



**City of Wilton Manors
Community Development Services Department**

2020 Wilton Drive, Wilton Manors, FL 33305
954-390-2180 Fax: 954-390-2184
www.wiltonmanors.com

FENCES

FENCES

This checklist is designed to expedite permit application processing by ensuring that all required documentation is submitted with your application.

Submit one notarized copy of the permit application and two (2) copies of the following required information:

- _____ 1. Survey/site plan showing all property lines, all buildings on the property, all easements on the property, all streets and bodies of water abutting the property, and the type, height, location and materials of the proposed fence. Each set of plans shall include a Registered Land Surveyor's Certificate.
- _____ 2. Easement waivers from all utility companies if fence is to be located in an easement.
- _____ 3. Homeowner's Association Approval, if required.
- _____ 4. Owner/Bullder Affidavit if installed/constructed by Owner.
- _____ 5. If Installed/constructed by a contractor, include proof of Workers' Compensation Insurance, copy of contractor's license and copy of contract.

GENERAL INFORMATION:

- Fences within the front setback area may be three (3) feet high, or four (4) feet high if there is a pool on the property. In most areas of the City, this front setback area is twenty (20) feet from the front property line. Please remember that the front property line is usually not the edge of the road pavement.
- Fences in other areas of the property may be six (6) feet high. This 6-foot height is measured from the natural grade of the property; when the fence abuts a sidewalk, the height is measured from the sidewalk. Note: there may be situations where the natural lay of the land is above the elevation of the sidewalk; such cases will be reviewed on a case-by-case basis.
- Yard fences must be a minimum of three (3) feet in height. If fence is pre-fabrication/vinyl, a Notice of Acceptance/Product Approval is needed.
- Barbed wire and other injurious type materials are prohibited in all residential districts within the City.
- Plans need to show if there is a pool or not. If yes, then gates need to be self-locked.

SPECIFIC REQUIREMENTS:

- a. The finished side of the fence must face outward, toward neighbors, streets, adjoining properties, etc.
- b. The contractor is responsible for having underground utilities located, and is liable for any damage to utility lines caused by digging the holes for the posts.
- c. Specify if the fence is to protect/surround a pool, at the present time or in the future.
- d. Posts 4"x4" must be spaced four (4) feet on center per Florida Building Code.

INSPECTIONS: When the fence is completely installed, request a final inspection.

All inspection requests must be called in by **2:45pm** for inspection on the next Business Day.

Signature of Applicant

Date

Printed Name of Applicant



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**EASEMENT
AGREEMENT**

I _____ have applied for a building permit to erect a
(Print Name)

_____ in the utility easement on my property

located at _____, lot _____, block _____,

subdivision _____, in the City of Wilton Manors. A brief

description of the location and type of construction of the proposed structure is:

I understand that your company is not responsible for repairs to, or replacement of any portion of the structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.

This is to certify that I am the owner of subject property and I agree to the proposed construction as described above.

Signature of Owner

Date

Sec. 045-040. - Fences, walls and hedges.

(A) Location and height requirements for fences, walls, and hedges. Fences and walls constructed or hedges planted within required yards shall not exceed the specified height provided herein, and where there are no required yards for a given zoning district and use, the height limits herein shall be absolute (refer to [Section 010-030](#). Terms defined. Yards).

(B) Additionally, all fences, walls and hedges on corner lots abutting the intersection of two (2) streets shall comply with the site distance clearance requirements of [Section 155-070](#), Clear site triangles, and the placement requirements of [Section 150-030](#), Perimeter landscape and buffer requirements, where landscape buffers are required along a property line.

(C) Residential zoning or use:

(1) Fences and walls: six (6) feet in required rear and side yards, and four (4) feet in required front yards, except as provided in number (3) and (5) below, and subsection (G) and (J). A distance of at least eight (8) feet shall be provided between any fence or wall and the edge of pavement abutting a right-of-way.

(2) Hedges: no height limit except as provided in number 4 and 5, below.

(3) Fences and walls may be erected to eight (8) feet in height along interior property lines abutting commercial or industrial zoning or uses.

(4) Hedges shall be regularly trimmed and maintained by the property owner such that the hedge causes no property damage to abutting properties and does not present a public safety hazard. Maintenance shall include removal of low hanging branches next to sidewalks and walkways and removal of root systems which are likely to destroy public or private property. A distance of at least eight (8) feet shall be provided between any hedge and the edge of pavement abutting a right-of-way.

(5) Lots located on canals and waterways shall provided a clear site triangle in accordance with [Section 155-070](#) when fences, walls, and hedges are located in required front, side, and rear yards.

(D) Commercial zoning or use:

(1) Fences, walls and hedges shall not exceed six (6) feet in required rear and side yards, except that eight (8) feet is permitted adjacent to a residentially zoned lot or enclosing a storage yard, and three (3) feet within the required front yard.

(E) Industrial zoning or use: Fences, walls and hedges shall not exceed eight (8) feet maximum height.

(F) Compliance with height requirements for new walls and fences shall be determined by the structural inspector upon approval of final inspection.

(G) Swimming pools and excavations: Enclosure shall be required pursuant to [Section 045-060](#).

(H) Wooden fences: Shall be erected in a manner that faces the finished side towards the adjacent property or public right-of-way.

(I) Chain link fences: The exposed nib ends of any chain link or metal fence located within six (6) feet of a sidewalk or bicycle path shall be turned in toward the support rails of the fence.

(J) If a property is situated on the corner of two (2) streets, the street frontage adjacent to the rear or side yard may allow a six (6) foot maximum fence height at property line with the following conditions: a) The property owner may choose which setback to reduce, subject to approval by the Community Development Services Director; and b) A three (3) foot landscape buffer consisting of appropriate hedge type material per [Section 150-180](#) must be provided in front of the fence.

(K) Duplex units which are perpendicular to the street and having side entrances may allow six (6) foot maximum fence height in required front yards with appropriate landscaping per [Section 150-180](#) in order to create a separate yard for the front unit.

(Ord. No. 860, § 2, 1-11-05; Ord. No. 993, § 2, 12-13-11)

SECTION 2224 HIGH-VELOCITY HURRICANE ZONES- CHAIN LINK FENCES

2224.1 Chain link fences in excess of 12 feet (3.7 m) in height shall be designed according to the loads specified in Chapter 16 (High-Velocity Hurricane Zones).

TABLE 2224 CHAIN LINK FENCE MINIMUM REQUIREMENTS

Fence Height (ft)	Terminal Post Dimensions (in inches) (o.d. x wall thickness)	Line Post Dimensions (o.d. x wall thickness) (In inches)	Terminal Post Concrete Foundation Size (diameter x depth) (in inches)	Line Post Concrete Foundation Size (diameter x depth) (in inches)
Up to 4	2 3/8 x 0.042	1 5/8 x 0.047	10 x 24	8 x 24
Over 4 to 5	2 3/8 x 0.042	1 7/8 x 0.055	10 x 24	8 x 24
Over 5 to 6	2 3/8 x 0.042	1 7/8 x 0.065	10 x 24	8 x 24
Over 6 to 8	2 3/8 x 0.110	2 3/8 x 0.095	10 x 36	10 x 36
Over 8 to 10	2 7/8 x 0.110	2 3/8 x 0.130	12 x 40	10 x 40
Over 10 to 12	2 7/8 x 0.160	2 7/8 x 0.120	12 x 42	12 x 42

For SI: 1 inch = 25.4 mm.

NOTES:

1. This table is applicable only to fences with unrestricted airflow.
2. Fabric: 12 1/2 gauge minimum.
3. Tension bands: Use one less than the height of the fence in feet evenly spaced.
4. Fabric ties: Must be minimum the same gauge of the fabric.
5. Fabric tie spacing on the top rail: Five ties between posts, evenly spaced.
6. Fabric tie spacing on line posts: One less than height of the fence in feet, evenly spaced.
7. Either top rail or top tension wire shall be used.
8. Braces must be used at terminal posts if top tension wire is used instead of top rail.
9. Post spacing: 10 foot (3 m) on center maximum.
10. Posts shall be embedded to within 6 inches (152 mm) from the bottom of the foundation.
11. In order to follow the contour of the land, the bottom of the fence may clear the contour of the ground by up to 5 inches (127 mm) without increasing table values to the next higher limit.

2224.2 Chain link fences less than 12 feet (3.7 m) in height shall be designed according to the loads specified in Chapter 16 (High-Velocity Hurricane Zones) or may be constructed to meet the minimum requirements specified in Table 2224.

WOOD FENCE REQUIREMENTS AS PER FBC 2014

Land Development Code Sec. 22-141. (c): The safety barrier shall be erected either around the swimming pool or around the premises on which the swimming pool is erected; in either event, it shall enclose the area entirely, prohibiting unrestrained admittance to the enclosed area.

FBC 2014 Section 2328: HIGH VELOCITY HURRICANE ZONES: WOOD FENCES

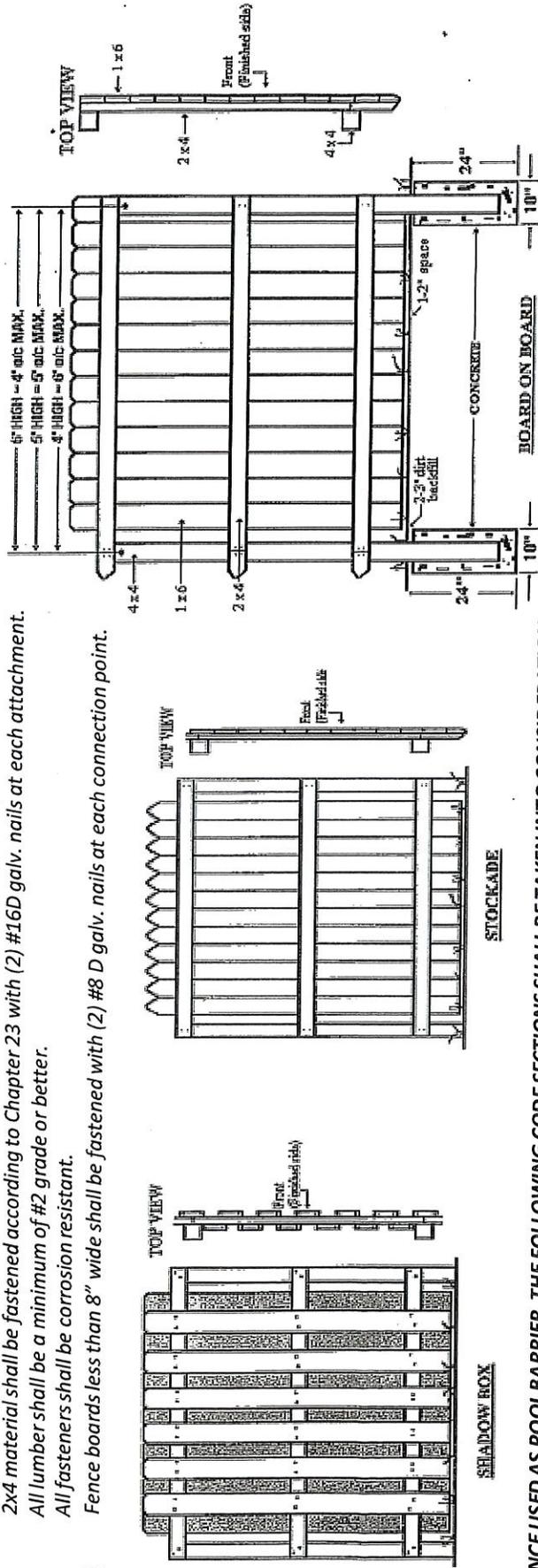
2328.1 Wood fences, so located on a property that by zoning regulations they cannot be used as a wall of a building, shall be constructed to meet the minimum specifications in 2328.2 and 2328.3.

2328.2 Fences not exceeding 6 feet (1829 mm) in height, shall be constructed to meet the following minimum requirements from nominal 4 X 4 X 8 posts No. 2 grade or better spaced 4 feet (1219mm) on center, and embedded 2 feet (610 mm) into a concrete footing 10 inches (254 mm) in diameter and 2 feet (610 mm) deep.

2328.3 Fences not exceeding 5 feet (1524 mm) or 4 feet (1219 mm) in height shall constructed as provided in 2328.2 except that the spacing of posts may be increased to 5 feet (1524 mm) and 6 feet (1829 mm) on center for those heights respectively.

Wood fences not exceeding 6'-0" in height may be constructed to meet the following minimum requirements:

- (1) Vertical post of nominal 4x4 spaced a maximum of 4' o/c for 6' high fences; 5' o/c for 5' high fences, 6' o/c for 4' high fence.
- (2) Post shall be embedded 2'0" into concrete footing 10" in diameter and 2'0" deep.
- (3) 2x4 material shall be fastened according to Chapter 23 with (2) #16D galv. nails at each attachment.
- (4) All lumber shall be a minimum of #2 grade or better.
- (5) All fasteners shall be corrosion resistant.
- (6) Fence boards less than 8" wide shall be fastened with (2) #8 D galv. nails at each connection point.



FOR FENCE USED AS POOL BARRIER, THE FOLLOWING CODE SECTIONS SHALL BE TAKEN INTO CONSIDERATION:

FBC 454.2.17.1.5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cuts shall not exceed 1 3/4 inches (44 mm) in width.

FBC 454.2.17.1.8 Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.



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UTILITY EASEMENT CONTACT SHEET

AT&T / BELLSOUTH

8601 W Sunrise Blvd, Plantation, FL 33322 ● Ph: (954)729-2401 ● Fax: (954)423-6108

BROWARD COUNTY WATER & WASTEWATER SERVICES

2555 W Copans Road, Pompano Beach, FL 33069 ● Ph: (954)831-0745 ● Fax: (954)831-0925

COMCAST

2601 SW 145 Avenue, Miramar, FL 33027 ● Ph: (954)447-8405 ● Fax: (954)447-8445

FLORIDA POWER & LIGHT

330 SW 12 Avenue, Pompano Beach, FL 33069 ● Ph: (954)717-2072 ● Fax: (954)717-2118

72 HOURS BEFORE YOU COMMENCE THE DIG

SUNSHINE 811

Please call first to locate ALL underground utility locations

- Call 811 or 1-800-432-4770, press 1
- Call 72 hours before commencing the dig.

The Community Development Services Department is a customer focused department that facilitates investment in the City in order to create a balanced, sustainable community that enhances the overall quality of life for our residents, business owners and visitors.



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Permit Agreement

Name of Utility _____ Date _____

Address _____

City _____

I propose to apply for a city permit to erect a _____
in the Utility Easement on my property at _____
the legal description of this property being Lot ____ Block____, Subdivision _____
A brief description of the dimensions of this construction and its location from the property line, etc. is as follows:

In the event that you have no objection to this project, will you please complete this form and return to me at:

Name _____

Address _____ City _____

I understand that your company will not be responsible in any way for repairs to, or replacement of, any portion of this _____, and that any removal or replacement of this construction necessary for your use of the Utility Easement will be done at my expense. I further understand that I will assume full responsibility for injuries or damages resulting in connection with this construction, including any damages incurred to your company's facilities during construction, and I agree that no equipment shall be used in this construction that is capable of coming or will come within 10' of any overhead lines.

Owner's Signature

We agree to the proposed construction under the circumstances and conditions described above.

Representative Signature

Title

Name

Date

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