



LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907

Phone: (321) 733-3042

<https://ims.palmbayflorida.org>

DOCUMENTS REQUIRED FOR MISCELLANEOUS STRUCTURES

Miscellaneous Structure Requirements: (Sheds / Gazebos)

- Proof of ownership (copy of warranty deed or County tax bill).
- A survey showing any easements, location of the septic tank and drain field, location of electrical service power line to the house, location of the proposed shed and size, and setback requirements. The survey must further depict all existing structures. *Also, if the property has a septic tank, it is required to have approval from Environmental Health Services of the Florida Department of Health with an indication on the survey. Contact (321) 633-2100 – Located at 2725 Judge Fran Jamieson Way Viera, FL 32940.*
- Must be a pre-manufactured structure, and approved plans stamped by the Department of Community Affairs (DCA) are required.
- Provide tie-down or anchoring methods for the proposed structure.

****You may apply for your zoning review at <https://ims.palmbayflorida.org>****

****Please Note: Miscellaneous structures cannot be within any public drainage and utility easements, also must meet any building setbacks if applicable.****

If the structure meets any of the items below, a Building Permit will be required:

- Over 120 Square Feet
- Have any, plumbing, electricity, or mechanical.
- Used for Human Habitation
- Placed on a concrete slab
- Built on-site

Fence Requirements:

- Proof of ownership (copy of Warranty Deed).
- A survey (including structure) showing the location of the proposed fence (clearly marked), height, and type of materials to be used to complete the installation.
- Completed and notarized [Hold Harmless Agreement. Agreement.](#)
- If the property has a septic tank, it is required to have approval from Environmental Health Services of the Florida Department of Health with an indication on the survey. Contact (321) 633-2100 -- Located at 2725 Judge Fran Jamieson Way Viera, FL 32940.

If the fence meets any of the items below, a Building Permit will be required:

- The fence will be used as a pool barrier to enclose an existing or proposed swimming pool.
- The request is for a wall constructed with brick, concrete, or another masonry.
- The fence is not an accessory to a single-family residence.

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