From: Erica Martin
To: Joe Blomker PAB
Subject: RE: Formal Public Comment – Deficiencies and Required Revisions for the DRAFT Comprehensive Plan Update
Date: Thursday, November 5, 2026 3:22:00 PM
Attachments: image001.png
image002.png

Mr. Blomker,

I did not receive this email. When I look at what you forwarded (below), it appears that you did not have the correct email address. The email was sent to 'emartin@naples.gov' and my email address is emartin@naplesgov.com.

From: Joe Blomker
Sent: Friday, October 23, 2026 4:54 PM
To: 'emartin@naples.gov' <emartin@naples.gov>

Thank you,

Erica J. Martin
Planning Director
City of Naples
295 Riverside Circle, Naples, FL 34102
emartin@naplesgov.com
Office: (239) 213-1050 | Mobile: (239) 227-4377

From: Joe Blomker PAB <jblomker_PAB@naplesgov.com>
Sent: Thursday, November 5, 2026 2:56 PM
To: Erica Martin <emartin@naplesgov.com>
Subject: Fw: Formal Public Comment – Deficiencies and Required Revisions for the DRAFT Comprehensive Plan Update

My public comment was sent via my personal email address. Is it possible it went to Spam?

From: Joe Blomker
Sent: Thursday, November 5, 2026 2:38 PM
To: emartin@naples.gov
Subject: FW: Formal Public Comment – Deficiencies and Required Revisions for the DRAFT Comprehensive Plan Update

Erica,

I don’t see my input (attached) included in the 10/27 Public Comments PDF?

Best,

Joe

From: Joe Blomker
Sent: Friday, October 23, 2026 4:54 PM
To: 'emartin@naples.gov' <emartin@naples.gov>
Cc: gyoung@naplesgov.com
Subject: Formal Public Comment – Deficiencies and Required Revisions for the DRAFT Comprehensive Plan Update

Erica,

As the City works to finalize the DRAFT Comprehensive Plan Update, I am writing to submit feedback regarding significant gaps between the plan’s stated objectives and its current execution. To ensure this document truly serves the long-term interests of Naples, the City must address the following structural deficiencies prior to completing the draft or transmitting it to the State.

1. Accountable Execution: "Do What the Plan Advocates"

The DRAFT Plan frequently advocates for collaboration and engagement, yet the drafting process itself fundamentally bypassed these exact mandates. The following examples of gaps must be reconciled before the plan is finalized:

- **Intergovernmental Collaboration:** The draft stresses regional cooperation, but no formal collaboration occurred with Collier County during the drafting phase.
- **Neighborhood Engagement (FLU-7, pg. FLU30):** The draft advocates for localized neighborhood planning, yet staff and leadership failed to directly engage our city’s neighborhoods during this process.
- **Utility & Infrastructure Resilience (pg. R9):** The plan notes the critical impact of FPL, ISPs, and mobile carriers on our resilience, yet these essential service providers were never engaged.
- **Retrospective Analysis (FLU 6.2.1, pg. FLU25):** The draft anticipates reviewing

recent complex and controversial projects to gain critical planning insights. No such project reviews were conducted.

Requirement: All subsequent actions, stakeholder engagements, and retrospective reviews contemplated within the text must be fully executed and integrated *prior* to the completion of the DRAFT Plan.

2. Elevating Resiliency to the Highest Priority

Resiliency must be addressed in a comprehensive manner reflecting current and anticipated conditions – not as an isolated consultant's opinion. It must reflect the urgency and operational realities of our city:

- **Integration of the March 2026 Critical Infrastructure Plan:** The current Resiliency element inexplicably fails to align with or reflect the Assistant City Manager's crucial March 2026 Critical Infrastructure Plan.
- **Outdated Baseline Data:** This data fails to account for the catastrophic environmental and infrastructural challenges that have reshaped Naples over the last five years (most recently on October 7, 2026).
- **Private Sector Incentives:** The plan must introduce clear, structured property-owner incentives to encourage and offset private resilience investments on individual parcels.

Requirement: The updates to the Stormwater, Water/Sewer/IQ, Transportation, and Facilities Master Plans are currently "works in progress." These initiatives should be fully finalized and the updated Critical Infrastructure Plan reflecting content from those Master Plans, must explicitly be woven into the Resiliency element before the plan is transmitted to the State.

3. Implementing a Funding Surge for Fragile Infrastructure

Our City's aging infrastructure is in a highly fragile state, and delayed action exponentially increases our future financial liabilities.

- As demonstrated by the City Manager's financial planning in the March 2026 Critical Infrastructure Plan, securing State and County funding is entirely possible (and crucial).
- Every day of delay results in further erosion of our foundational infrastructure and increasing costs. The most fiscally responsible route is an immediate acceleration of these projects.

Requirement: We require an immediate, aggressive surge in capital spending well beyond the current plan to stabilize the City. We must actively engage the County and State

directly *within* the drafting framework of this Update to secure their financial commitments.

4. Direct Action on Workforce Housing

Workforce housing is unaddressed as a high-priority crisis in the current draft. This omission threatens our ability to attract and retain vital professionals including first responders, teachers, healthcare workers, and public service staff. Furthermore, the housing cost burden directly drives up the cost of employment in our City and severely worsens our regional traffic gridlock. Naples must take a direct, thoughtful approach:

- **US-41 Corridor Re-Zoning:** The Highway Commercial properties along US-41 represent the most blighted corridor in Naples. The City should rezone these underperforming areas to Mixed-Use (similar to Downtown), mandating a 100% Workforce Housing requirement for the residential portions, backed by strong tax incentives.
- **Planned Development (PD) Audits:** Existing PD-zoned areas must be reviewed and audited to identify sites suitable for this housing model.
- **Leveraging County Cooperation:** By taking an aggressive, proactive stance on workforce housing within our own borders, the City builds the necessary political leverage to demand that Collier County act more aggressively in allocating the larger county-level sites required to solve this regional crisis.

Requirement: Convene a workshop focused on Workforce Housing to include The Housing Alliance, Project Gateway, Collier County Public Schools, our City Manager, Collier County Manager, NCH, Moorings, and other key employers. Findings and actions must be woven into the Future Land Use and Housing elements before the plan is transmitted to the State.

Respectfully,

Joe Blomker

2580 Half Moon Walk

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contact City Hall by phone or in writing.
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