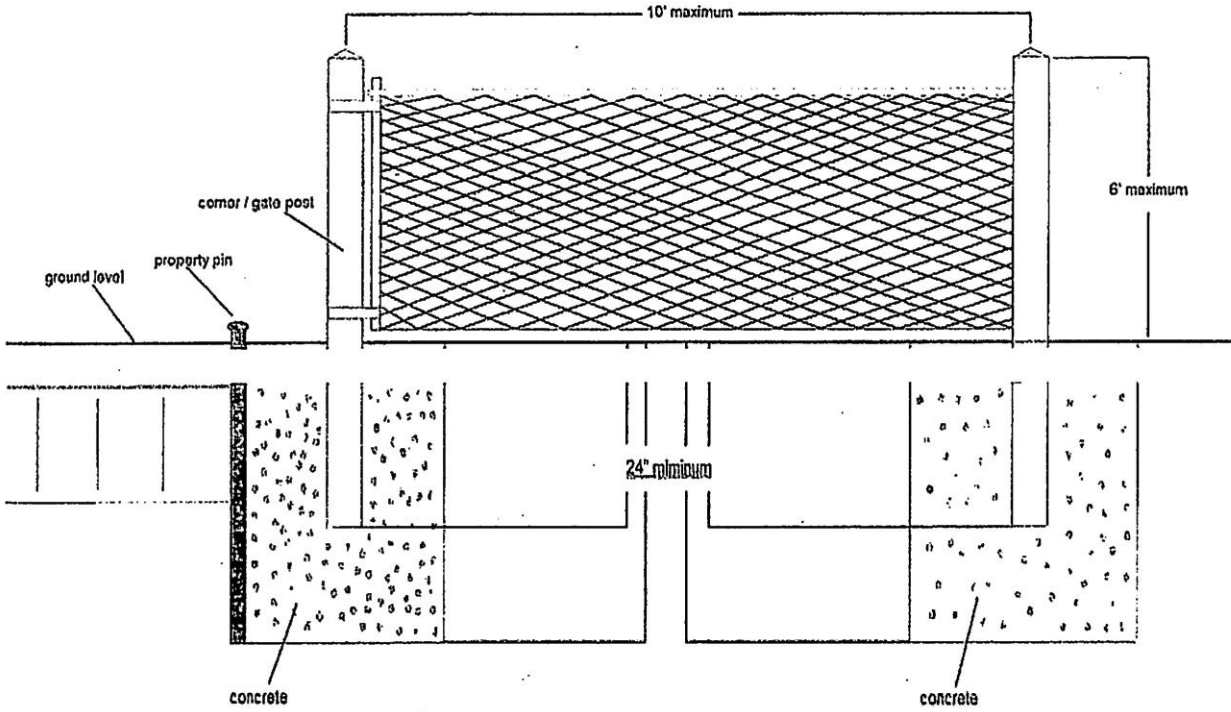
The total of the post, rails, and pickets calculations should be **EQUAL TO OR LESS** than this amount.

FENCE PANEL DETAIL FOR POOL BARRIER & WATERFRONT



SAMPLE

Diagram Samples



****This handout is to be used as a guideline and is subject to change without notice.***

SAMPLE

