

# Fence Manual



## Development Services Department

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## Introduction

The City of Sunny Isles Beach has created this manual as a minimum standard of construction and maintenance for fences within the City of Sunny Isles Beach. No person or entity shall install or construct a fence without first obtaining permit from the City’s Building Department. The requirements noted below are based on the most common for this type of construction. Other requirements may be required based on specific conditions of the project. The information noted below is intended to help designers and property owners; however, permit applicants are responsible for the content of the documents submitted and the consistent maintenance of the fences and gates in the property.

The City of Sunny Isles Beach will work on keeping all information in this manual current; however, code sections modifications may occur therefore modification to the information may be necessary.

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## Temporary Construction Fencing

The owner, occupant or user of construction site shall secure the site from unauthorized access. Pursuant to Chapter 135-Article I, the term "secure," as applied to site access, includes protecting the construction site, during the hours described in §135-2(B), by way of a locked fence surrounding the perimeter of the site and/or the provision of a security guard. At no time shall the parcel remain without a protective barrier.

A temporary construction fence shall be installed in the front, side, and rear of the property lines for overall protection during demolition and construction. No person or entity shall install or construct a temporary construction fence in this City without first obtaining a permit from the City's Building Department. A temporary demolition fence shall be installed and receive final inspections prior to any demolition work commencing on site.

As per Article III, code section §135-6(B), the following is a list of permitted types of temporary construction fences. Each fence constructed or maintained shall be constructed and anchored in accordance with the Florida Building Code.

### B. Permitted fences.

- (a) Wrought iron or blackened aluminum.
- (b) Stucco and stone match main structure.
- (c) Masonry walls.
- (d) Wood pickets.
- (e) Concrete wall.
- (f) Frame plywood panel.
- (g) Black-coated Chain-link fences with canvas\*

### Notes:

*\* Chain-link fences with canvas shall be permitted to be utilized as a demolition fence if the property owner or agent has applied for a demolition permit. In addition, it may be utilized as temporary construction fence for a period of no longer than 18 months in the R-1 and R-TH Zones, provided they are neatly designed and maintained as per the required standards.*

### Black-coated Chain-Link Fence Standard

**Please use the following pictures and detail (page 8) as a guide for the minimum standards of construction for the temporary construction chain-link fence.**

*(Continued next page)*

*Reference Pictures of Temporary Construction Fence*



### Access Gates

All access gates must be kept unlocked during inspection hours. All temporary construction fences shall contain access gates with minimum clear opening width of twelve (12) feet. Access Gates shall meet minimum chain-link standard shown on page 8, additionally, adding cross-bracing to all gates for reinforcement. Refer to code section §135-6(I) for more information.

### Temporary Construction Signage

No person or entity shall install or construct temporary construction signage in this City without first obtaining a permit from the City's Building Department.

Temporary construction signage shall be limited to one per lot at a maximum of thirty-two square feet. Sign shall be setback six feet from the property line (not within the right-of-way or within visibility triangle). Maximum height shall be six feet. For further information, refer to code section §265-57(C).

For more information on Construction Sites and Construction Fencing, please visit the links below.

[https://library.municode.com/fl/sunny\\_isles\\_beach/codes/code\\_of\\_ordinances?nodeId=PAII\\_CH135CO\\_S1](https://library.municode.com/fl/sunny_isles_beach/codes/code_of_ordinances?nodeId=PAII_CH135CO_S1)

For Construction Signage, please use the link below.

[https://library.municode.com/fl/sunny\\_isles\\_beach/codes/code\\_of\\_ordinances?nodeId=PAII\\_CH265ZO\\_ARTIXSIRE\\_S265-57TESI](https://library.municode.com/fl/sunny_isles_beach/codes/code_of_ordinances?nodeId=PAII_CH265ZO_ARTIXSIRE_S265-57TESI)

## Vacant Lots Fencing

The owner of a vacant lot or building will take such steps and perform such acts as may be required of him or her from time to time to ensure that the lot or building and its adjoining yard remain safe and secure and do not present a hazard to the adjoining property or the public. Owners will be responsible for maintaining their lots and buildings so that they do not become an unoccupied hazard.

Pursuant to section §253-6 (A)-Vacant Lots, all vacant lots shall be safe and secure. The term "secure," as applied to site access, includes protecting the site, by way of a locked fence surrounding the perimeter of the site and/or the provision of a security guard. All vacant property shall be fully enclosed with either a CBS, concrete wall, wood wall, black-coated aluminum picket fence or a black-coated chain-link fence.

The owner shall maintain the lot in a park-like setting, provided that a landscape plan is approved by the City Manager or his/her designee.

### Vacant Lots on Collins Avenue and Sunny Isles Boulevard

The below guidelines are for vacant properties on Collins Avenue and Sunny Isles Boulevard without an active building permit. **Please use the following details (page 8-9) as a guide for the minimum standards of construction for chain-link fence and black-coated aluminum picket fence. Vacant lots fence shall not have a mesh or similar covering of any kind.**

- a) No other material shall be used to construct a fence on the front property line except for black-coated aluminum picket fence.
- b) No other material shall be used to construct a fence on the rear property line except for black-coated chain-link fence.
- c) No other material shall be used to construct a fence on the side property lines except for black-coated chain-link fence.

### Black-coated Chain-link Fence Standard

**Please use the following pictures and detail (page 8) as a guide for the minimum standards of construction for temporary chain-link fence. Vacant lots chain-link fence shall not have a mesh or similar covering of any kind.**

*(continued next page)*

*Reference Pictures of Vacant Lot Fence*



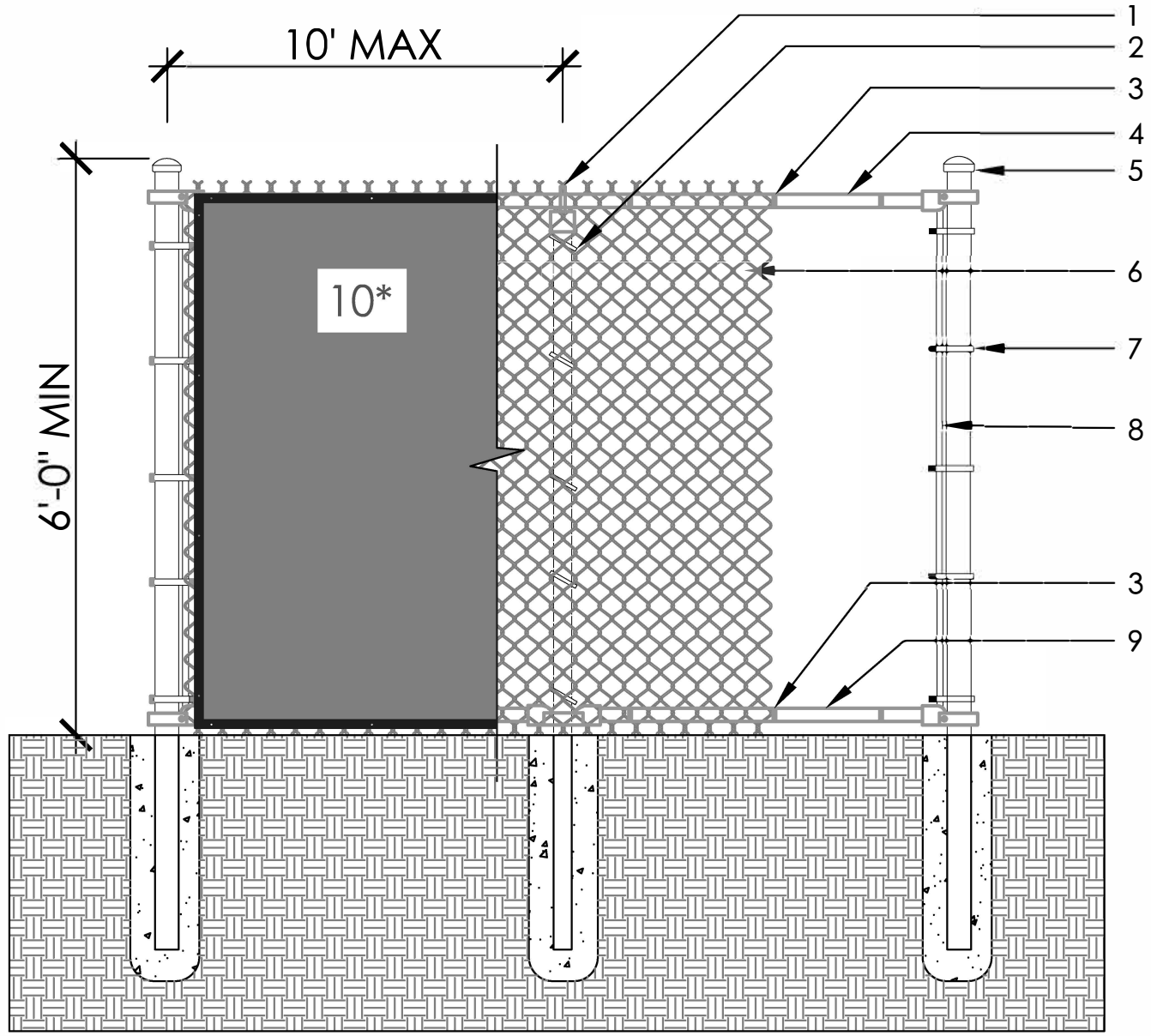
## Vacant Buildings

For buildings classified as vacant or unsafe, the owner shall maintain the building in an enclosed and secure state until the building is reoccupied or made available for immediate occupancy. All vacant buildings, if not deemed secured or safe, shall be fully enclosed with a temporary construction fence and meet minimum standards pursuant to code section §253-6(B).

For more information on maintenance on vacant lots and vacant buildings, please visit the link below.

[https://library.municode.com/fl/sunny\\_isles\\_beach/codes/code\\_of\\_ordinances?nodeId=PAII\\_CH253VA  
PR](https://library.municode.com/fl/sunny_isles_beach/codes/code_of_ordinances?nodeId=PAII_CH253VA_PR)



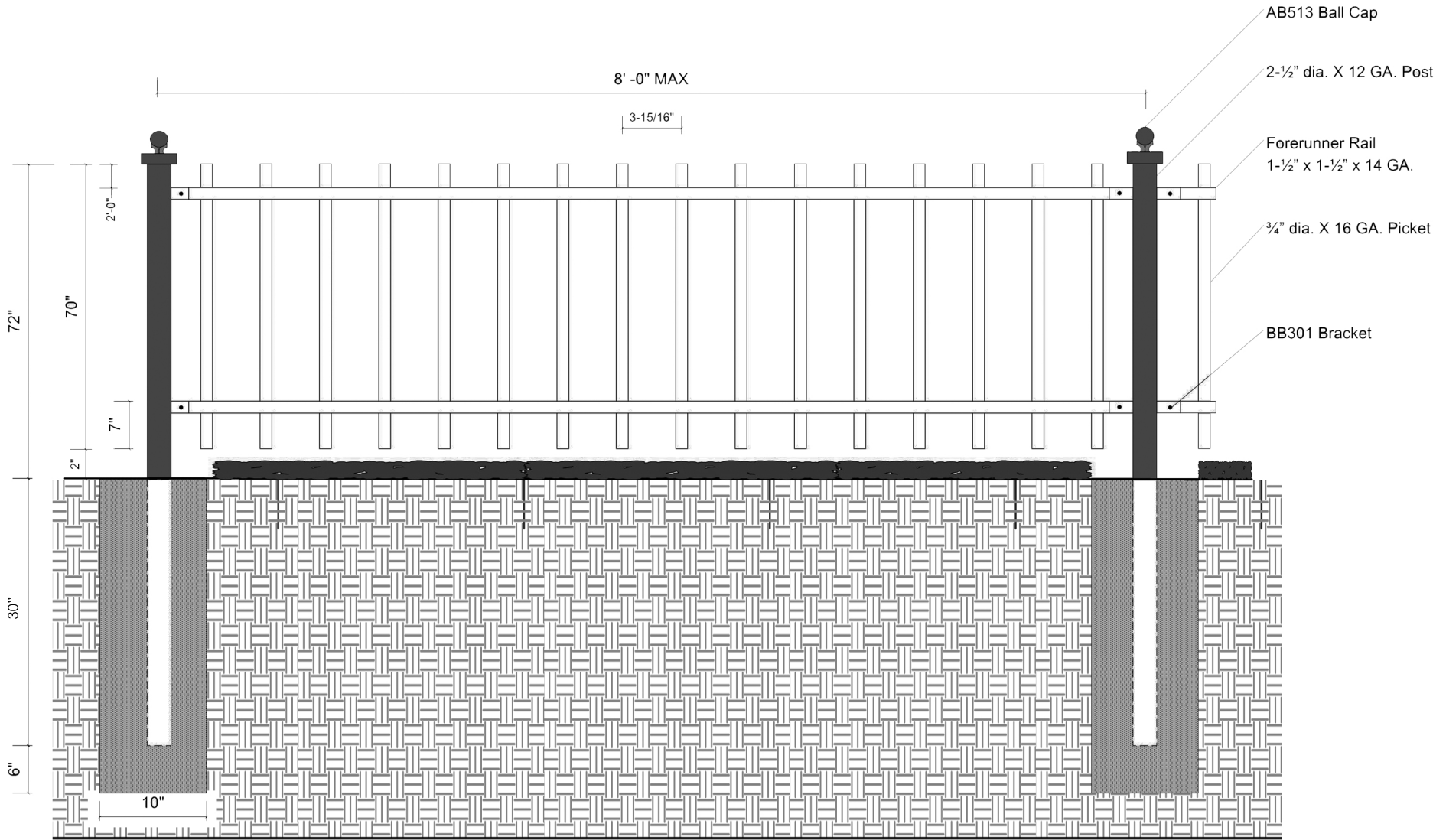


LEGEND	
NUMBER	DESCRIPTION
1	LINE POST LOOP CAP: REFER TO BUILDING CODE FOR MINIMUM SIZE.
2	VERTICAL WIRE FABRIC TIES AT LINE POST: ALL FABRIC TIES SHALL BE A MAXIMUM AT 18" ON CENTER.
3	WIRE FABRIC TIES AT TOP AND BOTTOM RAIL: MINIMUM 5 TIES BETWEEN POST AT MAX 18" ON CENTER.
4	TOP RAIL REQUIRED. TOP TENSION WIRE IS PROHIBITED.
5	TERMINAL POST WITH POST CAP
6	CHAIN-LINK FABRIC TO BE VINYL COATED. COLOR SHALL BE BLACK.
7	TENSION BRACE BAND A MAX 18" ON CENTER
8	VERTICAL TENSION BAR REQUIRED
9	BOTTOM RAIL OR TENSION WIRE REQUIRED.
10	WIND-GUARD MESH 750 SERIES COMMERCIAL BLOCK IS REQUIRED FOR ALL TEMPORARY CONSTRUCTION FENCE. COLOR SHALL BE BLACK. (*) ZIP TIES SHALL BE PLACED 24" MAX THROUGHOUT CENTER OF MESH FABRIC.

NOTE:  
 1. FOR VACANT LOTS, CHAIN-LINK FENCE SHALL BE INSTALLED TO THESE STANDARDS EXCEPT NO WIND-GUARD MESH SHALL BE INSTALLED.  
 2. ALL POST SHALL BE PAINT COATED TO MATCH COLOR OF VINYL CHAIN-LINK FABRIC.  
 3. IN RESIDENTIAL DISTRICTS, FABRIC OPENINGS ARE PROHIBITED. ZIP TIES SHALL BE PLACED 24" MAX THROUGHOUT CENTER OF MESH FABRIC.  
 4. ALL ACCESS GATES SHALL MEET ALL REQUIREMENTS STATED IN THE FENCE MANUAL.  
 5. TEMPORARY CONSTRUCTION SIGNS SHALL MEET ALL REQUIREMENTS STATED IN THE FENCE MANUAL.

# THE CITY OF SUNNY ISLES BEACH CHAIN-LINK FENCE DETAIL

THIS DETAIL IS NOT TO SCALE AND SHALL BE USED AS A MINIMUM STANDARD FOR DEMOLITION, CONSTRUCTION, AND VACANT LOTS/PROPERTIES.



# THE CITY OF SUNNY ISLES BEACH ALUMINIUM PICKET FENCE DETAIL

THIS DETAIL IS NOT TO SCALE AND SHALL BE USED AS A MINIMUM STANDARD FOR VACANT LOTS ALONG COLLINS AVENUE AND SUNNY ISLES BOULEVARD.