




REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-19.5, Fences, Walls and Hedges, Height and Transparency Requirements.

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| Case Number | UDP-T21009 |
| Applicant | City of Fort Lauderdale |
| ULDR Section | Section 47-19.5, Fences, Walls and Hedges |
| Notification Requirements | 10-day legal ad |
| Action Required | Recommend approval or denial to City Commission |
| Authored By | Karlanne Grant, Planner III  |

BACKGROUND:

At the November 5, 2020, City Commission Conference meeting, a communication from the Board of Adjustment (BOA) to the City Commission was requested to direct staff to process an amendment to the Unified Land Development Code (ULDR), Section 47-2.2, Measurements regarding fence height and site visibility. During the discussion, Mayor Trantalis also raised concerns about the height and transparency of fences in front yards. Tall fences in the front yards do not allow for visual connections, which has safety and aesthetic implications. The current code regulations permit fences up to six-feet six inches high in the front yard with an average three foot landscaped setback at the street

Staff presented the potential amendments at the April 20, 2021, City Commission Conference meeting to address the height and opacity of fences for the front yard. The City Commission supported staff's recommendations; however requested consideration of the square footage of the lot or setback be used to determine the maximum height for the front yard. Accordingly, staff gathered to determine the average lot depth of residential parcels. Based on the data results, staff amended the proposed language to reflect that when it is found that at least eighty percent (80%) of lots lying within three-hundred feet (300') of the subject site have an average lot depth of one-hundred feet (100') or less, the maximum height of a fence shall be up to six-feet six inches (6'6"). Otherwise, the maximum height shall be four-feet four-inches (4'4").

To review a sample of the data that staff analyzed regarding the average lot depth for residential properties, please refer to the lot depth analysis attached as **Exhibit 1**. Please note, there was over 4,800 residential lots analyzed and the complete analysis is on file with the Department. To review the proposed amendments, please refer to **Exhibit 2**.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendments align with the City's Comprehensive Plan Future Land Use Element, Goal 2, Objective FLU 2.1, Neighborhood Compatibility, which states to protect existing and future residential neighborhoods from impacts created by more adjacent uses.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Residential Lot Depth Analysis Sample Data
2. Amendments to ULDR Section 47-19.5, Fences, Walls and Hedges

Residential Lot Depth Analysis

| FOLIO | FID_Distri | FOLIO_1 | SITEADDRESS | NEIGHBORAS | Shape_Leng |
|--------------|------------|--------------|------------------|---|------------|
| 494225042240 | 3 | 494225042240 | 2756 NE 30 ST | Coral Ridge Association Inc. | 100.00 |
| 494213061500 | 6 | 494213061500 | 2140 NE 55 ST | Knoll Ridge Homeowners Association | 100.00 |
| 494212090780 | 7 | 494212090780 | 5731 NE 22 WAY | Imperial Point Association | 100.00 |
| 494236080600 | 11 | 494236080600 | 1280 SEMINOLE DR | Coral Ridge Association Inc. | 120.09 |
| 494212020580 | 15 | 494212020580 | 5800 NE 19 AVE | Imperial Point Association | 100.01 |
| 494225131190 | 17 | 494225131190 | 2101 NE 30 ST | Coral Shores Civic Association | 100.03 |
| 494213040410 | 33 | 494213040410 | 5151 NE 18 TER | Knoll Ridge Homeowners Association | 97.40 |
| 494225033480 | 43 | 494225033480 | 2840 NE 24 CT | Coral Ridge Association Inc. | 100.00 |
| 494212071090 | 44 | 494212071090 | 5900 NE 21 DR | Imperial Point Association | 100.00 |
| 494224010880 | 52 | 494224010880 | 2649 NE 34 ST | Coral Ridge Country Club Estate | 100.00 |
| 494212060380 | 62 | 494212060380 | 2821 NE 59 ST | | 98.79 |
| 494307070750 | 63 | 494307070750 | 3231 NE 58 ST | Landings Residential Association | 110.00 |
| 494212070070 | 65 | 494212070070 | 2180 NE 62 ST | Imperial Point Association | 100.00 |
| 494212020550 | 66 | 494212020550 | 5616 NE 18 TER | Imperial Point Association | 100.00 |
| 494213010830 | 70 | 494213010830 | 4860 NE 18 AVE | | 98.32 |
| 494212130030 | 77 | 494212130030 | 2118 NE 65 ST | Imperial Point Association | 100.00 |
| 494208040150 | 80 | 494208040150 | 6731 NW 28 TER | Palm-Aire Village Homeowners Association (East) | 108.30 |
| 494212160320 | 81 | 494212160320 | 5740 NE 20 AVE | Imperial Point Association | 100.01 |
| 494208050440 | 89 | 494208050440 | 6750 NW 25 WAY | Palm-Aire Village Homeowners Association (East) | 100.05 |
| 494212040520 | 96 | 494212040520 | 6551 NE 20 WAY | Imperial Point Association | 122.00 |
| 494212083440 | 98 | 494212083440 | 2176 NE 63 CT | Imperial Point Association | 100.00 |
| 494319040430 | 101 | 494319040430 | 3301 NE 39 ST | Bermuda Riviera Association | 100.17 |
| 494213030220 | 104 | 494213030220 | 2041 NE 53 ST | Knoll Ridge Homeowners Association | 100.00 |
| 494212021360 | 109 | 494212021360 | 1921 NE 59 ST | Imperial Point Association | 100.01 |
| 494207050280 | 110 | 494207050280 | 3358 NW 68 CT | Palm Aire Village Homeowners Association (West) | 129.67 |
| 494213061810 | 121 | 494213061810 | 2040 NE 54 ST | Knoll Ridge Homeowners Association | 100.00 |
| 494211100190 | 132 | 494211100190 | 1721 NE 64 ST | Boulevard Park Isles Homeowners Association | 139.68 |
| 494208010750 | 136 | 494208010750 | 2925 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 121.90 |
| 494224091150 | 146 | 494224091150 | 2124 NE 45 ST | Coral Ridge Country Club Estate | 100.00 |
| 494212051020 | 154 | 494212051020 | 5651 BAYVIEW DR | Lake Estates Improvement Association | 109.86 |
| 494225130750 | 156 | 494225130750 | 2101 NE 29 ST | Coral Shores Civic Association | 100.03 |
| 494208010250 | 158 | 494208010250 | 6920 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 121.83 |
| 494224071020 | 159 | 494224071020 | 2816 NE 37 CT | Coral Ridge Country Club Estate | 100.00 |
| 494224010650 | 164 | 494224010650 | 2625 NE 33 ST | Coral Ridge Country Club Estate | 100.00 |
| 494213010720 | 174 | 494213010720 | 4850 NE 18 TER | | 100.00 |
| 494212060340 | 176 | 494212060340 | 2820 NE 59 ST | Lake Estates Improvement Association | 109.96 |
| 494225030310 | 180 | 494225030310 | 2716 NE 25 CT | Coral Ridge Association Inc. | 100.00 |
| 494213040150 | 186 | 494213040150 | 5221 NE 18 TER | Knoll Ridge Homeowners Association | 97.40 |
| 494213010850 | 198 | 494213010850 | 1801 NE 48 CT | | 98.00 |
| 494212060420 | 199 | 494212060420 | 5920 NE 28 AVE | | 106.48 |
| 494212081650 | 209 | 494212081650 | 2112 NE 60 ST | Imperial Point Association | 99.95 |
| 494212080611 | 215 | 494212080611 | 5701 NE 22 AVE | Imperial Point Association | 100.07 |
| 494207030610 | 221 | 494207030610 | 3147 NW 67 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494208020530 | 243 | 494208020530 | 6831 NW 28 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494207040250 | 250 | 494207040250 | 6660 NW 33 AVE | Palm Aire Village Homeowners Association (West) | 119.08 |
| 494224103030 | 256 | 494224103030 | 2700 NE 40 ST | Coral Ridge Country Club Estate | 175.00 |
| 494212081631 | 271 | 494212081631 | 2106 NE 60 ST | Imperial Point Association | 99.95 |
| 494212101030 | 273 | 494212101030 | 6501 NE 20 TER | Imperial Point Association | 120.32 |
| 494225033970 | 285 | 494225033970 | 2872 NE 25 ST | Coral Ridge Association Inc. | 100.00 |
| 494212072860 | 286 | 494212072860 | 2181 NE 62 ST | Imperial Point Association | 100.00 |
| 494212020440 | 288 | 494212020440 | 1930 NE 57 ST | Imperial Point Association | 100.00 |
| 494319040470 | 293 | 494319040470 | 3312 NE 39 ST | Bermuda Riviera Association | 100.10 |
| 494212131850 | 297 | 494212131850 | 2109 NE 67 ST | Imperial Point Association | 100.00 |
| 494212091650 | 305 | 494212091650 | 2106 NE 57 ST | Imperial Point Association | 100.00 |
| 494212070280 | 315 | 494212070280 | 2153 NE 61 CT | Imperial Point Association | 100.00 |
| 494212060490 | 333 | 494212060490 | 2821 NE 59 CT | | 100.00 |
| 494211073460 | 338 | 494211073460 | 1448 NE 55 ST | Coral Ridge Isles Association | 104.00 |
| 494236080370 | 344 | 494236080370 | 1255 SEMINOLE DR | Coral Ridge Association Inc. | 120.04 |
| 494213040100 | 358 | 494213040100 | 5220 NE 18 AVE | Knoll Ridge Homeowners Association | 97.40 |
| 494212100760 | 360 | 494212100760 | 6300 NE 19 TER | Imperial Point Association | 105.00 |
| 494208010710 | 363 | 494208010710 | 2943 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 121.90 |
| 494208020050 | 365 | 494208020050 | 6864 NW 29 AVE | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494212131430 | 367 | 494212131430 | 2140 NE 67 ST | Imperial Point Association | 100.16 |
| 494212071240 | 379 | 494212071240 | 5860 NE 21 RD | Imperial Point Association | 100.00 |
| 494307080630 | 386 | 494307080630 | 51 COMPASS ISLE | Bay Colony Homeowners Association | 147.69 |
| 494213063200 | 388 | 494213063200 | 5510 NE 18 TER | Knoll Ridge Homeowners Association | 96.38 |
| 494211080070 | 393 | 494211080070 | 1720 NE 64 ST | Boulevard Park Isles Homeowners Association | 101.01 |
| 494212050670 | 404 | 494212050670 | 2760 NE 57 CT | Lake Estates Improvement Association | 110.03 |
| 494212081480 | 406 | 494212081480 | 6021 NE 19 TER | Imperial Point Association | 100.00 |
| 494307080520 | 862 | 494307080520 | 20 N COMPASS DR | Bay Colony Homeowners Association | 124.98 |
| 494224030340 | 416 | 494224030340 | 2740 NE 34 ST | Coral Ridge Country Club Estate | 100.00 |
| 494212092760 | 422 | 494212092760 | 2211 NE 62 ST | Imperial Point Association | 126.07 |
| 494212091631 | 424 | 494212091631 | 2118 NE 57 ST | Imperial Point Association | 100.00 |
| 494207030390 | 425 | 494207030390 | 3131 NW 68 ST | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494208010050 | 433 | 494208010050 | 2993 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 127.73 |
| 494236150270 | 436 | 494236150270 | 2213 NE 17 CT | Bal Harbour Homeowners Association | 110.00 |
| 494211074090 | 437 | 494211074090 | 1466 NE 53 CT | Coral Ridge Isles Association | 104.00 |

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|--------------|-------|--------------|----------------------|---|--------|
| 494208050040 | 439 | 494208050040 | 6721 NW 26 WAY | Palm-Aire Village Homeowners Association (East) | 85.96 |
| 504201320570 | 441 | 504201320570 | 2433 NE 8 ST | Sunrise Intracoastal Homeowners Association | 110.00 |
| 494212083940 | 445 | 494212083940 | 6340 NE 21 RD | Imperial Point Association | 100.00 |
| 494212071960 | 446 | 494212071960 | 2132 NE 61 CT | Imperial Point Association | 100.00 |
| 494212071720 | 447 | 494212071720 | 5940 NE 21 CIR | Imperial Point Association | 100.00 |
| 494208040200 | 450 | 494208040200 | 6710 NW 28 TER | Palm-Aire Village Homeowners Association (East) | 92.16 |
| 494207050890 | 452 | 494207050890 | 3314 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494212091441 | 456 | 494212091441 | 2109 NE 56 CT | Imperial Point Association | 100.00 |
| 504201320700 | 460 | 504201320700 | 2309 NE 8 ST | Sunrise Intracoastal Homeowners Association | 110.00 |
| 494212020900 | 469 | 494212020900 | 5710 NE 18 TER | Imperial Point Association | 100.01 |
| 494224100160 | 472 | 494224100160 | 4780 NE 28 AVE | Coral Ridge Country Club Estate | 105.00 |
| 494319040440 | 484 | 494319040440 | 3300 NE 39 ST | Bermuda Riviera Association | 143.14 |
| 494212071640 | 501 | 494212071640 | 5861 NE 21 LN | Imperial Point Association | 100.00 |
| 494212160120 | 506 | 494212160120 | 5700 NE 19 TER | Imperial Point Association | 100.01 |
| 494212131450 | 522 | 494212131450 | 6721 NE 21 DR | Imperial Point Association | 121.22 |
| 494212070840 | 531 | 494212070840 | 5940 NE 21 LN | Imperial Point Association | 100.06 |
| 494207041120 | 534 | 494207041120 | 3137 NW 65 DR | Palm Aire Village Homeowners Association (West) | 119.44 |
| 494212092160 | 535 | 494212092160 | 1850 NE 59 CT | Imperial Point Association | 99.95 |
| 504201321270 | 537 | 504201321270 | 773 MIDDLE RIVER DR | Sunrise Intracoastal Homeowners Association | 155.12 |
| 494208010590 | 540 | 494208010590 | 6890 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 134.41 |
| 494208010070 | 545 | 494208010070 | 2997 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 127.98 |
| 494207030750 | 559 | 494207030750 | 6771 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212081540 | 576 | 494212081540 | 1940 NE 60 ST | Imperial Point Association | 99.95 |
| 494208010480 | 577 | 494208010480 | 6948 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 123.90 |
| 494207050720 | 578 | 494207050720 | 3314 NW 69 ST | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494207040420 | 579 | 494207040420 | 6581 NW 33 WAY | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212020330 | 581 | 494212020330 | 5805 NE 21 AVE | Imperial Point Association | 100.01 |
| 494307070600 | 582 | 494307070600 | 3020 NE 58 ST | Landings Residential Association | 110.00 |
| 494212091000 | 583 | 494212091000 | 5640 NE 21 DR | Imperial Point Association | 100.00 |
| 494212050490 | 585 | 494212050490 | 2801 NE 57 ST | Lake Estates Improvement Association | 110.03 |
| 494224074160 | 587 | 494224074160 | 2641 NE 35 ST | Coral Ridge Country Club Estate | 100.05 |
| 494307070280 | 588 | 494307070280 | 3017 NE 59 ST | Landings Residential Association | 111.41 |
| 494208120110 | 595 | 494208120110 | 6984 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 111.00 |
| 494213011470 | 604 | 494213011470 | 1833 NE 46 ST | | 100.00 |
| 494307080770 | 20492 | 494307080770 | 90 N COMPASS DR | Bay Colony Homeowners Association | 125.00 |
| 494224100090 | 624 | 494224100090 | 4820 NE 27 AVE | Coral Ridge Country Club Estate | 105.00 |
| 504201322310 | 634 | 504201322310 | 531 INTRACOASTAL DR | Sunrise Intracoastal Homeowners Association | 122.38 |
| 494207051370 | 635 | 494207051370 | 6721 NW 34 AVE | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494212160390 | 639 | 494212160390 | 5721 NE 20 TER | Imperial Point Association | 100.01 |
| 494208050640 | 640 | 494208050640 | 6847 NW 26 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494207051050 | 645 | 494207051050 | 3331 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494207030910 | 647 | 494207030910 | 6790 NW 31 WAY | Palm Aire Village Homeowners Association (West) | 120.00 |
| 494213080950 | 649 | 494213080950 | 4740 NE 27 AVE | Coral Ridge Country Club Estate | 105.00 |
| 494213040520 | 652 | 494213040520 | 5240 NE 18 TER | Knoll Ridge Homeowners Association | 98.15 |
| 494224071250 | 655 | 494224071250 | 2832 NE 38 ST | Coral Ridge Country Club Estate | 125.00 |
| 494208020230 | 660 | 494208020230 | 2821 NW 69 CT | Palm-Aire Village Homeowners Association (East) | 108.50 |
| 494208020350 | 662 | 494208020350 | 6832 NW 27 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494207041940 | 670 | 494207041940 | 6320 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494212092560 | 684 | 494212092560 | 1901 NE 59 CT | Imperial Point Association | 99.95 |
| 494212130210 | 690 | 494212130210 | 2081 NE 65 ST | Imperial Point Association | 121.97 |
| 494211070251 | 693 | 494211070251 | 1711 NE 55 ST | Coral Ridge Isles Association | 100.00 |
| 494212083330 | 695 | 494212083330 | 2141 NE 63 CT | Imperial Point Association | 100.00 |
| 494212050910 | 698 | 494212050910 | 2780 NE 58 ST | Lake Estates Improvement Association | 119.06 |
| 494236050310 | 700 | 494236050310 | 2618 YACHT CLUB BLVD | Coral Ridge Association Inc. | 100.01 |
| 494225030340 | 701 | 494225030340 | 2508 NE 27 AVE | Coral Ridge Association Inc. | 104.40 |
| 494208060180 | 703 | 494208060180 | 2200 NW 67 CT | Palm-Aire Village Homeowners Association (East) | 130.00 |
| 494211073190 | 706 | 494211073190 | 1454 NE 56 ST | Coral Ridge Isles Association | 104.00 |
| 494236080400 | 719 | 494236080400 | 1271 SEMINOLE DR | Coral Ridge Association Inc. | 120.11 |
| 494236140350 | 721 | 494236140350 | 2045 NE 15 ST | Laudergate Isles Civic Association, Inc. | 115.00 |
| 494207040960 | 732 | 494207040960 | 3331 NW 65 ST | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494224100290 | 734 | 494224100290 | 4770 NE 29 AVE | Coral Ridge Country Club Estate | 135.00 |
| 494212070360 | 736 | 494212070360 | 2185 NE 61 CT | Imperial Point Association | 100.00 |
| 494212072720 | 740 | 494212072720 | 2160 NE 62 CT | Imperial Point Association | 100.00 |
| 494208010920 | 742 | 494208010920 | 6837 NW 29 AVE | Palm-Aire Village Homeowners Association (East) | 126.17 |
| 494208020270 | 747 | 494208020270 | 2761 NW 69 CT | Palm-Aire Village Homeowners Association (East) | 108.50 |
| 494212040390 | 757 | 494212040390 | 6620 NE 20 TER | Imperial Point Association | 122.00 |
| 494225042440 | 761 | 494225042440 | 2756 NE 29 CT | Coral Ridge Association Inc. | 100.00 |
| 494212081390 | 762 | 494212081390 | 2011 NE 60 ST | Imperial Point Association | 100.00 |
| 494208070430 | 770 | 494208070430 | 6830 NW 22 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494211071260 | 775 | 494211071260 | 5221 NE 17 TER | Coral Ridge Isles Association | 99.87 |
| 494212080420 | 777 | 494212080420 | 5830 NE 22 AVE | Imperial Point Association | 99.90 |
| 494224103000 | 780 | 494224103000 | 2820 NE 40 ST | Coral Ridge Country Club Estate | 175.00 |
| 494212080550 | 783 | 494212080550 | 5840 NE 22 TER | Imperial Point Association | 100.00 |
| 494213061710 | 784 | 494213061710 | 1850 NE 54 ST | Knoll Ridge Homeowners Association | 100.00 |
| 494213060540 | 786 | 494213060540 | 2141 NE 55 CT | Knoll Ridge Homeowners Association | 100.00 |
| 494212040500 | 797 | 494212040500 | 6531 NE 20 WAY | Imperial Point Association | 122.00 |
| 494212131510 | 800 | 494212131510 | 6531 NE 21 DR | Imperial Point Association | 100.00 |
| 494208110120 | 804 | 494208110120 | 6733 NW 29 WAY | Palm-Aire Village Homeowners Association (East) | 110.62 |
| 494307080080 | 7998 | 494307080080 | 20 S COMPASS DR | Bay Colony Homeowners Association | 151.92 |
| 494212080400 | 806 | 494212080400 | 5800 NE 22 AVE | Imperial Point Association | 99.90 |
| 494211071610 | 809 | 494211071610 | 1731 NE 52 ST | Coral Ridge Isles Association | 100.00 |

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|--------------|-------|--------------|------------------------|---|--------|
| 494213010880 | 810 | 494213010880 | 4721 NE 19 AVE | | 100.00 |
| 494212090260 | 811 | 494212090260 | 2221 IMPERIAL POINT DR | Imperial Point Association | 100.00 |
| 494208120240 | 823 | 494208120240 | 6993 NW 29 WAY | Palm-Aire Village Homeowners Association (East) | 111.00 |
| 494212160010 | 824 | 494212160010 | 5850 NE 19 TER | Imperial Point Association | 100.01 |
| 494224091170 | 826 | 494224091170 | 2116 NE 45 ST | Coral Ridge Country Club Estate | 100.00 |
| 494212130880 | 828 | 494212130880 | 6421 NE 22 AVE | Imperial Point Association | 100.00 |
| 494208110400 | 829 | 494208110400 | 2964 NW 67 CT | Palm-Aire Village Homeowners Association (East) | 131.90 |
| 494208120250 | 847 | 494208120250 | 6992 NW 29 WAY | Palm-Aire Village Homeowners Association (East) | 111.00 |
| 494224030170 | 848 | 494224030170 | 2741 NE 32 ST | Coral Ridge Country Club Estate | 100.00 |
| 494236070560 | 850 | 494236070560 | 2421 NE 13 ST | Coral Ridge Association Inc. | 129.81 |
| 494207040700 | 855 | 494207040700 | 3330 NW 66 ST | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494207050850 | 856 | 494207050850 | 3330 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494212082470 | 865 | 494212082470 | 2105 NE 62 ST | Imperial Point Association | 100.00 |
| 494212081020 | 873 | 494212081020 | 5801 NE 21 DR | Imperial Point Association | 118.10 |
| 494212070200 | 878 | 494212070200 | 2128 NE 62 ST | Imperial Point Association | 100.00 |
| 494307071040 | 879 | 494307071040 | 3100 NE 57 ST | Landings Residential Association | 110.00 |
| 494307070220 | 882 | 494307070220 | 3219 NE 59 ST | Landings Residential Association | 110.00 |
| 494225030510 | 892 | 494225030510 | 2533 NE 27 AVE | Coral Ridge Association Inc. | 100.00 |
| 494213081230 | 899 | 494213081230 | 4771 NE 29 AVE | Coral Ridge Country Club Estate | 105.00 |
| 504201320761 | 907 | 504201320761 | 2609 NE 8 ST | Sunrise Intracoastal Homeowners Association | 110.00 |
| 494211070930 | 914 | 494211070930 | 5320 NE 16 AVE | Coral Ridge Isles Association | 100.00 |
| 494225130980 | 921 | 494225130980 | 2101 NE 29 CT | Coral Shores Civic Association | 100.03 |
| 494207030700 | 925 | 494207030700 | 6821 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494213060990 | 930 | 494213060990 | 2195 NE 55 ST | Knoll Ridge Homeowners Association | 100.10 |
| 494208120170 | 942 | 494208120170 | 6992 NW 29 LN | Palm-Aire Village Homeowners Association (East) | 111.00 |
| 504201322250 | 948 | 504201322250 | 2600 NE 8 ST | Sunrise Intracoastal Homeowners Association | 134.00 |
| 494236030560 | 950 | 494236030560 | 2817 NE 23 ST | Coral Ridge Association Inc. | 100.03 |
| 494224030300 | 952 | 494224030300 | 2733 NE 33 ST | Coral Ridge Country Club Estate | 100.00 |
| 494307070060 | 957 | 494307070060 | 3110 NE 59 ST | Landings Residential Association | 110.00 |
| 494207020420 | 965 | 494207020420 | 3117 NW 69 ST | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494208070340 | 967 | 494208070340 | 6835 NW 23 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494225033670 | 972 | 494225033670 | 2882 NE 24 CT | Coral Ridge Association Inc. | 126.87 |
| 494212072430 | 987 | 494212072430 | 2129 NE 62 ST | Imperial Point Association | 100.00 |
| 494207041830 | 994 | 494207041830 | 3270 NW 65 ST | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494208060760 | 995 | 494208060760 | 6710 NW 22 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494211071380 | 996 | 494211071380 | 5290 NE 17 AVE | Coral Ridge Isles Association | 100.00 |
| 494319040910 | 999 | 494319040910 | 3611 NE 34 AVE | | 162.39 |
| 494208040040 | 1004 | 494208040040 | 6700 NW 29 AVE | Palm-Aire Village Homeowners Association (East) | 126.16 |
| 494212160300 | 1008 | 494212160300 | 5800 NE 20 AVE | Imperial Point Association | 100.01 |
| 494224091920 | 1009 | 494224091920 | 4201 NE 22 AVE | Coral Ridge Country Club Estate | 125.00 |
| 494212090630 | 1011 | 494212090630 | 5971 NE 22 WAY | Imperial Point Association | 100.00 |
| 494208040540 | 1019 | 494208040540 | 6740 NW 27 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494207050160 | 1021 | 494207050160 | 3310 NW 68 CT | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494225034050 | 1023 | 494225034050 | 2816 NE 25 ST | Coral Ridge Association Inc. | 100.00 |
| 494207020190 | 1026 | 494207020190 | 3116 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494236140480 | 1028 | 494236140480 | 2046 NE 15 ST | Laudergate Isles Civic Association, Inc. | 115.00 |
| 494211071140 | 1029 | 494211071140 | 5351 NE 17 TER | Coral Ridge Isles Association | 100.00 |
| 494207051030 | 1030 | 494207051030 | 3323 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494211070460 | 1032 | 494211070460 | 1711 NE 54 ST | Coral Ridge Isles Association | 104.46 |
| 494212083420 | 1043 | 494212083420 | 2177 NE 63 CT | Imperial Point Association | 100.00 |
| 494307070040 | 1047 | 494307070040 | 3020 NE 59 ST | Landings Residential Association | 110.00 |
| 494213011120 | 1048 | 494213011120 | 4815 NE 18 TER | | 100.00 |
| 494208060470 | 1054 | 494208060470 | 6730 NW 24 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494207042120 | 1056 | 494207042120 | 3260 NW 64 ST | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494212072740 | 1074 | 494212072740 | 2152 NE 62 CT | Imperial Point Association | 100.01 |
| 494212081300 | 1076 | 494212081300 | 2010 NE 62 ST | Imperial Point Association | 100.00 |
| 494319040690 | 1078 | 494319040690 | 3250 NE 38 ST | Bermuda Riviera Association | 100.00 |
| 494212020430 | 1079 | 494212020430 | 1920 NE 57 ST | Imperial Point Association | 100.00 |
| 494307070490 | 1083 | 494307070490 | 3211 NE 57 CT | Landings Residential Association | 110.00 |
| 494208110110 | 1086 | 494208110110 | 6729 NW 29 WAY | Palm-Aire Village Homeowners Association (East) | 110.62 |
| 494319040730 | 1096 | 494319040730 | 3332 NE 38 ST | Bermuda Riviera Association | 100.00 |
| 494213061300 | 1100 | 494213061300 | 2091 NE 54 CT | Knoll Ridge Homeowners Association | 100.00 |
| 494208050670 | 1102 | 494208050670 | 6864 NW 26 TER | Palm-Aire Village Homeowners Association (East) | 85.32 |
| 494213061090 | 1107 | 494213061090 | 2101 NE 55 ST | Knoll Ridge Homeowners Association | 100.00 |
| 494319040520 | 17906 | 494319040520 | 3811 NE 34 AVE | Bermuda Riviera Association | 125.57 |
| 494208020750 | 1111 | 494208020750 | 6801 NW 27 WAY | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494212080690 | 1112 | 494212080690 | 5660 NE 21 RD | Imperial Point Association | 100.00 |
| 504201320520 | 1118 | 504201320520 | 2519 NE 8 ST | Sunrise Intracoastal Homeowners Association | 110.00 |
| 494224074190 | 1124 | 494224074190 | 2617 NE 35 ST | Coral Ridge Country Club Estate | 100.05 |
| 494211073800 | 1129 | 494211073800 | 1472 NE 54 ST | Coral Ridge Isles Association | 104.00 |
| 494212130960 | 1135 | 494212130960 | 6510 NE 21 RD | Imperial Point Association | 100.00 |
| 494212040460 | 1147 | 494212040460 | 6520 NE 20 TER | Imperial Point Association | 122.00 |
| 494211070400 | 1149 | 494211070400 | 1631 NE 54 ST | Coral Ridge Isles Association | 100.00 |
| 494208010940 | 1153 | 494208010940 | 6841 NW 29 AVE | Palm-Aire Village Homeowners Association (East) | 126.17 |
| 494212080850 | 1157 | 494212080850 | 5671 NE 21 RD | Imperial Point Association | 100.00 |
| 494208010760 | 1161 | 494208010760 | 2927 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 121.90 |
| 494212050920 | 1163 | 494212050920 | 5801 BAYVIEW DR | Lake Estates Improvement Association | 109.61 |
| 494307070881 | 1167 | 494307070881 | 3301 NE 56 CT | Landings Residential Association | 85.00 |
| 494208070230 | 1171 | 494208070230 | 6801 NW 24 WAY | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494225042570 | 1174 | 494225042570 | 2709 NE 29 ST | Coral Ridge Association Inc. | 100.00 |
| 494211072140 | 1181 | 494211072140 | 5230 NE 15 AVE | Coral Ridge Isles Association | 100.09 |

| | | | | | |
|--------------|-------|--------------|----------------------|---|--------|
| 504201321120 | 1182 | 504201321120 | 671 MIDDLE RIVER DR | Sunrise Intracoastal Homeowners Association | 163.55 |
| 494211074980 | 1188 | 494211074980 | 1770 NE 49 ST | Coral Ridge Isles Association | 115.00 |
| 494207030710 | 1190 | 494207030710 | 6811 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212040580 | 1191 | 494212040580 | 6701 NE 20 WAY | Imperial Point Association | 122.00 |
| 494225032730 | 1192 | 494225032730 | 2124 MIDDLE RIVER DR | Coral Ridge Association Inc. | 100.00 |
| 494213060640 | 1197 | 494213060640 | 1950 NE 55 CT | Knoll Ridge Homeowners Association | 81.27 |
| 494207041950 | 1199 | 494207041950 | 6330 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494208050270 | 1211 | 494208050270 | 6711 NW 26 AVE | Palm-Aire Village Homeowners Association (East) | 126.64 |
| 494212040530 | 1213 | 494212040530 | 6561 NE 20 WAY | Imperial Point Association | 122.00 |
| 494207050210 | 1218 | 494207050210 | 3330 NW 68 CT | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212080040 | 1226 | 494212080040 | 5930 NE 22 TER | Imperial Point Association | 100.00 |
| 494212101200 | 1236 | 494212101200 | 2006 NE 65 ST | Imperial Point Association | 110.00 |
| 494207040630 | 1254 | 494207040630 | 3341 NW 66 ST | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494207030490 | 1256 | 494207030490 | 3140 NW 68 ST | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494307080500 | 1258 | 494307080500 | 2 N COMPASS DR | Bay Colony Homeowners Association | 156.64 |
| 494225032640 | 1266 | 494225032640 | 2617 NE 22 ST | Coral Ridge Association Inc. | 100.00 |
| 494207041440 | 1271 | 494207041440 | 3120 NW 63 ST | Palm Aire Village Homeowners Association (West) | 110.00 |
| 494224071120 | 1273 | 494224071120 | 2833 NE 37 CT | Coral Ridge Country Club Estate | 125.00 |
| 494207050920 | 1275 | 494207050920 | 3323 NW 69 ST | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494208110240 | 1286 | 494208110240 | 6720 NW 29 TER | Palm-Aire Village Homeowners Association (East) | 110.62 |
| 494225042720 | 1289 | 494225042720 | 2625 NE 28 ST | Coral Ridge Association Inc. | 100.00 |
| 494212030290 | 1296 | 494212030290 | 1810 NE 57 ST | Imperial Point Association | 100.01 |
| 494236160280 | 25202 | 494236160280 | 2200 NE 15 CT | Bal Harbour Homeowners Association | 100.00 |
| 494212160070 | 1302 | 494212160070 | 5750 NE 19 TER | Imperial Point Association | 100.01 |
| 494207051170 | 1307 | 494207051170 | 6929 NW 34 AVE | Palm Aire Village Homeowners Association (West) | 99.88 |
| 494213031590 | 1311 | 494213031590 | 5251 NE 19 AVE | Knoll Ridge Homeowners Association | 100.00 |
| 494211071350 | 1312 | 494211071350 | 5260 NE 17 AVE | Coral Ridge Isles Association | 100.00 |
| 494212101301 | 1314 | 494212101301 | 6321 NE 20 WAY | Imperial Point Association | 115.25 |
| 494225042420 | 1315 | 494225042420 | 2749 NE 29 CT | Coral Ridge Association Inc. | 100.00 |
| 494212050400 | 1317 | 494212050400 | 2750 NE 57 ST | Lake Estates Improvement Association | 110.02 |
| 494212020040 | 1323 | 494212020040 | 5790 NE 20 TER | Imperial Point Association | 100.01 |
| 494207020280 | 1330 | 494207020280 | 3160 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494224101500 | 1335 | 494224101500 | 3020 NE 40 ST | Coral Ridge Country Club Estate | 115.00 |
| 494212070340 | 1341 | 494212070340 | 2177 NE 61 CT | Imperial Point Association | 100.03 |
| 494212101320 | 1351 | 494212101320 | 6301 NE 20 WAY | Imperial Point Association | 115.00 |
| 494212050530 | 1353 | 494212050530 | 2761 NE 57 ST | Lake Estates Improvement Association | 110.03 |
| 494212082230 | 1354 | 494212082230 | 1900 NE 59 PL | Imperial Point Association | 99.95 |
| 494213060200 | 1355 | 494213060200 | 1971 NE 55 CT | Knoll Ridge Homeowners Association | 100.00 |
| 504201321620 | 1356 | 504201321620 | 738 MIDDLE RIVER DR | Sunrise Intracoastal Homeowners Association | 125.00 |
| 494212131290 | 1358 | 494212131290 | 6601 NE 21 LN | Imperial Point Association | 100.00 |
| 494212071490 | 1360 | 494212071490 | 5880 NE 21 LN | Imperial Point Association | 100.00 |
| 494212071350 | 1363 | 494212071350 | 5880 NE 22 AVE | Imperial Point Association | 99.90 |
| 494212080090 | 1367 | 494212080090 | 5980 NE 22 TER | Imperial Point Association | 100.00 |
| 494307080990 | 1369 | 494307080990 | 10 COMPASS LN | Bay Colony Homeowners Association | 150.00 |
| 494212030220 | 1373 | 494212030220 | 1900 NE 56 CT | Imperial Point Association | 100.00 |
| 494212071540 | 1379 | 494212071540 | 5930 NE 21 LN | Imperial Point Association | 100.00 |
| 494212082250 | 1386 | 494212082250 | 1920 NE 59 PL | Imperial Point Association | 99.95 |
| 494225042290 | 1389 | 494225042290 | 2716 NE 30 ST | Coral Ridge Association Inc. | 100.00 |
| 494208050320 | 1397 | 494208050320 | 6740 NW 26 AVE | Palm-Aire Village Homeowners Association (East) | 100.05 |
| 494213081270 | 1398 | 494213081270 | 4700 NE 29 AVE | Coral Ridge Country Club Estate | 135.00 |
| 494213120040 | 1402 | 494213120040 | 3100 NE 56 CT | Landings Residential Association | 110.00 |
| 494212072110 | 1405 | 494212072110 | 2115 NE 60 ST | Imperial Point Association | 126.79 |
| 494224101720 | 1410 | 494224101720 | 3030 NE 39 ST | Coral Ridge Country Club Estate | 115.00 |
| 494213030260 | 1429 | 494213030260 | 2001 NE 53 ST | Knoll Ridge Homeowners Association | 100.00 |
| 494212080660 | 1440 | 494212080660 | 5641 NE 22 AVE | Imperial Point Association | 100.00 |
| 494207040170 | 1450 | 494207040170 | 3231 NW 66 ST | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212072450 | 1453 | 494212072450 | 2137 NE 62 ST | Imperial Point Association | 100.00 |
| 494208010400 | 1462 | 494208010400 | 6944 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 117.83 |
| 494212080470 | 1466 | 494212080470 | 5710 NE 22 TER | Imperial Point Association | 100.00 |
| 494208020390 | 1467 | 494208020390 | 6815 NW 27 AVE | Palm-Aire Village Homeowners Association (East) | 99.92 |
| 494208060350 | 1474 | 494208060350 | 2465 NW 67 CT | Palm-Aire Village Homeowners Association (East) | 89.96 |
| 494236071030 | 1487 | 494236071030 | 2409 NE 12 ST | Coral Ridge Association Inc. | 131.26 |
| 494208010360 | 1488 | 494208010360 | 6932 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 117.83 |
| 494212160050 | 1491 | 494212160050 | 5810 NE 19 TER | Imperial Point Association | 100.01 |
| 494213080670 | 1501 | 494213080670 | 4741 NE 26 AVE | Coral Ridge Country Club Estate | 125.00 |
| 494207020200 | 1502 | 494207020200 | 3120 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494212091850 | 1524 | 494212091850 | 2131 NE 57 ST | Imperial Point Association | 100.00 |
| 494307080920 | 1527 | 494307080920 | 101 COMPASS LN | Bay Colony Homeowners Association | 125.00 |
| 494208010420 | 1530 | 494208010420 | 6964 NW 30 AVE | Palm-Aire Village Homeowners Association (East) | 134.11 |
| 494208070100 | 1535 | 494208070100 | 2261 NW 69 CT | Palm-Aire Village Homeowners Association (East) | 110.35 |
| 494207030740 | 1538 | 494207030740 | 6781 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494207030090 | 1539 | 494207030090 | 3157 NW 68 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494213031630 | 1542 | 494213031630 | 5211 NE 19 AVE | Knoll Ridge Homeowners Association | 98.28 |
| 494208020100 | 1544 | 494208020100 | 6801 NW 28 WAY | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494212060030 | 1556 | 494212060030 | 2761 NE 58 ST | Lake Estates Improvement Association | 105.00 |
| 494236080410 | 1558 | 494236080410 | 1275 SEMINOLE DR | Coral Ridge Association Inc. | 120.08 |
| 494208060690 | 1565 | 494208060690 | 6751 NW 22 TER | Palm-Aire Village Homeowners Association (East) | 100.00 |
| 494236050330 | 1571 | 494236050330 | 2600 YACHT CLUB BLVD | Coral Ridge Association Inc. | 100.00 |
| 494212060020 | 1573 | 494212060020 | 2771 NE 58 ST | Lake Estates Improvement Association | 119.06 |
| 494212021030 | 1580 | 494212021030 | 1846 NE 59 ST | Imperial Point Association | 100.01 |
| 494207050310 | 1584 | 494207050310 | 6800 NW 34 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |

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|--------------|-------|--------------|---------------------|---|--------|
| 494212130020 | 1589 | 494212130020 | 2124 NE 65 ST | Imperial Point Association | 100.00 |
| 494207030560 | 1595 | 494207030560 | 3171 NW 67 CT | Palm Aire Village Homeowners Association (West) | 165.32 |
| 494212131180 | 1615 | 494212131180 | 6530 NE 21 DR | Imperial Point Association | 100.00 |
| 494236140210 | 1624 | 494236140210 | 2036 NE 14 CT | Laudergate Isles Civic Association, Inc. | 115.00 |
| 494212040710 | 1627 | 494212040710 | 6530 NE 20 WAY | Imperial Point Association | 122.00 |
| 494213011290 | 1638 | 494213011290 | 4601 NE 18 TER | | 98.00 |
| 494212130250 | 1639 | 494212130250 | 6611 NE 21 TER | Imperial Point Association | 100.12 |
| 494207041130 | 1641 | 494207041130 | 3145 NW 65 DR | Palm Aire Village Homeowners Association (West) | 102.07 |
| 494307080580 | 1642 | 494307080580 | 40 COMPASS ISLE | Bay Colony Homeowners Association | 125.00 |
| 494207041300 | 1643 | 494207041300 | 6300 NW 31 TER | Palm Aire Village Homeowners Association (West) | 164.80 |
| 494213063120 | 1645 | 494213063120 | 5501 NE 18 TER | Knoll Ridge Homeowners Association | 100.00 |
| 494208010740 | 1651 | 494208010740 | 2923 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 121.90 |
| 494212030260 | 1654 | 494212030260 | 1820 NE 56 CT | Imperial Point Association | 103.97 |
| 494208010700 | 1659 | 494208010700 | 2945 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 121.90 |
| 494211072550 | 1682 | 494211072550 | 1600 NE 52 ST | Coral Ridge Isles Association | 123.37 |
| 494212100510 | 1684 | 494212100510 | 6330 NE 19 AVE | Imperial Point Association | 110.00 |
| 494208020320 | 1690 | 494208020320 | 2711 NW 69 CT | Palm-Aire Village Homeowners Association (East) | 108.50 |
| 494212051010 | 1701 | 494212051010 | 5701 BAYVIEW DR | Lake Estates Improvement Association | 109.84 |
| 494207050300 | 1709 | 494207050300 | 6810 NW 34 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212091730 | 1716 | 494212091730 | 2139 NE 56 PL | Imperial Point Association | 100.00 |
| 494212050870 | 1721 | 494212050870 | 2740 NE 58 ST | Lake Estates Improvement Association | 110.00 |
| 494212080200 | 1729 | 494212080200 | 5901 NE 22 TER | Imperial Point Association | 99.90 |
| 494212160450 | 1733 | 494212160450 | 5821 NE 20 TER | Imperial Point Association | 100.01 |
| 494212070270 | 1737 | 494212070270 | 2149 NE 61 CT | Imperial Point Association | 100.00 |
| 504201320500 | 1746 | 504201320500 | 2531 NE 8 ST | Sunrise Intracoastal Homeowners Association | 110.00 |
| 494212071850 | 1748 | 494212071850 | 5910 NE 21 WAY | Imperial Point Association | 100.15 |
| 494212050110 | 1751 | 494212050110 | 2770 NE 56 CT | Lake Estates Improvement Association | 110.00 |
| 494224100270 | 1752 | 494224100270 | 4750 NE 29 AVE | Coral Ridge Country Club Estate | 135.00 |
| 494211074210 | 1764 | 494211074210 | 1455 NE 53 ST | Coral Ridge Isles Association | 106.94 |
| 494307070710 | 1767 | 494307070710 | 3321 NE 58 ST | Landings Residential Association | 80.00 |
| 494211074070 | 1773 | 494211074070 | 1454 NE 53 CT | Coral Ridge Isles Association | 104.00 |
| 494236040400 | 1787 | 494236040400 | 2720 NE 20 ST | Coral Ridge Association Inc. | 100.01 |
| 494212082070 | 1795 | 494212082070 | 5811 NE 21 WAY | Imperial Point Association | 100.00 |
| 494208050510 | 1797 | 494208050510 | 6815 NW 26 WAY | Palm-Aire Village Homeowners Association (East) | 100.05 |
| 494307070090 | 1803 | 494307070090 | 3210 NE 59 ST | Landings Residential Association | 110.00 |
| 494207051250 | 1809 | 494207051250 | 3401 NW 68 CT | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494307070860 | 1813 | 494307070860 | 3260 NE 56 CT | Landings Residential Association | 115.00 |
| 494212021250 | 1816 | 494212021250 | 5801 NE 18 TER | Imperial Point Association | 100.01 |
| 494319040750 | 1820 | 494319040750 | 3348 NE 38 ST | | 114.46 |
| 494207050970 | 1838 | 494207050970 | 3343 NW 69 ST | Palm Aire Village Homeowners Association (West) | 196.31 |
| 494211070600 | 1839 | 494211070600 | 5311 NE 16 AVE | Coral Ridge Isles Association | 127.24 |
| 494307080840 | 1840 | 494307080840 | 21 COMPASS LN | Bay Colony Homeowners Association | 143.84 |
| 494212020110 | 1841 | 494212020110 | 5720 NE 20 TER | Imperial Point Association | 100.01 |
| 494207050340 | 1843 | 494207050340 | 6710 NW 34 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212060050 | 1844 | 494212060050 | 2741 NE 58 ST | Lake Estates Improvement Association | 105.00 |
| 494207050990 | 1850 | 494207050990 | 3307 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494211110070 | 1853 | 494211110070 | 1487 NE 63 CT | Boulevard Park Isles Homeowners Association | 100.00 |
| 504201322400 | 1864 | 504201322400 | 622 MIDDLE RIVER DR | Sunrise Intracoastal Homeowners Association | 125.00 |
| 494212083430 | 1867 | 494212083430 | 2180 NE 63 CT | Imperial Point Association | 100.00 |
| 494307070470 | 1868 | 494307070470 | 3231 NE 57 CT | Landings Residential Association | 110.00 |
| 494208050970 | 1871 | 494208050970 | 6847 NW 25 TER | Palm-Aire Village Homeowners Association (East) | 100.05 |
| 494212083180 | 1882 | 494212083180 | 2129 NE 63 CT | Imperial Point Association | 100.00 |
| 504201320920 | 1888 | 504201320920 | 536 INTRACOASTAL DR | Sunrise Intracoastal Homeowners Association | 165.27 |
| 494225030150 | 1899 | 494225030150 | 2749 NE 25 PL | Coral Ridge Association Inc. | 100.00 |
| 494207040100 | 1902 | 494207040100 | 3151 NW 66 ST | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494224100360 | 1907 | 494224100360 | 4821 BAYVIEW DR | Coral Ridge Country Club Estate | 134.96 |
| 494225042590 | 1913 | 494225042590 | 2725 NE 29 ST | Coral Ridge Association Inc. | 100.00 |
| 494212101490 | 1915 | 494212101490 | 1930 NE 62 CT | Imperial Point Association | 100.18 |
| 494207020620 | 1916 | 494207020620 | 6861 NW 32 AVE | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212060480 | 1919 | 494212060480 | 2831 NE 59 CT | | 119.06 |
| 494207030870 | 1922 | 494207030870 | 3126 NW 67 CT | Palm Aire Village Homeowners Association (West) | 115.00 |
| 494212071810 | 1935 | 494212071810 | 5931 NE 21 CIR | Imperial Point Association | 138.76 |
| 494212080270 | 1937 | 494212080270 | 5830 NE 21 DR | Imperial Point Association | 100.00 |
| 494207030400 | 1938 | 494207030400 | 3127 NW 68 ST | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494211080080 | 1940 | 494211080080 | 1730 NE 64 ST | Boulevard Park Isles Homeowners Association | 101.25 |
| 494212100980 | 1958 | 494212100980 | 6300 NE 20 TER | Imperial Point Association | 105.00 |
| 494212050880 | 1966 | 494212050880 | 2750 NE 58 ST | Lake Estates Improvement Association | 110.00 |
| 494212100550 | 1979 | 494212100550 | 6260 NE 19 AVE | Imperial Point Association | 110.00 |
| 494225131030 | 1980 | 494225131030 | 2017 NE 29 CT | Coral Shores Civic Association | 100.03 |
| 494213010700 | 1982 | 494213010700 | 4870 NE 18 TER | | 100.00 |
| 494212071500 | 1994 | 494212071500 | 5890 NE 21 LN | Imperial Point Association | 100.00 |
| 494213060660 | 2004 | 494213060660 | 1970 NE 55 CT | Knoll Ridge Homeowners Association | 100.00 |
| 494213081290 | 2009 | 494213081290 | 4711 BAYVIEW DR | Coral Ridge Country Club Estate | 134.05 |
| 494207050600 | 2011 | 494207050600 | 3373 NW 63 ST | Palm Aire Village Homeowners Association (West) | 100.00 |
| 494207020120 | 2025 | 494207020120 | 3157 NW 69 CT | Palm Aire Village Homeowners Association (West) | 100.05 |
| 494207042150 | 2027 | 494207042150 | 3281 NW 63 ST | Palm Aire Village Homeowners Association (West) | 125.31 |
| 494212083020 | 2037 | 494212083020 | 2108 NE 64 ST | Imperial Point Association | 100.00 |
| 494208010790 | 2039 | 494208010790 | 2933 NW 68 ST | Palm-Aire Village Homeowners Association (East) | 121.90 |
| 494307080690 | 13493 | 494307080690 | 40 N COMPASS DR | Bay Colony Homeowners Association | 125.00 |
| 494211073870 | 2045 | 494211073870 | 1461 NE 53 CT | Coral Ridge Isles Association | 104.00 |
| 494224010600 | 2046 | 494224010600 | 2708 NE 34 ST | Coral Ridge Country Club Estate | 100.00 |

Sec. 47-19.5. - Fences, walls and hedges.

- A. The purpose and intent for the regulations in this section is to promote safety, create buffers, ease the transition between public ways and private property, and promote aesthetics while allowing flexibility and variety in the design of a fence or wall.
- B. Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

TABLE 1

| FENCES, WALLS AND HEDGES (Note D) | HEIGHT | PERCENT TRANSPARENT (Note B) | SETBACK (Note A & G) | | |
|---|--|------------------------------|-------------------------------------|-------|-------|
| | MAX. Measured from Grade According to Section 47-2.2.G | | STREET | SIDE | REAR |
| Residential Zoning Districts | | | | | |
| 1a. FENCE/WALL | Up to 2'-6" | N/A | 0'-0" | 0'-0" | 0'-0" |
| 1b. FENCE/WALL | 2'-6" — 4'-4" | 75 — 100% transparency | 0'-0" | 0'-0" | 0'-0" |
| 1c. FENCE/WALL | 2'-6" — 4'-4" | Below 75% transparency | Min. Average 3'-0" (Note C, E, & F) | 0'-0" | 0'-0" |
| 1d. FENCE/WALL | 4'-4" — 6'-6" | N/A | Min. Average 3'-0" (Note C, E, & F) | 0'-0" | 0'-0" |
| 2. CHAIN LINK FENCE | Up to 6'-6" | N/A | Min. Average 3'-0" (Note C, E, & F) | 0'-0" | 0'-0" |
| Residential/Non-Residential Zoning Districts | | | | | |
| 3. FENCE/WALL | Up to 10'-0" | N/A | Min. Average 3'-0" (Note C, E, & F) | 0'-0" | 0'-0" |

| | | | | | |
|---------------------|--------------|-----|--|-------|-------|
| 4. CHAIN LINK FENCE | Up to 10'-0" | N/A | Min. Average 3'-0" (Note C, E, & F) | 0'-0" | 0'-0" |
| 5. HEDGES | Up to 10'-0" | N/A | 0'-0" | 0'-0" | 0'-0" |

| | | | | | |
|--|----------------------------|--|--------------|--------------|--|
| <u>FENCES, WALLS AND HEDGES (Note D)</u> | <u>HEIGHT</u> | <u>SETBACK (Note A & G)</u> | | | |
| | <u>MAX.</u> | | | | |
| | <u>Measured from</u> | <u>STREET</u> | <u>SIDE</u> | <u>REAR</u> | |
| | <u>Grade According</u> | | | | |
| | <u>to Section 47-2.2.G</u> | | | | |
| <u>Residential Zoning Districts</u> | | | | | |
| <u>1a. FENCE/WALL</u> | <u>Up to 4'-4"</u> | <u>0'-0"</u> | <u>0'-0"</u> | <u>0'-0"</u> | |
| <u>1b. FENCE/WALL</u> | <u>Above 4'-4"—6'-6"</u> | <u>Min. Average 3'-0"</u> <u>(Note C, E, & F)</u> | <u>0'-0"</u> | <u>0'-0"</u> | |
| <u>2. CHAIN LINK FENCE</u> | <u>Up to 6'-6"</u> | <u>Not permitted</u> | <u>0'-0"</u> | <u>0'-0"</u> | |
| <u>Non-Residential Zoning Districts and Residential abutting Non-Residential Zoning Districts</u> | | | | | |
| <u>3. FENCE/WALL</u> | <u>Up to 10'-0"</u> | <u>Min. Average 3'-0"</u> <u>(Note C, E, & F)</u> | <u>0'-0"</u> | <u>0'-0"</u> | |

| | | | | |
|--|---|--|--------------|--------------|
| 4. CHAIN LINK FENCE | <u>Up to 10'-0"</u> | <u>Min. Average 3'- 0"</u> (Note C, E, & F) | <u>0'-0"</u> | <u>0'-0"</u> |
| 5. HEDGES | <u>Up to 10'-0"</u> | <u>0'-0"</u> | <u>0'-0"</u> | <u>0'-0"</u> |
| Industrial Zoning District | | | | |
| 6. WALL | <u>Up to 15'-0"</u> | <u>Min. Average 3'- 0"</u> (Note C, E, & F) | <u>0'-0"</u> | <u>0'-0"</u> |
| Minimum Transparency for Residential Zoning Districts | | | | |
| | <u>HEIGHT MAX.</u> <u>Measured from</u> <u>Grade According</u> <u>to Section 47- 2.2.G</u> | <u>Street</u> | <u>Side</u> | <u>Rear</u> |
| | <u>Up to 4' 4"</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| | <u>Above 4' 4" – 6' 6"</u> | <u>50-100%</u> | <u>N/A</u> | <u>N/A</u> |

Note A: Setbacks shall be measured from property lines, except when property abuts a waterway, the setback for the waterway shall be measured in accordance with Section 47-2 of the ULDR.

Note B: Transparency (openness) is calculated based on the fence or wall being viewed at ninety (90) degrees to the street property line. Percent is determined as follows: Total square feet of openings in fence being divided by the total fence area utilizing the top of the fence in all of its positions for varying heights.

Note C: Fences and walls extending into the required front yard setback up to and along the street frontage shall be limited to a maximum height of four-feet four-inches (4'-4"). When it is found that at least eighty percent (80%) of those lots lying within three hundred (300) feet of the subject site have an average lot depth of one hundred (100) feet or less, fences extending into the required front yard setback up to and along the street frontage shall be up to 6' 6" and be subject to the regulations as shown in Table 1. The linear distance of any one (1) segment of the indicated accessory structure along a given property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed thirty (30) percent of the length of the property line.

Note D: Handrails or safeguards when required by federal or state codes shall be exempt from this section.

Note E: Landscaping is required between the property line and accessory structure. See subsection C. below for specific landscape requirements.

Note F: To determine the average setback distance for fences, walls, and planters, multiply the total length of the fence, wall or planter, as viewed at ninety (90) degrees to the property line, by a factor of three (3), where three (3) represents the required minimum average setback. The resulting product must be equal to or greater than the total which results when adding the sum of each fence, wall, or planter segment multiplied by its setback from the property line. Walls, fences or planters constructed at an angle to the property line shall use the distance to the center of the structure to determine the actual setback of the segment.

Note G: Exceptions to setbacks:

1. *Residential districts:*

- a. In order to maintain sight visibility, the following shall apply:
 - i. For properties abutting a right-of-way, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2½) feet in height when located within a sight triangle.
 - ii. For properties abutting a waterway, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2½) feet in height as measured in accordance with Section 47-2.2.G, when located within ten (10) feet of the edge of the waterway.

2. *Nonresidential districts:*

- a. In order to maintain sight visibility, no opaque fence, hedge or a wall shall be permitted to exceed two and one-half (2½) feet in height when located within a sight triangle.
- b. Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this Section 47-19.5 within five (5) years of the effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19).
- c. Fences or walls abutting residentially zoned property which are required to be constructed by the ULDR, or when deemed necessary by the department to provide lateral support or protect adjoining property from dirt, dust, flying debris, noise, offensive odors or deleterious effects, shall be erected before or contemporaneously with the construction of the exterior walls of a building.
- d. For fences in the Downtown RAC, see Section 47-13.20.B.

C. *Landscaping Requirements:*

1. *Residential Districts:* Unless a fence is permitted to be located at the property line pursuant to Table 1, all walls and fences, including chain link, shall be required to be planted with hedges, shrubs, groundcover or a combination thereof, in the area between the property line abutting a street and the fence or wall. The plantings shall consist of varied species.
2. *Nonresidential Districts:* In nonresidential districts, all fences and walls, including chain link fence, shall be required to be planted with hedges, shrubs, groundcover, trees, or a combination thereof. These plantings shall consist of varied species, and be located in the area between the property line abutting a street and the fence or wall. Trees may be standard, flowering or palms and shall be installed in accordance with Section 47-21.6, and planted an average of one (1) tree per twenty (20) lineal feet or portion thereof along such fence or wall. All fences and walls which do not provide this landscaping shall be brought into compliance no later than two (2) years of the effective date of the ULDR (June 28, 1997). Such perimeter landscaping shall not be required when a designated conservation area parcel is being fenced.

D. *Standards for walls.*

1. Except when a new wall directly abuts an existing wall or fence preventing access, walls shall be finished on both sides, with materials satisfying industry standards, such as painted stucco, prefinished block, or other prefinished materials, and shall be compatible with proposed or existing buildings. Walls shall include finishing features, such as, but not limited to, changes in texture or color, variety of materials, capstones, decorative painting or bands of tile.
2. The top of a wall may contain architectural features and light fixtures, however such features shall not exceed eighteen (18) inches above the maximum height of a wall. The combined width of the features shall not exceed twenty percent (20%) of the total linear length of the wall.
3. Gates and entrance features shall be permitted as follows:
 - a. A wall may have a pedestrian entrance with a gate. Such an entranceway, including any archway, may be no greater than eleven (11) feet in height, no more than eight (8) feet in width, and no thicker than eighteen (18) inches in depth and may be contiguous with the wall. Gates must swing or slide in a manner which does not obstruct public ways.
 - b. All openings in a required wall shall have a gate of the same or greater opacity and the same height as the wall. The gate shall be kept closed, except when opening is necessary for ingress and egress.
4. If a wall is located within the required yard adjacent to a street, the side of the wall facing the street shall be subject to the following criteria:
 - a. Decorative treatments shall be required to continue around the corner of the wall for a dimension equal to the height of the feature.
 - b. The wall shall be designed with changes in material, color, texture, or profile to avoid the massive, linear aspect and monotony of otherwise plain walls. Walls shall not be in a continuous straight line without an offset, change of direction, or significant vertical feature to break up the length of the wall as required by Table 1 of this subsection.
5. All walls shall be maintained in good repair and in a secure manner. All defective structural and decorative elements shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the wall. All walls shall have all graffiti and loose material removed; any damaged portion of a wall shall be repaired or replaced in a manner consistent with these standards and any patching or resurfacing shall match the existing materials and shall be impervious to the elements, when possible.

E. *Standards for Fences.*

1. Required fences shall not be constructed of chain link unless specifically permitted herein, and shall be a minimum height of five (5) feet above grade, as measured in accordance with Section 47-2.2.G.2.
2. All fences may include architectural features and light fixtures along the top of the fence and gate, however such features shall not exceed eighteen (18) inches above the maximum height of a fence. The combined width of the features shall not exceed twenty percent (20%) of the total linear length of the fence.
3. A fence may have a pedestrian entrance feature with a gate. Such an entranceway, including any archway, may be no greater than eleven (11) feet in height, no more than eight (8) feet in width, and no thicker than eighteen (18) inches in depth and may be contiguous with the fence. Gates must swing or slide in a manner which does not obstruct public ways.
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.

5. If a fence is located within the required yard adjacent to a street, it shall be designed to reduce the linear aspect and monotony of fences. Fences shall not be in a continuous straight line without an offset or change of direction to break up the length of the fence, as described in Table 1 of this subsection.
 6. In RAC districts, see Section 47-13.20.B.5.
 7. All fences shall be maintained in good repair and in a secure manner. All defective structural and decorative element shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the fence. All fences shall have all graffiti and loose material removed; any damaged portion of a fence shall be repaired or replaced in a manner consistent with these standards and any repairs shall match the existing materials and shall be impervious to the elements, when possible.
- F. *Fences, walls, hedges and structures around swimming pools.* Portions of fences, walls and structures may be erected and hedges or landscaping installed, to the waterline of a swimming pool; provided, however, that no portion of any such item may exceed six (6) feet in length, measured along the perimeter of the pool. A clear path of a minimum width of twenty-four (24) inches shall be provided to separate one (1) portion of fence, wall or hedge from any other and a clear path of the same width shall also be provided through each portion, or around each portion, which path shall be located within fifteen (15) feet of the pool perimeter. All fences used as pool barriers shall comply with the minimum standards of the Florida Building Code. If the pool barrier requirements of the Florida Building Code are in conflict with this ordinance, the Florida Building Code shall prevail
- G. *Exception to requirement for bufferyard wall.*
1. Walls required in accordance with neighborhood compatibility, bufferyard requirements, as provided in Section 47-25.3.C.4 shall not be required for a nonresidential use when:
 - a. The abutting residential parcel has a wall which is a minimum of five (5) feet in height along the length of the shared property line and which is no greater than five (5) feet from the shared property line; and
 - b. There is no street, alley or waterway separating the nonresidential parcel from the residential parcel; and
 - c. There is a recorded agreement between the city and the nonresidential property owner(s) whereby the nonresidential property owner agrees to construct a wall in accordance with this section should the existing wall on the abutting residential parcel be removed or destroyed in such a manner so as to no longer comply with the minimum bufferyard requirements.
 2. In a B-3 or I district, when a wall is required to screen outdoor storage of goods and materials, as described in Section 47-19.9, Outdoor Uses, an opaque fence of durable wood species may be used to screen such outdoor storage by special exception approval, in accordance with Section 47-24.12, if it is found that the nature of the storage will not have adverse effects on surrounding property or the public if the requested exception is granted. However, in no instance may a fence be used to replace a required wall along the property line abutting residential property.
- H. *Barbed wire fencing* shall not be permitted, except as follows:
1. Temporary barbed wire fencing may be permitted on a construction site where there is an active building permit, provided that said fencing does not obstruct any public easement or right-of-way.
 2. Barbed wire fencing may be permitted in the I, U, B-2, and B-3 zoning districts, at a height not exceeding ten (10) feet as measured in accordance with this Section, where outdoor storage of goods and materials is permitted as an accessory use, except where the nonresidential use is abutting residential property.
 3. Barbed wire fencing shall not be visible from any street.
- I. All property zoned in a PEDD or within the Port Everglades boundaries shall be exempted from the provisions of this section, except where it abuts property or streets outside the district.

J. *Temporary fences.*

1. A temporary construction fence may be permitted in conjunction with construction on a site in accordance with requirements determined by the department. The height, setback, landscaping and other requirements for a fence may be waived by the department subject to safety concerns. Such fence shall not be placed on the development site prior to final site plan approval or prior to issuance of the first building permit, whichever occurs first; and must be removed within two (2) weeks after issuance of a certificate of occupancy (CO) or termination of site plan approval, whichever occurs first; and shall be removed if the building permit has expired and has not been issued within one hundred eighty (180) days of expiration.
2. A fence may be permitted to be located parallel to the property lines of a vacant lot subject to the following:
 - a. The fence must be non-opaque; and
 - b. Is not required to meet the standards for fences provided in the ULDR while the property on which it is located is vacant, except as provided herein; and
 - c. Must meet site triangle requirements; and
 - d. Must have an opening at least ten (10) feet wide which may be gated.