

Jurisdictional Scan – Administrative Variance Fence Research

Dania Beach, FL

- Administrative Variance: Allows for one (1) foot fence variances to be approved administratively by the Planning Director – only for single family homes.
- Approval process: Director of Planning
- Requirements: Completed application, site plan, and survey drawing

City of Miami, FL

- Administrative Waivers: Allows for minor adjustments to height of fences and walls for major facilities in CI-HD zones, Barbed wire fences in D1, D2 and D3 zones
- Approval process: Director of Planning
- Requirements: Completed waiver application

Weston, FL

- Administrative Variance: Allows up to a 10% deviation from certain code requirements, including setbacks and fence encroachments into lake maintenance easements.
- Approval Process: Reviewed and approved by the City Manager.
- Criteria: The variance must align with the zoning district's intent, be consistent with the city's comprehensive plan, and not adversely affect neighboring properties.

Miami Gardens:

- Administrative Variance: Fence height (up to 25%), fence materials, fences built in public right of ways
- Approval Process: Granted at the discretion of Planning Director

Miami-Dade County, FL

- Administrative Adjustment: Enables minor zoning adjustments, including fence-related deviations.
- Approval Process: Conducted by the Zoning Director.
- Requirements: Applicants must provide a letter of intent, site plans, and attempt to obtain consent from adjacent property owners.

Lee County, FL

- Administrative Variance: Addresses minor encroachment errors (up to one foot) during construction, including residential fences.
- Approval Process: Granted at the discretion of the Director under limited circumstances.