



**Port Antigua Property Owners' Association**  
**P.O. Box 1049**  
**Islamorada, FL 33036**  
**305-664-8229**

[info@portantigua.net](mailto:info@portantigua.net)

*A Deed Restricted Community*

[www.portantigua.net](http://www.portantigua.net)

### PAPOA ARCHITECTURAL REVIEW CHECK LIST.

Date: \_\_\_\_\_ Owner/s: \_\_\_\_\_ Lot: \_\_\_\_\_ Seal: \_\_\_\_\_

All construction must comply with the following By Law requirements:

1. Architectural review filing fee \*
2. Two sets of plans and specs. (One set will be returned to owner after review) The plans may also be emailed to the Association at [info@portantigua.net](mailto:info@portantigua.net) which is the preferred method.
3. Scale 1/4"=1'
4. Engineer or Architect stamp (Florida Registration required)
5. Submit complete plans and fee 30 days in advance of construction (Preferably before submitting to Village for permits)
6. 6' Easement for utilities if needed.
7. Plot plan
8. Front set back of 25'.
9. Canal set back of 20'.
10. Side set back of 10% of lot if applicable, (these may be more restrictive than the Village's)
11. Corner lot 25' narrow side. if applicable.
12. Corner lot 15' wide side. if applicable.
13. Dimensioned floor plan layout
14. Elevation plan above and below grade for all sides.
15. Driveway location.
16. Finished floor elevation related to Mean High Water Datum
17. Ground floor slab not to exceed +6' M.S.L
18. CBS Construction on exterior walls.
19. Exterior colors, (to be approved by the board)
20. 950 sq. ft livable area minimum.
21. Bulkheading using PAPOA approved master design.
22. Alignment with the canal right of way.
23. Elevation of top of cap at 2.5 M.S.L.
24. Bulkheading to be built prior to or in simultaneously with structure.
25. Sanitary system plans and specs. Three copies, (as approved by applicable jurisdictions)
26. No waste to be discharged into the canal.
27. Sewage system to comply with current specifications from all governing agencies inclusive of setbacks, depth, etc. for a building permit.

Notes:

1. Non livable areas are, ceiling heights less than 5', finished floor elevations less than 12' Above Mean High Water, tool room, storage room, balconies, etc.

2. Any conflict with the Village Bldg and Zoning requirements must be brought to the attention of the Association.
3. After plans are approved and before construction starts, a check for escrow for construction clean up fee\* must be received by the Association. The outside of the building must be completed within one year of commencement.
4. Return of escrow may be applied for after lot is cleaned and a certificate of occupancy is issued by the Village.

\* See fee schedule