NAPLES 2045

COMPREHENSIVE PLAN UPDATE

Extended Public Review Discussion

PAB Meeting | November 13, 2026

JOHNSON ENGINEERING — An Apex Company | CLARION | CMA | ERIN L. DEADY, P.A.



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

What a Comprehensive Plan Is Not

- **Not a set of regulations or zoning code**
  - The Plan establishes goals & frameworks; the Code of Ordinances/Land Development Code carries these out through regulations, procedures, and standards
- **Not a development approval**
  - The Future Land Use Map is a framework indicating the allowable uses and densities/intensities within the City
  - Specific projects or site plans require a full and separate review process
- **Not a Master Plan**
  - Establishes citywide goals, objectives and policies with which those plans must be consistent
  - Does not replace topic-specific plans, such as a Parks & Recreation or Stormwater Master Plan
  - Does not replace area specific plans, such as a Community Redevelopment Area Plan
- **Not for general operating and maintenance budgets**
  - The Capital Improvement Element recognizes level of service standards for the City's major physical assets (roads, parks, stormwater infrastructure, water & sewer utilities)
  - Capital Improvement Plan is a 5-year outlook of costs & funding sources for major physical assets
  - Does not address day-to-day operational expenses, routine maintenance costs, or studies

Purpose of the Naples 2045 Plan Update

- **Elective Update to implement the Vision throughout the Comprehensive Plan**
  - The City's scope of work for this Plan Update recognized the Vision as complete, as adopted in August 2024.
    - Direction to update the Plan to implement the established Vision.
    - Infuse the principles and directives found in the Vision Element, throughout the goals, objectives, and policies of other Elements of the Plan.
  - Address emerging topics:
    - Community Character
    - Resiliency
    - External growth pressures



Importance of PAB Participation

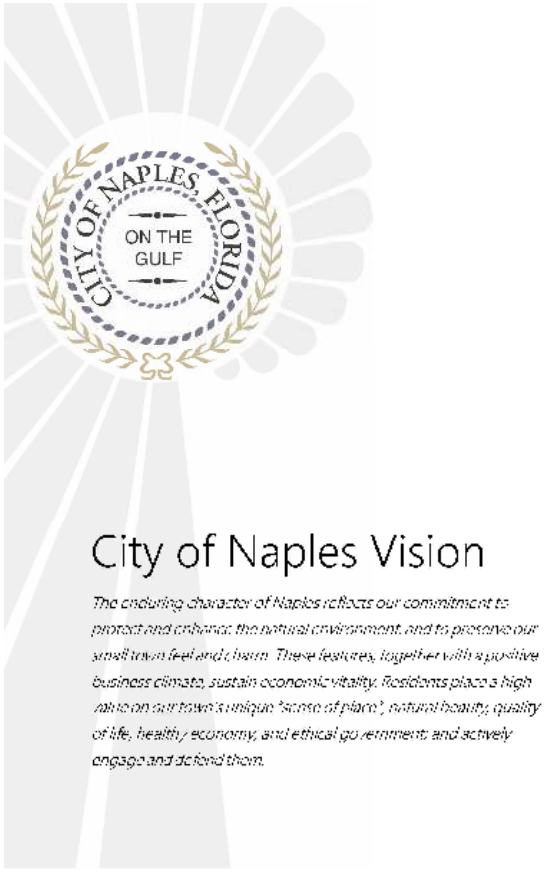
- PAB serves as the **Local Planning Agency** **(Florida Statute § 163.3174)**
  - Prepare Comprehensive Plan and amendments, or, with Council, designate who prepares them
  - Recommend Comprehensive Plan and amendments to City Council for adoption
- This is the 6th PAB meeting to review and discuss the Naples 2045 Plan



- PAB members help serve as ambassadors to promote engagement activities and gathering community input.
- PAB recommendations will be reflected in the materials for Council Workshop on December 7th

Naples 2045 Plan Update Objectives

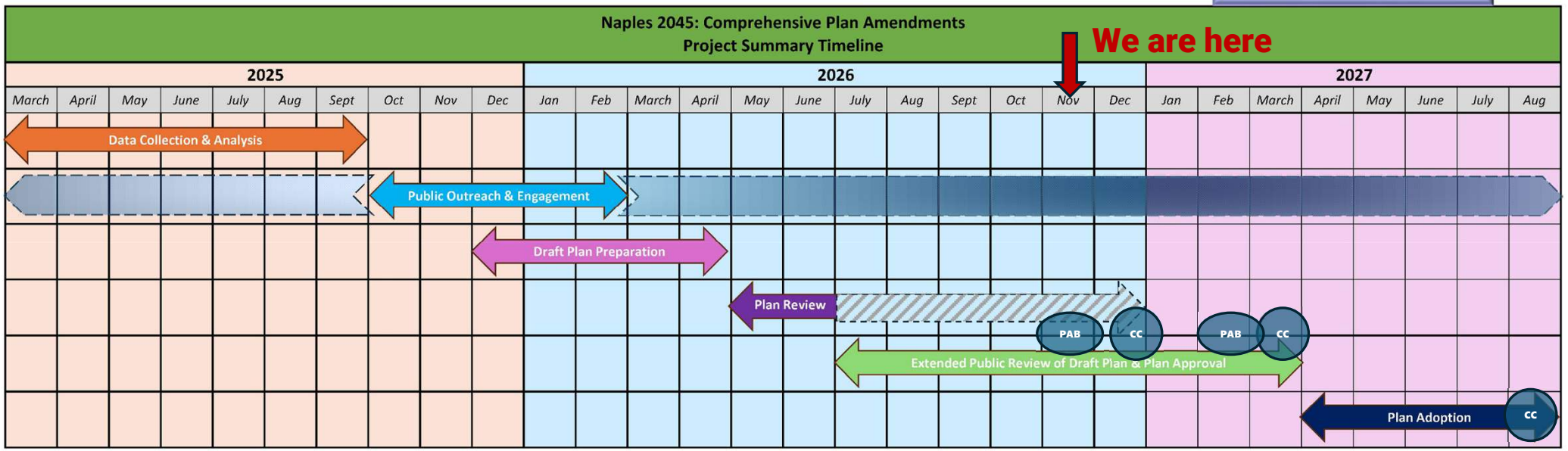
- **Reaffirm the Comprehensive Plan Vision** through public engagement and discussions with PAB and Council
- **Address emerging topics:** character, resiliency, external growth pressures
- **Incorporate the strategies and initiatives included in the Vision** through the other plan elements
- **Incorporate policy direction of recently adopted plans and studies**
- **Modernize the plan** to make policies and actions distinct and update the document layout for ease of reading



Summary Schedule

30 Month Work Plan: March 2025 – Aug. 2027

6 Key Stages



FL Dept of Commerce

Inputs Shaping the Plan Update

- **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
  - Naples2045.com Website Comment entries
  - Extended Public Review of Draft Plan (July 1 – October 23, 2026)

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%***

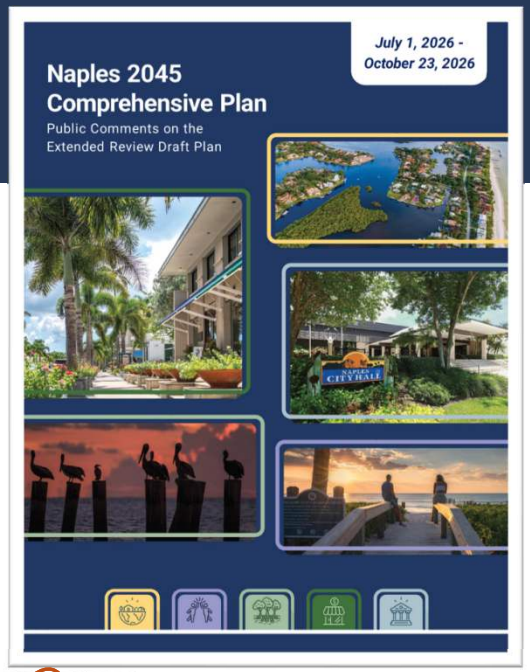


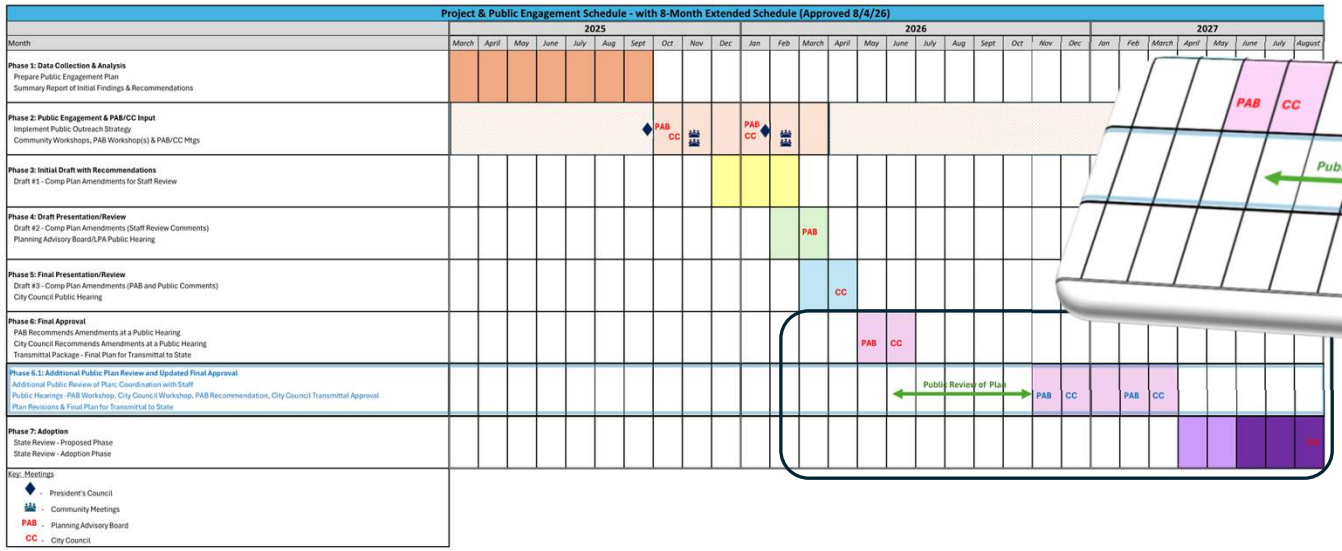
Inputs Shaping the Plan Update

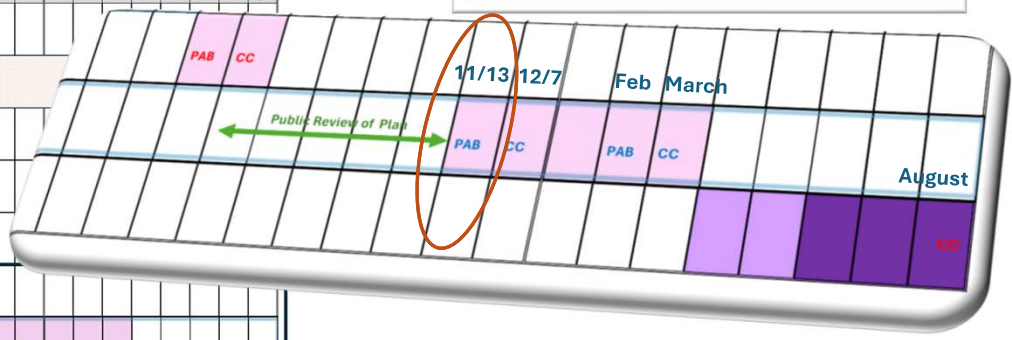
- **PAB, Council, & Staff inputs**
  - PAB Suggested Revisions (2018-2021)
  - Staff Review input
  - PAB & Council Input - Jan. 20, 2026 Joint Workshop
  - PAB Input (Member Fowler handout) – Feb. 11, 2026 Meeting
  - PAB Draft Plan Overview discussion - March 11, 2026 Meeting
  - Council Draft Plan Overview discussion - April 13, 2026 Workshop
  - PAB Plan Transmittal Review - May 13, 2026 Meeting
  - Council Plan Transmittal Review - June 3, 2026 Meeting

Purpose of Today's Meeting

- Share the compiled public comments on the Draft Plan received during the Extended Public Review period (July 1 – October 23, 2026): *Extended Public Review Draft Public Comments Package*
- PAB recommendations to address comments to forward to City Council



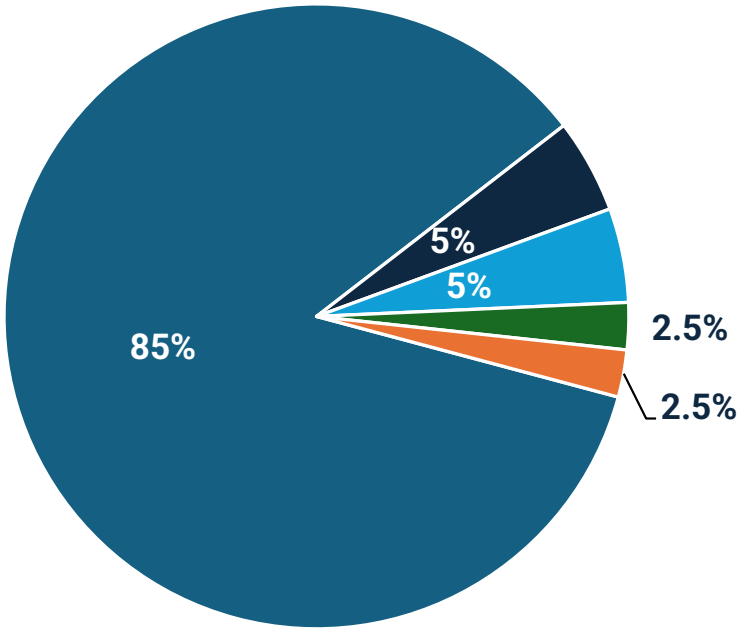




Summary of Extended Public Review Draft Public Comments

- 41 unique commenters (some submitted multiple emails/letters)

Unique commenters by type



Individuals · 85% (35)
Residents and other individual commenters (35)

HOA/Neighborhood · 5% (2)
HOA Coalition; Old Naples Association

Business Groups · 5% (2)
CBIA; Principals of Three Naples Businesses

Governmental · 2.5% (1)
Naples Airport Authority

Nonprofit · 2.5% (1)
Conservancy of SW Florida

Source: Public Comments Package, Comment Matrix (7/1/2026 – 10/23/2026). Repeat submissions by the same commenter are counted once.

Summary of Extended Public Review Draft Public Comments

- Comprehensive comments provided by the six entities: CBIA, Principals of 3 Naples businesses [Neapolitan Ent., Ronto, MHK], Old Naples Association, Naples Airport Authority, Conservancy of SW Florida, and HOA Coalition
- Most asserted priorities, some recommended specific wording changes
- The input is generally categorized as:

  Commentary: Complaints or suggestions that relate to City operations (i.e., parks maintenance, code enforcement)

  Not Applicable: Items outside City jurisdiction or outside scope of a Comprehensive Plan

  Non GOPA Specific: Comments on the Plan generally that are not related to specific GOPAs

  GOPA Specific: Suggested revisions to specific GOPAs –proposed new or revised language

Seven Themes of Extended Public Review Comments

Comp Plan Update data sources, timing & process

- Currency of data; pending master plans; pause or delay before transmittal; more stakeholder input needed

Development scale, trees & community character

- Height, density, overbuilding, repetitive design; tree canopy, green space and native landscaping; design review

Resilience, stormwater & infrastructure

- Drainage as top capital priority; nature-based solutions; septic-to-sewer; funded policies with timelines

Transportation - traffic, sidewalks & airport noise

- Seasonal congestion, I-75 and aircraft noise, sidewalk gaps, overpasses; Airport compatibility

Parks, beaches, events & the arts

- Park maintenance, beach access and parking, new amenities, diversity and inclusion in community events, public art

Vision & definitions

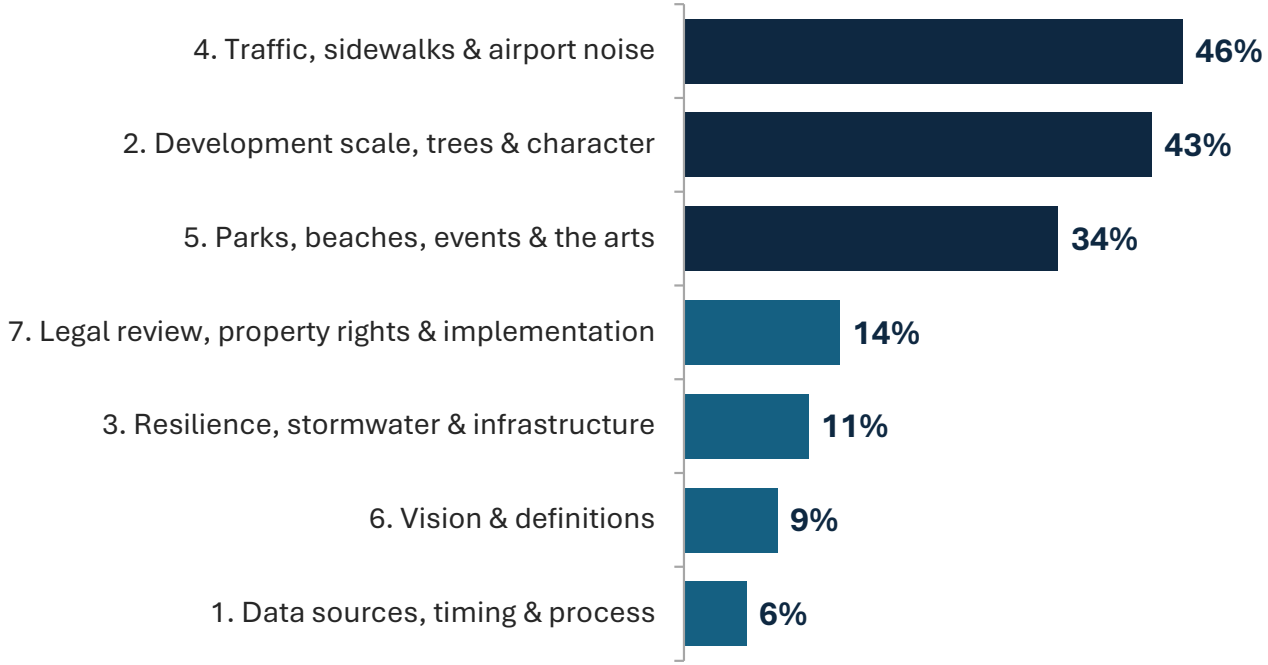
- Keep vs. update the Vision; definitions of Green Jewel, character and small-town charm

Legal review, property rights & implementation

- SB 180 conflicts, objective standards, move regulatory Actions to the LDC, link Plan to CIP and budgets

Summary of Extended Public Review Draft Public Comments

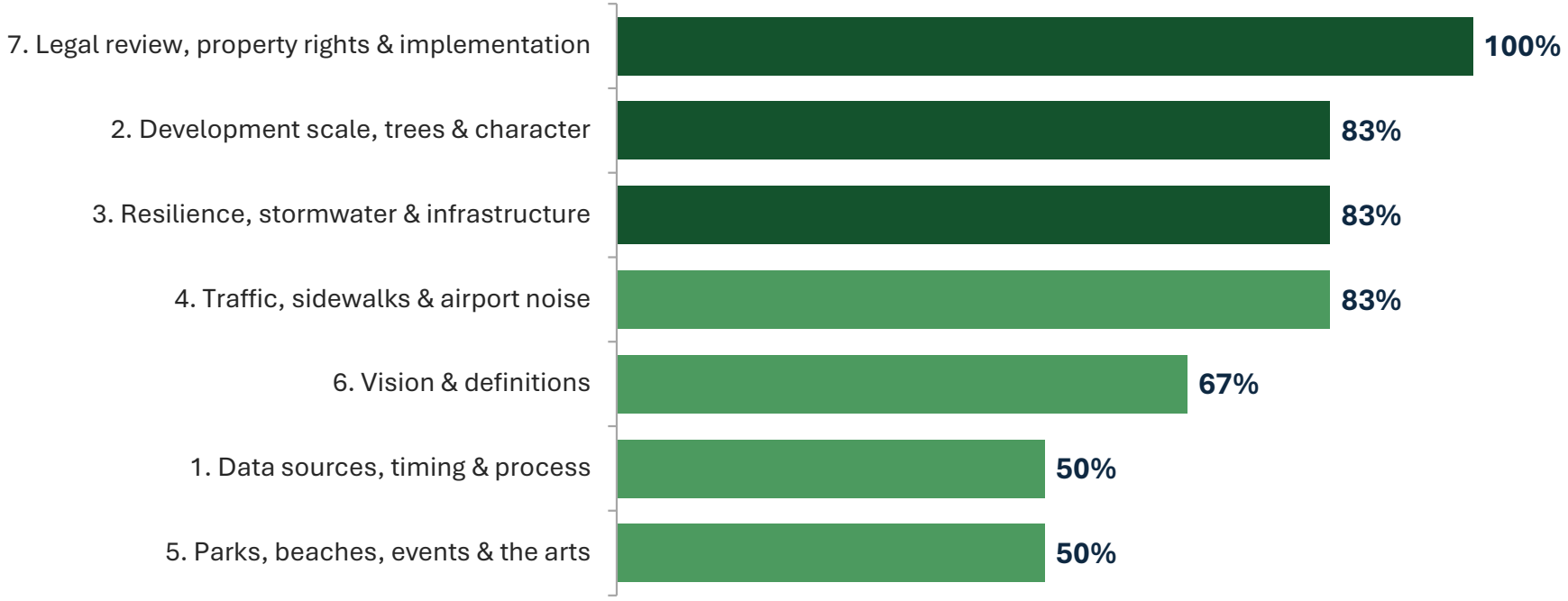
Frequency of topics mentioned by the 35 individual commenters



Note: Individuals may raise more than one topic, so percentages do not total 100%.

Summary of Extended Public Review Draft Public Comments

Frequency of topics mentioned by the 6 representative groups/agencies



Note: Groups/agencies may raise more than one topic, so percentages do not total 100%.

Summary of Extended Public Review Draft Public Comments

- Competing viewpoints emerged on major plan topics
  - **Vision:** ONA urges keeping the existing Vision as the City's "North Star"; the HOA Coalition proposes a new, forward-looking Vision Statement
  - **Resiliency Element:** Conservancy of SW Florida is "extremely pleased" with it; the Principals of Three Naples Businesses say it "misses the mark" for a city of Naples' size
  - **Private tree protection (FLU-4.3.1):** ONA seeks stronger tree protection; the Principals of Three Naples Businesses say protecting privately owned canopy trees conflicts with state law
  - **Plan Actions:** ONA and the HOA Coalition want tracked, measurable implementation; the Principals of Three Naples Businesses and CBIA want Actions removed or converted to policy

Planning Advisory Board Discussion

Seven Themes of Extended Public Review Comments

1. **Comp Plan Update data sources, timing & process**
2. **Development scale, trees & community character**
3. **Resilience, stormwater & infrastructure**
4. **Traffic, sidewalks & airport noise**
5. **Parks, beaches, events & the arts**
6. **Vision & definitions**
7. **Legal review, property rights & implementation**

Next Steps

- Council Workshop on Dec. 7 to review Extended Public Review Draft Plan Public Comments and PAB recommendations
- Update the Plan per Council direction (Final Transmittal Draft)
- PAB Transmittal Hearing (Feb.)
- Council Transmittal Hearing (March)
- Transmit to State & Agencies for Review (March – June)
- Return to Council to Adopt Amendments (August)

Public Plan Review Opportunities

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

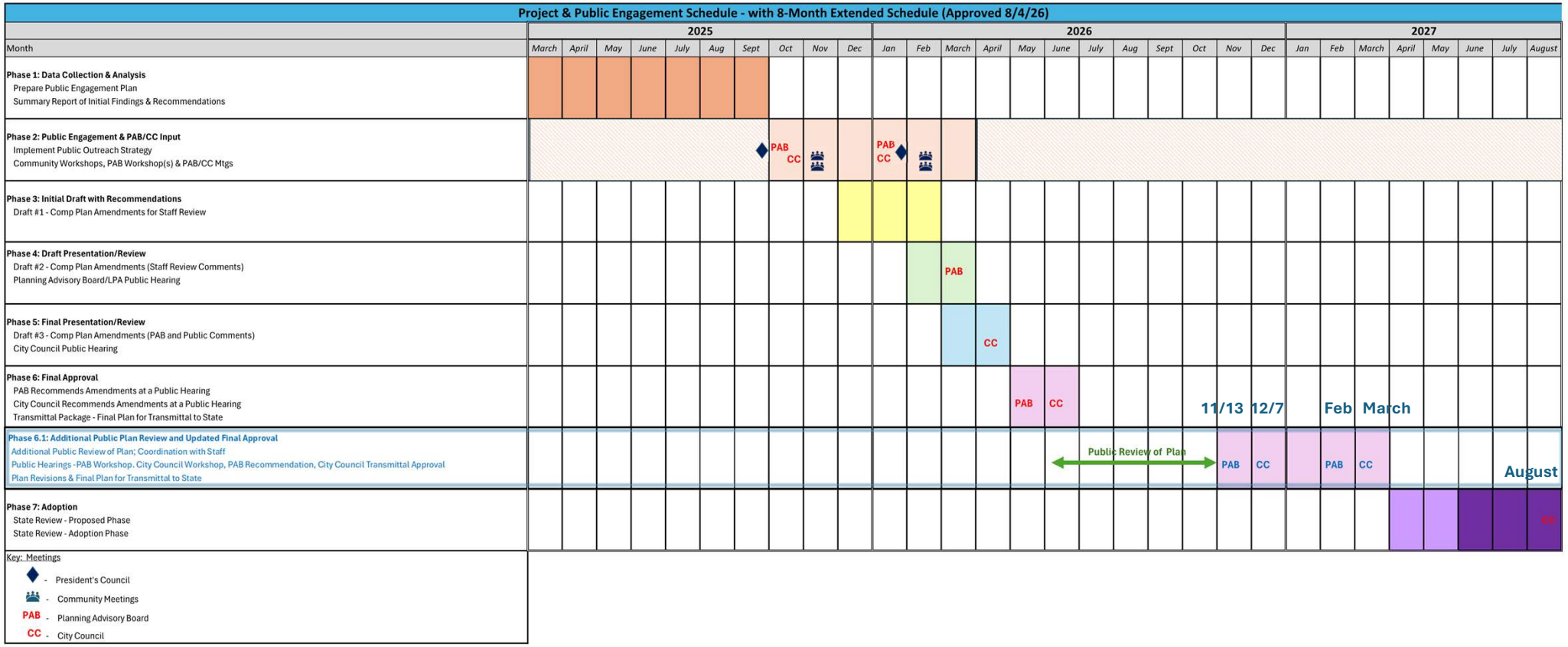
- City Council Extended Public Review Discussion: Dec 7, 2026 - City Council Workshop
- PAB Transmittal Hearing: February 10, 2027 - PAB Mtg
- City Council Transmittal Hearing: March 17, 2027 - City Council Mtg

Review by State and relevant agencies – March to June 2026

- City Council Adoption Hearing: August 2027 - City Council Mtg

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

Project Schedule



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