



FENCE PERMITS - LANDSCAPE REQUIREMENTS

Pursuant to Section 27.637(8)(b) of the City Code of Ordinances, all fences and walls abutting or parallel to a right-of-way, sidewalk, or bikeway require landscaping. Open-weave fences without “slats” of plastic or other material and open-rail fences are excluded from this landscaping requirement.

Landscape Requirements

- The fence must be set back a minimum of five feet from the property line.
- All fences and walls abutting or parallel to a right-of-way, sidewalk, or bikeway, including the front, sides, and/or rear of the property, require landscaping planted as a hedge along that portion of the fence.
- In side yards enclosed by a fence with access gates, a fence less than four feet (4') in length on either side of the gate does not require landscaping. If the fence on either side of the gate is four feet (4') in length or greater, landscaping is required along that section of fence.
- New fences with existing landscaping satisfying the city's requirements will be approved.
- The landscaping of the fence will be tied directly to a Fence Permit issued by the Building Department. The permit application form and supporting documents must be accompanied by a signed copy of the “Landscape Acknowledgement for Fences and Walls” form signifying that the property owner agrees to install the landscape hedge prior to issuance of the Permit.

Guidelines for Preparing the Landscape Plan

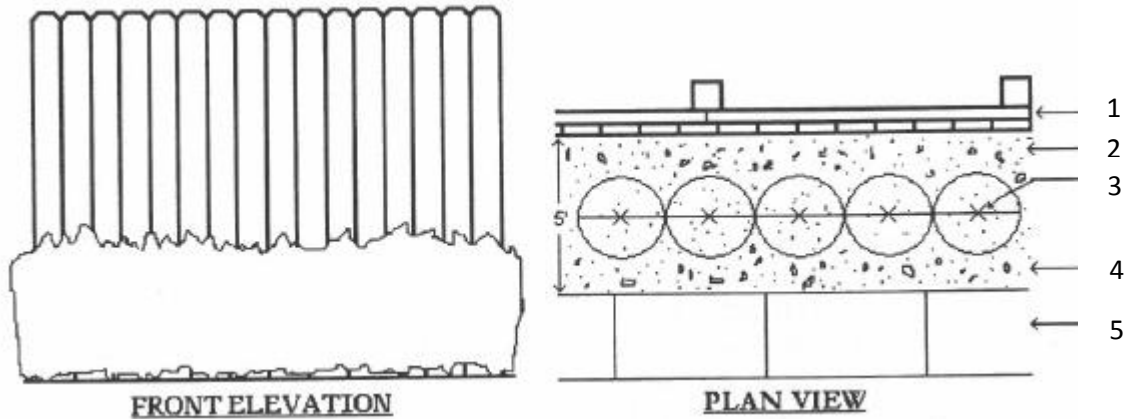
- **Obtain a copy of the Boundary Survey or similar site plan drawing of the property.** The drawing must show adjacent right-of-ways, sidewalks, structures (house, garage, pool, etc.), property lines, and if applicable, utility and drainage easements. The survey or site plan drawing must include dimensions.
- **Mark the location(s) of the proposed new fence (and gates, if any) on the drawing.** For gates installed within the return portion of the fence, as in the case of fenced side yards, draw the correct position of the gate(s) – centered or at one end – within that portion of fence. Write the lengths of both the gate and the adjacent fencing on both sides of the gate. Reminder: Fences 4' long or greater require landscaping.
- **If landscape material for the fence already exists and is in compliance with City landscape requirements: (a) draw and label the location(s) of the existing landscape material, (b) provide the species and condition of the landscaping material, and (c) specify the type of mulch used throughout the planting bed.** Here is an example of what to write on the drawing if existing landscaping exists and complies with City requirements: "Cocoplum hedge exists per City codes and is in good condition; planting bed has recycled mulch." Reminder: If the existing hedge has gaps due to missing, dead or declining plants, the gaps must be filled with replacement plants.
- **For new plantings, draw and label the location(s) of the required landscaping hedge along the fence: (a) write the species, height, spread, and spacing (planting distance) of the proposed planting material, and (b) specify the type of mulch to be used throughout the planting bed.** Refer to **Drawing A** which provides a typical design for the fence hedge and its planting bed, minimum size specifications for plant material, possible plant material for your reference, and mulch requirements. Refer to **Drawing B** which shows a sample landscaping plan incorporating the all of the information requested in these guidelines.

Submit your completed Fence Permit application package to the Building Department. Make sure that all forms and supporting documents required by the Department are included in the package, including the landscape plan drawing and the “Landscape Acknowledgement for Fences and Walls” form.

Drawing A

A typical design for the fence hedge and its planting bed, minimum size specifications for plant material, recommended plant material, and mulch requirements

Details for a 5' deep planting bed for fence landscape hedge



1 – Fence: Landscaping is required for solid fences; chain link and open rail fences are exempt from this requirement.

2 – Mulch: Install Melaleuca, Eucalyptus, or recycled mulch throughout the entire planting bed, at a minimum depth of 2". Colored (red, green, brown, gold, etc.) and cypress mulches are not allowed.

3 – Plant material: Minimum size and planting specifications for plant material is 24" height x 24" spread, planted 24" on center (OC). Plant material must be installed so that the tips of adjacent plants are touching at the time of planting. Refer to the list below for suggested plant material.

4 – Sod or ground cover: If the fence is installed 5' behind a sidewalk (as shown in this Drawing), the City recommends planting a groundcover or turf (sod) in front of the hedge to keep the sidewalk clean. If fences are not installed adjacent to sidewalks, the planting bed should be deep enough to allow at least 2' on both sides of the hedge to allow growing room for the plant material.

5 – Sidewalk: Sidewalks may or may not be part of your landscape design.

List of recommended fence plant material

Plants differ in their tolerance to sun and shade so choose the appropriate plant material depending on the conditions on your property. Here are some recommended plants arranged by sunlight requirements:

For locations in full sunlight or partial shade > Cocoplum**, Copperleaf (Acalypha), Croton, Dwarf Firebush*, Dwarf Schefflera, Ixora*, Plumbago*, Podocarpus, Thryallis*, Viburnum, Wild Coffee**

For locations in full shade > Dwarf Schefflera, Podocarpus, Viburnum, Wild Coffee**

*these plants have conspicuous flowers

**these plants are native to southern Florida

