

CONSTRUCTION PERMIT OVERVIEW

Date submitted _____

Contractor Name _____ Phone _____

Contractor Address _____ email: _____

This document is simply an overview: the complete guidelines for construction and applications may be obtained online at the POA website (padreislespoa.net) or from the POA office.

This document should be carefully reviewed and a permit will not be issued until a signed copy is presented to the POA office.

PERMITS

- All outside building projects require a permit. This includes, but not limited to, shade structures, outdoor kitchens and storage sheds. See ACC guidelines for details.
- All fences and walls must be permitted. No fence or wall can be higher than six feet. See ACC guidelines for materials and heights.
- All swimming pools must be permitted
- Applications will not be reviewed until all permit information is completed, including engineering documents when required.
- Water runoff must be controlled. Drainage plans for all new construction, remodels and additions must be submitted with applications.
- Any project for a condo, townhouse, or multifamily unit requires a letter from the association of that complex giving permission for the project.
- Any changes to the original permitted plans must be resubmitted and approved before being implemented.
- No construction shall start until a permit has been issued by the POA.

BUILDING SPECIFICS

- No structure of any kind will be built on, rest on, or be attached to the bulkhead cap. There must be at least 24 inches of space on the land side and 36 inches of space above the cap available for bulkhead and cap repairs and inspections.
- Nothing can pass through the bulkhead or changes made to the bulkhead or cap.
- No two houses of substantially identical exterior design features will be permitted within a 1000 foot radius of each other. There must be 5-7 substantial differences in features of houses within the 1000 foot distance.
- Houses within 1000 feet of each other will have noticeable differences in stucco or brick facings and roof/shingle color.
- Stucco or brick must be used on 65% of the building exterior.
- The roof pitch must be at least 5/12.
- The maximum height of any residence shall be less than 35 feet or 2 ½ stories.
- Every new residence requires a garage at least 18 x 18 feet.

FEES

- There is a \$100 non refundable for new construction and major remodels.
- There is a \$50 non refundable fee for all other projects.
- A \$500 Clean-up and Compliance Deposit will be collected on jobs requiring the deposit. For any lack of compliance, builder will be given notice to correct within ten days. If the problem is not corrected, a fine of \$50-\$200 will be levied.

CONSTRUCTION

- Construction must start within three months of permit issue.
- New construction and remodels must be completed within nine months of starting date and all other projects must be completed within four months.
- The area below the slab must be scraped before any sand is spread or any slab framing begins.

CLEAN UP AND LOT MAINTENANCE

- Silt fences must be present on lot from the time slab framing starts until the lot is landscaped.
- A roll off trash container is required on site for all projects the day the first load of materials is delivered.
- A port-a-potty is required on the first day of construction and shall be placed on the property, not on a sidewalk or adjacent lot.
- No dumping of trash, cement waste, construction waste, etc on any vacant lot or in the canals.
- Clean up must take place at the end of each work day.
- All weeds on the property must be cut to a height of no more than one foot during the entire construction.
- Be aware of parking for your workers, crews and deliveries. Keep streets passable. You must have permission in writing for any use of neighboring lots and provide a copy to the POA office. They are private property.

Signature of Contractor _____