

SINCE 1970

The Port Royal® Times

NAPLES, FLORIDA

THE SUMMER ISSUE, 2017
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- » CITY OF NAPLES HAPPENINGS
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PRESIDENT'S LETTER

Andy Deane | President

As I write this President's letter, the annual spring-time migration is well under way. It marks the seasonal change of many things, not only the weather, but other parts of our lives as well. Quite a few friends and neighbors have already departed to far flung places promising cooler weather and a change of scenery.

Speaking of changes, this Spring marked a significant change for me. After six years of dedicated service to our Association and serving four years as our President, Chad Ott stepped down and passed the leadership position to me. I'm sure it was with mixed feelings – some relief and some poignancy – since he clearly put not only considerable time and effort into this position, but his heart as well. It's an understatement to say we will miss his wise counsel and careful guidance. He was involved in every facet of the Association's business, and his leadership ability during his tenure has set a very high standard for me to emulate.

Every year we experience a change in the Board makeup as certain members reach the end of their tenure and new members are elected to fill those positions. It's healthy to experience this turn-over, but we always regret losing the significant contributions of our outgoing Board members. This year another of our Officers, Chuck Hallberg, reached his six-year milestone, having served a year on the Dredging Committee, six years on the Architectural Review Committee and so very ably serving as our Secretary for the last four years. Chuck's charitable contributions and service throughout the community are significant and well known. For us though, his contributions to our Board will be greatly missed, not the least of which is his wry sense of humor.

We were fortunate to elect three new members to the Board,

each of whom brings excellent skills and judgment to an already strong group of Directors. Terry Smith, who lives on Admiralty Parade, Claudia Babiarz, a Rum Row resident and Kathy Woods, of Kings Town Drive have been elected to serve on the Association Board and we welcome them.

In February, the Port Royal® Association held its 47th Annual meeting attended by a representative number of active members. I'd like to thank those of you who attended in support of your Association. At these meetings, our membership has the opportunity to not only hear from its Board of Directors, but also from City leadership. This year saw the return of an old favorite, Mayor Bill Barnett who gave a 'State of the City' presentation. City Manager Bill Moss and Chief of Police Tom Weschler also briefed us on their areas of responsibility. I am fortunate as the incoming Association President to inherit such an excellent working relationship with the City which has been fostered over many years by my predecessors. This spirit of cooperation has worked well for both the Association and City leadership, and I strive to continue that tradition.

These meetings provide a great forum for the membership to voice any concerns and give direction on what goals they'd like the Association to pursue. The most significant matter expressed was street traffic and the negative effect it has on the quality of life and safety in our community. Our Association's primary mission is to work on your behalf to protect and enhance your experience of living in Port Royal. We can accomplish things only through a unity of purpose and the support of all of our residents. That said, your voices heard by City leadership at this meeting will prove to be essential as we move towards a solution, since we will need cooperation from the City to forge a lasting and sound remedy.

2017
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DONNA KRALL

PRESIDENT'S LETTER CONTINUED... It has become evident that the single biggest challenge facing our Association is confronting the issue of growth and traffic congestion not only in Port Royal but throughout our City. Collectively, we've come to the realization that the very things that attracted us to Naples and to Port Royal in the first place are in danger of being lost due to our own popularity. While it may be appealing to wish for a no-growth scenario, that really isn't a realistic option. We can, however, opt for responsible government that will carefully control growth through the enactment of property zoning and developmental regulations. I must say, we live in a beautiful town that has steadily improved over the years through the careful stewardship of our elected leaders. What they need in these challenging times is our involvement to help them chart a proper course of action which will allow for growth while not jeopardizing the small town, village atmosphere that we all love.

Recognizing the broad scope of this challenge and through the outstanding work of our Association's professional staff, we have kept closely abreast of the decennial examination of the City's 'Comprehensive Plan' which attempts to chart a growth and development plan for Naples over the next ten years. Concurrently, the Community Redevelopment Agency (CRA), comprised of the seven members of the City Council, has been busy with East Coast consultants crafting a plan for the part of Naples identified as the D-Downtown district. Your Association has been involved in public meetings over the past two months to ensure that the City Council is fully aware of our concerns over plans for increased density and building heights that we feel would exacerbate an already problematic situation in that part of the City. I'm encouraged that as a direct result of citizen involvement, among other changes, the CRA expressed their intent to change the permitted density in the D-Downtown area from 12-units per acre with a permissible sliding cap of up to 30-units per acre to simply 12-units per acre with no sliding cap; furthermore they intend to dispense with the high density 'Work Force Housing' proposal altogether.

Another area that has been keenly attracting our attention is the recent sales marketing of the northern 60-acre parcel on Keewaydin Island which includes the eastern half of Gordon Point. At the end of April, the seller's marketing representative CRBE conducted a closed bid solicitation and the results were presented to the seller for consideration. This is a lengthy process and it will be some time before any public information is available. Rumors abound, but we will refrain from passing along any information we can't substantiate.

Fortunately, the Keewaydin property has strong protective covenants that were carefully set up over twenty years ago to shield it against any future commercial development. Although these covenants are in place and we have formidable allies in the Conservancy, the Audubon Society, and the State of Florida, we are closely monitoring the situation because of the overwhelmingly negative impact commercialization would have on Keewaydin Island, South Naples and specifically Port Royal.

Meanwhile in our own neighborhood, we've initiated a project to study road congestion issues on Galleon Drive. Galleon Drive is one of Port Royal's narrowest streets and as a result has the most severe road congestion issues. What becomes immediately evident is how effective solutions to the problems on Galleon can solve the same issues throughout Port Royal and contribute greatly to enhancing our quality of life. We formed a committee comprised of Board members and several residents on Galleon Drive to investigate all possible solutions, from the simple to the extreme. While we have yet to discover a 'silver bullet,' we are narrowly defining the issues and pursuing the most promising solutions. Interestingly, our project has attracted attention from other members of the community and we are working on forging an alliance to pursue common interests.





Meet our new Association President, Andy Deane! A former captain with Delta Airlines, Andy has lived in Naples for over 30 years and an integral member of the Board for four of them.

PRESIDENT'S LETTER CONTINUED...
Along with the many other important functions the Association performs on a regular basis, including Architectural Review, Docks and Shoreline Review, and Beautification, please know that protecting the fragile quality of life our residents enjoy is our top priority. If there is any need to demonstrate the worth of having an active and involved homeowner's association, it is quite evident now. We have an over 85% participation by our residents in support of our Association and its mission. We have made it our goal to keep you apprised of the happenings in our town and do our very best to protect the interests of our community.

At the start of the new year, our office was restructured a bit, with Jenna Heiderman being elevated to the Executive Director of the Association. Jenna came to us about three years ago by way of New York, where she worked in the Public Relations department at Ralph Lauren Corporation. When she followed her husband to Naples, we were very fortunate to have the opportunity to add her to our staff. Her professional ability and leadership skills have been quickly recognized by everyone who has interacted with the Association over the past six months and beyond.

Donna Krall, our previous Executive Director, indicated to us last year her desire to retire, so to implement a smooth transition, Donna has taken a part-time position as a Project Manager. Having been with the Association for more than 10 years, Donna's corporate knowledge will continue to serve us while the transition takes place.

Last year we were fortunate enough to add Berkeley (Smith) Shoemaker to our team. Berkeley is a native of Naples and grew up in Port Royal. She's a graduate of the Community School of Naples and Elon University. In just one short year of working with the Association, Berkeley's role and depth of responsibility has been elevated from that of a Media and Marketing Coordinator to Assistant Manager. Berkeley's impressive organizational ability and creative and design skills have been tremendous to our professional staff.

In closing, I can't help expressing that May is my favorite month in Naples. The crowds of visitors have all but gone away and the weather has not yet developed that wet blanket feeling of August and September. The Gulf has warmed a bit but it's still refreshingly cool enough to excite your senses and the hurricane season is still a month away. Although many of you have departed for your summer residences up North, I notice more neighbors this year are lingering longer to enjoy the relative calm that magically materializes here in May. Perhaps it's the contrast that makes May so special. I wish all of you a very happy and satisfying Summer wherever you are and I look forward to seeing everyone again in the Fall.

NEW CITY DOCK UNDERWAY

Captain Roger Jacobsen | City of Naples Harbor Master

For those of you who have boated by the Naples City Dock recently, I am sure you noticed it is systematically being dismantled and removed. City Council has approved a \$6.5 million-dollar replacement project that began May 8, 2017 with the demolition of the existing structure and the reconstruction of a brand new, state-of-the-art facility.

The last time the Naples City Dock was renovated was over 33 years ago. The timbers have outlived their useful life, hence the decision for the rebuild. The new project will feature concrete floating docks including a floating office, rest rooms and lanai. The fuel pumps are also being upgraded to a high-speed capacity.

The dock office will be expanded to carry a retail line of clothing, fishing equipment as well as various snacks. Of course, bait, including live shrimp, frozen shrimp, threads, mullet and chum will continue to be available.

Phase 1, is scheduled to be completed by December 15, 2017 and will allow the charter vessels to return. Phase 2, and the completion of the project, should be just after the 1st of the new year. If you are interested in a slip, please call 239-213-5030 to place your name on the waiting list.



ARCHITECTURE UPDATE

Les Goodman | Architecture Review Chair

As the season comes to a close, I wanted to take a few moments to share with you the work of your Architectural Review Committee (the “ARC”). Since January of last year, the ARC has reviewed 25 applications for the construction of new homes – a staggering statistic – as well as 38 submissions for a remodel to an existing home, and conducted nine interviews for new builders, architects and landscape architects who wish to work in our community. This interview process gives the Committee a chance to properly vet new applicants to ensure they are qualified and suitable to work in our community. It is important that the ARC review the R1-15A Code of Ordinances and also the Association’s Procedures and Guidelines for Residential Construction with each new applicant prior to the start of any project to ensure that the contractor or architect are familiar with and aware of the restrictions we have. We hold our community to a higher standard, and expect that our guidelines for construction are properly met.

Additionally, the ARC, alongside various City of Naples officials, has spent a considerable amount of time and effort carefully refining the R1-15A Codes that govern construction in Port Royal, and has worked in partnership with the City on several text amendments that would simplify the construction processes in our community.

RECLAIMED WATER BY THE NUMBERS

Marvin Eastman | Past PRPOA Utilities Director

Prior to 2007, the City embarked on a project to use reclaimed water rather than potable water for landscape irrigation. The City was spending hundreds of thousands of dollars a year processing reclaimed water just to dump it into Naples Bay.

The project was initiated for several reasons, particularly because the City would run out of potable water and the costs, coupled with the negative impact to the environment, were significant. It was soon determined that reclaimed water could be processed to a level that would allow it to be safely used for landscape irrigation, and its advantages were many, including lower cost than potable, reduced need for fertilizer as it provides some plant nutrients, and it keeps wastewater effluent out of the bay. By substituting reclaimed water for potable water used for irrigation, you are conserving fresh water resources for Naples while utilizing a wastewater treatment by product that would otherwise be wasted.

As part of this project, the City hired a consultant to determine a price (\$1.89/1000 gallons) for those connected to reclaimed water and to make connections mandatory. Because of this, your Port Royal® Property Owners’ Association Board became involved with City Council to represent our community.

What exactly is the Committee doing at the monthly review meetings? They, along with our very capable staff, are reviewing architectural plans to determine that design and subsequent construction meet the Deed Restrictions that govern Port Royal, as well as comply with the City’s R1-15A Code of Ordinances for residential construction. We also make every attempt to ensure that there will not be any negative impacts to the community, and particularly to neighboring properties, such as reviewing the heights of vegetation along the waterfront so as to protect waterway views, and attempting to keep generators, pool equipment, and other noise emitting mechanicals away from certain rooms (like a bedroom) of the neighboring home when at all possible.

As you can see by simply driving around Port Royal, there is no effort to create a uniform looking community or impose arbitrary aesthetic requirements. We are all here because we are invested in and love this unique community, its beauty and its ambiance, and the Committee’s objective is to maintain the standards that make it what it is and will continue to be – one of the most beautiful communities in all of Florida.

My thanks to our staff and the Board members who spend hours working on behalf of the community in meetings, making site visits, and a myriad of other architecture related things, whose efforts might otherwise go unrecognized.

PRPOA challenged Council on a variety of issues:

COST ANALYSIS. The Association asked if the water was priced to make a profit or to break even. Council decided it was to breakeven.

CONNECTIVITY. If the quality of the water was acceptable and the price was to breakeven, why make connection mandatory instead of giving residents the option to choose? Council decided to make connection voluntary.

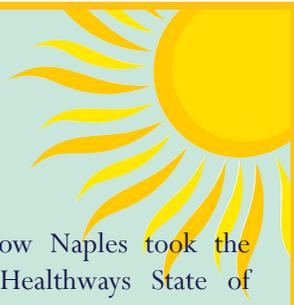
ANALYSIS. Using the data provided, (a) processing cost (b) distribution cost and (c) added cost of administration, the PRPOA Board determined \$0.63/1000 gallons was the appropriate breakeven price. City Council accepted.

IMPLEMENTATION. The price has increased based on Consumer Price Index, and over the next few years will be \$0.67/1000 gallons. The City hired another Consultant a couple of years ago to conduct another rate study. They determined that an appropriate price is \$0.66/1000 gallons, which it remains today.

STATISTICS. In Port Royal and along Gordon Drive, homes that use potable water for landscape irrigation are in the highest of four bimonthly pricing tiers for potable water. That tier is \$4.09/1000 gallons versus \$0.66/1000 for reclaimed water.



WE ARE THE HAPPIEST & HEALTHIEST!



For the second year in a row Naples took the No. 1 spot in the Gallup-Healthways State of American Well-Being 2016 Community Rankings. The report measures how residents of 189 U.S. cities feel about their physical health, social ties, financial security, community and sense of purpose. According to their research, Naples had the most mellow, relaxed residents in the nation. Keep calm and carry on!

RECLAIMED WATER CONTINUED...

Currently, 621 Port Royal and Gordon Drive properties (south of 21st St.) are connected to the reclaimed water system. These residents preserve valuable potable water while preventing reclaimed water from being dumped in the Bay AND benefit from the significant cost savings of close to \$3.50/1000 gallon for landscape irrigation.

If you have not yet connected to the reclaimed water system, I encourage you to call your irrigation company or plumber to get a quote on any re-piping needed to connect to the system. Join your neighbors who are saving over **ONE BILLION** gallons of potable water a year.

NEWS FROM THE OFFICE

Jenna Heiderman | Executive Director

As I write my first letter as Executive Director, I wanted to take this time to reflect on the wonderful season we've had here in Port Royal. I am thrilled to have taken on this new position at the Association, and will make every effort to ensure that our community's efforts are protected and our standards met. However, I would be remiss if I did not point out the ever-apparent congestion on our streets and throughout the City. This ongoing issue has plagued our community for many years. As Andy mentioned, we've made this topic one of our top priorities and have been working diligently on a myriad of possible solutions. Recognizing that there aren't any specific rules for landscape vehicles, we've had several meetings with our partners at the City in hopes to find a solution that would be attainable, reasonable and practical, and one that will restore the quality of life that is so precious and valued in Port Royal. I kindly ask that if you are aware of any issues related to congestion, construction, or simply have a question, please do call our office for assistance and guidance.

I'd like to extend my sincerest thanks to our members for your continued support. Without you, we would not be able to carry out our mission and work on your behalf to accomplish our goals. I am especially pleased that our membership percentage has reached a new high – over 85 percent of the properties in our community are members of the Association. We continue to strive to improve our value proposition of membership, and hope that you continue to help us achieve our mission.

You may recall a wind storm that swept through the area last January. During that storm, we lost one of our Cuban Laurel trees at the entrance of Kings Town Drive. This, as you are aware, is one of two main focal points and entryways into Port Royal. Rather than replace this downed tree with a live oak that would not be consistent with the several banyan trees adorning this entrance,

the Association worked with City staff and with City Council over the past year to ensure that the lost tree would appropriately be replaced with another Cuban Laurel. I'm happy to report that the replacement tree will be installed during the week of June 3rd and finally, balance out our entrance once again.

We've recently learned that Verizon Wireless will be adding its communications to the cell tower at the City's water plant site on Lantern Lane in the coming months. Fortunately, the addition will not affect the height of the existing tower and will be concealed inside it, below AT&T's devices. The Association staff and Board have been heavily involved in the planning process with Verizon and City staff to ensure that the equipment needed to support this installation will have proper sound attenuation mechanisms and adequate screening. Additionally, we are working with the City to enhance the site and look at possible alternatives to the existing vegetation in hopes of making the area more visually appealing. It is our understanding that Verizon and the City will have this work completed during the summer months to impact as few residents as possible. This addition will aptly enhance cellular service and data capabilities for Verizon customers in our area.

I'd like to thank our Board of Directors for another wonderful season. We are so fortunate to have such a dedicated volunteer Board representative of our membership who work tirelessly to preserve the charm and appeal of our beautiful community. I would also like to acknowledge our Community Police Officer, Buddy Bonollo, for all his efforts in continuing to keep our neighborhood safe. Buddy has worked in Port Royal for over 12 years and has been a tremendous asset to our residents, staff, and Board, and we feel so fortunate to have him on our team.

Finally, I want to wish you all a wonderful and joyous summer!





PORT ROYAL®

PROPERTY OWNERS' ASSOCIATION

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NEW HOTEL PROPOSED - THIRD STREET SOUTH

Another project attracting great interest at the community as well as at the Association level is the recently announced hotel development at the corner of Broad Avenue South and Second Street South in Olde Naples. A two-story, 118-room hotel plan was presented to the City's Design Review Board on May 24th to overwhelming praise and support by its members. For more than 25 years, the plaza on Third Street South sat vacant and led all to wonder if and when something would be done to salvage that very valuable, strategically located piece of property.

The hotel would include a fitness room, solarium, spa, café, courtyard and rooftop pool abutting Gordon Drive. While the initial response to the hotel, in particular the architectural design chosen, has been generally positive there are some serious issues to consider. The project's intensity and the possibility of a negative impact on the nearby residential area is top of mind, especially when it comes to parking.

The developers, a local family who are longtime residents of Naples, are trying to utilize the existing underground parking garage to accommodate guest and visitor vehicles. The garage, which currently has a single entry/exit off of Broad Avenue South, is planned to have its entrance on Broad and exit on

Second Street South. We are all acutely aware that at certain times of the day during the height of season (and beyond!), the stop sign intersection on Second Street becomes backed up two or three blocks as traffic travels north.

The next step for the project will be a review by the Planning Advisory Board and ultimately, City Council. We will be watching and providing input about the issues we feel are important keeping you updated as the plans progress.

