



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – October 13, 2025 – 8:31 a.m.

It is noted for the record that all: 1) documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office; 2) added attachments are referenced in red as "ADDED ATTACHMENT" and 3) added items are referenced in red as "ADDED ITEM".

1) CALL TO ORDER AND ROLL CALL

City Council Members Present:

Teresa Lee Heitmann, Mayor
Terry Hutchison, Vice Mayor

Berne Barton
Ray Christman
Bill Kramer
Linda Penniman
Beth Petrunoff

Staff Present:

Gary Young, City Manager
Stephen Beckman, Director of Building Services
Chad Merritt, Community Services Director
Natalie Hardman, Natural Resources Manager
Katie Laakkonen, Environmental Specialist
Andrew Dickman, Assistant City Attorney
Jessica Rosenberg, Deputy City Clerk

Matthew McConnell, City Attorney
Erica Martin, Planning Director
Ali Duran, Executive Assistant
David Fralick, Video Production Mgr.

Others Present:

Henry Johnson
James Knafo
Ted Blankenship
Randy DeShazo (via Zoom)
Leanne King
Erin Deady
Paul Gower
Kris Cella

Suzanne Klym
Bill Broderick
Annie deBoer
Laura DeJohn
Chrissy Fisher
Louanne Fischer
Greg Fowler

2) PLEDGE OF ALLEGIANCE

Mayor Heitmann led in the Pledge of Allegiance.

3) SET AGENDA (add or remove items)

City Manager Gary Young stated that Item 6.C will be continued to a future workshop or regular meeting. He also noted that Planning Advisory Board Member Gregory Fowler submitted a document to be included in the public record for Item 6.B.

City Attorney Matthew McConnell updated the City Council of its prior direction for him to contact potential lobbyists and airport attorneys and asked for further direction.

Consensus to direct the City Manager to add Item 6.F, a discussion to address potential legal and lobbying representation related to the Airport Authority Act.

MOTION by Petrunoff to SET THE AGENDA, subject to the removal of Item 6.C, including a memorandum as an added attachment to Item 6.B, and adding Item 6.F to the agenda; seconded by Hutchison and unanimously carried, all members present and voting (Barton-yes, Christman-yes, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Heitmann-yes).

4) ANNOUNCEMENTS AND PRESENTATIONS

4.A) INTERVIEW ONE APPLICANT FOR THE CODE ENFORCEMENT BOARD, ONE APPLICANT FOR THE COMMUNITY SERVICES ADVISORY BOARD, AND ONE APPLICANT FOR THE DESIGN REVIEW BOARD.

Deputy City Clerk Jessica Rosenberg reviewed the agenda memorandum and announced that the following would be interviewed by the City Council: Henry Johnson for the Code Enforcement Board, Suzanne Klym for the Community Services Advisory Board, and James Knafo for the Design Review Board.

After the conclusion of the interviews, Mayor Heitmann stated that appointments were scheduled for Wednesday, October 15, 2025 during the Regular City Council meeting.

[Agenda Memorandum](#)

[Code Enforcement Board - Henry Johnson Application](#)

[Code Enforcement Board - 162.05 Fla. Stat.](#)

[Community Services Advisory Board - Suzanne Klym Application](#)

[CSAB Code](#)

[Design Review Board - James Knafo Application](#)

[DRB Code](#)

4.B) MOORINGS BAY CITIZENS ADVISORY COMMITTEE ANNUAL PRESENTATION.

Natural Resources Manager Natalie Hardman introduced Bill Broderick from the Moorings Bay Citizens Advisory Committee to provide an update on the Moorings Bay Taxing District. Member Broderick explained that the committee, formed in 1987, oversees dredging, navigation aids, seawalls, water quality, and finances. He emphasized that dredging Doctors Pass remains a top priority for navigational safety, with work planned for late winter or early spring using Tourist Development Council (TDC) tax funds.

Member Broderick pointed out that the entrance light at Doctors Pass frequently fails but repairs are underway and noted ongoing speeding concerns despite restored manatee zone signs. He said seawalls are privately owned, with major replacements underway at Venetian Village. He noted that water quality near Doctors Pass remains good, supported by monthly testing at four stations, and that District finances are strong with a \$1.3 million balance.

Natural Resources Manager Hardman clarified that the County is handling the Doctors Pass dredging permit separately from the one for Wiggins Pass. Environmental Specialist Katie Laakkonen said monitoring for Doctors Pass is complete, funding for dredging has been secured, and new navigation signs have been installed. Council Member Penniman urged continued advocacy through the Coastal Advisory Committee. Member Broderick raised concerns about inconsistent seawall elevations throughout the Moorings, noting that lower seawalls increase flood vulnerability for adjacent properties. Mayor Heitmann suggested holding a neighborhood town hall with Moorings residents to discuss seawall heights, potential policy changes, and resiliency strategies.

Member Broderick stated that speeding occurs primarily at the entrance of Doctors Pass, where boaters accelerate after traveling slowly through Moorings Bay. He noted that issues in the interior canals are minimal and that only a small number of reckless boaters create problems.

Environmental Specialist Laakkonen explained that mature mangroves at the north end of Seagate provide ideal habitat and support oyster growth. She said oyster restoration was attempted on the flood tide shoal but failed due to shifting sediments, and that riprap shorelines

offer better long-term habitat for mangroves and oysters. She noted that the Code requires riprap only along natural waterways in Naples Bay and the Gordon River, not in the Moorings area. She said mangrove permitting is controlled by the State, and loopholes allow removals during seawall or dock work, which limits local oversight.

Environmental Specialist Laakkonen reported that engineering firm Tetra Tech was approved to complete the five-year water quality analysis data gathering. She explained that estuary sampling has been conducted at four sites since 2008 to monitor coastal water quality. She noted rising nutrient levels have led the Department of Environmental Protection (DEP) to list Moorings Bay as impaired, and that restoration projects like Lake Suzanne and Devil's Lake aim to reduce nutrient loading.

Vice Mayor Hutchison commended the Committee's focus on dredging, navigation markers, seawalls, water quality, and finances, and suggested exploring legislative changes to allow automated boat-speed enforcement in local waterways. He said such a measure could strengthen seawall integrity, improve safety, and protect manatees. Member Broderick expressed support for the idea and suggested starting with radar signage that flashes speed warnings at the pass.

Council Member Christman praised staff for their work on the City's Resiliency Plan and encouraged the Moorings Bay Citizens Advisory Committee to review the plan's offshore, onshore, and inland strategies. He suggested the Committee consider how natural or man-made offshore infrastructure could support the City's flood mitigation and resiliency goals. Member Broderick agreed to bring the matter to the Committee for discussion.

Council Member Kramer stated that most speeding incidents at Doctors Pass involve rental boats, not local boaters. He said Florida Fish and Wildlife Conservation Commission (FWC) presence would help deter violations and create a ripple effect with rental companies. He noted that recent legislation has made vessel stops more difficult, but that enforcement visibility remains effective.

Council Member Penniman asked about the 80 stormwater outfall pipes into Moorings Bay. In response, Natural Resources Manager Hardman stated that the City maintains the stormwater system through a regular maintenance program. Council Member Penniman proposed improving coordination between the Committee and the Coastal Advisory Committee meetings. Member Broderick said the next meeting will be held the following Tuesday, October 21st at 9:00 a.m. in City Council Chambers.

[Agenda Memorandum](#) 

[Moorings Bay Taxing District Financials](#) 

5) PUBLIC COMMENTS

City resident **Ted Blankenship**, expressed concern over a proposed development involving two 12-story buildings on Davis Boulevard, just outside the City limits. He said the project could contribute to a wall of high-rises, increase traffic and pollution, and harm the City's character. He urged Council Members to engage with Collier County Commissioners early in the process and strengthen intergovernmental coordination, particularly with redevelopment efforts in the Bayshore area. Mayor Heitmann acknowledged the concern, noting it aligns with intergovernmental priorities in the Comprehensive Plan and impacts City water and infrastructure systems. **Paul Gower** addressed concerns about a recent Department of Homeland Security assessment of Cambier Park's safety. He said new requirements would impose unexpected financial and logistical burdens on nonprofit event organizers, including Empty Bowls Naples. He stressed the significant economic impact of the 186 events scheduled in the City, 76 of which are held at Cambier Park, and warned that these new demands could force events out of the Park. He urged the City to provide financial assistance, such as grants or emergency funds, to sustain long-standing community events.

[Handout \(ADDED ATTACHMENT / P. Gower\)](#) 

6) DISCUSSION ITEMS

6.A) DISCUSSION OF RESILIENCE STRATEGY - THE BUSINESS CASE FOR RESILIENCE.

Natural Resources Manager Natalie Hardman introduced the item, a discussion related to the City's Business Case for Resilience. She explained that the presentation that day was built on two studies presented to the City Council the previous month. She noted that the effort is part of the City's larger resilience initiative and turned the presentation over to Consultant Annie DeBoer, Assistant Vice President at AECOM, and Randy DeShazo, Deputy Director from the South Florida Regional Planning Council who joined remotely to address modeling questions.

Consultant DeBoer utilized an electronic presentation to provide an overview of the Business Case for Resilience. She outlined project background, methods, economic impact modeling, and adaptation strategy findings. She explained that the Study builds on the City's 2024 Vulnerability Assessment and Adaptation Plan, which identified flood exposure timelines and priority interventions.

Consultant DeBoer noted that Naples has about 20,000 residents, many seasonal visitors, and mostly single-family homes valued at over \$50 billion. She noted that property taxes generate nearly \$40 million annually, with another \$3 million from sales and use taxes. About 4,000 businesses employ 40,000 people, mainly in professional, retail, and health sectors., and the diverse economy offers stability but remains vulnerable to flood losses, she said.

Next, Consultant DeBoer said the study analyzed three flooding scenarios, a 100-year coastal storm, a 25-year rainfall with high tide, and daily tidal flooding, under current, and 2040 and 2070 conditions using NOAA's sea level rise forecasts. She said the team used maps, property data, and economic models to estimate damage and broader economic effects. She explained that storms and heavy rainfall cause short-term damage, while daily tidal flooding leads to lasting property value loss. A 100-year storm, she said, could cause about \$320 million in damages by 2040 and up to \$11 billion by 2070. She stated that compound flooding is projected to stay near \$150 million per event. She estimated that sales losses may rise from \$600,000 in 2040 to \$160 million in 2070, with tax losses increasing from \$60,000 to \$3 million. She added that 25–55 CRA homes may be affected by 2040 storms, with some facing permanent tidal impacts by 2070. In addition, she asserted that daily tidal exposure could reach \$70–750 million in replacement value, \$265 million–\$3 billion in market value, and \$70–580 million in lost tax revenue by 2070.

Consultant DeBoer said the team evaluated three strategies to reduce future flood damage. She explained that the first strategy, increasing freeboard, or the extra height built above the required base flood elevation, on new single-family homes from one foot to two feet adds little to construction costs and shows a strong return on investment, with benefits nearly three times the cost by 2040. The second strategy, floodproofing commercial buildings outside the Special Flood Hazard Area, did not prove cost-effective because of the high upfront expense, she said. The third strategy, raising seawalls along 40 miles of shoreline, would make a significant impact, she claimed. She explained that currently, only six percent of seawalls meet the maximum allowable height. She added that raising seawalls would eliminate overtopping vulnerability, reducing it from 70 percent to zero, and would deliver strong economic benefits with a benefit-cost ratio between 1.8 and 3.

Consultant DeBoer stated that regional modeling showed a single coastal storm could reduce Collier County's gross regional product by \$25–50 million in 2040 and up to \$2 billion in 2070. She added that seawall construction could generate \$50–150 million in economic activity. She added that unquantified benefits, such as improved public health, transportation, utilities, property values, and tourism, further strengthen the case for resilience investments. She added that supporting materials, including a brochure, summary, and technical report, will guide future outreach and policy decisions.

Council Member Christman commended the quality of the presentation and asked Consultant DeBoer to identify the intended audience. Consultant DeBoer said the study targets the general public and business community, noting similar efforts elsewhere have built support once residents understand the economic stakes. She said AECOM has completed similar analyses in Southeast Florida, Tampa Bay, Phoenix, California, and New York. She confirmed that no formal outreach has yet occurred with local business leaders. Council Member Christman said the report, though strong technically, needs clear messaging to resonate with stakeholders. He suggested creating a communication strategy with a dedicated resiliency website, social media outreach, and business engagement, citing Broward County's successful model. Mayor Heitmann suggested that the Business Case for Resilience presentation and findings be included in the upcoming Joint Workshop with Collier County.

City Manager Gary Young said return on investment must guide how the City communicates and invests in resilience, not only with residents and businesses but also state and federal partners. He said these findings should be built into budget and infrastructure planning each year.

Council Member Penniman said the report highlights a shift toward treating resilience as a core principle of City decision making.

Vice Mayor Hutchison asked for clarification on seawall mapping. In response, Consultant DeBoer said only six percent of Bay-front seawalls meet target elevations, while Gulf-front seawalls are already higher (six to eight feet) and are not a current concern.

Vice Mayor Hutchison also said that flooding impacts extend beyond bayfront properties, lowering property values throughout the community. Consultant DeBoer explained that indirect property value loss was identified in the technical report but was not monetized in the model, meaning the "do nothing" scenario is likely far more costly than the estimates suggest. Vice Mayor Hutchison said that reality underscores the urgency of acting.

Vice Mayor Hutchison then questioned how the City can implement the recommended measures without conflicting with state legislation, specifically Senate Bills (SB) 250 and 180. In response, Natural Resources Manager Hardman said resilience measures must begin with the Comprehensive Plan, followed by targeted Code updates. She noted that the work is complex because it affects multiple areas, building codes, seawalls, docks, and permitting, and will require a coordinated, multi-department review to avoid conflicts elsewhere in City Code. Vice Mayor Hutchison expressed frustration with state restrictions that limit local action.

Council Member Kramer said inaction will only increase costs and liability, adding that the City must move forward with the Comprehensive Plan and related Code changes despite potential legal challenges. He said local legislators are working to fix issues with the state law, but the City should not allow a fear of lawsuits to delay needed action.

Discussion then shifted to current permitting practices. Natural Resources Manager Hardman explained that Natural Resources reviews bayfront seawall permits, while the Florida Department of Environmental Protection (DEP) controls permits along the Gulf under the Coastal Construction Control Line program. Vice Mayor Hutchison requested data on how many Gulf seawalls have been approved at elevated heights, noting that the information is needed for an upcoming meeting. Natural Resources Manager Hardman said the City may need to submit a records request to DEP.

Vice Mayor Hutchison then asked about current freeboard requirements. Building Services Director and Floodplain Administrator Steve Beckman said the Florida Building Code currently requires one foot of freeboard. He clarified that this is a statewide standard and not a city-specific amendment, though Naples could consider allowing additional freeboard in the future.

Building Services Director Beckman said builders generally support additional home elevations since most clients want to build as high as allowed, especially after Hurricane Ian. He said the primary limitation is building height, not interest in raising homes.

Building Services Director Beckman said increasing freeboard would require policy changes to the land development code, particularly around height limits and setback encroachments for stairs and platforms. He noted that fill is limited under building codes and cannot be used structurally to elevate homes. He also said rising floor elevations increase demand for equipment platforms and stair encroachments, raising design and Code issues that will require coordinated review.

Council Member Petrunoff asked how the Adaptation of Coastal Urban and Natural Ecosystems (ACUNE) model factored into the business case. Consultant DeBoer said vulnerability assessment data from the ACUNE model informed the analysis, including sea level rise projections.

Council Member Petrunoff said any code changes to improve resilience will be perceived as more restrictive, making it important to educate state lawmakers on the business case as they revisit SB 180. City Attorney McConnell cautioned that litigation is already underway regarding that Statute, so public discussion should be limited. He said legislative changes are expected during the upcoming session, and he will provide Council Members with updates.

Vice Mayor Hutchison raised concerns about legal risks if Council moves forward on seawall elevation and other resiliency measures. In response, City Attorney McConnell said no lawsuit is currently filed on this issue, and the City Council is at an early discussion stage. He said ordinances would likely be at least six months away and noted that legal involvement will be part of drafting. He reminded Council Members that lawsuits are always possible, and any future decision to rescind or defend an ordinance would rest with the City Council.

Council Member Kramer said the City should still move forward, noting legal risks should not prevent action. He suggested sending the business case report to local legislators to help shape state-level discussions. In response, City Manager Young said this aligns with the broader communication strategy and emphasized that aligning the Comprehensive Plan and Code updates will be a deliberate, multi-month process.

Mayor Heitmann thanked staff and AECOM for the presentation and said the discussion will continue in future workshops as resiliency policies advance.

[Agenda Memorandum](#) 

[Business Case for Resilience](#) 

[Presentation](#) 

[Business Case For Resilience Brochure](#) 

Recess: 11:20 a.m. to 11:32 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

6.B) UPDATE ON NAPLES 2045, THE ELECTIVE CHANGES TO THE CITY OF NAPLES COMPREHENSIVE PLAN (11:00AM TIME CERTAIN).

City Manager Gary Young introduced the item, stating that the Naples 2045 Comprehensive Plan is a major long-range planning effort. He said the discussion would update the City Council on the project's status, review Planning Advisory Board (PAB) feedback, and provide direction on the public engagement schedule and timeline.

Planning Director Martin stated the Comprehensive Plan includes a 20-year planning horizon beginning in 2025 and extending to 2045. She said Phase One involved data collection and analysis, and the project has now moved into Phase Two, which focuses on public engagement. She said a similar presentation was given to the PAB in September and again in October. She explained that during those meetings, Board Members expressed concern about the timing of

public meetings and how input from residents would be collected and filtered to ensure it reflected the views of City residents. She said the Board adopted a motion recommending that the public engagement meetings and survey take place in January, February, and March, and that clear measures be established to define what level of participation would be considered successful.

Planning Director Martin stated the project schedule included in the original contract with Johnson Engineering anticipated adoption by December 2026. She explained that moving the public engagement schedule would require adjustments to the entire timeline. She noted that additional materials had been provided to the City Council, including comments submitted by PAB Member Gregory Fowler, which was attached to the Board's action report distributed to City Council by the City Clerk the previous Friday.

Planning Director Martin then introduced the consultant team, led by Johnson Engineering, with supporting partners from Clarion and CMA Outreach, who would provide a project update and outline options related to the engagement schedule.

Laura DeJohn, Director of Planning and Landscape Architecture at Johnson Engineering, confirmed that two public workshops are scheduled for November 13th at Faith Lutheran Church at 10:00 a.m. and at Norris Community Center at 4:00 p.m. She said the format mirrors the earlier visioning process and will include questionnaires available online one week before and three weeks after the meetings. She further explained that shifting the Workshops to early 2026 would require a contract change order, pushing the project completion from December 2026 to May 2027. She said the delay is due to the sequencing of community feedback, drafting, and public hearings, which cannot be scheduled during summer months when participation is low and the PAB is in recess.

Planning Director Martin said PAB's primary concern was that a November meeting would not reflect full community participation, as many seasonal residents are not yet in Naples. She explained that while all input is documented and weighed equally, the PAB believes engagement during peak season offers a more representative sample. She noted that the City could explore livestreaming and call-in options to increase accessibility, but in-person attendance remains the most reliable measure of community input.

Laura DeJohn, Director of Planning and Landscape Architecture at Johnson Engineering, said the project website, www.Naples2045.com, is active and hosts project documents, updates, and sign-up options for residents. She stated the outreach strategy is designed to capture feedback at multiple points and will be further detailed during the consultant's presentation.

Leanne King, Director at Clarion Associates, began her presentation by explaining that the Vision Element of the adopted Comprehensive Plan guided the team's analysis. She said her focus would be on two key work products completed to date: the Current Conditions Report and the Comprehensive Plan Evaluation Report. She noted that these documents provide the technical foundation for upcoming policy discussions and public engagement. She then utilized an electronic presentation to overview the Current Conditions Report, explaining that it focuses on redevelopment, preservation of the City's small-town character, managing growth, and addressing climate resilience impacts.

Director King said the analysis shows declining permanent and seasonal population, smaller households, an aging demographic, increasing seasonal housing, high median income, and limited vacant land, making redevelopment the main driver of future growth. She noted that residential uses comprise 52.4 percent of the City land area, mostly low density, with the remainder split between conservation, recreation, commercial, mixed-use, and airport areas.

Director King noted that between 2020 and 2025, 106 redevelopment projects were approved, 52 commercial, 31 mixed-use, and 23 residential, concentrated in older neighborhoods, downtown,

and along U.S. 41. She said these projects reflect increasing intensity in central and southern Naples.

Director King said the technical findings will guide future policy updates and public engagement. Council Member Christman emphasized focusing trend data on new construction rather than older structures. Director King clarified that the analysis covers projects from 2020–2025, with redevelopment trends available separately. She added that demographic and property age data are drawn from census and survey sources.

Director King said demographic trends come from the U.S. Decennial Census and the American Community Survey (ACS), which provides annual sampling data between census years. She added that local development data was drawn from City Planning Department records and Johnson Engineering's site plan reviews.

Council Member Petrunoff questioned the 2020 cutoff for redevelopment analysis, citing major projects like Old Naples Inn, Naples Beach Club, and early Naples Square phases. Director King said the analysis focused on recent trends but could be expanded to include projects back to 2015.

Vice Mayor Hutchison asked about airport acreage. Director King said the figure is based on Geographic Information System (GIS) future land use polygons and can be verified. Vice Mayor Hutchison also asked about population data sources. Director King said projections use Census and ACS data, with countywide estimates from the University of Florida's Bureau of Economic and Business Research.

Director King outlined five overarching concepts for consideration. She explained that the first concept is to integrate resiliency strategies throughout all plan elements rather than isolating them within a single section. She said the second concept is to emphasize "place keeping" by preserving the community's existing character. She stated that this differs from "placemaking," which focuses on new development. She explained that the third concept is to infuse additional character elements into growth policies beyond land use and density considerations. She noted that the fourth concept is to define and implement the Green Jewel concept more clearly to maintain and enhance the City's environmental assets. She said the fifth concept is to make the plan more actionable by distinguishing between guiding policies and actions that require future implementation.

Council Member Christman stated that the recommendations represent an exceptionally long list of potential initiatives with significant cost implications. He noted that while some items align with ongoing projects such as stormwater, not all initiatives may be feasible to implement. He said the plan must be realistic to avoid creating expectations that cannot be met.

Director King responded that the recommendations are preliminary and will be refined through community feedback. She explained that public input will help identify which issues are most important to residents and assist in prioritizing funding and staff resources. She stated that the intent is to give the City Council and the PAB clear options to focus on key priorities rather than a broad wish list.

Council Member Kramer said the City will need to determine what can realistically be achieved, noting that every neighborhood will advocate for its priorities and not all requests can be fulfilled.

City Manager Young stated that the Comprehensive Plan update is not occurring in isolation. He said the Resiliency Committee and other planning efforts, including the Capital Improvement Plan, are being coordinated to ensure alignment between long-term aspirations and near-term implementation. He noted that a 20-year horizon provides flexibility, but the first five years will be most critical for setting achievable goals and identifying funding strategies. City Manager Young

added that distinguishing between governmental and enterprise funding will help create a clear implementation framework. He said these discussions will be essential in building a practical, executable plan.

City Manager Young introduced Erin Deady, Consultant at Delray Business Partners, to present the resiliency component of the Comprehensive Plan update. Consultant Deady stated that she works with local governments across Florida to integrate resiliency and vulnerability planning into comprehensive plans and codes. She noted that Naples has already completed major efforts including a vulnerability assessment, adaptation plan, shoreline policy discussions, stormwater projects, and a Watershed Master Plan, creating a solid foundation for further policy integration.

Consultant Deady explained that resiliency policies address two areas: City-owned infrastructure such as stormwater and transportation systems, and private property regulations. She emphasized the need to manage expectations and maintain flexibility, noting that not all assets can be adapted due to cost and feasibility. She then highlighted the importance of reassessing the City's stormwater level of service in light of increasing tidal flooding, as other coastal communities have done. She said prioritizing investments will be key. She concluded that applying a resiliency lens to all elements of the Comprehensive Plan, not just coastal and conservation, will align existing efforts with actionable policies and provide a clear framework for future decisions.

Kris Cella, CEO at CMA Outreach, stated that the project has entered Phase Two, focusing on outreach and community participation. She reported that the team met with the President's Council on September 29 and participated in the PAB Workshop the prior week. She said the project website, naples2045.com, has, to date, received 1,776 visits, 130 email sign-ups, and 20 public comments. She credited the City's Communications Director Monique Barnhart's outreach network and said engagement tools will include fliers, email blasts, social media, Naples TV, press releases, signage, and partnerships with business and neighborhood groups.

Chrissy Fisher, Principal Planner with Johnson Engineering, announced two community workshops on November 13, 2025, with both featuring the same content to ensure broad participation. She said attendees will sign in, identify their neighborhood, and be seated randomly to encourage diverse input. The format will include a brief presentation, real-time polling using Menti meter, an AI engagement tool, small group discussions, and paper questionnaires for those who prefer not to use the app.

Principal Planner Fisher explained that the two November 13th workshops will include three table exercises: identifying areas that best represent small-town character, discussing resiliency and hazard concerns, and mapping "Green Jewel" assets. Group findings will be shared on site, with comment cards for additional input, she noted. Principal Planner Fisher said an online questionnaire mirroring these exercises will also be available for residents who cannot attend. She emphasized that the questionnaire is not a formal survey but a tool to collect broad community feedback to inform future planning. She explained that participants will provide their address, ZIP code, and demographic information to help track geographic and demographic representation, and IP addresses will be flagged if repetitive submissions occur, though she acknowledged that VPN use can limit tracking.

In response to Vice Mayor Hutchison, Principal Planner Fisher explained that the questionnaire will be available online one week before the event and remain open through December 6. He also asked how comments would be incorporated into the draft plan and when the community would see results. She said all feedback will be compiled and presented to the PAB and the City Council in January 2026. She added that draft plan amendments will be prepared for review in March, with additional opportunities for refinement in April, May, and June.

Principal Planner Fisher confirmed that the team will sort and report feedback by category, location, and demographic information to ensure a clear understanding of community perspectives. She noted that this analysis will be part of the deliverable presented after the initial engagement phase.

Council Members then reviewed the proposed timeline. Principal Planner Fisher confirmed that Phase Four of the project, draft presentation and review, is scheduled for February and March 2026, with final adoption targeted for mid-year, depending on whether the City Council maintains the current schedule or shifts to an extended timeline.

Council Members reviewed the proposed format for the November 13th public engagement Workshops, focusing on how best to engage both residents and businesses. Council Member Petrunoff questioned whether separate sessions might be needed to reflect differing priorities, such as business permitting versus Green Jewel themes. Director King explained the meeting will include two parts: an interactive polling exercise to gather quick feedback and randomized table exercises to foster deeper, consensus-based discussions. This format, she noted, encourages a mix of perspectives and avoids special-interest clustering.

Mayor Heitmann requested clarity on the documents guiding Round 1. Planning Director Martin confirmed the operative document is the Community Workshop Itinerary, which includes three small-group exercises: Community Character, Resilience, and Green Jewel.

Council Member Kramer expressed support for mixing business and residential participants, stating divergent viewpoints at shared tables help build understanding and reduce conflict later in the process. He asserted that defining terms like “small-town character” and “Green Jewel” will be critical during the discussions.

Planning Director Martin reminded Council Members that although these sessions are not public hearings, they will be publicly noticed so City Council or board members may attend.

Video Production Manager, David Fralick, outlined technical considerations. He explained that off-site workshops can be recorded for replay but not live-streamed, and Zoom participation is only feasible in City Council Chambers. Recording off-site, he said, would cost \$6,000 to \$9,000.

Council Members discussed how table exercises at the November 13 Workshops will be facilitated and the role of elected officials during the sessions. Principal Planner Fisher explained that each table will operate as a self-guided discussion group, with participants collaborating on set questions. She added that each table will complete a worksheet summarizing points of agreement, disagreement, or unresolved issues. She then said feedback will then be compiled and reported back to City Council. She concluded by stating that approximately eight to ten tables are expected, and facilitators will circulate only to assist if needed, not to direct conversations.

Mayor Heitmann expressed caution based on prior contentious meetings, emphasizing the need for structure to avoid unproductive conflict. Council Members agreed the workshop format depends on meaningful interaction among diverse viewpoints while avoiding domination by any single group.

Vice Mayor Hutchison asked about City Council's role during the sessions. City Attorney Matthew McConnell clarified that while multiple Council Members may attend, they should not sit together or deliberate, as the final plan will come before them legislatively. Assistant City Attorney Andrew Dickman said City Council Members may observe but should avoid participation at tables to preserve a comfortable environment for residents.

Principal Planner Fisher discussed table assignments. She noted that participants will be randomly assigned by color-coded cards at check-in to ensure balanced, mixed groups and limit coordinated stacking of tables by specific interests.

Council Member Kramer indicated general support for proceeding with the planned workshop format, while reserving the option to add a January engagement session for additional outreach.

Public Comment: Louanne Fischer, urged inclusion of Cambier Park Tennis Center in the Comprehensive Plan to preserve and maintain its historic subsurface clay courts.

Mayor Heitmann asked how Parks and Recreation priorities would align with the Comprehensive Plan update. Planning Director Erica Martin confirmed the Parks Master Plan is being updated concurrently through Community Services, with consultants coordinating to ensure consistency. Interested residents will be added to the Parks Master Plan mailing list.

Assistant City Attorney Dickman noted his office attends weekly coordination meetings and remains engaged in reviewing plan materials.

Council Members discussed whether to add another public engagement meeting in January or defer to March. It was decided to maintain the current schedule with public meetings in November and February, with a joint City Council-PAB workshop in January, and to revisit adding March sessions if needed.

Council Members agreed that elected officials and advisory board members should not participate in or influence public engagement meetings, attending only as observers if at all. Several members favored discouraging their presence entirely to preserve open public dialogue.

Consensus reached to schedule two public engagement meetings in November, two in February, and a possible meeting in March, and discourage City Council and Board Members from participating in the sessions.

Vice Mayor Hutchison recommended converting the January 20, 2026 City Council Workshop into a joint Council-PAB session. Mayor Heitmann indicated that the City Manager will determine if a Presidents Council meeting is also needed in January.

Recess: 1:59 p.m. to 2:24 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

[Agenda Memorandum](#) 

[Naples 2045 Update Presentation](#) 

[Naples 2045 1st Round Community Workshop Itinerary - DRAFT](#) 

[Naples 2045 Community Workshop Invite - DRAFT](#) 

[Naples 2045 Comprehensive Plan Evaluation Summary Report](#) 

[Naples 2045 Current Conditions Report](#) 

[Naples 2045 Questionnaire - DRAFT](#) 

[Example Survey Questions from Consultant Team](#) 

[Handout \(ADDED ATTACHMENT / G. Fowler\)](#) 

[Public Engagement Schedule \(ADDED ATTACHMENT / Staff\)](#) 

6.C) THIS ITEM WILL BE CONTINUED TO A FUTURE CITY COUNCIL WORKSHOP OR REGULAR MEETING. A PRESENTATION AND DISCUSSION REGARDING THE SPECIAL EVENT PERMIT PROCESS AND USAGE OF PUBLIC SPACE FOR SPECIAL EVENT PURPOSES (SUPPLEMENT 1/UPDATED ITEM).

[Agenda Memorandum](#) 

[Attachment 1 - Norris Center 2024-2025 Season Ticket Data](#) 

[Attachment 2 - Norris Center 2025-2026 Season Schedule](#)

[Attachment 3 - Norris Center 2025-2026 Season Guide](#)

[Special Event Calendar - As of 10.4.2025](#)

6.D) A DISCUSSION ON CURRENT NAMING RIGHTS POLICY ESTABLISHED BY RESOLUTION 08-12283 AND THE “MEMORIAL BENCH PROGRAM” WITH PROPOSED UPDATES.

Community Services Director Chad Merritt reviewed the agenda memorandum which provided the current naming rights policy and uniform procedures as well as information on the donated memorial benches. He added that there were certain areas in the policy that needed to be clarified and that he had presented this issue to the Community Services Advisory Board (CSAB) for its discussion and input. For instance, he said questions arose regarding matters such as the donation of 50 percent or more toward the cost of a park or public facility and what constitutes an extraordinary service or gift. The CSAB posed questions such as whether naming rights should be in perpetuity or have an established timeframe, whether there should be a standard application, whether the donation should be fully received before the naming is finalized, whether there should be exclusions, whether letters of recommendations or background checks should be required, and who would be responsible for covering the cost of upkeep and potential damage. In addition, Director Merritt said the CSAB recommended adding to the policy that the City will seek funding through donations on new Capital Improvement Plan (CIP) projects such as the Cambier Park playground renovation rather than waiting for donors to come forward.

Noting some donations were made many years ago, Mayor Heitmann urged that Council be mindful of the value of history of the community when establishing new policy. City Attorney Matthew McConnell said there should be guidelines for consideration but that they should be discretionary to allow Council to impose certain conditions, including an expiration date at the time of the naming request. Director Merritt noted the potential of a named facility being demolished and rebuilt and questioned whether the name would carry over or whether the City should contact the donor's family before proceeding. He also noted the need for terms that would cover what should occur when a named facility is no longer needed. City Manager Gary Young said every donor of a named facility going forward should have an agreement with specific criteria. Mayor Heitmann noted the importance of gathering information on the existing donor agreements.

Council Member Petrunoff stated that she opposed the proliferation of names on public land or assets and said she would prefer something more subtle. She suggested contacting other cities for best management practices on how they show honor to their donors.

Director Merritt said many new benches have been installed at the beach accesses. They however do not contain plaques yet as staff needed guidelines on how to move forward with the program. One major issue encountered was how to contact the people who had made the original donations, noting staff had incomplete information. Another problem, he added, was that some of the benches were installed in the 1980s and he questioned how to proceed if they have been repeatedly replaced. He added that in 2018, a statement was added to the application that indicated benches are not in perpetuity, but there was nothing to address those previously installed. Director Merritt said staff recommended replacing the benches with the plaques as they were and contacting the families, if possible, to ask them to sign a new agreement with appropriate contact information. He said after 10 years, staff would contact the family to ask if they wish to make another donation for the replacement.

Director Merritt then said while 30 benches were lost on the Naples Pier, the new design calls for far fewer. There is currently a plaque on the building at the entrance from previous donations over the years, he added. Council Member Petrunoff recommended using one plaque of all donors and leaving the benches unmarked so that a donation is not tied to a specific bench. This approach would also be much easier for record-keeping, she added.

Director Merritt noted another challenge was that residents who had donated benches at the beach accesses or the parks had dictated where they wanted them placed and that staff should instead identify the available spaces.

Vice Mayor Hutchison urged that the City Attorney draft language in the new agreement indicating that the Council retain full authority for approval or denial. He also suggested including items in the new policy such as prohibiting the lobbying of staff or City Council Members on behalf of the naming sponsor, including a revocation clause, and using independent valuation experts for property.

Regarding drafting a new policy for bench donations, City Manager Young suggested establishing a 10-year agreement and allowing two replacements for storm damage with Hurricane Ian counting as the first; Council concurred. Council Member Christman recommended honoring prior commitments made to the fullest extent possible. He, however, recommended not seeking donations for benches or anything else. Regarding the 10-year timeline, Director Merritt explained that the benches would be guaranteed for a minimum of 10 years, but if a bench were still in good shape at that time, there would be no reason to replace it.

Council Member Petrunoff said she recommended eliminating the bench program entirely. She did, however, agree with reinstalling the plaques on the new benches at the beach accesses. Council Member Kramer concurred with honoring the City's commitment to the previous donors and with no soliciting. City Manager Young pointed out that there are only five unnamed benches left after which the program would sunset. Director Merritt asserted that there were 70 named benches at the 30 beach accesses, and that the current plan has 69 benches to be installed in keeping with the design changes. Council Member Kramer, however, recommended adding in the last bench due to the commitment made; Council concurred. Mayor Heitmann expressed concern about excessive parking signs at the beach accesses and said that it should be addressed.

Consensus to recognize all of those who had donated benches to the Naples Pier on one plaque, to replace the benches lost at the beach accesses and add plaques to them honoring the donors, and to draft a new standard 10-year agreement for the benches.

[Agenda Memorandum](#) 

[Resolution 00-8854](#) 

[Resolution 08-12283](#) 

[Donation Bench Program Application \(Draft\)](#) 

6.E) DISCUSSION OF LEGAL OPINION REGARDING THE EFFECT OF SB 250 ON FOUR 2023 ORDINANCES.

City Attorney Matthew McConnell provided background on this issue noting that City Council had recently held a discussion on whether to rescind the four ordinances that are currently not being enforced. From the standpoint of the City Attorney's office and the public, he asserted the importance of having a Code that is not confusing. He added that he had previously received direction from City Council to move forward with rescinding the ordinances. The Planning Advisory Board (PAB) recommended rescinding the ordinances at its December 12, 2024 meeting after which the City Council unanimously approved rescinding them at its January 15, 2025 meeting. However, this item was not approved by Council on Second Reading at its February 5, 2025 Meeting. At that time, he said Council had asked him to prepare a written opinion which he submitted, noting the difficulty in doing so as there were no accepted definitions for the words burdensome and more restrictive. In his legal opinion, however, he asserted that portions of these ordinances could be interpreted as more burdensome.

Mayor Heitmann recommended examining each of these ordinances individually to determine whether the Council should support retaining them. Referring to the adaptation and resiliency plans previously presented to Council, she noted the risks to the community of not taking action.

Council Member Kramer predicted that to begin enforcement at that time would leave the City in a vulnerable and unjustifiable position. He advocated first rescinding them then reviewing them one by one, noting they may have merit, and potentially readopting them.

Council Member Christman said he had taken the position that these ordinances should be rescinded as it appeared each of the four to varying degrees contained more restrictive and burdensome provisions. He added that they were not being enforced and there was therefore no benefit to having them in the Code. Council Member Barton concurred with rescinding the ordinances and said upon later review and reconsideration, the Council may be able to revise them in a way that each Council Member would find appropriate.

Mayor Heitmann, however, urged that Council keep these ordinances in the Code and enforce them, adding that she believed nothing within them would be detrimental to the community. Vice Mayor Hutchison said he supported these ordinances and does not endorse rescinding them. He pointed out that there are a number of State Statutes and federal laws that are also unenforced. City Attorney McConnell, however, explained that the difference is that the City is enforcing a prior version of Section 46-33 that is not currently in the Code, instead of simply choosing not to enforce it at all, which is difficult for staff. Council Member Petrunoff said these are good ordinances that help to achieve the goal of resiliency. She expressed concern that rescinding them may preclude being able to adopt amended versions in the future; she thereby recommended keeping these ordinances in the Code and enforcing them. City Attorney McConnell said the only thing he was unsure of regarding enforcement was the approval date and said he may feel more comfortable rescinding them and then immediately readopting them. Council Member Penniman also indicated her interest in rescinding the ordinances.

***Majority consensus to proceed with rescinding the four ordinances
(Heitmann, Petrunoff, and Hutchison dissenting).***

City Attorney McConnell said he would present the ordinances to the PAB and then to Council at a future date.

[Agenda Memorandum](#) 

[08-19-2025 City Attorney Opinion Letter](#) 

[2023-15040 Ordinance](#) 

[2023-15041 Ordinance](#) 

[2023-15048 Ordinance](#) 

[2023-15082 Ordinance](#) 

**6.F) (ADDED ITEM) DISCUSSION TO ADDRESS LEGAL AND LOBBYING
REPRESENTATION REGARDING THE AIRPORT AUTHORITY ACT.**

City Attorney Matthew McConnell said he needed direction on this issue as it was a time sensitive matter and because City Council had identified it as a priority. At the October 1, 2025 Council Meeting, he said he was directed to seek advice from a lobbyist for the airport and from attorneys Andrew Barr and Jamie Cole and whoever else he believed appropriate to determine the City's options regarding the enabling Airport Authority Act amendment. Mayor Heitmann said she would want clarification of that direction.

Recess: 4:00 p.m. to 4:12 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

At that point, City Attorney McConnell said the direction may have occurred during a discussion on legislative priorities, but that he recalled it was for him to take the action cited above. He said he therefore contacted the attorneys and Gray Robinson lobbyist Jason Unger. He added that the research Attorney Cole would perform on the airport lease and the City's Code of Ordinances would provide Mr. Unger with information that would alert the legislators of the potential consequences of the amendment. He said the general sense of everyone he had spoken to was that the City should lobby. To that end, he said he has two agreements; one of which was for Mr. Unger at a cost of \$5,000 per month for six months ending April 1, 2026, and the rate for Attorney

Cole would be \$450 per hour, and his associates' rate would be \$325 per hour plus any associated costs.

In response to City Council, City Attorney McConnell said Mr. Unger was recommended due to his strong relationships with leadership in the Florida Legislature. Council Member Christman expressed support for moving forward as outlined by the City Attorney; Vice Mayor Hutchison concurred. In response to Mayor Heitmann, City Attorney McConnell said he believed the majority of Council is opposed to how the bill is currently written and that any change would be a step in the right direction. He also predicted Attorney Cole could spend 100 hours on this work over the next few months with a projected overall cost of \$75,000.

City Manager Gary Young received confirmation from City Attorney McConnell that Mr. Unger is an attorney and therefore said his cost should be funded within the City Attorney's Department. He, however, added that if Mr. Unger is not performing legal work, creating a separate line item or a project code would be appropriate.

Council Member Petrunoff said Council had expressed its intention to concurrently hire a lobbyist to address the bill as well as an attorney who would research the lease and determine what else the City can do aside from lobbying to protect its largest asset.

Consensus for the City Attorney to work with the City Manager to begin the process of initiating the agreements.

City Attorney McConnell said he understood his direction was to stop the bill if possible and asserted he would provide any updates to Council.

7) PUBLIC COMMENTS

None.

8) COMMUNICATIONS FROM THE MAYOR, CITY COUNCIL, AND STAFF

Mayor Heitmann explained that at one time the workshop agendas contained an item that allowed for a brief review of items on that week's Regular Meeting agenda which allowed Council Members to ask for any additional information they might need. She added that it increased efficiency and thereby suggested restarting this practice. Council Member Kramer said he did not agree and suggested instead calling the staff with any questions. City Attorney Matthew McConnell urged that there be no review of this type on quasi-judicial items.

Council Member Christman said he wanted to do everything possible to persuade the State Legislature that it is not necessary or prudent to move forward with the proposed legislation regarding the governance of the Naples Airport. He said one of the reasons this has been proposed is the view by many that Council had directed the Naples Airport Authority (NAA) not to take any federal grants. Council Member Christman then read into the record the consensus reached on this matter during the September 19, 2022 Council meeting as follows: "Consensus to inform the NAA that City Council urges it to take a course of action that would make it economically self-sufficient, which includes no longer accepting FAA grants." He then said he sought consensus to rescind this prior consensus and ask the City Attorney to draft a resolution for consideration at the October 15, 2025 Regular Meeting that would update and clarify Council's position on the NAA applying for and accepting federal grants. This position, he asserted, would be that it is the NAA's authority and responsibility to make decisions regarding grant acceptance. Referring to the Rules of Procedure, City Attorney McConnell said a consensus of Council would be necessary to add this to the agenda.

Council Member Barton said he believed this action would potentially improve the City's position regarding the proposed legislation and would support this discussion. Council Member Kramer said he would always support other Council Members' requests to add items to the agenda and agreed that this particular request would be helpful. Council Member Petrunoff said the City's aviation attorney had advised the first step in gaining more local control was for the NAA to stop taking grants from the federal government and that she herself believed the NAA should stop doing so; therefore, she did not support moving forward with this item. Vice Mayor Hutchison

agreed with Council Member Petrunoff and added his belief that more control of the airport would improve safety, especially considering the increase in aircraft operations. Council Member Christman said the grants have historically been for the safe operation of the airport and not for expansion and that not accepting them would greatly harm the operation. There was no consensus to add this item to the agenda.

Council Member Christman then said that the Board of County Commission (BCC) would at its October 14, 2025, meeting consider an item related to The Gallery, an affordable housing project on Golden Gate Parkway bordering the City. Specifically, he said the item will be to bypass the regular public hearing process, now permitted under the recent amendments to the Live Local Act, to allow a State funding deadline to be met in late October. He thereby suggested a consensus to direct the City Manager to send a letter to the BCC stating the Council's request for the BCC to hold the public review process before taking any action. City Manager Gary Young said he would draft and submit the letter but also attend the meeting to convey the City's position; Council concurred. Council briefly discussed water supply and demand capacity in terms of providing service outside City limits. City Manager Young said he would add a discussion on water issues including the service area and interlocal agreements to the November Council Workshop.

Council Member Kramer recommended that Council consider how the City will operate the airport when the lease has expired. Council Member Petrunoff suggested that it would be worthwhile for Council Members to meet privately with aviation Attorney Andrew Barr to understand the implications of accepting grant money. Mayor Heitmann noted the importance of the Council always working cooperatively regarding the airport and avoiding misinformation.

Referencing Item 6.B above, Council Member Kramer noted that Planning Advisory Board (PAB) member Greg Fowler had asked that a document be added to the record after the agenda was published. He asserted that some remarks made by email by Mr. Fowler regarding this item were derogatory to staff and urged that he refrain from making them in the future.

City Attorney McConnell reminded the Council that the City is currently in litigation with the State over Senate Bill 180. He cautioned Council that everything said will be heard by the public and to be mindful about making comments which will not help the City's position. In addition, City Attorney McConnell reminded Council about board members advocating to City Council.

[September 19, 2022, Council Minutes - Page 4 \(ADDED ATTACHMENT / R. Christman\)](#) 
[Letter to Council \(ADDED ATTACHMENT / R. Christman\)](#)

9) ADJOURNMENT

5:43 p.m.

Teresa Lee Heitmann, Mayor

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica R. Rosenberg, Deputy City Clerk

Minutes prepared by:

David Horton, Executive Assistant

Jessica R. Rosenberg, Deputy City Clerk

Minutes Approved: 11/19/2025.