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The Port Royal® Times

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PRESIDENT'S LETTER

Chad N. Ott | President

The recent 46th annual meeting of the Association was well attended and included Mayor John Sorey III, members of city council and department leaders from city government.

Those in attendance received updates from City Manager Bill Moss, Chief of Police Tom Weschler, city employees and Association leadership about Naples and Port Royal. A wide-ranging list of topics including the state of the city, crime/public safety, construction, airport noise and reclaimed water, to name a few, were presented. I expressed my gratitude to Mayor Sorey, members of city council and city staff for their efforts on behalf of the city and Port Royal in particular this past year.

I would also like to thank all of you who participated in the meeting directly or by responding with your proxy. As a result we were able to establish a quorum and rightly conduct the Association's business.

I am pleased to welcome new board members Robin McClanathan, Jamie Gibbs and Brynne Coletti. As you may know, the Association board consists of non-paid, volunteer members who work tirelessly to preserve the character and charm of our community. Our new members are no exception. Each has demonstrated enthusiasm and interest in the workings of the Association.

As was expressed at the annual meeting we certainly benefit from wonderful working relationships within our committees and with the Mayor, city council, city manager, police department and various city works departments.

At the conclusion of this year's annual meeting two long time volunteers reached the end of their terms as directors. Over the years they both committed countless hours in dedication to Port Royal and the Association.

Don Kiernan leaves the Association after six years of service as Treasurer. Don's careful financial stewardship allows us to benefit from financial stability and resources to complete important projects like our investment in security surveillance.

Jerry Smith, also a six year director on the board, was a member of Communications, Docks and Waterways and Architectural Review committees and provided a wealth of history with an eye towards assuring compliance not only with regard to deed restrictions, but also city zoning code.

Both of these former directors have delivered lasting impacts, and will be greatly missed. On behalf of the residents of Port Royal I extend my warmest gratitude for jobs well done.

In this edition I would like to focus on a few items that may be of interest. You may have noticed that the intersection of Gordon Drive and Kingstown Drive has been completely redone. Recognizing a safety concern relating to pedestrian and bicycle traffic the crosswalks were redesigned to offer visible paths across Gordon Drive into the Port Royal Club. These walkways were upgraded to brick pavers to complement others nearby (see photo on page 2).

In addition, the intersection was milled and repaved to correct the numerous cuts and repairs that have been made over the years. The result is a fresh, attractive entrance at Kingstown Drive. This project is an example of the wonderful working relationship we enjoy with the city and city council. My thanks to former Vice Mayor Dee Sulick for her effort on this.

You may have also noticed that nearby we lost a major Cuban Laurel tree during last winter's wind storm. The tree was blown over and obstructed the roadway. City engineers removed the tree to restore access to the road. As a result, we now have a big open space in our entrance landscape on the south side of



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PRESIDENT'S LETTER

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Kingstown. In addition to the downed tree, another Cuban laurel was partially uprooted. Luckily the city was able to prune and reset that one.

Following Hurricane Wilma a city ordinance passed which directed city staff to no longer consider Cuban laurels, ficus, banyans or the like as suitable investments to replace city owned trees since so many were lost during the hurricane. The ordinance further directs that Florida natives like live oaks are the preference.

Clearly, a slow growing live oak tree planted in this location would be keenly out of place. The Association has been working with city staff and city council on a plan to replace the lost tree with as large a Cuban laurel as can be transported and installed. Due to the ordinance we will partner with the city in the replacement cost of the tree.

There are additional repaving projects that we were recently informed would be occurring within Port Royal. Nelson's Walk and Admiralty Parade will be the next city streets in our area to be repaved. Funding in the city's roadways budget includes these streets in the 2017 cycle.

Lastly, I am often asked if there is a relationship between the Owners' Association and Port Royal Club or Port Royal Security. The three entities mentioned are all independent organizations. Many of us subscribe to all three, others some, and perhaps a few to none.

While it might seem confusing, membership in the Port Royal Club does not include membership in the Port Royal Owners' Association. Port Royal Security is an independently owned business which provides private security services on a contractual basis to individual home owners.

The Owners' Association maintains the integrity of our community through upholding deed restrictions, functioning as the design review agent and liaison to city and county governments. Membership in the Association is voluntary, but arguably every home owner benefits from the work of the Association. If you are not presently a member, won't you please consider joining? The high majority of your friends and neighbors would enjoy your help with our important work.



As is my custom, I would like to take this opportunity to compliment our three office professionals who do so much for the Association and our members.

In case you don't know Jenna and Matt Heiderman welcomed baby Kate into the world this past month. All are doing well and Kate is a beautiful baby.

I am very pleased that we were able to hire Berkeley Smith as our Marketing Coordinator. Berkeley will enhance our communications, electronic media and other business processes, as well as work on the Association's many projects.

2015-2016 has been an exceptional period within the history of Port Royal. New home construction continues at a high pace and community initiatives keep us very busy. We have formally extended oversight to remodel/renovation projects due to the large increase in those type projects.

One of the great differentiators between the Port Royal Owners' Association and other homeowner associations is the ability to staff our office with full-time professionals. Executive Director, Donna Krall possesses the working knowledge, pleasant demeanor and relationships with design, construction and city personnel that greatly enhance the Association's voluminous work flow. We are very fortunate to have these three consummate professionals. I extend a great thanks to all for a job well done.

As "season" concludes and many of our neighbors contemplate returning to northern locales, I wish all a bon voyage and pleasant summer. Rest assured the Port Royal Association will remain working on matters of importance. If there is anything we may do please let us know.

RECORD BREAKING YEAR

Andy Deane | Vice President

At this conclusion of another winter season we bid farewell to our members who return north for the summer. This annual migration signals an end to the busy winter social season that we all enjoy and a lessening of the traffic congestion that we do not.

This year was a high-water mark for traffic congestion in the view of many of us and those who are year-rounders are looking forward to some relief.

Speaking of high-water marks, we reached what appears to be a new high for homes simultaneously under construction in Port Royal when we had 49 new homes under way this spring. There are stresses and strains attendant to all of the construction traffic but it is also reflective of a vibrant neighborhood that continues to be one of the most attractive places to live in all of Florida.

Because of the great support from our professional staff, we have made incremental improvements over the years in the regulation of construction sites in an effort to minimize the inconvenience to our residents. Unfortunately, there is only so much that can be done. Construction by its very nature is messy and disruptive.

City regulations require that all construction vehicles, not involved in delivery of materials, must be parked off of our streets either on site or at arranged remote parking. All sites, including remodel projects are required to be enclosed by solid construction fences and the front shoulder of the site during construction is covered in crushed stone to control the mud. We require builders to keep the site cleaned up and free of unnecessary debris. Staff and city compliance perform regular checks within the neighborhood to discover any non-compliance. In that regard, we encourage all our residents to help us by letting us know when there is a problem at any construction site.

Unlike some neighborhoods in the City of Naples, the Port Royal Property Owners Association goes a step further to insure a greater level of control over construction operations in our neighborhood. Contractors are required to file with the Association for approval to operate in Port Royal. The process is not onerous, but it gives us an opportunity to dialogue with the applicant, insuring he/she is familiar with our procedures, understands the rules and is financially sound enough to be reliable. Finally, we look at their prior projects and experience as an extra check on their soundness to operate in Port Royal.

We have found that this approval process results in a higher level of cooperation between the builders and our Association. We see an improved level of communication that allows our staff to work with a project superintendent, (also a requirement of the Association) to head off issues before they become expensive and irreversible.

Our summer season slows down in some ways but Architectural review and construction oversight does not. We often find that the number of projects submitted for review and approval, contractors filing for approval and the oversight of ongoing construction projects actually increases.

I cannot overstate how much our Architectural Review Committee relies on the expertise of our professional staff to keep things running smoothly. They are the continuity and stability that keeps us on track and we couldn't keep up with the level of work without them.

I hope everyone has a wonderful summer season, where ever you may be. Safe travels to those members who are leaving for the summer; we look forward to seeing you again in the Fall.

GOING AWAY FOR THE SUMMER?

The Naples Police Department provides a free home watch service for residents that plan to leave their homes vacant for any length of time. They will periodically walk your property to ensure doors are locked and report anything out of the ordinary while you are away. All you have to do is fill out and submit the form we've posted on our Facebook page. Please call 239.213.4844 with any questions you might have about this service.





GROUND FLOOR VIEW—THE GATEWAY TRIANGLE

Penny Taylor | Commissioner, District 4

I call this view-point the ground floor. This proposed development sits in my commission district and I have had a steep learning curve to understand the history of the Gateway Triangle and the underlying financing and zoning. There has been a lot of attention to the proposed development since it's unanimous support on the County Commission in April. The reactions have been varied – some folks are delighted and looking for this development to change a part of the County that has not enjoyed the benefit of redevelopment. Some are aghast at the height and style proposed in this project. "What is the County doing?" I am asked.

My support for this project, a project that I called exciting when I voted for it, was based on my work with the Bayshore Gateway CRA, listening to the neighborhood that the Gateway Triangle sits in and studying the project itself. The CRA was created in 2000, and it identifies the Mini-Triangle (this area) as a site 'well suited to provide a significant entry statement for the redevelopment area'. The plan also identified a public acquisition program in order to assemble the land required for a significant redevelopment project.

And assemble is exactly what the CRA did. In 2009, the Board of County Commissioners acting as the CRA, acquired the property (5.27 acres) for \$6,386,000.00, of which \$5,700,000 is outstanding with the present lender. In June 2018, the current

note will close, with a final balloon payment of \$4,600,000.

The Board of County Commissioners put the property back on the market after an earlier Board approved 2014 proposal failed. The RFP (Request for Proposal) was advertised on October 13, 2015. Three responses were received in December 2015 and the CRA Advisory Committee selected the proposal that is the subject of this writing. The Board, acting as the CRA, agreed with the CRA Advisory Committee by an unanimous vote and we are now in the due diligence period. The selected proposal offered \$6,386,000 for the Gateway Triangle Property, despite the 2015 appraisal for \$5,200,000.

The RFP stated that "...the intent of the plan is to create a catalyst project that will foster the revitalization of the surrounding Gateway Triangle area" and "...that proposers are encouraged to be creative and to develop the property in a way that is aesthetically pleasing and of high architectural quality". Some may think that the use of the word "high" was taken a little too much heart by the developers that were selected—an eighteen story building is part of this development and the height will almost double what is currently allowed by zoning. But the shape of the land...the triangular shape, and the cost of the land gave birth to a design that would rather go up than out and a project that also provides an interior street with on-street parking and retail store fronts.

HAVE A HEART II

Bill & Ruth Dwight | Port Royal homeowners

Springtime is the season for new kittens to arrive in Port Royal. Cute as they are, in a few short months they will become adolescent feral cats and unless they were spayed or neutered they will reproduce.

Fortunately in Port Royal the work to reduce the population of feral cats was initiated by Jim Kessler. Mr. Kessler authored an article in the Port Royal Association's Newsletter in June 2007 that outlined a trap, neuter/spay, return (TNR) program he thought would be helpful to our community. His "Have-A-Heart" efforts were effective and Collier County initiated a broader program in 2010.

Since then, Bill and Ruth Dwight and interested neighbors have trapped, neutered and returned well over 150 feral cats in Port Royal. Observing their immediate street, there have been no litters of kittens for six years and the feral population has been cut in half.

The Dwights volunteer at the Naples Cat Alliance (NCA) and are offering to help TNR feral cats in Port Royal. They believe in the effectiveness of this program and will offer their time, traps and transportation in this effort to help our community.

To offset the cost of the reduced charge veterinary procedure screens for disease, rabies vaccine, microchip and registration; they ask \$125 per cat. Each cat is returned to the site captured. If nursing mothers are captured with kittens, every effort will be made to shelter the family at the NCA until the kittens are ready for adoption.

The Dwights would also offer advice to anyone interested in colony care on their property. Feral colony care for spay/neutered (ear tipped) cats keeps them healthy and reduces nuisance behavior in the neighborhood.

Any interest, offers of help or participation and questions regarding this message are welcome, please contact Bill at 248.866.4364.



"But what about the traffic?" I am asked. After I was elected, and even before I was sworn in, senior County staff were discussing the need for a downtown mobility study with me. Eastern Collier County was developing and the City of Naples, with Fifth Avenue and the beaches, provided such a desirable destination to visit that a traffic study emphasizing the need for mobility was critical they argued. The County fought hard and secured \$350,000 from the Florida Department of Transportation for a Downtown Mobility Study that will be managed by the City of Naples. The study is no silver bullet, but it is anticipated that it will provide some alternative solutions to the congestion that we are and will be experiencing in this area. Capital projects resulting from this study would be shared by the County and the City of Naples.

The Gateway Triangle project does not have permission from the FAA to build the eighteen stories, but they have started the process to seek this approval. The contract stipulates a due diligence period (120 days) and there are no guarantees that this

project as proposed will receive the blessing of the FAA. There are many unknowns. But the caliber of the developers and their extensive portfolio throughout Collier County and elsewhere gives this Commissioner confidence in the project.

In my opinion, the approved Gateway Triangle development is a bold and daring project that will jump-start the redevelopment of the Bayshore Gateway CRA district. The next step is to master-plan the rest of the district east of the project, 'stepping down' from Gateway entry statement instead of duplicating the height. Current zoning allows 112 feet in height. Anything above that height would require a super-majority (four votes) on the County Commission under current zoning. We have time to determine what we want to be built in this area to the east. But the process needs to begin as soon as possible.

Today, in 2016, it is not "if we grow", but "how we grow". I welcome your comments on this and any other County issues, pennytaylor@colliergov.net.



PORT ROYAL[®]
PROPERTY OWNERS' ASSOCIATION, INC.

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USEFUL NUMBERS

Police Non-Emergency	213.4844
Community Police Officer	213.4869
Fire Department	213.4900
Code Enforcement	213.5030
Solid Waste	213.4700
FPL: Power Outage	800.468.8243
Street Light Repair	262.1322
Port Royal Association:	
Phone	261.6472
Website	www.portroyalpoa.com

SEA TURTLE SEASON IS HERE!

A note from the City of Naples...

The first sea turtle nest of the season on the City of Naples beaches was laid on Monday, May 2nd—in our own backyard on the beach off of Gordon Drive! The regulated sea turtle nesting season begins on May 1st and goes through October 31st.

Please remember that artificial lights are very harmful to sea turtles, so turn off all unnecessary lights (landscape, decorative and accent lighting) by 9 p.m., do not use flashlights (including the flashlight app on your cell phone) or flash photography on the beach at night, take back what you bring to the beach and do not leave furniture, toys and trash on the beach.

Also remember to fill all holes dug on the beach; large holes become traps for sea turtles and baby hatchlings and increase predation and death.



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First sea turtle nest
in the 2600 block of
Gordon Drive
by Eric Staats,
Naples Daily News