



Shed - Residential Permit Guidelines

(DBPR Approved)

Sheds are required to comply with the requirements of Cape Coral Land Development Code (LDC) 5.2.13. Specific requirements vary based on the shed location, either behind the main structure or exposed in the side yard.

CGC, CBC, CRC, Owner Builder or Tenant may apply for permit

- Tenants can apply for DBPR sheds with a notarized approval letter from the homeowner
- Miscellaneous application
- Burrowing Owl Affidavit
- Owner Builder Affidavit (if homeowner)
- Must have approved DBPR # affixed to the unit.
- Certification letter from DBPR for approved shed (see attached sample)
- Two (2) copies of Site plan (shed location on the property)
 - Show existing buildings or structures including sidewalks, patios, driveways, pools, etc. if applicable
 - Location and size of shed (length, width, height)
 - Provide setbacks from all property lines to shed
 - Show and label new or existing fencing or shrubs which will be used to provide the required screening of the shed. (LDC 5.2.13)
 - Show the distance from the screening to the shed
 - Sheds are required to be screened from the front and along the adjacent side property line if the shed is not located directly behind the house.
- Tie down specifications
- Signed Impervious Surface Calculation Worksheet if located in R-1 or RML zone

Route to: OFFICE USE ONLY

Building Zoning
Species (If Owl, Eagle or Gopher Tortoise)

Processing: OFFICE USE ONLY

- Type: Shed
- Subtype: Residential

Inspections:

- Notice of Commencement (NOC) 10
- Tie Down Final (068) 20

Fees:

- Shed \$ 125.25
- Surcharge NO

Expiration:

- Six (6) months



Shed - Residential Permit Guidelines (cont'd)

Limitations:

- A shed may be located in the rear yard or side yard subject to the required setbacks and screening.
- A shed must be at least 7.5 feet from the side (10 feet corner side) and 10 feet from rear property lines.
- No shed may be erected on lot that does not contain a primary residential structure.
- A shed shall not exceed 200 square feet in area.
- Height of shed shall not exceed 14 feet (measured from its lowest point of contact with ground to the lowest point of the highest eave).
- No more than 1 shed shall be located on any single residential site.
- A shed must be placed a minimum of 5 feet from the primary residence, garage, or other structure (5 foot minimum separation distance, LDC Article 5, Table 5.2.1.A.).
- Shrubs must be a minimum 32" in height provided they are in a 7-gal container at the time of planting.
- There is no noted species of shrubs or plants noted, but they must comply with Landscape Code Section 5.2, must be planted at 3' on center and grow to maintained height of 6'.
- The barrier shall be least 5 feet beyond walls of shed and extend no farther than 15 feet from shed.
- If the fence is in line with the edges of shed only, a separate fence permit is not required. The fence information will be required on site plan at time of submittal.
- Existing fence can be counted as the barrier if it is 6' high opaque.
- The shed may be screened with a 6' tall opaque wall. The wall shall be constructed of concrete block coated with stucco, textured concrete block, stone, brick, or concrete (formed, decorative or precast). In addition, the wall may be constructed of wood or vinyl or of a material that has the appearance of wood or vinyl. All other materials are prohibited.
- 6' is the minimum height of fence to meet screening/barrier requirements

NOTE: Concrete Slab for Shed is permitted separately.



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January 9, 2018

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
Manufactured Building Program
1940 North Monroe Street
Suite 90A
Tallahassee, Florida 32399-0772

SAMPLE

SAMPLE

RE: Plan Approval: Residential Lawn Storage Shed
Manufacturer: Amazon Sheds and Gazebos (MFT6755)
Plan Number: Gable Style-180C

Dear Mr. Campbell:

Professional Service Industries Inc., an Intertek company ("Intertek-PSI"), part of Intertek¹ Building Science Solutions, in pursuant to the requirements of the Florida Department of Business and Professional Regulations, the above referenced documents have been reviewed for compliance with:

2017 Florida Building Code, 6th Edition
2014 NEC, NFPA 70

These plans comply with Florida Product Approval Rule 61G20-3.006 (FAC). A signed and sealed set of plans are maintained on file in the Third-Party Agency office of PSI.

All mandatory comments have been satisfied and plans are approved for construction by a modular building manufacturer that is currently approved by the Department of Business and Professional Regulations.

If you have any questions or require my assistance in any way, please do not hesitate to contact me.

Respectfully Submitted,
Professional Service Industries, Inc.

Victor C. Martin, PE FL #82379
Department Manager
Building Science Solutions

SAMPLE

CC: Amazon Sheds and Gazebos - Filiberto Rodriguez – amazonsheds@gmail.com

^[1] Intertek is a brand name representing the Intertek Group plc legal entities, including but not limited to, Intertek Testing Services NA Inc., Professional Service Industries, Inc. ("INTERTEK-PSI"), Architectural Testing Inc. ("INTERTEK-ATI"), and MT Group Inc. ("INTERTEK-MT").

