



NAPLES 2045 COMPREHENSIVE PLAN UPDATE

City Council Working Draft Review

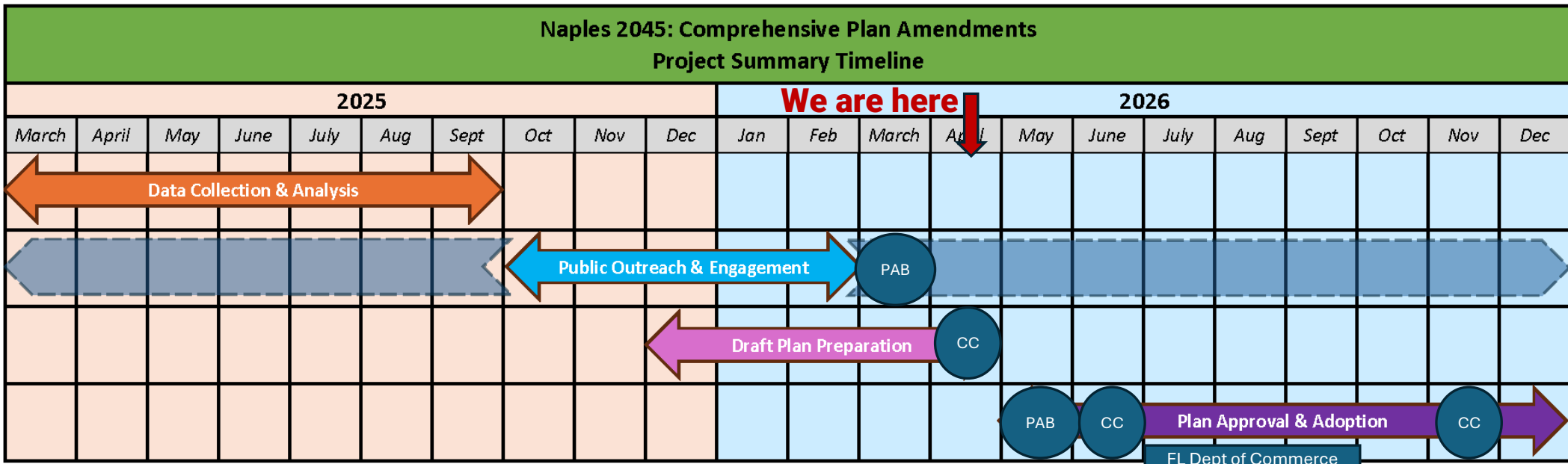
City Council Workshop | April 13, 2026



Summary Schedule

22 Month Work Plan: March 2025 – Dec. 2026

4 Key Stages



**NAPLES 2045
COMPREHENSIVE PLAN
UPDATE**



Overview

- **In-progress Draft Plan for City Council Review**
 - Overview of structural changes
 - Summary of changes in each Element to address the Vision Themes
- **Your Feedback to be included in Transmittal Package for 5/13 PAB Hearing and June City Council Hearing**

Purpose of Comprehensive Plan

Florida Statutes §163.3177

The Comprehensive Plan is a local government's long-term policy blueprint that controls how the community grows, ensuring development is coordinated, lawful, sustainable, and supported by basic services and infrastructure

- Based on relevant and appropriate data and analysis
- Looks at the 10- and 20-year planning horizons
- Guides physical development of the City (Future Land Use Map)
- Defines long range strategies, programs & level of service for public investments
- Ensures infrastructure keeps pace with development
- Promotes consistency in local decision-making
- Must address 10 required Subjects (Elements), but may adopt optional Elements:

Required & Optional Elements			
1. Future Land Use	5. Coastal Management	8. Intergovernmental Coordination	11. Concurrency Management
2. Housing	6. Public Facilities / Utilities	9. Capital Improvements	12. Vision
3. Transportation	7. Parks, Recreation & Open Space	10. Private Property Rights	13. Public School Facilities
4. Conservation		4	

What Does This Comp Plan Update Achieve

➤ Elective Update the Comprehensive Plan

- Infuse the principles and directives found in the Vision Element, adopted August 2024, throughout the goals, objectives, and policies of other Elements of the Plan
- Address emerging topics:
 - Community Character
 - Resiliency
 - External growth pressures



How Has This Been Developed?

- **Current Conditions Report (September 2025)**
- **Evaluation Summary Report (September 2025)**
Review of Naples Comprehensive Plan, August 2024
- **Public Involvement**
 - November 2025 Community Meetings & Questionnaire to validate vision themes & priorities
 - February 2026 Community Open Houses & Questionnaire
 - Online Comment entries
- **CC, PAB & Staff Inputs**
 - PAB Suggested Revisions (2018-2021)
 - Staff Review input
 - PAB/CC Input per Jan 20, 2026 Workshop
 - PAB Input per Feb. 11, 2026 Meeting
 - PAB Input per March 11, 2026 Meeting

Future Land Use

- The table on the right provides a breakdown of land area within the City of Naples by Future Land Use Map Designation for all non-residential categories.
- After residential, the highest percentage of Future Land Use Designation is Recreation (13.2%) and Conservation (10.4%).

Non-Residential Future Land Use Categories			
Future Land Use Category	Future Land Use Subcategory	Total Acres (#)	Percent of Total (Citywide)
Runway		28.4	0.4%
Waterfront	Mixed Use	61.7	0.8%
Commercial	Limited	63.1	0.8%
Commercial	Business Park	111.6	1.4%
Institutional	Public, Semi-Public	212.8	2.6%
Downtown	Mixed Use	396.7	4.9%
Commercial	Highway	447.7	5.5%
Airport		622.2	7.7%
Conservation		836.5	10.4%
Recreation	Public, Semi-Public, Private	1063.4	13.2%
Total (Non-Residential)		3898.1	47.6%

Source: City of Naples Information Technology Services GIS, August 2025



How Do I Read the Plan? (organization)

- **Plan Introduction Including Community Profile**
- **Elements**
 - ✓ **Retained 10 Elements and added 1 (Resiliency)**
 - ✓ **Removed 2 optional Elements (Public School Facilities & merged Concurrency Management with Capital Improvements)**
 - Content migrated to streamline Plan and reduce redundancy

NAPLES 2045			
1. Introduction	4. Housing	7. Public Facilities & Water Resources	10. Intergovernmental Coordination
2. Vision	5. Conservation & Coastal Management	8. Transportation	11. Concurrency & Capital Improvements
3. Future Land Use	6. Resiliency	9. Parks, Recreation & Open Space	12. Property Rights

- **Definitions**
- **Maps: FLUM & Coastal Resources Map**

How Do I Read the Plan? (structure)

➤ Each Element contains:

- **Element Introductions**
- **Goal(s)** are the long-term end toward which programs and activities are ultimately directed
- **Objectives** identify areas of focus
- **Policies** are the way in which programs and activities are conducted to achieve an identified goal
- **Actions** are actionable strategies that involve performing a task or producing a deliverable

In-progress Draft Plan (scrivener notes)

- New document design and format
- Added text shown in underline / deleted text shown as ~~strikethrough~~
- Footnotes indicate:
 - Moved text
 - Related VISION theme
 - Source of significant/new concepts

Example



-
- ¹¹ Language deleted based on PAB recommendation.
 - ¹² Language has moved within this Element.
 - ¹³ Language has moved within this Element.
 - ¹⁴ Language has moved within this Element.
 - ¹⁵ VISION ELEMENT: Our Governance, Infrastructure Sensitive to the Look and Feel of Naples
 - ¹⁶ Removed based on PAB recommendation.

Infusing the Vision Themes through the Elements

Introduction

- Overview of the Naples 2045 Comprehensive Plan: purpose and intent
- Brief history of planning efforts in Naples
- Implementation, monitoring, and evaluation approach
- Summary of community input in the Plan update
- Updated Community Profile: data and analyses informing each Element

Infusing the Vision Themes through the Elements

Vision Element

- The Vision Element was updated in August 2024
- The Vision Work Plan is no longer part of the Element and will be eliminated
- No change, other than Introduction and formatting into the new design template
- Vision Themes infused in other Elements of the Plan (symbolology to be added)

Infusing the Vision Themes through the Elements

Future Land Use Element

- Integration of Vision Element Initiatives and Priorities: resiliency, Green Jewel concepts, character compatibility, placekeeping
- **Resiliency:** refines FLU GOPs to incorporate resiliency objectives in coordination with Resiliency Element
- **Green concepts:** Advancing GOPs related to open space, trees, and landscaping in coordination with related resiliency GOPs
 - Incorporating Florida-Friendly Landscaping and Right Tree, Right Place practices into design of landscaping of new development projects
 - Promoting and incentivizing tree protection standards in LDC
 - Implementation of the Urban Forest Green Print (2024)

Infusing the Vision Themes through the Elements

Future Land Use Element

- **Character, Compatibility, and Placekeeping:** supported through new GOPs to protect compatibility of existing character
 - Policy-level definition of land use character for each FLU category that aligns with established character and zoning guidance - “building blocks”
 - Support established community character and guide redevelopment and new development (different standards to be reviewed for commercial/mixed use, multifamily, and single-family) based on engagement feedback
 - Advancements to document and preserve iconic and historic built assets and places

Infusing the Vision Themes through the Elements

Housing Element

- Housing Element was prepared in coordination with Collier County, identifying City, County, and Joint Agency policies.
- Coordination with Collier County is key to this Element.
 - Collier Co. has implemented several affordability initiatives in recent years but last updated the County Housing Element in 2013.
- Revisions include removal of outdated policies, updates to the Introduction, and formatting into the new design template.

Infusing the Vision Themes through the Elements

Conservation and Coastal Management Element

- Integrate the City's Vulnerability and Adaption Planning efforts
 - Add to consider vulnerability to flood before new public facilities are built in Coastal High Hazard Area
 - Add that tidal flooding must be considered when improvements are proposed to evacuation routes
 - Modify language on projects in CHHAs and limiting public expenditures in those areas
 - Account for current and future flood risk to the extent practicable
 - Rename/reorganize Objective 6 and policies to focus on alignment with state law (Perils of Flood)
 - Consider recent Vulnerability Assessment and Adaptation Planning efforts in policies
 - Remove Objective 8 (current resiliency policies) and enlarge scope in Resiliency Element

Infusing the Vision Themes through the Elements

Conservation and Coastal Management Element

- Other changes
 - Add restriction against activities that damage or destroy Coastal resources
 - Separate out marina/marine facilities BMPs from other environmental BMPs
 - Add that waterfront and shoreline activities must protect and enhance environmental benefits of shoreline
 - Add language to focus on the quality of the coastal zone environment

Infusing the Vision Themes through the Elements

Resiliency Element (New)

- **New Goal**
- **Obj. 1 - Strengthen Community & Infrastructure Resources**
 - Use of data in policy development and planning decisions
 - Leadership
 - Communications
- **Obj. 2 – Address Infrastructure Vulnerabilities**
 - Data collection / further analysis
 - Harmonize resiliency and stormwater initiatives
 - Asset inventory and site specific adaptation planning
 - Integrate flood risk data into capital planning and public facilities planning (for example design of infrastructure)

Infusing the Vision Themes through the Elements

Resiliency Element (New)

- **Obj. 3 – Address Vulnerabilities of Neighborhoods**
 - Vulnerability in neighborhoods and private property
 - Review of code for incentives, fill / grading and freeboard
 - Coordinate across other program activities (CRS)
 - Outreach/education to property owners
- **Obj. 4 – Identifying Locations at Risk**
 - Shoreline adaptation
 - Land protection/nature-based solutions
 - Co-benefits of resiliency (enhancing water quality)

Infusing the Vision Themes through the Elements

Public Facilities and Water Resources Element

- Incorporate 10-Year Water Supply Facilities Work Plan by reference (Sub-Element not necessary)
- Resiliency:
 - Added concepts of maintenance (possibly not adapting) and adaptation of public facilities
 - Added reference to fire fighting needs in Water Level of Service standard
 - Update Stormwater Level of Service standard to be the most stringent of design standards set by the South Florida Water Management District
 - Introduce tailwater condition (account for increasing sea levels in design)
 - Introduce Stormwater Best Management Practices for flood control measures recognizing future tidal conditions and water quality
 - Promote waterwise irrigation and Florida-Friendly landscaping practices
 - Coordination of data collection efforts

Infusing the Vision Themes through the Elements

Transportation Element

- Re-organized Element to assemble relevant objectives and policies together
- Modernize standards for development
 - Level of Service to align with peak season and Context Sensitive corridor principles
 - Traffic Impact Analyses per new thresholds in Code of Ordinances
 - Where intersections are referenced, recognize roundabout as option
 - Consider incentivizing charging stations
- Strengthen Coordination with Collier County with review and comment on projects determined by the City to have significant impact

Infusing the Vision Themes through the Elements

Transportation Element

- Our Economy & Our Experience - Airport
 - Dedicated Objective 11 and Policies for theme of Aviation
 - Policy 11.7 through 11.9 – Added policies to reflect land use measures from the 14 CFR Part 150 Noise Compatibility Program Update (2024) that relate to the City

Infusing the Vision Themes through the Elements

Parks, Recreation, and Open Space Element

- Update Goal and policies to reference implementation of Vision Element and Parks and Recreation Master Plan
- Our Place (Small Town Character) – Add guidance for provision of green space
 - Policy 1.8 – Updated policy regarding open space provision for certain uses
 - Policy 5.3 – Recognize upcoming adoption of new Parks and Recreation Master Plan

Infusing the Vision Themes through the Elements

Parks, Recreation, and Open Space Element

- Our Nature (Environmental Sensitivity) – Protect and Enhance Flora and Fauna
 - Policies 2.9, 2.10, & 5.7 – New and updated policies supporting Naples Tree Fill-In program and “Florida Friendly” plant species in alignment with Green Print

- Our Experience (Quality of Life) – Sustainable Greening practices; Community Fabric and the Arts
 - Policy 2.3 – New policy to infuse public health considerations in facility design
 - Policy 4.4 – Added visual and performing arts to programming opportunities

Infusing the Vision Themes through the Elements

Intergovernmental Coordination Element

- **Vision Element Initiatives and Priorities: resiliency, addressing impacts from external growth**
- Clarify intent to monitor and coordinate with other jurisdictions on impacts to land and public services provided in Naples
 - Evaluate Joint Planning Agreement with Collier County to address drainage, protection of water basins, land use planning, and growth management for areas at boundaries of City and County
 - Evaluate Interlocal Service Boundary Agreement with Collier County to address service delivery, service area boundaries, fiscal responsibilities, joint use of facilities, colocation of services, and/or process for lands use decisions in areas on edges of jurisdictions

Infusing the Vision Themes through the Elements

Intergovernmental Coordination Element

- Policies on coordination with Naples Airport Authority
- New objective and policies for interjurisdictional coordination on resiliency
 - Data development and collection
 - Interagency and service provider coordination
 - Disaster and emergency management coordination
 - Regional collaboration to inform residents, business, and community organizations on resiliency challenges (flooding, sea-level rise, infrastructure adaptation)
 - Stormwater infrastructure improvement coordination with Collier County within the City's Utility Service Area
- Carried forward Public Schools Facilities Element GOPs

Infusing the Vision Themes through the Elements

Concurrency and Capital Improvements Element

- Organize all Level of Service Standards
- Consolidate Concurrency and LOS standards in one location
- Stronger Integration of Resilience and Flood-Risk Planning:
 - Recognize facilities may require adaptation or relocation
 - Recognize grant funding for meeting capital needs
 - Set criteria for funding projects based on: hazards, deficiency, renewal/replacement, management of current and future flood risk, increase resiliency
 - Update stormwater level of service to include tidal flooding consideration
 - Updates per latest Level of Service Report (Feb. 2026)
 - Reinforce the latest data from Vulnerability and Adaptation planning efforts should be included in determining public facility needs

Infusing the Vision Themes through the Elements

Property Rights Element

- Element was adopted in February 2023
- GOPs are consistent with Florida Statutes (F.S.) § 163.3177(i)
- No change, other than Introduction and formatting into the new design template

Infusing the Vision Themes through the Elements

Maps

- Only 2 required to be adopted by Florida Statutes Section 163.3177 (6)(a)10.:
 - Future Land Use Map
 - Natural Resources & Conditions (Coastal Resources)

Next steps for 5/13 PAB & June City Council

- Review for internal consistency and make corrections as needed
- Add definitions
- Add internal cross reference notations within the Plan
- Add symbology to tie Vision themes throughout the Plan Elements
- Include feedback and direction received today

Public Plan Review Opportunities

Public Hearings will follow the State Coordinated Review process (Sec. 163.3184, F.S.)

- City Council Workshop Draft: April 13, 2026 - City Council Workshop
- PAB Transmittal Package: May 13, 2026 - PAB Mtg
- City Council Transmittal Package: June 3 or June 17, 2026 - City Council Mtg

Review by State and relevant agencies – Summer 2026



- City Council Adoption Package: Nov/Dec 2026 - City Council Mtg

[Schedule may be subject to change due to unforeseen circumstances]



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Project Schedule

Anticipated Project & Public Engagement Schedule																						
	2025											2026										
Month	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Phase 1: Data Collection & Analysis Prepare Public Engagement Plan Summary Report of Initial Findings & Recommendations																						
Phase 2: Public Engagement & PAB/CC Input Implement Public Outreach Strategy Community Workshops, PAB Workshop(s) & PAB/CC Mtgs																						
Phase 3: Initial Draft with Recommendations Draft #1 - Comp Plan Amendments for Staff Review																						
Phase 4: Draft Presentation/Review Draft #2 - Comp Plan Amendments (Staff Review Comments) Planning Advisory Board/LPA Public Hearing																						
Phase 5: Final Presentation/Review Draft #3 - Comp Plan Amendments (PAB and Public Comments) City Council Public Hearing																						
Phase 6: Final Approval PAB Recommends Amendments at a Public Hearing City Council Recommends Amendments at a Public Hearing Transmittal Package - Final Plan for Transmittal to State																						
Phase 7: Adoption State Review - Proposed Phase State Review - Adoption Phase																						
Key: Meetings  - President's Council  - Community Meetings PAB - Planning Advisory Board CC - City Council																						

7 Phases

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