



# City of Mascotte

100 East Myers Blvd. \* Mascotte, Florida 34753 \* Phone (352) 429-3341 \* Fax (352) 429-3345

## FENCE CHECKLIST

YES	NO	ITEM REQUIRED
		COMPLETED APPLICATION
		PROPERTY RECORDS CARD <a href="http://WWW.LAKECOPROPAPPR.COM">WWW.LAKECOPROPAPPR.COM</a>
		A BRIEF DESCRIPTION OF THE FENCE CONSTRUCTION SHOWING THE HEIGHT, MATERIAL FOR EACH SIDE OF THE FENCE INCLUDING FRONT YARD AND BACK YARD IF APPLICABLE.
		A SURVEY SHOWING THE HEIGHT AND LOCATION OF THE FENCE AND ALL PROPERTY CORNERS, EASEMENTS ETC.
		EASEMENT WAIVER SIGNED BY OWNER IF FENCE IS IN AN EASEMENT
		DURING CONSTRUCTION YOUR PERMIT MUST BE POSTED PLACE WHERE IT IS EASILY VISIBLE FROM THE ROAD. PERMIT MUST BE ACCESSIBLE TO THE INSPECTOR AND PROTECTED FROM THE WEATHER ON THE DAY OF THE INSPECTION.
		PLEASE CALL FOR A FINAL INSPECTION AS SOON AS THE WORK IS COMPLETED - PERMITS EXPIRE IN 6 MONTHS
		<b>CHECK WITH YOUR HOA TO MAKE SURE YOU DO NOT NEED THEIR APPROVAL!</b>

PLEASE NOTE THAT OUR CHECKLISTS ARE TOOLS WE PROVIDE TO ASSIST OUR CUSTOMERS IN EXPEDITING THE PERMITTING PROCESS. IF YOU HAVE ANY TROUBLE WITH LOCATING DOCUMENTS OR COMPLYING WITH A CHECKLIST ITEM, PLEASE LET US KNOW. OUR STAFF IS HERE TO ASSIST YOU AND MAKE THE PROCESS OF RECEIVING YOUR PERMIT AS SIMPLE AS POSSIBLE.

**NOTE THAT ALL PROPERTY CORNERS MUST BE MARKED AT FINAL INSPECTION.**



# City of Mascotte

---

100 East Myers Blvd. \* Mascotte, Florida 34753 \* Phone (352) 429-3341 \* Fax (352) 429-3345

## Permit Application Notification

If you have a Homeowners Association it is recommended you apply to your Homeowners Association Architectural Review Board for approval of your permit request to ensure it does not violate your association rules and regulations. The city cannot deny a permit if it meets city legal requirements but you could face penalties and fines from your HOA if you go forward without the ARB approval.

The ARB representative can sign this form approving your project. Issuance of a city permit without the approval of your HOA does not give a property owner legal standing to circumvent your Homeowners Covenants and Restrictions.

City of Mascotte  
Annamarie Reno  
City Manager

HOA ARB  
Approval: \_\_\_\_\_

Date: \_\_\_\_\_

Attached ARB Approval Form:

Yes: \_\_\_\_

No: \_\_\_\_



## Fence Ordinance Summary

1. To apply for a fence permit, you need to submit a site plan that clearly shows the fence's location, proposed material, and height. The plan should also include property lines, easements, right of ways, and any other features that may affect the allowable fence location. Ultimately, the property owner is responsible for ensuring the fence is correctly placed.
2. Allowable fence heights are as follows: 4 feet from the front property line to the front building line, 6 feet from the front building line to the rear property line, and 3 feet in the sight triangle created within 25 feet of intersecting roads. Please refer to the example plan for the location of a site triangle. There are some exceptions to these rules, so consult the fence ordinance for more details.
3. In certain circumstances, construction sites may require the installation of fences. Please refer to the ordinance for specific details.
4. If your fence is installed in the front yard, you cannot fence in the first 16 feet of your driveway. This is to prevent vehicles from stopping on the right of way to open the fence.
5. Fences must be of good workmanship and strength, and they must be maintained in that condition.
6. Prohibited fencing materials include chicken wire, hog fencing, and barbed wire, unless located in an agricultural zone as specified in 823.14 of the Florida Statutes. Chain link fencing is also prohibited in residential zones, except when replacing an existing chain link fence. However, you can install vinyl-coated chain link fencing in the rear yard as long as no portion of your rear yard faces the public right of way.
7. Allowed fencing materials for residential areas are as follows: decorative fences made of ornamental iron or wrought iron, decorative PVC, picket type fencing, old type rail fence or wood single or double paddock fencing, privacy fencing (board on board, shadow box, straight picket, stockade type).
8. Commercial fencing regulations are the same as residential, except that black or green vinyl-coated chain link is not allowed next to a residential zone, public right of way abutting a residential zone or a public park.

To Schedule An Inspection go  
to: <https://mascottefl.portal.iworq.net/MASCOTTEFL/permits/600>



**CITY OF MASCOTTE  
PERMIT APPLICATION**

Permit Number

<b>Alternate Key Number</b>	Parcel Number	Project Address	
		Project Description	<b>FENCE</b>

<b>Owner's Name</b>	<b>Mailing Address</b>	<b>City, State, Zip</b>	<b>Telephone</b>

**Email Address:**

Fee Simple Titleholder's Name	Mailing Address	City, State, Zip	Telephone

<b>Fence Contractor</b>	<b>Mailing Address</b>	<b>City, State, Zip</b>	<b>Telephone</b>

<b>Email Address:</b>		State License Number:	
Construction Contractor	Mailing Address	City, State, Zip	Telephone

<b>Email Address:</b>		State License Number:	
Electrical Contractor	Mailing Address	City, State, Zip	Telephone

<b>Email Address:</b>		State License Number:	
Plumbing Contractor	Mailing Address	City, State, Zip	Telephone

<b>Email Address:</b>		State License Number:	
HVAC Contractor	Mailing Address	City, State, Zip	Telephone

<b>Email Address:</b>		State License Number:	
Roofing Contractor	Mailing Address	City, State, Zip	Telephone

<b>Email Address:</b>		State License Number:	
Legal Description			

Bonding Company	
Bonding Company Address	
Architect's Name	
Architect's Address	

<b>Project Information</b>		<b>Job Name:</b>				
		Subdivision Name	Lot No.	Phase		
Zone	Lot Area	<b>Setbacks (ft)</b>	Front	Rear	Side	Corner

<b>Project (check one)</b>	<b>Area</b>	<b>Electrical</b>	<b>Hvac</b>	<b>Water (check one)</b>
New	Living	Service Size	Type	Municipal
Alteration	Garage			Well
Addition	Porch(s)		Efficiency	Plumbing (check one)
Repair	Other		Airhandler	Sewer
Other	Total	Condenser	Septic	

Garage (check one)		Number of Bedrooms	Estimated Cost	Code In Effect
Attached				
Detached				
Signature of Applicant		Date		

**WARNING TO OWNER:** Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement. The issuance of a building permit does not assure the building setbacks have been met or that the structure does not encroach on an easement. The owner and/or contractor have the sole responsibility of determining compliance with setbacks and non-encroachment of easements. If the City of Mascotte determines the structure does not meet applicable setbacks or improperly encroaches on an easement, the owner is responsible for moving the structure, restoring the easement to its original condition, or otherwise making the structure comply with City setbacks and other land use requirements. Permits expire 6 months after issuance.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not \_\_\_\_\_ take an oath.  
 (Seal)  
 Notary Public



# BUILDING DEPARTMENT

100 E MYERS BLVD  
MASCOTTE, FLORIDA 34753  
Phone: (352) 429-3341  
Fax: (352) 429-3345

## Easement Waiver

As the property owner located at \_\_\_\_\_ in Mascotte, FL, I understand that I am constructing a fence or other improvement in an easement. I further understand that a time may come when it is necessary for the removal of this fence or other obstructions for the functionality of said easement. I also understand that I may be ordered to remove this fence at my own expense, or it may be removed without my consent at a later date if the need arises. I also will not hold the City of Mascotte, or it's employees and or agents responsible in the issuance of this permit for said fence or improvement.

Owner Printed Name

\_\_\_\_\_ Date

\_\_\_\_\_  
Owner Signature

Owner Printed Name

\_\_\_\_\_ Date

\_\_\_\_\_  
Owner Signature

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not \_\_\_\_\_ take an oath.

Notary Public

(Seal)



# City of Mascotte

100 East Myers Blvd. \* Mascotte, Florida 34753 \* Phone (352) 429-3341 \* Fax (352) 429-3345

## FENCE INSTALLATION AFFIDAVIT

I \_\_\_\_\_, As aduly appointed officer of \_\_\_\_\_.

I do hereby attest to the fact that the fence located at \_\_\_\_\_ Mascotte, FL has been installed in accordance with the approved site plan and the LDR'S of Mascotte. Most importantly, the fence is not installed over the property lines. I also further declare that should it be discovered at a later date that the fence is not installed as stated above, that \_\_\_\_\_ will relocate the fence at our expense.

I also attest to the fact that should we fail to relocate the fence within 7 days of the request from the City. That we will pay any costs, including legal fees the City of Mascotte or current property owner incurs in having the fence relocated.

State of Florida, County of \_\_\_\_\_, Sworn to (or affirmed) and subscribed before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ Personally known \_\_\_\_\_ or produced identification type of \_\_\_\_\_.

\_\_\_\_\_  
Notary Print Name

(SEAL)

\_\_\_\_\_  
Notary Signature

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

**ORDINANCE 2021-09-620**

**AN ORDINANCE OF THE CITY OF MASCOTTE, FLORIDA,  
AMENDING SECTIONS 5.12 OF THE LAND DEVELOPMENT CODE  
REGARDING FENCES WITHIN THE CITY; PROVIDING FOR  
CONFLICTS, SEVERABILITY, CODIFICATION, AND PROVIDING  
FOR AN EFFECTIVE DATE.**

**WHEREAS,** the City Council of Mascotte finds it to be in the best interests of its citizens to revise its Land Development Code regarding regulations governing fences, and, in particular, chain link fences.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOTTE, FLORIDA:**

**SECTION 1.** The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Mascotte.

**SECTION 2.** Section 5.12 of Article V, “Development and Design Standards,” of the Land Development Code is hereby amended as follows:

**Section 5.12. - Fencing Standards.**

**A) Fences and Walls.**

*1) Plans, specifications and fence permits.* Plans showing the proposed location of any perimeter fence or wall proposed to be erected and specifications for the type of construction shall be submitted to the City for review, compliance approval and issuance of a building permit prior to commencement of construction. No perimeter fence or wall shall be constructed or erected except in compliance with these fence regulations and no permit for the construction of any perimeter fence or wall shall be issued unless the plans and specifications comply with these fence regulations. The property owner shall be responsible for ensuring that a fence or all is constructed within their property boundaries and not on within any easement, right of way, or any area other where not allowed. The property owner shall be solely responsible for relocation of any fence or wall that is discovered to have been installed outside of their property’s boundaries, within an easement area, with in a right-of-way, or any other area where not allowed. The City will not verify the property owner’s boundaries or existence of any easement, or other property interest as part of the application process. The city council may by resolution establish the amount to be paid by an applicant for compliance review of plans and specifications for perimeter fences and walls, issuance of building permits for the construction or erection of perimeter fences and walls, and compliance inspection and approval of perimeter fences and walls.

*2) Fencing of easements and rights-of-way.* No person shall enclose or fence any utility easement unless they have provided adequate access thereto for the purpose of working on utilities or repairing and maintaining utilities therein or thereon located, such access to be provided in such a way that no such fence will have to be cut or any wall removed.



42 No dedicated right-of-way shall be fenced or otherwise enclosed or obstructed by any  
43 perimeter fence or wall.

44 3) *General regulations or restrictions for perimeter fences.*

45 a) All perimeter fences located, erected, constructed, reconstructed or altered outside  
46 of the building lines of all property in the city shall not be more than four (4) feet in  
47 height from the front building line to the front lot line and not more than six (6) feet  
48 in height from the front building line to the rear easement or property line, with the  
49 following exceptions:

50 1. No perimeter fence shall be permitted within the area formed by property lines  
51 adjacent to intersecting streets for a distance of twenty-five (25) feet, or as  
52 determined by the City Manager or designee, from their intersection with one  
53 (1) another at a height greater than three (3) feet.

54 2. Fences around wireless telecommunications facilities and antennas, lift  
55 stations, stormwater ponds, water and wastewater facilities and treatment  
56 plants, substations, and any local, state and federal land uses, including schools  
57 and preschools, are permitted to be in excess of six (6) feet and no greater than  
58 eight (8) feet in height from finished grade.

59 3. If deemed necessary by the City Manager or designee in the interest of  
60 maintaining public safety a construction site which requires clearing, grading,  
61 stockpiling of materials, and storage of construction equipment, parking,  
62 demolition or construction shall have a construction fence. In such case a  
63 temporary six-foot chain link fence with a single color black or green fabric, or  
64 other screening materials as approved by the building official shall be located  
65 at the front, side and rear lot line of the construction site. Where a lot line is  
66 along a water body, the fence shall be placed no closer to the water than the  
67 yard setback line and shall not exceed three (3) feet in height. The fence gate  
68 shall remain locked during non-working hours. The fencing shall remain in  
69 place, upright and in good repair, until it is no longer needed to complete the  
70 project site and shall be removed prior to issuance of a certificate of occupancy  
71 for the project site.

72 4. The portion of any fence which crosses a driveway shall be constructed a  
73 minimum distance of 16 feet away from the adjacent right-of-way.

74 b) All fencing that is erected shall be of good workmanship, strength, and durability.  
75 All permitted fences, after construction, shall be maintained by the property owner  
76 in good order and repair consistent with original plans and specifications, these  
77 regulations and restrictions and existence building and construction codes. Any  
78 failed components shall be replaced as needed.

79 c) Perimeter fences in or adjacent to any residential use shall not be constructed of  
80 chicken wire, hog fencing, barbed wire, or similar fencing material except for  
81 purposes of containing permitting animals or livestock on (i) properties with an  
82 agricultural use component that contain nonresidential buildings that are exempt  
83 from the Florida Building and local ordinances or (ii) for properties that are exempt

- 84 from local regulations on agricultural uses per section 823.14, Florida Statutes.  
85 Perimeter fences constructed for the purpose of containing permitted animals or  
86 livestock shall not be constructed of any material that exposes sharp or barbed  
87 edges on the outside perimeter adjacent to public areas or any adjacent residential  
88 use.
- 89 d) Construction of chain link fencing shall not be permitted for or adjacent to any  
90 residential use except as specifically allowed under subsection 4 below.
- 91 e) Perimeter fences incorporating razor wire shall not be permitted.
- 92 f) All wood fencing shall be constructed using only rot and termite-resistant wood  
93 products or wood products which have been chemically treated to resist rot and  
94 termites, and shall be constructed with the structural supports facing away from the  
95 property lines.
- 96 4) *Types of fences permitted.* The following types of fences may be constructed and  
97 erected:
- 98 a) For residential uses, front yard, perimeter fences constructed or erected forward of  
99 the front building line to the front lot or parcel line shall be constructed in  
100 compliance with the following fencing "type" requirements:
- 101 1. Decorative fences of ornamental iron or wrought iron or decorative PVC;  
102 2. Picket type fencing;  
103 3. Old type rail fence or wood single or double paddock fencing.  
104 4. Chain link fencing that existed prior to May 7, 2019, may be replaced with  
105 non-vinyl chain link fencing or black or green vinyl coated chain link fencing  
106 until December 31, 2049 one-time only with black or green vinyl coated chain  
107 link fence. ~~Any~~ After December 31, 2049 subsequent replacement must be ~~a~~  
108 of the fencing types set forth in subsection 4) a) 1., 2. And 3.
- 109 b) For residential uses, rear and side yard perimeter fences shall be constructed or  
110 erected behind the front building line to the rear easement or property line and shall  
111 be constructed in compliance with the following fencing "type" requirements:
- 112 ~~1. Fencing constructed of material components and consistent with the "types",~~  
113 ~~construction techniques referred to under subsections 4)a)1., 2., 3., and 4.~~  
114 ~~Above.~~
- 115 ~~2. Construction of black or green vinyl coated chain link fencing is permitted in~~  
116 ~~residential side and rear yards so long as such fence is not facing a public right-~~  
117 ~~of-way or park.~~
- 118 ~~3. Privacy fences of the types described as board on board, shadow box, straight~~  
119 ~~picket, stockades.~~
- 120 ~~4. Manufactured PVC fencing.~~

- 121 1. Decorative fences of ornamental iron or wrought iron or decorative PVC;
- 122 2. Picket type fencing;
- 123 3. Old type rail fence or wood single or double paddock fencing.
- 124 4. Privacy fences of the types described as board-on-board, shadow box, straight
- 125 picket, stockades.
- 126 5. Manufactured PVC fencing.
- 127 6. Construction of new black or green vinyl coated chain link fencing is permitted
- 128 in residential side and rear yards so long as such fence is not facing a public
- 129 right-of-way or park.
- 130 7. Chain link fencing that existed prior to May 7, 2019, may be replaced with non-
- 131 vinyl coated chain link fencing or black or green vinyl coated chain link
- 132 fencing until December 31, 2049. After December 31, 2049 subsequent
- 133 replacement must be of the fencing types set forth in subsection 4) b) 1 through
- 134 6.

135 c) For commercial uses, perimeter fences may be constructed of:

- 136 1. Decorative fences of ornamental iron or wrought iron or decorative PVC;
- 137 2. Picket type fencing;
- 138 3. Old type rail fence or wood single or double paddock fencing.
- 139 4. Privacy fences of the types described as board-on-board, shadow box, straight
- 140 picket, stockades.
- 141 5. Manufactured PVC fencing.
- 142 6. Black or green vinyl coated chain link fencing so long as such fence is not
- 143 immediately adjacent to a residential zoning district, a public right-of-way abutting
- 144 a residential zoning district, or a public park.

145 d) Black or green vinyl coated chain link fence is permitted around lift stations,

146 stormwater ponds, water/wastewater facilities and treatment plants, substations, and

147 any local, state and federal land uses, including schools and preschools, even where

148 such stations, plants, or uses are adjacent to a public right-of-way or park. Barbed

149 wire or other appropriate anti-climbing device may be permitted as a security

150 barrier in excess of the maximum height.

151 e) Construction site signage may be required pursuant to Section 5.12(A)(3)(a)(3)

152 above.

153 **SECTION 4. Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with this

154 Ordinance are hereby repealed.

155

156 **SECTION 5. Severability.** If any section, sentence, phrase, word or portion of this Ordinance is

157 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to

158 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or  
159 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

160 **SECTION 6. Codification.** It is the intent of the City Council of the City of Mascotte that the  
161 provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority  
162 in renumbering and codifying the provision of this Ordinance; article and section numbers  
163 assigned throughout are suggested by the City.

164 **SECTION 7. Effective Date.** This Ordinance shall become effective immediately upon  
165 adoption.

166 **PASSED AND ADOPTED** this 5 day of October, 2021 by the City Council of the  
167 City of Mascotte, Florida.

168

169

170

CITY OF MASCOTTE

171



172

Mike Sykes, Mayor

173

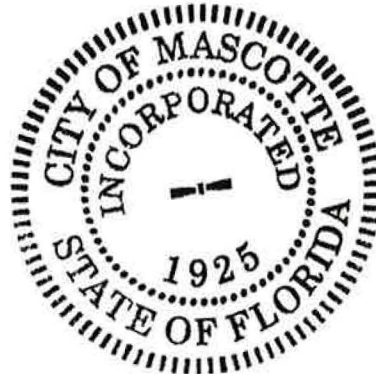
174 ATTEST:

175

By: Stephanie Abrams

176

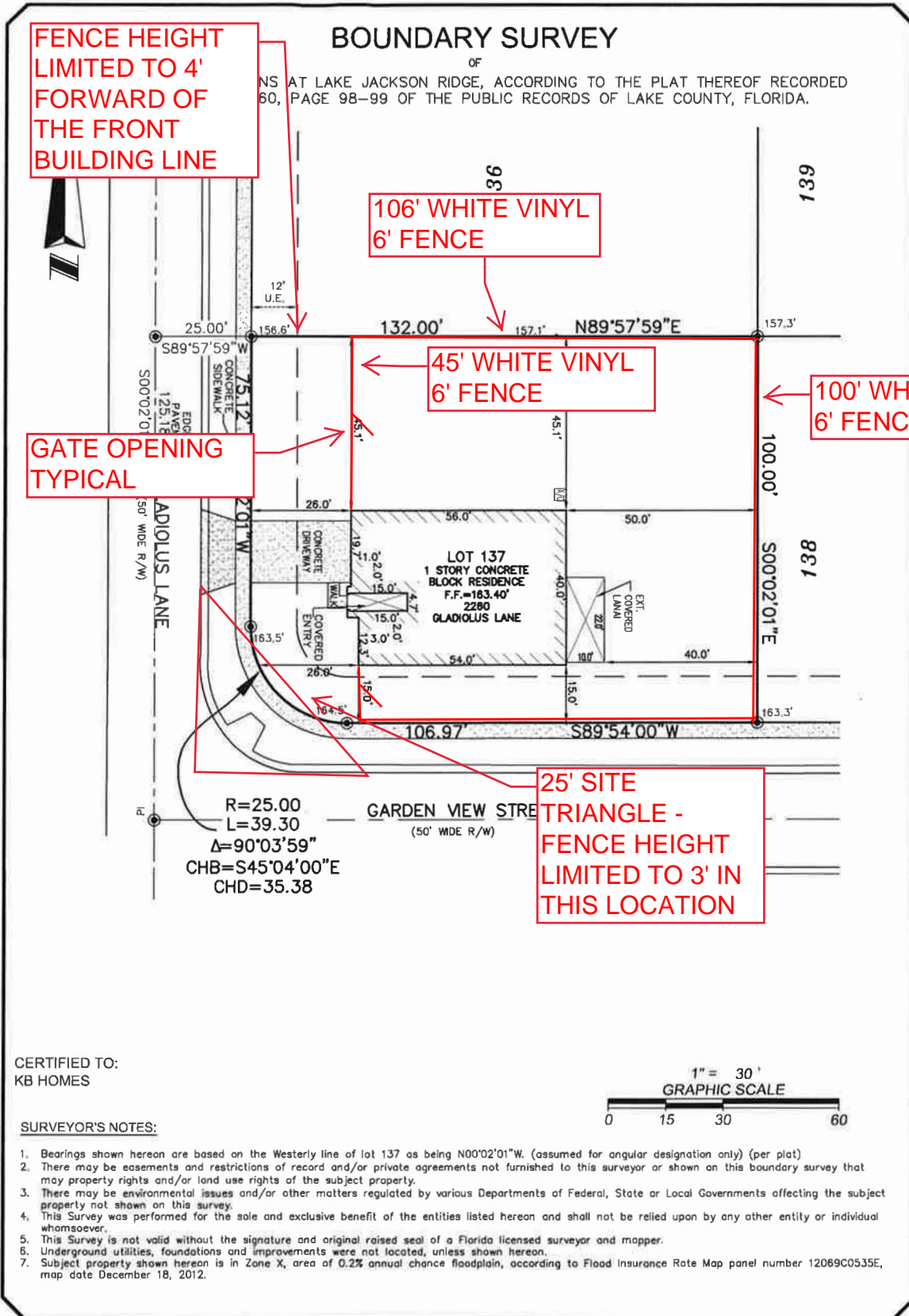
Stephanie Abrams, City Clerk



# ALLOWABLE FENCE TYPES

		
Board on Board	Old Type Rail	Paddock
		
Shadow Box	Picket	PVC
		
Stockade	Ornamental Iron	Vinyl Coated Chain Link

# SAMPLE SITE PLAN



CERTIFIED TO:  
KB HOMES

**SURVEYOR'S NOTES:**

1. Bearings shown hereon are based on the Westerly line of lot 137 as being N00°02'01"W. (assumed for angular designation only) (per plat)
2. There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may property rights and/or land use rights of the subject property.
3. There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown on this survey.
4. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whatsoever.
5. This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
6. Underground utilities, foundations and improvements were not located, unless shown hereon.
7. Subject property shown hereon is in Zone X, area of 0.2% annual chance floodplain, according to Flood Insurance Rate Map panel number 12069C0535E, map date December 18, 2012.

**ALLEN COMPANY**  
Professional Surveyors & Mappers

16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

**LEGEND**

R/W = Right of Way	□ = Found 4"x 4" Concrete Monument numbered as shown
(M) = measured	⊙ = Found Iron Rod
REC. = recovered	Ⓛ = Licensed Business
⊙ = Set 1/2" Iron Rod w/cap #LB6723	FND. = found
■ = Set 4"x 4" Concrete Monument w/disc #LB6723	PSM = Professional Surveyor & Mapper
	LS = Licensed Surveyor

**Jame s L Rickman**  
Digitally signed by James L Rickman  
DN: c=US, o=Allen and Company Inc, ou=A01410C0000, ou=016B1EF5E98ED000, email=j.l.rickman@allenandcompany.com

DATE: 2019.11.25  
Date: 2019.11.25

REVISIONS:  
1. L. Rickman, P.S.M., 05/20/19

JOB NO. 20180301	CALCULATED BY: JLR
DATE: 7/24/2019	DRAWN BY: PF
SCALE: 1" = 30'	CHECKED BY: ML
FIELD BY: N/A	REVISED: MW-11/21/19