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**Chapter 158 – Zoning Code: Section 158.216 Fences and Walls  
City of Port St. Lucie Text Amendment  
P21-268**

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**SUMMARY**

Applicant's Request:	An update to Chapter 158, Section 158.216 Fences and Walls
Applicant:	City of Port St. Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner II

**Project Description**

This is a City initiated text amendment to Section 158.216 of the Zoning Code to clarify the usable materials and design for residential fences and privacy walls.

**Background and Analysis**

The City staff met to discuss masonry fencing on single family residential lots. The Building Department considers fences made of masonry or stone to be privacy walls under the Florida Building Code. As such, they must be designed to certain specifications for safety reasons. It was decided that an update to materials and regulations were needed for clarity.

Another issue that has come up during the review of fence permits is the use of vinyl coated welded wire 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. The specifics of this regulation in the Zoning Code have been debated since it does not clearly regulate the design of the wooden fences, which has resulted in unattractive fences. Design standards are proposed to be added for the fence design and examples are included for clarity. The proposed design standards are that the wire shall not be placed on the fence so that the edges are exposed; the spacing of the fence rails shall be no more than one (1) foot apart, so that the wire is not the main aspect of the fence; and the maximum height shall be three (3) feet, with post caps being limited to an additional three (3) inches. The height limitation will prevent the use of the wire as interface for a six (6) to eight (8) foot tall residential fences.

In summary, the proposed changes as shown by ~~strike through~~ and underline in the attached Exhibit A as follows:

1. Permitted materials were listed with better detail.
2. A clarifying statement was added regarding masonry fencing/walls and the Florida Building Code requirements.
3. A new section regarding the use of vinyl coated welded wire as an interface to wooden fences was added, including graphic examples.
4. A new section was added to clarify the property owners' responsibility to remove fencing/walls from City easements at the request of the City.

5. Pool fencing requirements are specific in the Building Code, therefore there is no need for them to be in the Zoning Code. This section was replaced with a statement to meet Building Code requirements.
6. Language was added to clarify what is permitted to be used for fences as landscaping treatments in the area extending from the front building line.
7. Subsection K was removed as application regulations will be in the Building Code and do not need to be repeated in the Zoning Code.

### **STAFF RECOMMENDATION**

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.