



PORT ROYAL[®] PROPERTY OWNERS' ASSOCIATION

2024 | *Welcome Members*



WE NEED YOUR SUPPORT!

The Association is dedicated to enhancing your experience of living in Port Royal and maintaining its standards of excellence. Below is a sampling of initiatives and day-to-day tasks taken on by the PRPOA to achieve these goals:

01

CITY LIAISON

- Lantern Lane Miami-Dade Gutter, FY2024
- Road resurfacing & repaving
- Naples Police Department partnership
- Liaise with City Council, Staff and Management
- Master Bike & Pedestrian Plan
- FDOT US-41 Restoration
- Commercial Vehicle Parking ordinance
- Gasoline-Powered
- Leaf Blower ban

02

PLAN REVIEW

- Review all construction plans to ensure compliance with the Deed Restrictions and the City Code for Port Royal's specific Zoning District

03

SECURITY

- Contract with the Naples Police Department and Port Royal Security for stationed, nightly security at the entrance to Port Royal, which has brought our crime to the lowest numbers in the City
- Install new surveillance cameras in Port Royal

04

NEIGHBORHOOD GOALS + INITIATIVES

- FPL Powerline Underground Conversion
- Street Light Post Upgrades
- Hurricane Restoration and Repair of City-Owned Medians
- Cul-de-sac Redesign + Enhancement
- High Fiber Optics
- Natural Gas
- Lighting updates at Galleon Dr. entrance

05

BEAUTIFICATION

- City-owned common area restoration and redesign
- Seasonal plantings and maintenance at four main entrances
- Elevated street sign design
- Holiday decorations & lighting
- Cul-de-sac redesign in partnership with City

06

COMMUNICATION

- Email communications related to city happenings, major projects and developments, community-wide updates, and weather alerts
- COVID-19 vaccination support & information
- Assist with resident & neighborhood inquiries

Member Perks

- ★ SIGNIFICANT SAVINGS WITH FERRELLGAS
- ★ RCC DISCOUNT CARD

PORT ROYAL DEED RESTRICTIONS

Residents of Port Royal seek the highest standards of property use and maintenance, which can be established in this unique community through its Deed Restrictions. No other factor can contribute to Port Royal's distinctiveness.

APPROVAL OF CONSTRUCTION ACTIVITY

Every home, structure, or alteration must be approved in writing by Port Royal. This includes buildings, additions to buildings, equipment and its housing, walls, fences, and docks. The exterior color scheme on existing homes and new construction must also be approved by the Association.

SELECTION OF ARCHITECT, LANDSCAPE ARCHITECT, AND BUILDER

Only qualified, licensed architects and builders with proven ability will be approved by the Architectural Review Committee. There will be no approval of arrangements which in any way reduce the individuality of home designs. There is a list of approved architects and builders available, but approval will be extended to any highly regarded residential architect or builder after an interview process.

WATERFRONT PLANTINGS

Only clear trunk trees, such as palm trees, with a minimum of 10 feet of clear trunk, and hedges maintained at 3 feet may be planted beyond the waterfront building lines. This restriction has the purpose of preserving the waterway view of adjoining properties. Any existing exceptions, such as on a property line common to consenting owners or next to vacant properties must be considered remediable upon demand by new owners.

This is a sampling of our Deed Restrictions

CITY OF NAPLES

R1-15A CODE OF ORDINANCES

The Association has worked with the City to incorporate Deed Restrictions into the code specific to Port Royal. In some cases, the code has been refined to better maintain the characteristics of our community. Some highlights are as follows:

MECHANICAL SCREENING

Permanent screening is required around all mechanical equipment. The equipment shall be fully screened as viewed from the street, neighboring properties, and adjacent waterways. Louvered paneling is required; landscaping is not considered permanent.

DOCKS + VESSELS

The side yard setback for all piers and lifts is 20 feet. Vessels, including engines, must not encroach into the side setback. Pier dimensions shall not exceed the following:

- a. Shore-normal or perpendicular walkway providing access to shore-parallel pier: 6 feet in width
- b. Shore-normal pier: 8 feet in width
- c. Shore-parallel pier: 8 feet in width and 100 feet in length
- d. Catwalk providing access to side of vessel, boatlift, or mooring pile: 4 feet in width

Any proposed expansion of or addition (including lifts) to an existing non-conforming pier or dock shall require that all portions of the existing dock be brought into compliance.

RIP RAP

Rip rap should be maintained and restored when necessary. Restoration must always follow the natural shoreline, not exceed a 2:1 foot slope, and not extend beyond original toe stones. Submittal for Association approval is required for all rip rap changes.

GATES, COLUMNS, WALLS + FENCES

Maximum height of main driveway gates, entry columns, and posts shall be based upon the lot frontage distance and the distance which such entry treatment is set back from the adjacent paved travelway. Walls and fences shall be limited to a maximum of 4 feet in height in the front yard outside the building envelope. An additional 18 inches of metalwork that is at least 50% open and transparent is allowed on top of such wall or fence. For any columns or posts, the maximum width is two feet six inches.

VOLUNTEER RESIDENT BOARD OF DIRECTORS

ARCHITECTURAL REVIEW

- Meet monthly to review plans with architects and landscape architects
- Reviews architecture plans for Port Royal construction to ensure compliance with the Deed Restrictions, R1-15A Code, and PRPOA Procedures and Guidelines
- Common issues: designing outside of allowable setbacks; landscape vehicle accommodation; front-facing garages; length of time to build; construction methods (pile driving); waterfront issues with vegetation heights, rip rap, pool fences, etc.

BEAUTIFICATION

- Maintain entrances: Galleon and Kings Town Drives, and Cutlass and Cove Lanes
- Install Christmas Decorations (contract private vendor)
- Street sign replacement and repair
- Work with the City to assist in concerns with common areas

DOCKS + WATERWAYS

- Review Dock plans to ensure compliance with the R1-15A Code of Ordinances
- Common issues: side setback encroachments, widths of piers and lift systems

GOVERNMENTAL AFFAIRS

- Represent Port Royal Interests at City staff and Council level

MEMBERSHIP

- Annual Membership: \$795 for regular members, \$525 for associate (non-R1-15A zoned) members

NOMINATING

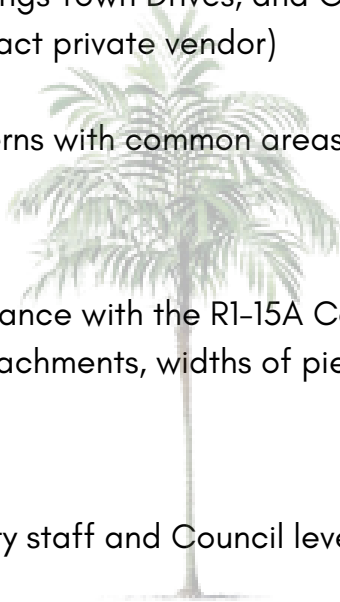
- Actively seek candidates for the Board of Directors for upcoming year(s)

SECURITY

- Develop and enhance security efforts in Port Royal as needed

UTILITIES

- Develop and implement infrastructure improvements through collaboration with various utility companies, such as FPL, TECO, and Comcast



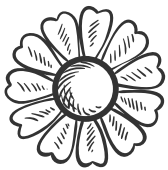
OFFICE ACTIVITIES

1020 8th Avenue South, Suite 3, Naples, Florida 34102

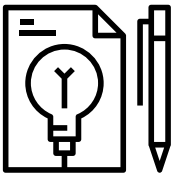
P: 239-261-6472 | E: info@portroyalpoa.com



Assistance with resident and neighborhood concerns and inquiries. Facilitate community enhancements or improvements with the city. Maintain a close working relationship with the City of Naples and Naples Police Department. Email residents information on city happenings, general updates, weather events and more.



Beautification of Entrances to Port Royal, including landscaping, lighting, irrigation, seasonal plantings, and holiday decor. Collaboration with City's Community Services Dept. on design of common areas, including redesign and restoration of problematic cul-de-sacs.



Develop and neighborhood improvement projects and initiatives, such as infrastructure upgrades, such as FPL powerline conversion; security measures, including contracting with the Naples Police Department and Port Royal Security, as well as security camera installation; natural gas and high fiber optic cable.



Assurance of compliance with the Port Royal Deed Restrictions through architectural and dock plan review; the City of Naples Code of Ordinances specific to the R1-15A Zoning District, and the Association's Procedures and Guidelines through Architectural and Dock Review.



Providing a voice for our community through Civic Advocacy, and lobbying the City on key initiatives, including: the Naples Municipal Airport; Protecting lot sizes and Zoning Regulations in Port Royal; Enforcement of Deed Restrictions; Commercial Vehicle Parking Ban; Prohibit of gasoline-powered leaf blowers; City Council Elections and Candidate Support, and more.



Governmental Liaison with City Council, the Naples Police Department, City Staff, including Building, Planning, Community Services, and Construction Compliance.