



**Port Antigua Property Owners' Association**  
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*A Deed Restricted Community*

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## **PORT ANTIGUA RETAINING WALL POLICY**

(Effective as of April 20, 2022)<sup>1</sup>

This policy establishes the criteria for the construction of retaining walls included as part of construction of a residence as set forth in Article VII, Section 1 of the Declaration of Covenants and Restrictions (the "Declaration").

1. For purposes of this policy, a "Retaining Wall" shall be a wall or barrier constructed to allow the ground floor construction to be above the base flood elevation and prevent erosion and/or water runoff from a property.
2. Design criteria and Limitations:
  - A. Height: The height of any Retaining Wall, above grade, shall not exceed the engineered minimum required height necessary to accomplish the structural and/or erosion prevention purpose of the Retaining Wall in order to be able to accomplish the minimum base flood elevation.
  - B. Material: All Retaining Walls shall be constructed of concrete or stucco finished CBS.
  - C. Setbacks:
    - Side: All Retaining Walls (including any structural components and landscaping buffers as required below) shall be installed within the property line of the owner installing the Retaining Wall.
    - Landscaping buffer required for Retaining Walls: The construction of a Retaining Wall along any portion of the property will also require the installation of a landscaping buffer (natural or synthetic) so as to shield the Retaining Wall from view of the neighboring property. The buffer shall be placed to the exterior side of the Retaining Wall (closest to the property line) and the Retaining Wall will then be constructed behind the buffer (on the interior side) (See illustration 1).

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<sup>1</sup> 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.

3. The owner of the property on which the Retaining Wall is installed shall be responsible for the maintenance of the Retaining Wall and the landscape buffer (natural or synthetic) required above.
4. Prior to the installation of any Retaining Wall, the property owner shall submit to the ACC the plans and specifications related to the installation of the Retaining Wall for the ACC's review and approval. The plans and specifications shall include:
  - A. A site plan showing the property boundary lines, the residence (or proposed residence) on the property, the dock (if any) and the location of the proposed Retaining Wall.
  - B. Photos, samples and any other reasonable description requested by the ACC related to the design and material of the Retaining Wall and landscaping buffer (natural or synthetic).

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.

5. Prior to the installation of any Retaining Wall, the property owner shall obtain a permit from the Village of Islamorada and any other applicable agency and shall provide the ACC with a copy of the permit and the approved plans associated therewith.

# ILLUSTRATION 1

