City of Port St. Lucie Building Department
121 SW Port St. Lucie Blvd., Port St. Lucie, Fl. 34984
Ph: 772-871-5132 Website: www.CityofPSL.com/Building

FENCE APPLICATION (Zoning)

Permit #: _____ Pin: _____

Site Address:		
Legal Description (Section/Block/Lot):		Parcel ID:
Owner's Information		
Name:	Email:	Phone:
Address:		
Installer's Information		
Name:	Email:	Phone:
Address:	PSL Comp no.	State License no.
Architect's/Engineer's Information:		
Name:	Email:	Phone:
Address:		State License no.

PROJECT INFORMATION

I, _____, intending to be legally bound, certify that the work authorized by the issuance of this zoning permit will be installed in accordance with the City of Port St. Lucie Code of Ordinances 158.216, 158.203, 158.204, 55.01, 55.02, 55.03

_____ (initial) I have received a copy of the City of Port St. Lucie Code of Ordinances 158.216, 158.203, 158.204, 55.01, 55.02, and 55.03. Furthermore, I understand that all violations of the City of Port St. Lucie Code of Ordinances will be the responsibility of the applicant.

Type of fence material: ☐ Chain link ☐ Wood ☐ Vinyl/PVC ☐ Aluminum ☐ Wrought iron ☐ Other: _____

Fence is being installed on a corner lot: ☐ Yes ☐ No Fence height: _____

Total Valuation $_____

APPLICATION MUST BE SIGNED AND NOTARIZED BY THE CONTRACTOR AND OWNER

_____
Installer Signature Date

_____
Print Name

_____
Notary Public, State of Florida

STATE OF FLORIDA, County of _____

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20___,by _____ who is personally known to me or has produced _____ as identification.

_____
Owner or Owner's Authorized Representative Signature Date

_____
Print Name

_____
Notary Public, State of Florida

STATE OF FLORIDA, County of _____

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20___,by _____ who is personally known to me or has produced _____ as identification.

FOR OFFICE USE ONLY

PERMIT FEE $ _____ Payment method: _____ Last 4 Digits of Credit Card or Check no.: _____ Receipt no.: _____

Application date: _____ Rec'd by: _____

Building Department Checklist
For Fence Application (Zoning)

APPLICATION – The following information must be completed on the application:

- For office use only - Permit number and pin number, C# if applicable
- Property address
- Legal description
- Owner's information
- Installer's information
- Architect/Engineer's information
- Printed name and applicant's initials next to City Code of Ordinance 158.216, 158.203, and 158.204, 55.01, 55.02, 55.03.
- Is the fence being installed on a corner lot
- Material being used
- Valuation
- Notarized Contractor/Homeowner builder signature
- For office use only – application date and received by

PLANS AND DOCUMENTS

- Property survey or accessory use map showing the location of the fence
- Recorded Notice of Commencement for work valued at $5,000 or more. (NOC must be submitted to permitting prior to scheduling the first inspection.)
- ****If applying for the permit as a homeowner builder, a copy of the recorded warranty deed or property card showing the homeowner's name from the property appraiser's website must be submitted, along with HOB Affidavit.**

NOTES:

- Fence applications must be submitted with the pool permit if the fence is going to be used as a pool safety barrier and is being installed during the construction of the pool.

PROVISIONS FOR FENCES INSTALLED WITHIN UTILITIES OR DRAINAGE EASEMENTS:

- The City has reserved the right to use and/or cross land owned by others for stormwater/ drainage facilities, water utilities, sewer facilities, reuse facilities,

access, maintenance, or other such purposes in the form of city-owned easements.

- Unpermitted alterations or improvements that limit or hinder the use of the city-owned easements are prohibited.
- Alterations or improvements within a 20-foot-wide city-owned easement may be allowed if the property owner is granted a revocable encroachment permit.
- Upon request from the city, the property owner shall remove permitted or unpermitted alterations or improvements within the city-owned easement. The cost of removing permitted or unpermitted alterations or improvements within easements shall be that of the property owner.
- It shall be a violation of City Code of Ordinance Chapter 55 for any structure, object, feature, or material to be placed upon, over, or beneath the surface of any city-owned easement unless authorized by a revocable encroachment permit, a contract with the city, other approval of the city, or specific legal authority.
- If a property owner fails to remove and restore the easement areas as required by Chapter 55, the city shall take any actions deemed necessary and appropriate to remove and restore the easement area and may collect the costs of such removal and restoration from the owner of the property.

This checklist is intended for Building Department use only. Additional documents may be requested at any time during the permitting process. Any exceptions must be approved by a Supervisor.

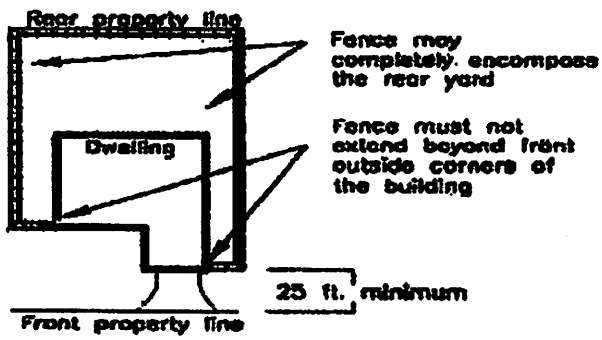
Sec. 158.216. - Fences and Walls.

(A) **Construction.** All fences on property zoned residential shall consist of the following materials: Chain link, wood, masonry, or stone, aluminum, vinyl coated steel or polyester powder steel, ornamental and imitation wood fences. Chicken wire or barbed wire fences in residential districts are not permitted. Vinyl coated welded wire may be used as an interface to a wooden fence. Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Masonry or stone walls shall be prohibited in utility and drainage easements on single-family residential zoned property, unless a specific waiver has been approved by the zoning administrator and City Engineer. All metal or wood fences located in utility or drainage easements shall be constructed to be easily removable.

(B) **Height.** No residential fence shall be of a height greater than eight (8) feet measured from the finished grade at the fence location. This height limitation is not intended to apply to enclosures surrounding, or part of, recreational or sporting facilities. Fences permitted for, or enclosures surrounding recreational or sporting facilities, will be evaluated by the Zoning Administrator on an individual basis.

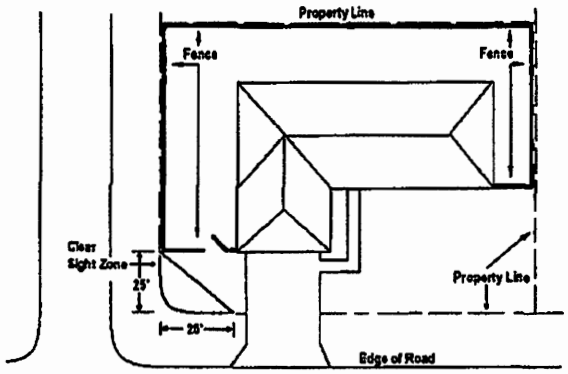
(C) **Distance from the Front Yard Property Line.** All fences on property zoned single-family residential shall be located at least twenty-five (25) feet from the front yard property line or even with the outside front corners of the building, whichever distance from the front yard property line is greater.

(D) **Distance From the Rear Yard Property Line When Abutting a Public Road Right-Of-Way.** All fences on property zoned single-family residential shall be located at least (25) twenty-five feet from the rear yard property line, when the rear yard property line abuts a public road right-of-way. The Zoning Administrator may waive this requirement if special circumstances exist.



Front Property Line

(E) **Distance From the Side Yard Property Line for Corner Lots.** On corner lots zoned single family residential, fences may be erected inside and adjacent to the side yard property line abutting a street right-of-way if the fence will not encroach into the sight triangle. The sight triangle shall be the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of street lines, or in case of a rounded property corner from the intersection of street property lines extended.



Corner Lots

(F) **Fences to be Inside Property Line, Maintenance Responsibility.** All fences shall be erected inside the property line as set out on the plat adopted by the City. The maintenance of the property on both sides of the fence shall be the responsibility of the property owner.

(G) **Enclosures for Swimming Pools.**

(1) Where any pool is constructed on a lot located in the city, there shall be a fence or a suitable enclosure as set forth in the Florida Building Code, Residential around the pool area. The pool area shall be considered to include the concrete patio.

(2) If the enclosure around the pool area shall be a fence, the fence shall be a minimum of four (4) feet in height and a maximum of six (6) feet in height.

(3) The requirements of this section shall not apply to those residential lots wherein a residential fence otherwise complying with all of section 158.006 and being at least of a height of five (5) feet from the ground level has been constructed.

(H) **Fences used as Landscape Material.** On property zoned residential, segments of fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed. Fence material shall not exceed four (4) feet in height. A two-foot break is required for each twenty feet in length. The fence material shall be limited to wood, masonry, stone, vinyl or metal picket.

(I) **Nonresidential Fences.** Fences adjacent to residential property shall conform to the requirements of subsections (B) through (F) above, and Chapter 154, as well as other applicable codes and regulations of the City.

(J) Fences on vacant residential lots. Fences shall only be permitted on a vacant residential lot/s when the following criteria have been met:

(1) The vacant lot/s shall be adjacent to a lot that has an existing primary use.

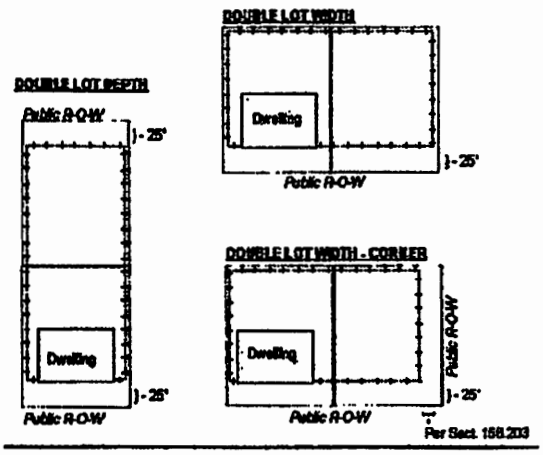
(2) Both the vacant lot/s and the adjacent lot with a primary use shall be in common ownership.

(3) All lots must be located in the same zoning district and in the same future land use designation.

(4) The proposed fence shall meet the side, front, and/or rear setback requirements when

abutting a public right-of-way as defined in subsections(C), (D) and (E)

(5) In the event that the abutting street to the subject property has a predominant fence setback that is greater than the requirements of this chapter, all proposed fences on that street shall be located to conform to that setback.



Double Lots

(K) The permit applicant shall sign an affidavit from the Building Department accepting responsibility for compliance with the City's regulations as stated in § 158.216 for all fence installations.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 04-127, § 1, 11-22-04; Ord. No. 08-70, § 1, 8-11-08; Ord. No. 09-55, § 1, 6-22-09; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 19-40, § 2, 7-8-19)