



# Hello Again!

*The Port Royal® Property Owners' Association consists of a community of neighbors who are keen to support the best interests of Port Royal, by preserving its character and long-standing traditions. The mission of the Port Royal® Property Owners' Association is to maintain the integrity of our great neighborhood, ensure the prestige and experience of living here, and to protect our community's interests. Residents of Port Royal seek the highest standards of property use and maintenance, which can be established in this unique community. No other factor can contribute more to Port Royal's distinctiveness.*

## WHAT'S BEEN HAPPENING IN PORT ROYAL AND NAPLES?

We hope everyone is enjoying the last few weeks of summer and look forward to a wonderful return to Naples in the Fall. Over the summer months, the Board has remained active and engaged - some from afar - working diligently on a variety of critical community-wide initiatives that are in need of resolve, including the restoration of our beautiful community post-Ian; infrastructure issues at some of our street ends; coordinating with FPL, Comcast, CenturyLink and Lumen to repair countless street lights and utility equipment damaged in Ian; and continuing to stay abreast of city matters that are pertinent to our Port Royal residents. These include changes to the building regulations, Naples Airport proposals, commercial development, and projects within Port Royal proper. We are pleased that the FPL underground conversion project advanced to the City Council earlier this month and received the first round of approvals. Your Board has also been actively involved in assessing the political landscape in Naples as we approach election season. It has been a busy summer, and though there have been some challenges and setbacks related to the timeliness of accomplishing our restoration efforts, your Board has made much progress.

## ONGOING HURRICANE IAN RESTORATION

Throughout the summer, the Beautification Committee has been diligently working on the restoration of our community post-Ian, from enhancing the four "main entrances", which are maintained by the Association, to facilitating with the City of Naples on replanting all common areas, and redesigning problematic cul-de-sacs. ... [Read More Here](#)



## FPL UNDERGROUND CONVERSION PROJECT ADVANCES TO CITY COUNCIL

On September 7th, the Association petitioned the City Council to move forward with the conversion of overhead FPL powerlines to underground in Port Royal. Not only would underground lines improve service reliability by 85%... [Read More Here](#)





## NAPLES AIRPORT: THE FIGHT CONTINUES

On August 17th, the Naples Airport Authority voted to include the “Down the Bay” proposal as a recommendation for the Authority, and its consultant, to explore. They will provide their findings to the FAA, as they consider changes to mitigate noise generated by Naples Airport. [Read More Here](#)



## SB 250, LAND USE AND ZONING REGULATIONS

During the City Council Meeting on August 16th, the Council reviewed and discussed the implementation of Senate Bill 250, which states that cities or counties, either entirely or partially located within 100 miles of Hurricane Ian or Nicole’s landfall, shall not propose or adopt more restrictive or... [Read More Here](#)



## WATERFRONT PLANTINGS: PORT ROYAL

As a reminder, plantings along the waterfront, or beyond the rear building setback line, should be installed and maintained at 48 inches, or in line with the pool fence. This provision is set forth by the Port Royal® Property Owners’ Association [Deed Restrictions](#), which run with each property, and state that waterfront plantings may not obstruct the view corridors of the neighboring properties. This particular Deed was established to protect waterward views, promote the enjoyment of living in a waterfront community, and maintain property values. We encourage you to first communicate with your neighbor if there are concerns about hedge heights and view corridors.



## COMMERCIAL VEHICLE PARKING

All commercial vehicles must park within the confines of your property. This includes construction and landscape vehicles, pool and HVAC service vehicles, and more. Violators of this City Ordinance will be ticketed by the Naples Police.



## NAPLES POLICE CHIEF - PROCESS UPDATE

The City of Naples is in the process of selecting a new Chief of Police. A Meet & Greet with the Community has been scheduled at Baker Park on Friday, September 15th at 8:30AM to give the community members an opportunity to meet the four finalists. RSVP no later than 3PM on Wednesday, September 13th... [Read More Here](#)



CALL OR EMAIL THE ASSOCIATION WITH QUESTIONS OR COMMENTS  
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## NAPLES CITY ATTORNEY RESIGNS

On August 25th, Naples City Attorney, the Vose Law Firm, submitted a formal 60-day resignation, causing the city to scramble to find new representation, first on a short-term basis, while they find suitable, permanent representation. The resignation letter did not specify a reason for the departure. To view the Naples Daily News article, [Click Here](#)



## NAPLES CENTENNIAL EVENTS

The City of Naples continues to commemorate its centennial year, and recently announced a series of upcoming events, including a Centennial Gala on Thursday, November 30th, a Concert Night with Ben Allen Band on December 1st, and a Firework Show on December 2nd. To learn more and RSVP... [Read More Here](#)



## CITY PROJECTS, INITIATIVES, AND CITY-WIDE COMMERCIAL DEVELOPMENTS

Read about important city-wide initiatives and commercial developments, including the Naples Beach Club, Gulfshore Playhouse, the Old Naples Hotel, Lantern Lane Gutters, and more... [Read More Here](#)



## KEEPING AN EYE ON THE TROPICS

There are still a few months left of Hurricane Season, and the unusually warm water conditions and weather patterns have awakened the tropics. We continue to monitor the news and will inform our members of any potential impacts to our community accordingly.



## CITY COUNCIL APPROVES TAX INCREASE

City Council tentatively approved a slight tax increase, which equates to \$12 more a year for a \$600,000 home. The general fund millage rate is increasing from 1.17 mil, up from 1.15 mils. This increase is to meet operational costs and to maintain sufficient revenues - estimated at \$4.8 million in additional revenues.







## ONGOING HURRICANE IAN RESTORATION



Throughout the summer, the Beautification Committee has been diligently working on the restoration of our community post-Ian, from enhancing the four “main entrances”, which are maintained by the Association, to facilitating with the City of Naples on replanting all common areas, throughout Port Royal.

The Committee has had many meetings with City of Naples staff over the summer to provide direction and input on all common area restoration and design. The Committee has identified specific plant material to be installed in Port Royal that promote longevity and minimal upkeep, while providing a clean and manicured aesthetic that properly suits our beautiful community.

While the restoration process has taken longer than we would have liked, it is clear that the city staff has much work to be done across the city. There are still several beach accesses that were critically damaged in Ian and require proper engineering in order for them to safely reopen. Removal of dead vegetation and replanting has begun, albeit slowly, and the repair of the broken electrical equipment boxes such as Comcast and CenturyLink are being tended to. The beautification committee will continue to work expeditiously to remedy these problem areas with the support of City staff. Thank you for your patience and understanding as we continue to navigate these unique times.





## FPL UNDERGROUND CONVERSION PROJECT ADVANCES TO CITY COUNCIL



On September 7th, the Association petitioned the City Council for their assistance in advancing the underground conversion of FPL's overhead power lines throughout our community. Over the summer months, the newly formed Utilities Committee, led by Board members Michael Lenhard and Joseph Blomker, conducted a thorough inventory of all FPL poles and wires in Port Royal during in the excessive heat this summer, and provided this data to the City of Naples and FPL for review. The Council voted 5-2 (in favor: Blankenship, Christman, Hutchison, Perry, Petrunoff; against: Heitmann, McCabe) in favor of directing city staff to research and determine costs associated with a consultant to oversee this project. Once costs are identified, the City Council will reconvene and ensure that resources can be allocated to advancing this project forward.

## NAPLES AIRPORT: THE FIGHT CONTINUES

On August 17th, the Naples Airport Authority voted to include the "Down the Bay" proposal as a recommendation for the Authority, and its consultant, to explore. They will provide their findings to the FAA, as they consider changes to mitigate noise generated by Naples Airport. We are concerned that the NAA has taken this approach, as they have seemingly been supportive of our efforts, and that of our coalition of SIX Homeowners' Association groups. We will continue to monitor how this moves through the various divisions and again express our opposition of and dismay over such a dispersion proposal, which simply reallocates noise.







## NAPLES POLICE CHIEF - COMMUNITY MEET AND GREET THIS FRIDAY, SEPTEMBER 15TH



Ciro M. Dominguez



Matthew Fletcher



Jack McNiff



Kristen Ziman

Friday, September 15, 2023  
8:30 AM

Eva Sugden-Gomez Center at Baker Park  
50 Riverside Circle

Please RSVP below by 3PM on Wednesday, September 13th

### ★ READ BIOS OF THE FOUR FINALISTS BELOW ★

[Chief of Police Finalist: Ciro M. Dominguez](#)

[Chief of Police Finalist: Jack McNiff](#)

[Chief of Police Finalist: Matt Fletcher](#)

[Chief of Police Finalist: Kristen Ziman](#)

## SENATE BILL 250, LAND USE AND ZONING REGULATIONS

During the City Council Meeting on August 16th, the Council reviewed and discussed the implementation of Senate Bill 250, which states that cities or counties, either entirely or partially located within 100 miles of Hurricane Ian or Nicole's landfall, shall not propose or adopt more restrictive or burdensome amendments to the comprehensive plan or land development regulations. The law reads that more burdensome or restrictive regulations enacted after Hurricane Ian made landfall would be null and void.

The Council voted 4-3 to approve a motion by Vice Mayor Mike McCabe that would maintain all zoning and land use ordinances drafted by the City of Naples post-Ian, but temporarily suspend enforcement of them and ask the state for, or file suit, to explain Senate Bill 250 in its entirety and the intent for which it was done. Councilmen Christman, Perry, and Blankenship voted against this motion and urged the Council to follow state law, as any deviation would subject the city to unwanted litigation.

A recent communication from the City Manager explains that the regulations are not being enforced and would need to be re-approved in the future. The Association will keep you abreast of any changes or developments on this front.



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## LAND USE AND ZONING REGULATIONS

use JBF's email language



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