



DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION

FENCE/WALL/GATE PERMIT CHECKLIST

Rev: 5 | Revision Date: 2/20/2024 | I.D. Number: FWG

Required Permit Applications:

- [Building Permit](#)
- [Electrical Permit](#) (if installed)

Permit Review Stops:

- Building
- Zoning
- Landscaping (not required if located in the Riverland Road annexed area or the Broward County annexed areas)
- Electrical (if installed)
- Engineering (if located within an easement)

Minimum Plan Submittal

- Site Plan showing the proposed structure and the setback dimensions to all property lines. This may be omitted if represented on the surveys submitted.
- Survey signed and sealed originals or two (2) copies with a completed [Zoning Affidavit](#).
- Signed and sealed Plans by a Florida Licensed Architect/Engineer, if installing a PVC or metal fence. Wood and Chain link fences must be installed per the prescribed method of the Florida Building Code, 8th Edition, if not designed by an Architect/Engineer.
- A [Chain link Fence Table](#) must be filled out and submitted for chain link fences.
- All required product approvals, if required.
- Completed [Special Inspector Form](#), completed by a Florida Licensed Engineer, if Pile are required.
- [Temporary Structure Affidavit](#) (required if fence located with an Easement. Affidavit must be notarized, filed and recorded at the Broward County Governmental Center, Room 114, 115 S. Andrews Ave, Fort Lauderdale, Florida.
- [Florida Building Code Guidance for Wood Fences](#)
- Completed** Fence/Wall/Gate Checklist

Other Requirements

- For residential districts, fences/walls facing the street are required to be set back a minimum of 3 feet from the property line and planted with continuous hedges, shrubs, and groundcover in this area between property line and fence. This planting shall consist of varied species,



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and shall be planted between the street and the property line as per [ULDR 47-19.5C](#).

- a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Ground cover may be 6 inches tall planted 6 inches apart.
 - c. Clearly note and illustrate this planting on Site Plan.
- For non-residential districts, fences/walls facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per [ULDR 47-19.5C](#).
- a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this planting on Site Plan.

***Please note that this checklist is not intended to be all-inclusive. Due to changes in codes, regulations, and ordinances, other requirements may apply.**



ZONING AFFIDAVIT

STATE OF FLORIDA)

BROWARD COUNTY)

BEFORE ME, personally appeared _____ (Affiants Name)

present owner of _____ (Legal Description)

located at _____ (Street Address)

who, first being duly sworn, deposes and states that no additions or changes to the property have been made since the date shown on the attached survey.

Affiant also acknowledges that this survey is not valid without a raised seal and assumes all responsibility and liability for any alterations that may have been made to this survey.

(Affiants Signature)

STATE OF _____ :
COUNTY OF _____ :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 202__, by _____ (Name and title of authorized officer) for _____ (Name of corporation), a _____ (whatever type of corporation).

(Signature of Notary Public – State of Florida)

Print, Type or Stamp Commissioned Name of



CHAINLINK FENCE TABLE

Rev: 1 | Revision Date: 2/21/2017 | Print Date: 2/21/2017
I.D. Number: CLFT

2223.10.4

See Section 2222 for additional requirements for metal building systems and components.

2223.11 Inspection.

Reserved.

SECTION 2224 HIGH-VELOCITY HURRICANE ZONES— CHAIN LINK FENCES

TABLE 2224 CHAIN LINK FENCE MINIMUM REQUIREMENTS

Fence Height (ft)	Terminal Post Dimensions (o.d. x wall thickness) (in inches)	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: 12¹/₂ 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.

2224.1

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).

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.



TEMPORARY STRUCTURE AFFIDAVIT

Rev: 3 | Revision Date: 05/21/2019 | I.D. Number: TEMPSA

STATE OF FLORIDA

COUNTY OF BROWARD

Before me this day personally appeared _____, who, being duly sworn, deposes and says that in the event any franchise utility company, City personnel, City of Fort Lauderdale contractor hired by the City or anyone authorized by the Engineering Department damages, destroys or disturbs this temporary driveway, temporary structure, temporary facility, or temporary landscaping (Permit Number _____), thus causing a hardship for the OWNER, neither the CITY, the contractor, nor the other person shall be held responsible, that the OWNER of the property described below shall bear all costs for the repair of said driveway, structure, facility, or landscaping at no cost to the City of Fort Lauderdale under any circumstances.

Owner agrees at its own cost and expense at all times to construct and maintain or cause to be maintained the materials associated with the permit referenced above. All repairs and replacements shall be at least of equal quality and class to the original approved plans.

This Agreement shall be binding upon the successors and assigns of the parties, and all conditions and covenants in it shall be construed to be, and are, covenants running with and encumbering the land.

All legal documents pertaining to the above must be recorded by OWNER with Broward County Office of Records and transmitted with application and plans before temporary permit can be approved.

LOT: _____ BLOCK: _____ SUBDIVISION: _____

ADDRESS: _____

CITY _____ STATE: _____ ZIP: _____

Owner (Please Print or Type)

Owner (Signature)

Sworn to and subscribed before me this ___ day of _____, 20 ___

Notary Public
State of Florida at Large

My Commission Expires:

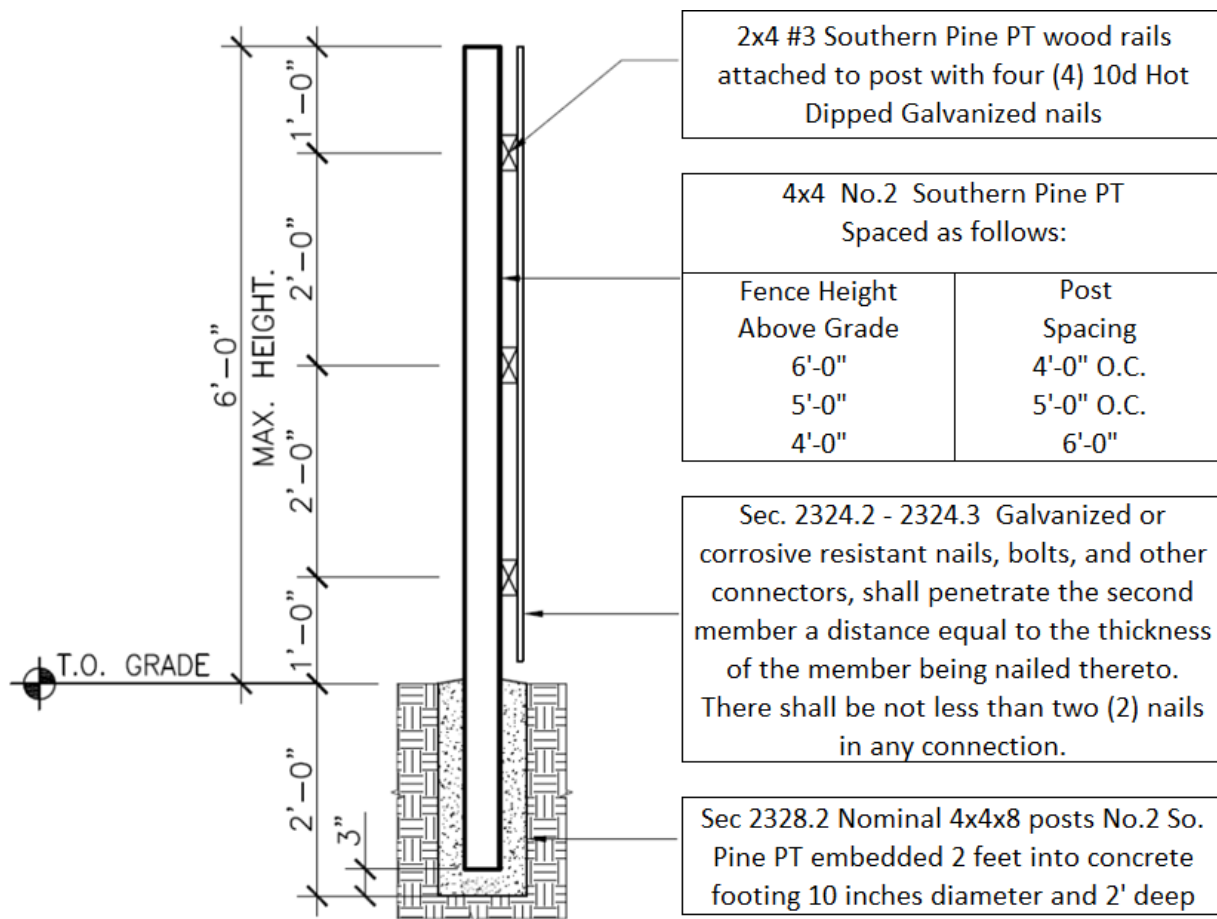




Florida Building Code Wood Fences

2023 FBC 8th Edition Sec. 1616.2.1 Fences not exceeding 6 feet (1829 mm) in height from grade may be designed for 75 mph (33 m/s) fastest mile wind speed or 115 mph (40 m/s) 3-second gust.

2023 FBC 8th Edition Sec. 1616.2.1.1 Wood fence design shall be as specified by **Section 2328**.



2023 FBC 8th Edition Sec. 2304.12.1 Wood used above ground shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPAs U1 (Commodity Specifications A or F) for above-ground use.



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FBC CODE GUIDANCE FOR WOOD FENCES

Rev: 3 | Revision Date: 2/7/2024 | Print Date: 2/7/2024 I.D. Number: FBCCGFWF

Final Inspection

To be made after installation and completion of all elements of construction.

The following items will be checked at final inspection:

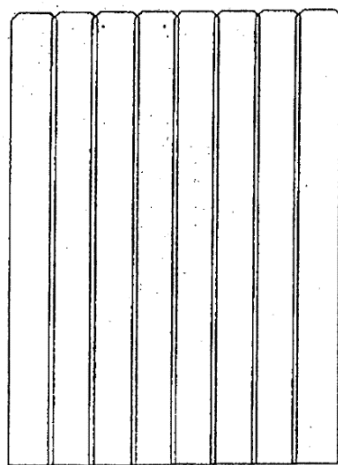
Wood fences shall be constructed of decay and termite resistance material as specified in Section 2304.12.1 of the Florida Building Code (FBC) 8th Edition.

Wood fences shall be designed according to the loads as specified in Section 1616.2.1 of the Florida Building Code (FBC) 7th Edition.

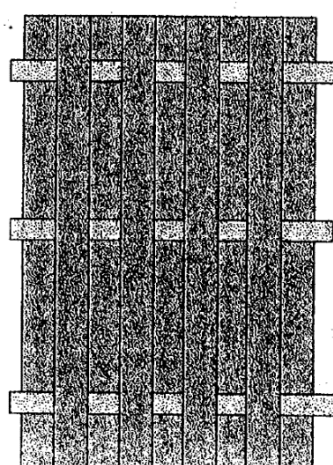
EXCEPTION: Unless designed by rational analysis, wood fences not exceeding six (6) feet in height may be constructed to meet the minimum requirements:

1. Vertical post of P.T. 4"x4" spaced according to section 2328.3 FBC 8th Edition. See detail on front page.
2. Posts shall be embedded two (2) feet into a concrete footing ten (10) inches in diameter.
3. Horizontal framing shall consist of a minimum of three (3) horizontal rails of 2"x4" Pressure Treated (PT) lumber.
4. All lumber shall be a minimum of #2 grade or better.
5. All fasteners shall be corrosion resistant.

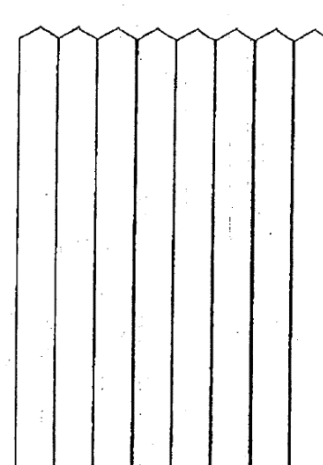
WARNING: Premanufactured sections may not comply with this code and Product Approval may be required.



Board On Board



Vertical Shadowbox



Stockade



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FBC CODE GUIDANCE FOR WOOD FENCES

Rev: 3 | Revision Date: 2/7/2024 | Print Date: 2/7/2024 I.D. Number: FBCCGFWF

ULDC Sec. 47-19.5.E.4 All fences shall be finished on the side facing the neighboring property or right-of-way, except when a new fence directly abuts an existing wall or fence preventing access. When a fence is located in a manner where both sides are visible from a right-of-way, both sides of the fence shall be finished.



NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: _____

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) **TAX FOLIO NO.** _____

SUBDIVISION _____ **BLOCK** _____ **TRACT** _____ **LOT** _____ **BLDG** _____ **UNIT** _____

2. GENERAL DESCRIPTION OF IMPROVEMENT:

3. OWNER INFORMATION: a. Name _____

b. Address _____ **c. Interest in property** _____

Name and address of fee simple titleholder (if other than Owner) _____

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) :

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

**Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager**

Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____
by _____, who is personally known _____ or produced the following type of identification: _____

Notary

(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).