



CITY OF MIAMI SPRINGS
Building and Zoning Department

UTILITY SHED PERMIT REQUIREMENTS

1. ___ Fill out a Permit Application including a folio number (13 digit number from your property tax statement or from Miami-Dade County Property Appraisers office at 111 N.W. 1st Street, 7th Floor.) This information can also be accessed online at: <http://gisims2.co.miami-dade.fl.us/myhome/propmap.asp> or call (305) 375-4008.

OWNER/BUILDER REQUIREMENTS:

2. ___
 - a) Proof of owner ship (warranty deed/recorded closing statement of tax receipt.
 - b) Owner-Builder form completely filled out.
 - c) Might be required to pass the owner-builder verbal test, prior to obtaining permit.
3. ___ Two copies of a site plan, (could be done on copies of the survey), showing the proposed location of the shed, distance to the property lines and to any other existing structures, also show the location of water and sewer lines or septic tanks and power lines.
4. ___ Two copies of the approved plans and Notice of Acceptance from the State of Florida, full size, no reductions, with the method of installation highlighted.
5. ___ Shed size cannot exceed 100 square feet, and it must be installed on a concrete slab, 4 inch thick minimum, reinforced with 6x6-10/10 W.W.F., and have an 10 inch x 16 inch minimum thickened edge with 2 #5 continuous bar minimum, or as specified on the product approval plans. (See attached slab detail sheet)
6. ___ Shed location as per attached diagram, at least ten feet from the main building, with a side setback the same as the main building (10% of the width of the lot), rear setback is a minimum of 5 feet.
7. ___ There shall be no more than one utility shed per building site or residential property. **See Code Sec. 150-011.**