



Port Antigua Property Owners' Association
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A Deed Restricted Community

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PORT ANTIGUA OUTDOOR STORAGE STRUCTURES **AND UTILITY SHED POLICY**

(Effective as of April 20, 2022)¹

This policy establishes the criteria for the installation of outdoor storage structures and utility sheds (hereinafter collectively referred to as “Shed”) as set forth in Article VII, Section 1 of the Declaration of Covenants and Restrictions (the “Declaration”).

1. For purposes of this policy, a “Shed” shall be any freestanding, fully-enclosed accessory structure used for the purpose of outdoor storage or any other legal use.
2. Under no circumstances shall a Shed be used as living quarters.
3. Notwithstanding the definition set forth above, (a) storage units no deeper than four feet (4’) which are placed against the wall of a residence or placed on an Out Lot, (b) dock boxes, and (c) Tiki Huts shall NOT be considered a Shed for purposes of this policy and shall NOT be subject to review under this policy (although shall be reviewable under other policies). Moreover the storage structures depicted in Illustration #1 shall NOT be considered a Shed for purposes of this policy.
4. Prior to the installation of any Shed, the property owner shall submit to PAPOA the plans and specifications related to the installation of the Shed for the ACC’s review and approval. The plans and specifications shall include:
 - A. A site plan showing the property boundary lines, the residence on the property, the dock (if any) and the location of the proposed Shed.
 - B. Photos and any other reasonable description requested by the ACC related to the design, dimensions and installation of the Shed.

If any changes are made to the plans and specifications initially provided to the ACC (whether during the permitting process or otherwise) the property owner shall submit the revised plans to the ACC for review and approval. The property owner must obtain the ACC’s approval of the final permit plans.

¹ This policy was adopted by the Board of Directors of the Port Antigua Property Owner’s Association (“PAPOA”) on March 21, 2022 and again on April 20, 2022.

5. Prior to the installation of any Shed, the property owner shall obtain all necessary permits (i.e. building, electrical, etc.) from the Village of Islamorada and any other applicable agency for all work to be performed in relation to the Shed and shall provide PAPOA with a copy of the permit(s) and the approved plans associated therewith.
6. Design Criteria and Limitations (See Illustration #2):
 - A. All Sheds shall comply with the requirements and limitations of the Village of Islamorada.
 - B. Additionally, the following more stringent limitations shall apply:
 - Front on lots where a 25' setback is applicable: A Shed shall be installed at least five (5) feet back from the front/street side vertical exterior surface (i.e. front wall) of the residence closest to the Shed. Under no circumstances shall a Shed protrude beyond the front/street side vertical exterior surface (i.e. front wall) of the residence closest to the Shed.
 - Front on lots where a 20' setback is applicable: A Shed shall be installed at least ten (10) feet back from the front/street side vertical exterior surface (i.e. front wall) of the residence closest to the Shed. Under no circumstances shall a Shed protrude beyond the front/street side vertical exterior surface (i.e. front wall) of the residence closest to the Shed.
 - Side: The side setbacks shall be as required by the Village of Islamorada.
 - Height: A Shed shall not be taller than ten (10) feet.
7. The owner of the property on which the Shed is installed shall be responsible for the maintenance of the Shed.
8. Installation of the approved Shed shall be completed no later than sixty (60) days after the commencement of installation of the Shed.
9. Any Sheds not conforming to the provisions of this policy upon the effective date set forth above shall be allowed to continue until such time as the Shed is moved or replaced, at which time the new Shed shall comply with the provisions hereof.

ILLUSTRATION 1

Sample of Storage Structures Not considered a Shed



ILLUSTRATION 2

Design Criteria and Limitations

