



SHED PERMIT CHECKLIST

Please provide the following documents when applying for a residential shed permit:

PREFABRICATED SHED:

- Two (2) current letters from the Department of Community Affairs (provided by manufacturer)
- Two (2) current sets of full size shop drawings with the State of Florida, showing Agency approval stamp (provided by manufacturer)
- One (1) completed permit application
- Proof of ownership (Warranty Deed or Property Appraiser's Office)
- Two (2) legible copies of property survey showing the size and placement of shed setbacks and the location of water and sewer lines (or septic tank and well). Note: Check with the Planning and Zoning department to find out what the setbacks are for your property
- Completed Owner/Builder Affidavit
- Completed Restrictive Covenant for Rear Yard Shed

NEW SHED:

- Signed & sealed plans from an architect or engineer
- One (1) completed permit application
- Proof of ownership (Warranty Deed or Property Appraiser's Office)
- Two (2) legible copies of property survey showing the size and placement of shed setbacks and the location of water and sewer lines (or septic tank and well) Note: Check with the Planning and Zoning department to find out what the setbacks are for your property.
- Owner/Builder Affidavit if applicable
- If the work is being performed by a contractor, the contractor must be registered with the Town
- Completed Restrictive Covenant for Rear Yard Shed

*** IF YOU HAVE A HOMEOWNERS ASSOCIATION PLEASE ASK FOR ADDITIONAL REQUIREMENTS**

UP FRONT FEE OF \$130.00 IS REQUIRED TO REVIEW (non-refundable)





STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
 Governor

THOMAS G. PELHAM
 Secretary

October 1, 2007

Mr. Alex G. Martens
 Superior Sheds, Inc.
 2323 S. Volusia Avenue
 Orange City, FL 32763

RE: Manufacturer Renewal of Certification, ID MAF-1367 - - Expiration Date: November 09, 2010

Dear Mr. Martens:

It is my pleasure to inform you that Superior Sheds, Inc. - OC located at 2323 S. Volusia Ave, Orange City, FL 32763, has been approved under the Manufactured (Modular) Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, for the manufacture of Storage Sheds and Utility-Misc. Buildings for installation in Florida.

Design and production of the buildings must be approved for compliance with the current Florida Building Code (FBC) by your selected Third Party Agency before manufacturing begins. Your Third Party Agency is a contractor to the Department and has statutory authority and responsibilities that they must comply with to maintain their approved status. Expect and demand quality plans review and inspections.

Each FBC change will make your plans obsolete until they have been reviewed, approved and so indicated [on the cover page of the plans] for compliance with the FBC by your Third Party Agency for plans review. Please ensure that your plans are in compliance and properly posted on our website to avoid embarrassing work stoppages in the permitting process. All site related installation issues are subject to the local authority having jurisdiction.

Unannounced monitoring visits by the Department's contractor will be made at least annually. Complete access to your manufacturing facility and records is mandatory to remain compliant with the rules and regulations of this program.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,

Michael D. Ashworth
 Manufactured Buildings Program Manager

Cc: Danny Kenemur, NDI

2355 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
 Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781
 Website: www.dca.state.fl.us

COMMUNITY PLANNING
 Phone: 850-488-2356/SUNCOM 278-2356
 Fax: 850-488-3309/SUNCOM 278-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE
 Phone: 305-289-2402
 Fax: 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT
 Phone: 850-488-7956/SUNCOM 278-7956
 Fax: 850-922-5623/SUNCOM 292-5623

SAMPLE PRODUCT APPROVAL LETTER

SAMPLE SHOP DRAWINGS

NDI APPROVED DOCUMENT

GENERAL NOTES & SPECIFICATIONS FOR ANCHOR BOLTS

- Anchor bolts shall be installed in accordance with the following specifications:
- Anchor bolts shall be installed in concrete in accordance with the following specifications:
- Anchor bolts shall be installed in masonry in accordance with the following specifications:
- Anchor bolts shall be installed in steel in accordance with the following specifications:
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- Anchor bolts shall be installed in brick in accordance with the following specifications:
- Anchor bolts shall be installed in stone in accordance with the following specifications:
- Anchor bolts shall be installed in other materials in accordance with the following specifications:

Table 1. Spacing According to Concrete Slab

Slab Thickness (in.)	Minimum Spacing (in.)	Maximum Spacing (in.)
4 to 6	12	18
6 to 8	12	18
8 to 10	12	18
10 to 12	12	18
12 to 14	12	18
14 to 16	12	18
16 to 18	12	18
18 to 20	12	18
20 to 22	12	18
22 to 24	12	18
24 to 26	12	18
26 to 28	12	18
28 to 30	12	18
30 to 32	12	18
32 to 34	12	18
34 to 36	12	18
36 to 38	12	18
38 to 40	12	18
40 to 42	12	18
42 to 44	12	18
44 to 46	12	18
46 to 48	12	18
48 to 50	12	18

Table 2. Support Footing Spacing for Rebar Selecting For Single or Double Rebar Spacing

Support Footing Spacing (ft)	Rebar Spacing (ft)
1.0	1.0
1.5	1.5
2.0	2.0
2.5	2.5
3.0	3.0
3.5	3.5
4.0	4.0
4.5	4.5
5.0	5.0
5.5	5.5
6.0	6.0
6.5	6.5
7.0	7.0
7.5	7.5
8.0	8.0
8.5	8.5
9.0	9.0
9.5	9.5
10.0	10.0

Table 3. Anchor Spacing of Single Type Anchor Bolts

Anchor Spacing (ft)	Anchor Spacing (in.)
1.0	12
1.5	18
2.0	24
2.5	30
3.0	36
3.5	42
4.0	48
4.5	54
5.0	60
5.5	66
6.0	72
6.5	78
7.0	84
7.5	90
8.0	96
8.5	102
9.0	108
9.5	114
10.0	120

Table 4. Anchor Spacing of Single Type Anchor Bolts (Continued)

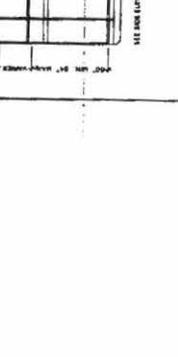
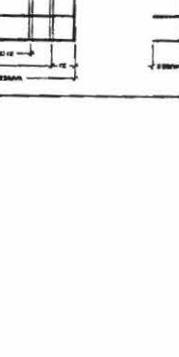
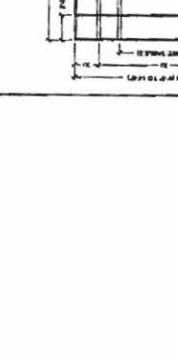
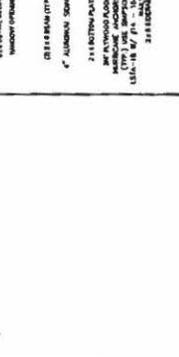
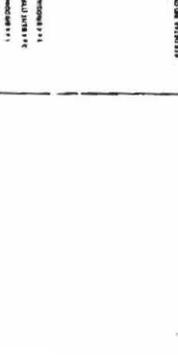
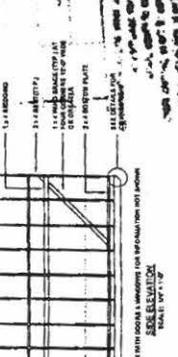
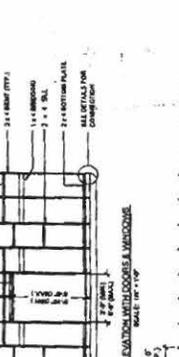
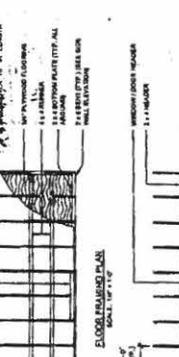
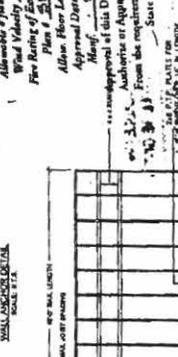
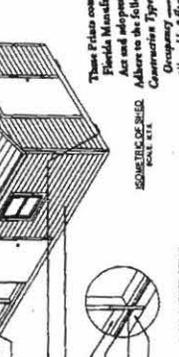
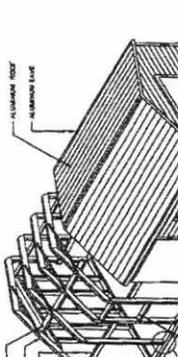
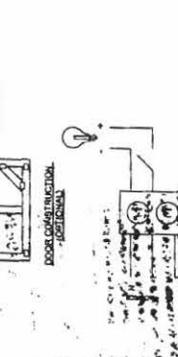
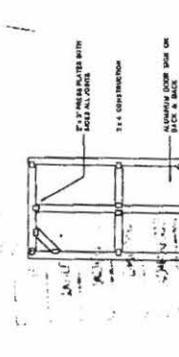
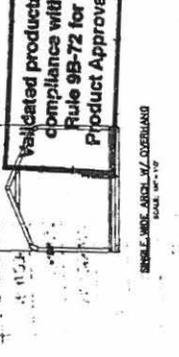
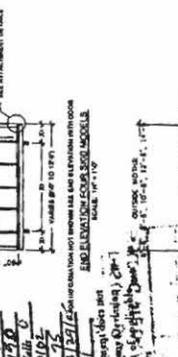
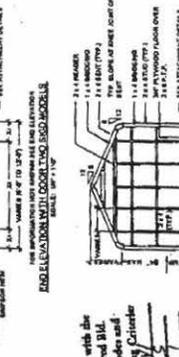
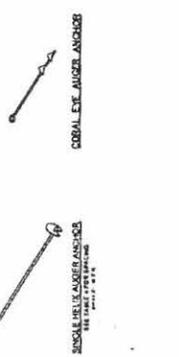
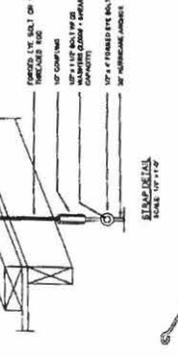
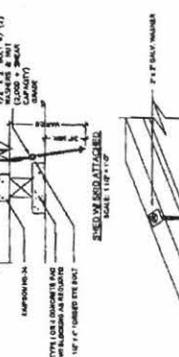
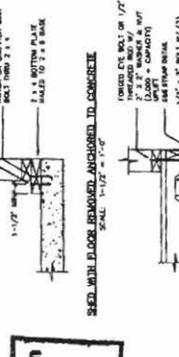
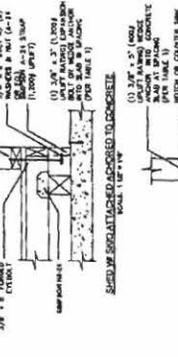
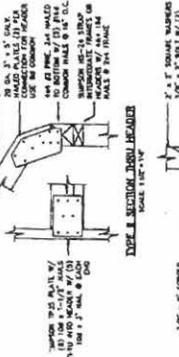
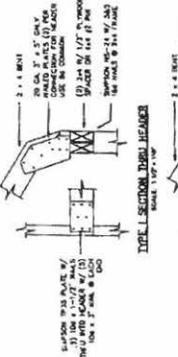
Anchor Spacing (ft)	Anchor Spacing (in.)
10.5	126
11.0	132
11.5	138
12.0	144
12.5	150
13.0	156
13.5	162
14.0	168
14.5	174
15.0	180
15.5	186
16.0	192
16.5	198
17.0	204
17.5	210
18.0	216
18.5	222
19.0	228
19.5	234
20.0	240

Table 5. Anchor Spacing of Single Type Anchor Bolts (Continued)

Anchor Spacing (ft)	Anchor Spacing (in.)
20.5	246
21.0	252
21.5	258
22.0	264
22.5	270
23.0	276
23.5	282
24.0	288
24.5	294
25.0	300
25.5	306
26.0	312
26.5	318
27.0	324
27.5	330
28.0	336
28.5	342
29.0	348
29.5	354
30.0	360

Table 6. Anchor Spacing of Single Type Anchor Bolts (Continued)

Anchor Spacing (ft)	Anchor Spacing (in.)
30.5	366
31.0	372
31.5	378
32.0	384
32.5	390
33.0	396
33.5	402
34.0	408
34.5	414
35.0	420
35.5	426
36.0	432
36.5	438
37.0	444
37.5	450
38.0	456
38.5	462
39.0	468
39.5	474
40.0	480



Validated products in compliance with Rule 9B-72 for Product Approval

These products comply with the Florida Manufactured Building and Adapted Codes and Adhere to the following Criteria:

- Occupancy: **Residential**
- Allowable Floor: **1st**
- Wind Velocity: **120**
- Free Rating of Walls: **0**
- Free Rating of Roofs: **0**
- Allowable Floor Area: **2,000**
- Approval: **5/1/2010**

These products comply with the Florida Manufactured Building and Adapted Codes and Adhere to the following Criteria:

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SINGLE WIDE MODE
DCA# SS1-2220

Richard L. Braddock
3/29/05
Plan No. 510102

Approved by
Richard L. Braddock
3/29/05
Plan No. 510102

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SEALING AND INSTALLATION OF ANCHOR BOLTS

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Town of Cutler Bay

Building Department
 10720 Caribbean Blvd., Suite 110
 Cutler Bay, Florida 33189
 Tel: (305)234-4193 Fax (305)234-5873

PERMIT APPLICATION

Permit No. _____
 Master Permit: _____ Job Address: _____ Unit No. _____

1. Owner Information

Owner Name: _____
 Address: _____
 City _____ ST _____ Zip _____
 Phone No. _____
 Owner Builder _____ Yes _____ No

2. Contractor Information

Company Name: _____
 Qualifier Name: _____
 Address: _____
 City _____ ST _____ Zip _____
 Phone No. _____
 License No. _____

3. Permit Type: (Check One Only)

- BUILDING
- ELECTRICAL
- MECHANICAL
- PLUMBING/GAS
- PAVING/DRAINAGE
- ROOFING
- PUBLIC WORKS
- CHANGE CONTRACTOR
- EXTENSION
- RENEWAL
- SHOP DRAWING
- SIGN
- ZONING
- OTHER

4. Type of Improvement: (Check One Only)

- NEW CONSTRUCTION
- ADDITION DETACHED
- ALTERATION EXTERIOR
- ADDITION ATTACHED
- ALTERATION INTERIOR
- REPAIR/REPLACE

5. Architect/Engineer:

Name: _____
 Address: _____
 City _____ ST _____ Zip _____
 License No. _____
 Phone No. _____
 Estimated Value: _____
 Square Footage: _____

6. Legal/Use/Work:

Folio No: _____ No. of Units: _____
 Lot: _____ Block: _____
 Subdivision: _____ PB/PG: _____
 Current Use of Property: _____
 Description of Work: _____
 Work Classification: _____
 Residential _____ Multi-Family _____ Commercial _____

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification. **WARNING TO OWNER:** Your failure to record a notice of commencement may result in you paying twice for improvements to your property. If you intend to obtain financing, consult with your attorney or lender before recording your notice of commencement. **Owner/Contractor Affidavit:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Signature of Owner or Authorized Agent

Print Name _____
 State of Florida, Miami-Dade County
 Sworn to and subscribed before me this _____ day of _____ 20 _____.
 By _____ (Seal)
 Personally known or ID _____

Signature of Qualifier

Print Name _____
 State of Florida, Miami-Dade County
 Sworn to and subscribed before me this _____ day of _____ 20 _____.
 By _____ (Seal)
 Personally known or ID _____

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, state agencies or federal agencies.

DISCIPLINE	APPROVED	DATE	DISAPPROVED	DATE	ZONING/PW FEES	FEES \$	(v)
Zoning							
Building							
Fire							
Structural							
Electrical							
Mechanical							
Plumbing							
Roofing							
P/Works							
Flood							
					(#)Violation		
Plans out	Date	Clerk	Check -in	Date	Clerk	Base Permit	
						State Radon	
						Code Compliance	
						(% Concurrency)	
						Total	

Issuing Clerk: _____ Date: _____

This instrument prepared by and after recording, please return to:

Address:
Folio:

**DECLARATION OF RESTRICTIVE COVENANTS
FOR SHED IN REAR BACKYARD**

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”), is made this _____ day of _____, 20__ by _____ (“Owner), in favor of the Town of Cutler Bay, a Florida municipal corporation (“Town”).

WHEREAS, the Owner holds fee simple title to certain real property in the Town of Cutler Bay, Florida, located at _____ in Cutler Bay, Florida (“Property”) as more accurately described as:

_____,
of the Public Records of Miami-Dade County, Florida (*legal description*); and

WHEREAS, the Owner has applied to the Town for permits for the use of a rear storage shed to serve the purposes described below (“Rear Shed”); and

WHEREAS, Section 3-158 of the Town Code requires that any such Rear Shed be limited to use of rear storage and not a habitable structure; and

WHEREAS, the Owner desires to make a binding commitment to assure the Town that the Property and Rear Shed will be maintained in accordance with the provisions of Section 3-158 of the Town Code.

NOW, THEREFORE, the Owner voluntarily covenants and agrees that the Property shall be subject to the following restrictions, which shall be deemed to be covenants running with the land and binding upon the Owner, its successors in interest, and its assigns, as follows:

1. **Recitals**. The above recitals are true and incorporated herein by reference.
2. **Use Restriction**. Owner warrants, agrees, and covenants as follows:
 - a. Use of the Rear Shed shall be limited to the sole use of storage as required by Section 3-158 of the Town of Cutler Bay Code.
 - b. The Town shall approve, in writing, any modification or alteration to the Rear Shed, or its use. If the Rear Shed, or its use, is altered or modified, without the written approval of the Town, then the alteration(s) and/or modification(s)

shall be reversed and the Rear Shed must be returned to its approved condition and use. In the event the unapproved alteration or modification is not reversed, then the Rear Shed shall be demolished.

3. **Covenant Running with the Land.** This Declaration shall constitute a covenant running with the land and shall be made binding upon the Owner, its successors and its assigns. The restrictions stated herein shall be a limitation upon all present and future owners of the Property.

4. **Recording.** This Declaration shall become binding on the Property upon recordation in the Public Records of Miami-Dade County, Florida. The Owner shall record this instrument at its expense and provide a certified copy of the recorded Declaration to the Town within thirty (30) days of Town's approval.

5. **Term of Covenant.** This Declaration on the part of the Owner shall remain in full force and effect and shall be binding upon the Owner, its successors in interest and its assigns, and shall be binding upon them for an initial period of thirty (30) years from the date this Declaration is recorded in the public records and shall be automatically extended for successive periods of ten (10) years, unless modified, amended, or released prior to the expiration thereof.

6. **Inspections.** It is understood and agreed that any official inspector of the Town may have the right at any time during normal working hours to enter upon the Property for the purpose of determining whether the conditions of this Declaration and the requirements of the Town's Code are being complied with.

7. **Enforcement.** An action to enforce the terms and conditions of this Declaration, including failure to record the Declaration, may be brought by the Town as an action at law or in equity against any party or person violating or attempting to violate any covenants of this Declaration either to enjoin such violations or to recover damages. This enforcement provision shall be in addition to any other remedies available under the law.

8. **Modification, Amendment, and Release.** This Declaration may be modified, amended, or released as to the Property herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, provided that the same is also approved as to content by the Town's Manager, and as to form and legal sufficiency by the Town Attorney.

9. **Severability.** If any section, part of section, paragraph, clause, phrase or word of this Declaration is declared invalid, the remaining provisions of this Declaration shall not be affected.

*[SIGNATURES ON THE FOLLOWING PAGE]
[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]*

IN WITNESS WHEREOF, the Owner has executed this Declaration this ____ day of _____, 20__.

WITNESS:

OWNER:

By: _____
Print Name: _____

By: _____
Print Name: _____

WITNESS:

(If multiple owners)

By: _____
Print Name: _____

By: _____
Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____. (S)He personally appeared before me, is [] personally known to me or [] produced _____ as identification.

By: _____

Print Name: _____

Notary Public, State of Florida

Commission No.

My commission expires:

APPROVED BY TOWN:

By: _____
Rafael G. Casals, Town Manager