



Permit Guide for Garages and Carports

Department of Growth Management

February 2012

Garage and carport requirements

1. No accessory use or structure shall be installed, constructed, or placed so as to prevent the safe use of any driveway, or to cause a vision obstruction in any intersection vision triangle, or otherwise create a hazard by obstructing the view of pedestrians, cyclists, or motorists.
2. Accessory uses or structures located in side or rear yards shall be no closer than five (5) feet to any property line, except as otherwise specified herein.
3. Accessory uses and structures located in front yards must conform to the front minimum building setback requirement for the zoning district in which it is located, except as otherwise specified herein.

Submittal Requirements Checklist:

1. _____ Proof of property ownership. This can be a recorded deed, closing statement, or property tax information.
2. _____ Two sets of construction plans. The construction plans must be certified, signed, and sealed by a Florida-registered design professional (architect or engineer).
3. _____ Building Permit Application. The application must be fully completed, signed and notarized,
4. _____ Three copies of a certified survey or site plan.
5. _____ Two copies of completed Product Approval Sheet (Microsoft Excel) or (PDF). This is a list of components and products that will be used to build the structure.
6. _____ Elevation Certificate. (Required If construction is in a Special Flood Hazard Zone). A total of three elevation certificates certified by a Florida-registered surveyor are required during the construction of the garage or carport:
 - a. One prior to obtaining your permit (Construction Drawings).
 - b. One at the time the foundation is constructed (Building Under Construction).
 - c. One after construction is complete (Finished Construction).

The Finished Construction elevation certificate is required prior to final inspection. The construction drawings elevation certificate submitted with the permit application *must* include the comments about location of utilities and equipment.

NOTE: You may be required to submit a Certified Foundation Survey prepared by a Florida registered land surveyor prior to any vertical construction.

***Some circumstances may require additional information to be submitted prior to a development permit being issued.**

For further information, please contact one of our offices:

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