



## COMMUNITY DEVELOPMENT SERVICES

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

**SHEDS**

*Life's Just Better Here*

### 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

- One (1) copy of survey with an original seal prepared within the last two (2) years/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.
- One (1) copy of plans or manufacturer's specifications, depending upon type of shed.
- One (1) copy 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.
- One (1) copy 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.
- One (1) copy 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 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:** \_\_\_\_\_

	<u>AREA (SQ. FT.)</u>
TOTAL LOT AREA:	_____
PRIMARY BUILDING (HOUSE):	_____
PORCHES/PATIOS/WALKWAYS/CONCRETE SLABS:	_____
DRIVEWAYS (CIRCULAR/BACKOUT):	_____
POOL:	_____
OTHER:	_____
TOTAL IMPERVIOUS AREA	= _____
<b>TOTAL IMPERVIOUS AND PERVIOUS PERCENTAGES</b>	
[(TOTAL IMPERVIOUS/TOTAL LOT AREA) X 100= IMPERVIOUS %]	Impervious % = _____
	Pervious % = _____

**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.