



**HISTORIC TOWN OF EATONVILLE, FLORIDA
 PLANNING AND ZONING BOARD MEETING
 FEBRUARY 12, 2025, AT 6:30 PM
 Cover Sheet**

***NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)*

ITEM TITLE: 331 E Kennedy Boulevard Fence approval

BOARD ACTION:

BOARD DISCUSSION	Yes	Department: PLANNING DEPARTMENT
CONSENT AGENDA		Exhibits: NONE
NEW BUSINESS	Yes	
ADMINISTRATIVE	Yes	

REQUEST: Request for Planning and Zoning Board to administratively approval a commercial fence for 331 E. Kennedy Boulevard that is consistent with Chapter 60, Article IV Fences of the Town’s LDC.

SUMMARY: Subject property has a request to install a fence that meets the LDC, Chapter 60, Article IV Fences.

Sec 60-71 Front Yard. New fences shall not be permitted in the required front yard.

Sec. 60-72. Side and rear yards.

All garden walls, fences and hedges located within the required side or rear yards shall not exceed six feet in height except for a required street side or required street rear yard of a corner lot which shall be considered a front yard for these purposes

Sec. 60-74. Fences; types, construction material permitted.

Type of fences constructed in the town shall be limited to standard materials that would normally be available at places that are in business for that purpose. Said fences shall be wood, chainlink/vinyl-coated, concrete masonry wall design, brick, wrought iron or ornamental iron. Barb-wire and hog-wire fences may be constructed in industrial and conservation zoning districts with the approval of the mayor or his designee. Barb-wire fences may be used on fences in excess of six feet in height around retention ponds, commercial pools, lift stations, substations and any local, state, and federal land uses where applicable with the approval of the building inspector.

Sec. 60-75. Height of fences.

Fences in all residential zoning districts shall be limited to six feet in height in the rear and side yards and four feet. Fences constructed in commercial, industrial and conservation zoning districts shall be limited eight feet in height with the athletic uses such as baseball backstops and tennis court enclosure may exceed eight feet in height. The height of fences shall be measured from the average natural grade along the fence line.

Sec. 60-79. Commercial districts.

- (a) **All fences in the commercial zoning district must be approved by the planning board** before a permit can be issued. Fences in commercial zoning districts shall be limited to vinyl-coated, concrete/masonry, and ornamental iron or other decorative designs. In the professional office zoning district fences shall be limited to six feet in height and shall only be permitted along the side and rear property lines.
- (b) In all other commercial zoning districts, the fences shall be limited to six feet in height along the side and rear property lines and shall meet the setbacks as required by the code. The planning board will have the authority to authorize the type of fence to be used in all new commercial developments and will be part of the site plan process. Retention ponds which must be fenced should be located on the property in an area that will not distract from the aesthetics of the area and be screened as much as possible.

RECOMMENDATION: It is the recommendation of staff for the Planning and Zoning Board to approve a commercial fence to be installed on 331 E. Kennedy Boulevard.

FISCAL & EFFICIENCY DATA: N/A