



NAPLES 2045 COMPREHENSIVE PLAN UPDATE

PAB Transmittal Hearing

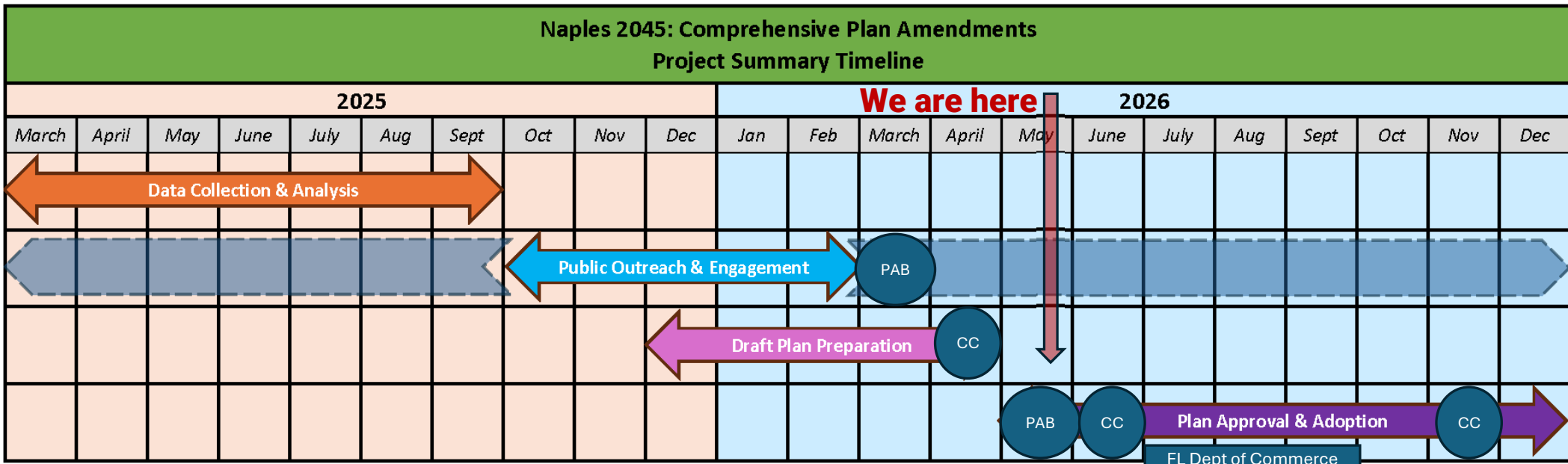
Planning Advisory Board | May 13, 2026



Summary Schedule

22 Month Work Plan: March 2025 – Dec. 2026

4 Key Stages



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			

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

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%).

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

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%



Community Engagement | Important Documents | FAQ's | Comment Form

CLICK HERE TO SIGN UP FOR PROJECT UPDATES
Register to stay updated on upcoming community engagement activities. Any questions or comments email info@Naples2045.com

City Limit Map

Naples 2045 Comprehensive Plan Update

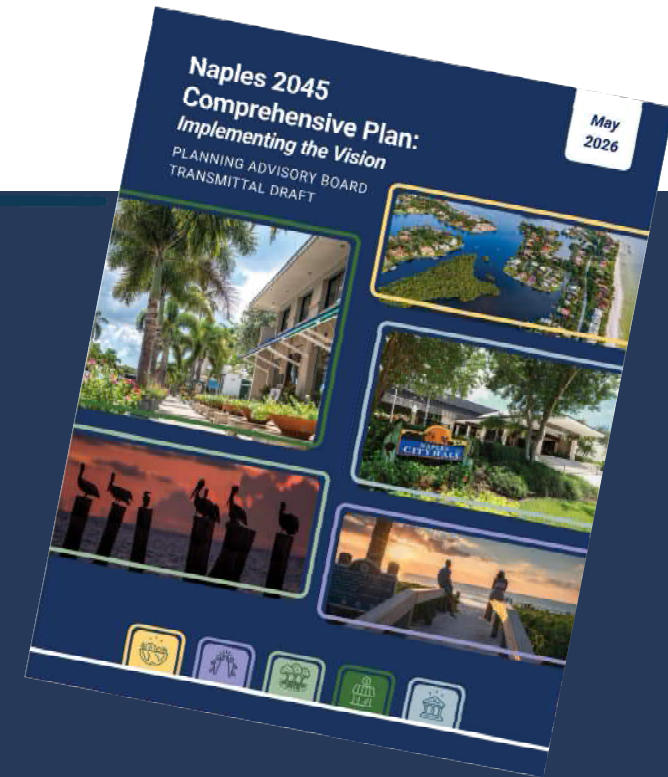
About the Project

The last major update to the City of Naples Comprehensive Plan was adopted in November 2018 by Ordinance 2018-12426. Over the years, City Leaders have

PAB and City Council reviews

- PAB Suggested Revisions (2018-2021) are included
- March 17, 2025 – Kick off at City Council Workshop
- June 16, 2025 – City Council Workshop briefing
- September 10, 2025 – PAB Meeting briefing
- October 8, 2025 – PAB Meeting briefing
- October 13, 2025 – City Council Meeting

- January 20, 2026 – Joint PAB/City Council Workshop
- March 11, 2026 - PAB in progress review
- April 13, 2026 - City Council Workshop In-progress review



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

Changes to Address PAB & Council Comments THROUGHOUT THE PLAN

- Commitment to “residents first” intent of plan update
- Distinction between policies and actions
- Definitions to clarify intent of terms, aligned with Code of Ordinances and State Statutes
- Added cross-references to link related objectives, policies, and actions
- Added Vision icons connect plan objectives with Vision Priorities and Initiatives



OUR PLACE
Preserve Small Town Character and Culture

We believe in maintaining and embracing the features that make Naples special: a town of residential neighborhoods, waterfronts, green spaces, boutique shopping areas, thriving arts, diverse special events, and friendly people.

- Scale of Development and Redevelopment
- Historic Assets
- Safer Streets and Traffic Calming
- Zoning and Building Code Enforcement



OUR NATURE
Environmental Sensitivity

We believe in the stewardship of our land and protection of our beaches, bays, rivers, estuaries, and lakes through education and investment that supports clean water, clean technology, and resilient coastlines.

- Water Quality
- Recycling and Water Reclamation Programs
- Environmental Enhancement and Monitoring
- Stormwater Management
- Drinking Water
- Beach Maintenance and Waterbody Erosion
- Resiliency



OUR EXPERIENCE
Extraordinary Quality of Life for Residents

We value keeping our community safe, clean, healthy, and balanced with opportunities for living, working, enrichment, and play.

- Safety
- Cleanliness
- Affordability
- Comfort and Peacefulness
- Greenspace, Recreation, and Water Access
- Community Fabric and the Arts
- Landscaping and Spaciousness
- Emergency Services



OUR ECONOMY
Economic Health and Vitality

We value the businesses and health care industry that enhance our small-town character as amenities that contribute to our collective success and well-being.

- Health Care
- Businesses
- Airport



OUR GOVERNANCE
High Performing Government

We support our City government to be proactive, engaging, and responsive to ensure high levels and quality of service for current and future generations of residents.

- Engaged and Collaborative with Local and Regional Partners
- Transparency
- Ethics
- Infrastructure Sensitive to the Look and Feel of Naples

Changes to Address PAB & Council Comments

INTRODUCTION

- Added “Purpose and Intent”
- Added “Monitoring and Evaluating Plan Effectiveness” section
- Explanation added for statutory requirements and data & analysis that is the foundation for each Element
- Incorporated Community Input summary, validation of the Vision
- Added “How to Read This Plan”

Changes to Address PAB & Council Comments

VISION

- Added reference to public engagement results, reinforcing support for the established Vision Strategies and Initiatives



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Changes to Address PAB & Council Comments

FUTURE LAND USE

- New objective and policies to describe neighborhood planning
- Future land use classification “Building Blocks” provide clarification about intent for character, including photo examples and figure-ground images, clarification about relationship to zoning



Objective FLU-7 Neighborhood Planning

The City is comprised of neighborhoods and neighborhood planning is a tool to assist with identifying issues, needs, and proposed operational or capital improvements for different geographic areas of the City (See also the Concurrency and Capital Improvement Element, Objective CCI-1 and the Housing Element, Policy H-3.4.)

Policy FLU-7.1 Establish a Neighborhood Planning Process

The City shall create and maintain a Neighborhood Planning Process with neighborhood boundaries that will be used for neighborhood planning areas, a framework for neighborhood planning activities, neighborhood plan contents, and planning timeframes.

Action FLU-7.1.1 City staff will provide City Council an assessment and recommendation for geographic areas of the City to be used for neighborhood planning areas, with neighborhood boundaries determined by areas of common development types and integrated infrastructure.

Action FLU-7.1.2 City staff will prepare neighborhood plans and determine the timing of updates to City Council to account for updates to the neighborhood plans and status of corresponding operational or capital improvement projects.

Changes to Address PAB & Council Comments

HOUSING

- Philanthropic housing opportunities
- Housing Element now reflects Collier County Housing Element objectives and policies adopted 2013
 - Joint City of Naples and Collier County policies
 - County only polices

Changes to Address PAB & Council Comments

RESILIENCY

- Action-oriented policies are now indicated as "Actions"
- Policy added to address coordinating with non-municipal service providers for continuity & recovery after storm events

Policy R-2.11 Collaborate with Service Providers

The City shall collaborate with service providers and other regional partners such as: the Florida Department of Transportation, Florida Department of Health, Collier County School District, privately-owned medical facilities, cellphone and internet service providers, Florida Power & Light, and other energy providers, and other regional partners to exchange data, plans, and solutions to address future vulnerability and flood risks including continuity and recovery of service after storm events.– The City shall also share vulnerability data across City departments, other governmental entities and critical care providers.

Changes to Address PAB & Council Comments

TRANSPORTATION

- Reinforced pedestrians as primary users of the system
- Incorporated new policy and action for micromobility devices

Policy T-9.12 Micromobility Devices⁶⁰

City regulations for micromobility devices will be prepared and updated as needed.

Action T-9.12.1 The City will update the Code of Ordinances to incorporate regulation of micromobility devices in accordance with County, state, and local public safety agency regulations.

Next Steps

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



- PAB Transmittal Package: May 13, 2026 - PAB Mtg
- City Council Transmittal Package: June 3, 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

Website:

www.Naples2045.com

Email: *info@Naples2045.com*



**NAPLES 2045
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UPDATE**



**JOHNSON
ENGINEERING**

— An Apex Company —

**CLARION
CMA**

ERIN L. DEADY, P.A.