



COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

SHEDS

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SHEDS

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

REQUIRED PERMIT APPLICATION(S)

- Building
- Electrical (if applicable)
- Plumbing (if applicable)

MINIMUM PLAN SUBMITTAL

- Two (2) copies of 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
 - The location of the electric meter and service drop for the house
 - The type, height, location and materials of the proposed shed, with shed dimensions and dimensions from shed to property lines.
- Two (2) copies of plans or manufacturer's specifications, depending upon type of shed.
- Two (2) copies of product approval or DEO stamped plans.
- Owner/Builder Affidavit if installed/constructed by owner. This must be signed in person at the Community Development Services Department.
- Two (2) copies of the completed "Impervious & Pervious Space Calculation" form.
- If electricity is to be run to the shed, an electrical permit is required.
- If water is to be run to the shed, a plumbing permit is required.
- Two (2) copies of Homeowner Association Approval, if required.

GENERAL INFORMATION

There are three (3) basic types of sheds, and each must be designed according to Chapter 16 Florida Building Code.

- Metal Sheds. Must be firmly anchored to a 4 inches concrete slab.
- Manufactured Wood Shed: Must be approved by Department of Economic Opportunity.
- Site-Built Wood Shed: Plans to be designed, signed and sealed by a Florida Licensed Architect/Engineer.

SPECIFIC REQUIREMENTS

Backyard storage sheds must be a minimum of five (5) feet from the rear property line and five (5) feet from the side property line. There must be at least one (1) foot between a shed and any easement. Metal sheds may not be larger than 144 square feet. Other sheds, depending upon the type of construction, may be 200 square feet. Electric service drop wires must meet the minimum clearances as per the currently adopted National Electrical Code.

INSPECTIONS

Inspections must be submitted online, faxed or dropped off prior to **4:30 PM** for the next business day.

REVIEW STOP(S)

- Building
- Zoning
- Electrical (if applicable)
- Plumbing (if applicable)

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



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IMPERVIOUS & PERVIOUS SPACE CALCULATION

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IMPERVIOUS & PERVIOUS SPACE CALCULATION

- TYPE OF IMPROVEMENT: [] ADDITION [] CIVIL & SITE [] DECK [] DRIVEWAY [] PATIO [] POOL [] SHED [] SLAB [] SPA [] WALKWAY

Owner Name: _____

Contractor Name: _____

Job Address: _____

Table with 2 columns: Description and AREA (SQ. FT.). Rows include TOTAL LOT AREA, PRIMARY BUILDING (HOUSE), PORCHES/PATIOS/WALKWAYS/CONCRETE SLABS (NO WOOD DECKS), DRIVEWAYS (CIRCULAR/BACKOUT), POOL, OTHER, TOTAL IMPERVIOUS AREA, and IMPERVIOUS/PERVIOUS PERCENTAGES.

I certify that all foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Property Owner Signature (required)

Date

Contractor Signature

Date

NOTE: RS-5 Single Family Zoning: 50% of the entire property can be impervious.