



PORT ROYAL PROPERTY OWNERS' ASSOCIATION

Happenings

WEEK OF JANUARY 6, 2025

Happy 2025

We hope you all enjoyed a wonderful holiday season with your families! We look forward to an exciting season in Naples and our beloved Port Royal, and are anxious to see our friends and neighbors return from their northern abodes.

Your Association has been working diligently to restore our community following the multiple hurricanes at the end of this year. You may have noticed our newly planted entrances, adorned with Christmas lights and décor as we welcomed the holiday season. You most certainly have observed that many of our city-owned common spaces have not yet been restored or enhanced after the storms, and some are even waiting repair since Hurricane Ian. Your Board has been putting immense pressure on the city staff to prioritize our projects, specifically if they pose a safety concern, such as the intersection of Kings Town Drive, Gin Lane, and Rum Row. Those islands have not been restored in over two years, and aside from being a complete eyesore, the intersection is just not safe. In December, the Board met with the City Manager and Mayor to express our frustration with this and many other outstanding projects under their purview. As a result of that meeting, we discussed this main intersection with the city's traffic engineer, Public Works Director, and Parks and Recreation Department to develop a plan for this area that will provide immediate relief for our residents, while also working towards a long-term solution that would make the intersection more easily navigable. We are pleased that the city will commence construction on this intersection on January 6, 2025. The roadwork is scheduled to be completed within five (5) business days, weather permitting. While the roads will remain open, please use caution as you travel on these roads. For more information and scope of work, [Read More Here.](#)

On January 8th, the Board will be before the Planning Advisory Board to request several modifications to our Dock Code. The Docks Committee has spent considerable time analyzing the City's existing Code related to Docks and Shorelines within our Community. This Code has not been materially updated in a number of years, and in some areas, the intent of the Code is no longer consistent with the evolving demands of the boating industry, nor of personal boater needs and preferences. After hearing from residents and marine contractors about some of the constraints in the Code, we consulted with several of the top dock builders in Port Royal and identified areas that could be updated and improved.

These amendments to our Code were carefully crafted in consultation with our attorney, Clay Brooker at Cheffy Passidomo, and vetted with the City of Naples' Planning Department. Together, we believe these proposed changes will adequately improve the boating experience in Port Royal, giving our residents more opportunities to utilize their docks and boats in a more functional manner, while also maintaining the spirit and the integrity of the original codes and restrictions. To learn more about these proposed changes, [Read More Here.](#)



SCAN CODE TO RENEW
YOUR ANNUAL PORT ROYAL
PROPERTY ASSOCIATION
MEMBER DUES



HAVE YOU RENEWED YOUR 2025 MEMBER DUES?

Our volunteer Board and small team of dedicated professionals work tirelessly to maintain the integrity of our great neighborhood, ensure the prestige and experience of living here and to protect our community's interests. If not for your support, we would not be able to work towards improving and enhancing our beautiful community. [Read More Here.](#)

January 2025

Beginning Monday, January 6th, the City of Naples will be working on the islands at the intersection of Kings Town Drive, Gin Lane, and Rum Row. The City, along with their contractor Bonness, Inc., will be installing new F-curbs around all three islands at this intersection. The work consists of removing the flat concrete curbs around the islands, and installing new F-curbs, as well as adding additional asphalt in front of the new curbs, widening the roadway from an 8-foot to 10-foot travel lane. The roadwork and curbing is scheduled to be completed within five (5) business days, weather permitting. While the road will remain open, please use caution as you travel on these roadways.



January 2025

PORT ROYAL DOCK CODE: PROPOSED TEXT MODIFICATIONS

Perhaps the most common concern in the Code that the Board would like to improve upon is the relatively prohibitive 22-foot protrusion limitation, or the maximum permitted distance from the base of the rip rap to the outside edge of the dock. Because boat lifts are required to be on the inshore sides of docks in Port Royal, 22 feet becomes rather restrictive in terms of the size of boat that can be on a lift. It also effectively “shrinks” the dock configuration, specifically the pier widths, to a size that could be deemed unsafe. Recognizing that neighboring view corridors and navigability could potentially be cause for concern, the Docks Committee felt that increasing the protrusion limitation to 24 feet would be sufficient to address this concern. In fact, the City allows a 25-foot protrusion in other communities, but the Committee wanted to be mindful of neighboring water views and believes they should be protected.

Secondly, the Committee would like to allow more flexibility for two-dock options, especially for homeowners with oversized waterfront lots, while ensuring safe navigation between the two docks. And finally, the Committee wanted to properly codify that the setbacks apply to both the dock and the vessel moored to the dock, which is the historical intent of the code, it just needs to be properly codified.

These amendments to our Code were carefully crafted in consultation with our attorney, Clay Brooker at Cheffy Passidomo, and vetted with the City of Naples' Planning Department. Together, we believe these proposed changes will adequately improve the boating experience in Port Royal, giving our residents more opportunities to utilize their docks and boats in a more functional manner, while also maintaining the spirit and the integrity of the original codes and restrictions.

The Planning Advisory Board will be reviewing our proposal on January 8th, and City Council will consider our proposal shortly thereafter (date TBD). Should you have any comments, concerns, or input, please kindly reply to this email or contact the office at info@portroyalpoa.com.

PORT ROYAL PROPERTY OWNERS' ASSOCIATION

January 2025

HAVE YOU RENEWED YOUR ASSOCIATION DUES FOR 2025 YET?

Welcome back to another season in our beloved community! We wanted to take this opportunity to update you on matters affecting our community and more broadly, the City of Naples, and to request your membership support as we enter the 2025 season. You will find an invoice and payment options (via check, credit card, or PayPal) at the end of this letter.

While this year has been a bit unique in many ways, particularly as we feel the absence of our beloved Port Royal Club, and having endured three major hurricane events in just four short months, the Association has had a productive and positive year. Our volunteer Board and small team of dedicated professionals work tirelessly to maintain the integrity of our great neighborhood, ensure the prestige and experience of living here and to protect our community's interests. Our goal is to have 100 percent of our property owners participate as members in the Association by the beginning of 2025 to be able to successfully continue our pace forward on these critical issues. We encourage you to become members in the Association and benefit from the work that your Board members and staff do for our community year-round.

PRPOA vs. PR CLUB

Though we are one community, the Port Royal Property Owners' Association and the Port Royal Club are two entirely separate entities. While we support one another in our shared mission of working on behalf of our Port Royal members, our functions are different. As I am sure you know, the Port Royal Club, when fully functioning, offers exclusive access to waterfront dining, tennis courts, fitness and spa services, beach access and swimming pools, and various social gatherings and parties via the Club's Entertainment Committee. Separately, the PRPOA provides nightly neighborhood security and surveillance cameras within the community, civic advocacy and a voice in local government, assurance of compliance with our community's Deed Restrictions and City Code of Ordinances via the architectural review committee, work with utility providers on improvements to and maintenance of our existing infrastructure, beautification of our four main entrances, communication on city happenings and relevant issues, weather updates, local news, and more. The Association office is a conduit to the city staff and the City Council, allowing us to appropriately handle or direct our residents' inquiries and concerns. Our primary goal is to assist you, and to enhance your experience living in Port Royal.

SECURITY

Our contracts with the Naples Police Department and Port Royal Security are completely supported by your membership dues. These funds provide nightly visible security for our community at the entrance to our community. Since implementation, this extra level of security has brought our crime incidents down to the lowest of any community in Naples. We have also funded license plate reading cameras at our main

entrances to further monitor our streets and continue to evaluate our security needs on a monthly basis. We think you will agree that keeping our neighborhood and public roads safe is an ongoing priority, particularly as the Port Royal Club will soon embark on a multi-year construction project, bringing increased traffic and hundreds of workers to our community.

CIVIC ADVOCACY

Your Association remains involved and active in all projects and initiatives at the city level that may impact Port Royal. For example, we have actively opposed the City Council's initiative to reroute outbound Naples Airport traffic over our neighborhood. Similarly, last year we successfully lobbied against the proposed Land Use Restrictions evaluated by the City that would have had a detrimental impact on land values in our community and throughout the City. We do this year-round; we are constantly pressing the City to uphold their obligations to maintaining our roads, cul-de-sacs, medians, island, and rights-of-way in hardscape and plant material. Cleaning debris in these areas is continuous and ongoing. We also rally the utility companies to repair, maintain, or remove old, damaged equipment throughout our community. This advocacy on your behalf takes an enormous amount of time, diligence, and energy. We need your support to employ the proper manpower to continue this advocacy.

UTILITIES

Your Board is working to convert all overhead FPL power lines to underground, providing better service reliability and aesthetics in Port Royal. Your support and participation in this endeavor is tremendously important. We will keep you abreast of our progress on this project and should have more information to share before year end.

BEAUTIFICATION

All our community entryways are planted, irrigated, and maintained through your dues. We have surveyed and walked all city owned common areas with city staff to maintain a clear understanding of where maintenance responsibilities and cost lie. This requires a relentless herculean effort with the City of Naples to get our community properly replanted and cleaned up after the major hurricanes we have experienced, beginning with Ian in 2022.

This year, more than ever, we ask you to be prompt with your support and bill payment of **\$835.00**. We are stronger and more effective as a team, and we need your participation.

PAY VIA CHECK

Make Check Payable to:
PORT ROYAL ASSOCIATION
1020 8th Ave S, Ste. 3
Naples, Florida 34102

- OR -

PAY ONLINE

www.portroyalpoa.com/membership25

**NOTE: You do not need a
PayPal account to pay online**