



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Joint Workshop with the Planning Advisory Board

January 20, 2026 – 8:33 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 items are referenced in red as "ADDED ITEM"; and 3) added attachments are referenced in red as "ADDED ATTACHMENT".

1) CALL TO ORDER AND ROLL CALL

City Council Members Present

Teresa Heitmann, Mayor
Terry Hutchison, Vice Mayor

Berne Barton
Ray Christman
Bill Kramer
Linda Penniman
Beth Petrunoff

Planning Advisory Board Members Present

Patrick Coughlan, Chair
William Kapler, Vice Chair

Daniel Barone
Gregory Fowler
Andrew Mair
Scott Schultz
Garey Cooper, Alternate Member

Planning Advisory Board Member Absent

John Crees
Amy Lockhart, Non-Voting School Board Rep.

Staff Present:

Gary Young, City Manager
Matthew McConnell, City Attorney
Erica Martin, Planning Director
Jeffrey Brammer, Senior Planner-Long Range

Mari Gallet, Deputy City Manager
Andrew Dickman, Assistant City Attorney
Jessica Rosenberg, Deputy City Clerk

Others Present:

Keith Choff
Rene Lewin
Christine Fisher

Carolyn Usher
Leigh Anne King
Erin Deady

2) PLEDGE OF ALLEGIANCE

Mayor Heitmann led in the Pledge of Allegiance.

3) SET AGENDA (add or remove items)

Mayor Heitmann requested the addition of a Correspondence item at the end of the agenda to allow for communications between the Planning Advisory Board and the City Council.

MOTION by Hutchison to SET AGENDA with the addition of a Correspondence item; seconded by Petrunoff and unanimously carried, all Members present and voting (Barton-yes, Christman-yes, Hutchison-yes, Kramer-yes, Penniman-yes, Petrunoff-yes, Heitmann-yes).

4) PUBLIC COMMENTS

Keith Choff, Community Redevelopment Agency Advisory Board Member, described driveway setback and permitting challenges on the River Park East cul-de-sac where he lives, noting that the curved right-of-way makes standard setbacks impractical. He requested flexibility or code adjustments for cul-de-sac conditions, submitted photographs for review, and asked for a follow-up meeting with the City Manager. **Rene Lewin**, President of the Gulf Shore Property Owners Association and Sancerre Condominium Association, recommended reviewing the 2019 Vision Statement to maintain alignment among the City Council, staff, and advisory boards. He encouraged prioritizing key items from the Critical Facilities Adoption Plan, supported careful evaluation of funding options with resident input, and raised concerns about oversight and neighborhood impacts of large-scale development approvals.

[Handout \(ADDED ATTACHMENT / K. Choff\)](#) 

[Picture of 1785 Gulf Shore Blvd. North \(ADDED ATTACHMENT / R. Lewin\)](#) 

[Remarks \(ADDED ATTACHMENT / R. Lewin\)](#)

5) DISCUSSION ITEMS

5.A) Joint Discussion between City Council and the Planning Advisory Board of Naples 2045, the elective changes to the City of Naples Comprehensive Plan.

City Manager Gary Young explained that the Workshop was held to provide a shared update on the Naples 2045 Comprehensive Plan Update project, review public feedback received, and gather guidance on next steps, including whether public outreach efforts have been sufficient. He added that the Workshop was scheduled in response to the concerns of the Planning Advisory Board (PAB) regarding the need for additional public participation.

Planning Director Erica Martin noted that the Comprehensive Plan Update project is nearing the end of Phase Two and will move into Phase Three later this year, when draft Comprehensive Plan amendments will be prepared. Christine Fisher, Principal Planner at Johnson Engineering, summarized the project timeline, introduced the consultant team, and outlined completed work to date.

Carolyn Usher, Office Manager and Contract Coordinator at CMA Outreach, presented results from the first round of public outreach. City Council and PAB discussions focused on the representativeness and timing of public participation, with PAB Members questioning whether resident involvement was proportionate, noting low in-person attendance, and emphasizing the importance of holding additional meetings during peak resident months. Manager Usher explained survey methodology, duplicate controls, and outreach efforts, while acknowledging concerns and noting that major themes were consistent with prior community input.

Principal Planner Fisher summarized public input, reporting that while most residents believe their neighborhoods reflect Naples' small-town charm, there were strong concerns about overdevelopment, loss of green space, traffic, noise, flooding, and long-term resiliency. She said participants identified valued areas such as Old Naples, 3rd Street, parks, beaches, and cultural districts, and expressed concern about big-box development, U.S. 41 corridors, building height and density, and certain recent projects. She noted that key themes included preserving community character, improving environmental stewardship, strengthening resiliency, enhancing infrastructure and safety, expanding green space, and further examining how development scale, lot coverage, and impervious surfaces affect neighborhoods.

Leigh Anne King, Director at Clarion Associates, shared observations on community character and land use, emphasizing the need for City Council and PAB input. She noted that many survey responses indicated opportunities for improvement and highlighted development scale, lot coverage, and impervious surfaces as key issues given changing building patterns. City Council and PAB Members discussed concerns that intensified development has resulted in heavily paved, fully built-out lots with reduced green and open space, identifying the issue as a green space and quality-of-life concern rather than a stormwater issue, particularly in single-family development.

Members emphasized balancing market demand and property rights with long-term goals for community character and resiliency. Members noted that while regulations have remained largely unchanged, development patterns have intensified, raising questions about whether adjustments are warranted.

Both City Council and PAB Members stressed that the issue extends beyond lot coverage to overall green space, including parks, shade trees, and preservation of the City's "Green Jewel" character. Discussion clarified distinctions between building footprints, hardscape, impervious surfaces, and true green space.

Director King emphasized that potential strategies such as lot coverage limits, impervious surface limits, or open space requirements were presented for discussion only, and that any future recommendations would carefully consider legal, market, and resiliency trade-offs. City Council Members underscored the need for cautious, measured approaches given property rights considerations.

Council Member Christman emphasized that flood risk reduction should be central to the Comprehensive Plan and questioned whether lot coverage limits can be justified when stormwater regulations already address retention, cautioning that aesthetic-based regulations must be carefully weighed against legal implications.

During discussion regarding building height, Planner Director Martin clarified that height is regulated through the zoning ordinances, while the Comprehensive Plan currently addresses height only in the Downtown Mixed-Use category. She noted that recent City Council actions already limit heights in planned developments and that taller redevelopment along Gulf Shore Boulevard reflects long-standing Code allowances rather than recent changes.

Planning Director Martin explained that an affordable or workforce housing land use designation in the Comprehensive Plan could allow tailored zoning standards, while height increases in commercial districts would require a Charter amendment and residential changes could be made by ordinance.

Both City Council and PAB Members emphasized the need for clear, actionable Comprehensive Plan policies rather than general language, noting the Plan's role as the City's primary land-use authority and the requirement that Land Development Codes remain consistent with it. PAB Member Mair expressed support for strengthening citywide height guidance in the Comprehensive Plan while remaining mindful of Charter limits and existing zoning regulations.

Director King reiterated that the Comprehensive Plan should provide high-level guidance without duplicating the Code. Planning Director Martin clarified that Downtown Mixed-Use height references relate to density parameters rather than exclusive height regulation, and members discussed whether broader height guidance across land use categories could improve consistency while respecting Charter and zoning limits.

Recess: 10:24 a.m. to 10:49 a.m. It is noted for the record that the same Council and PAB Members were present when the meeting reconvened.

Discussion then focused on expanding parks and green space through land dedication or acquisition, with protections such as easements. City Manager Young noted that the upcoming Parks Master Plan would guide this effort. Council Member Christman suggested exploring Conservation Collier funding to support urban green spaces, resilience, and collaboration with the County.

Further discussion supported strengthening the City's "Green Jewel" concept through landscaping and native-plant policies that enhance both community character and resiliency. Director King discussed intergovernmental coordination opportunities, including joint planning, shared services, stormwater management, and coastal resilience, with City Council and PAB Members emphasizing the importance of legally sound and implementable policies.

Vice Mayor Hutchison asked whether successful models of intergovernmental coordination exist. In response, Director King referenced Chapel Hill, North Carolina, where a joint planning agreement adopted in the 1980s established growth boundaries, a rural buffer, and coordinated utilities. She noted that such agreements can range from information sharing to joint decision-making, require significant time, and must comply with state law.

Both City Council and PAB Members discussed whether Comprehensive Plan policies should establish firm requirements or broad goals, acknowledging that much development authority rests with the County. Director King recommended that the City attorney review whether current policies align with Section 163.3171, Florida Statutes, emphasizing that the Comprehensive Plan should provide policy guidance rather than detailed implementation. Mayor Heitmann suggested holding a joint City-County meeting before considering policy changes and seeking clarification on the City's available tools under current law.

City Council and PAB Members reviewed the Intergovernmental Coordination element of the Comprehensive Plan, noting its origins in the 1986 Growth Management Act and its purpose of preventing conflicting land use decisions. While the element remains in state law, Members questioned its practical effectiveness given recent development outcomes.

Assistant City Attorney Andrew Dickman explained that coordination relies primarily on administrative relationships and intergovernmental agreements rather than enforcement, and can include early notice, information sharing, and collaboration even when final authority rests elsewhere. He stated that legal action would be a last resort. City Manager Young confirmed ongoing coordination with the County on planning, emergency services, water, resiliency, and edge area development, emphasizing the importance of maintaining a seat at the table to advocate for City interests.

Both City Council and PAB Members expressed concern about late notice of projects affecting traffic, stormwater, and quality of life, and stressed the need for clearer and earlier notification processes. Members also discussed opportunities to coordinate with Collier County on stormwater, resiliency, and coastal funding, noting the City's advanced planning efforts and the potential to leverage additional County and Tourist Development Council (TDC) resources. It was noted that most publicly accessible County beaches are within the City, with prior TDC funding successes including the pier and beach outfalls.

PAB Member Mair discussed the value of improved visualization aids, specifically 3D/BIM (Building Information Modeling) and GIS tools to better understand cumulative development impacts, including stormwater, sea level rise, drainage, traffic, and approved but unbuilt projects. He suggested multi-dimensional modeling as a long-range planning tool to improve decision-making and alignment between the Comprehensive Plan and implementation.

Regarding process, City Council emphasized that the Comprehensive Plan update will proceed as a unified effort. Planning Director Martin confirmed that prior PAB recommendations from 2021 have been provided to the consultant team and will be incorporated. She added that all proposed amendments will be drafted together, reviewed by the PAB, and brought forward following scheduled public engagement.

City Council reaffirmed that proposed amendments will be drafted after the final public engagement meeting on February 12th. Planning Director Martin stated that the consultant team will prepare line-by-line amendments for all elements, which will be reviewed first by the PAB before advancing to City Council, with a detailed schedule to be presented later.

Concerns were raised about potential PAB turnover and the need to preserve institutional knowledge and prior work. While some elements could be advanced sooner, Council Members agreed to follow the established process.

Erin Deady, Attorney and Planner at Erin Deady, P.A., outlined key resiliency themes identified through planning documents and public input, including stormwater management, flood risk, shoreline policy, building elevation, protection of critical infrastructure, post-disaster permitting, beaches and dunes, public education, tree canopy, green space, heat, and other non-flood hazards.

Attorney Deady recommended creating an optional Resiliency Element within the Comprehensive Plan while also integrating resiliency policies into other elements, including Coastal and Capital Improvements. She explained that resiliency policies will be informed by the City's Vulnerability Assessment and Adaptation Plan, its 47 recommendations, prior City Council and PAB input, community engagement, and related studies, and requested confirmation of Council support for this dual approach.

Discussion addressed distinguishing public versus private adaptation measures, balancing resiliency improvements with neighborhood character, coordinating with external agencies that own critical infrastructure, sharing vulnerability data, and managing public expectations regarding flood risk and mitigation limits.

City Manager Young emphasized the value of a dedicated resiliency section to clearly define the City's vision and priorities, noting that resiliency planning builds upon existing coordination and prior work.

City Manager Young clarified that the meeting was a workshop intended to gather direction, with recommendations returning through the PAB and then City Council regardless of whether consensus was reached during discussion.

Both City Council and PAB Members expressed concern that email outreach alone is insufficient and recommended mailing notices to all households to ensure broader participation, which City Manager Young confirmed could be accommodated if directed by City Council. City Council and PAB Members also noted that smaller or unaffiliated neighborhoods may not have been reached through existing outreach efforts and expressed concern that the proposed questionnaire may be overly technical, recommending clearer messaging to encourage participation.

Council reviewed the proposed Round Two questionnaire, emphasizing its purpose of prioritizing strategies identified in Round One. Members raised concerns about inconsistent response formats, compound questions, implied budget constraints, and potentially misleading wording, and recommended simplifying and standardizing questions, separating concepts, and including an open-ended comment option. Council Members agreed that City Manager Young, staff, and Attorney Deady would refine the survey and return it for City Council and PAB review prior to distribution.

Attorney Deady confirmed that the February 12th public workshops will proceed in an open-house format independent of the questionnaire, with draft amendments to follow for PAB review in March and City Council consideration in April, and adoption later in the year after state review. Council Member Petrunoff suggested making public comment forms more visible at workshops. Vice Mayor Hutchison emphasized the importance of using open-ended questions to allow residents to fully express their views and recommended avoiding the collection of identifying information so participants could provide candid feedback.

City Manager Young stated that waiting for consensus through additional meetings could jeopardize the schedule, and that email-based review would allow timely refinement. He added that while open-ended questions provide valuable insight, they require more time to analyze. City Council and PAB Members agreed to rely on staff and consultants to balance depth, clarity, and feasibility.

City Council and PAB Members were asked to submit comments by Monday, January 26, after which staff would compile and forward feedback to the consultants for refinement, with the goal of returning a revised questionnaire for final review.

Planning Director Martin clarified that the questionnaire will be refined through email feedback only and will not be returned as an agenda item. She reiterated ongoing public engagement opportunities through the Naples 2045 website, including access to materials and the ability to submit comments at any time.

[Agenda Memorandum](#) 

[Joint CC-PAB Workshop Presentation](#) 

[Naples 2045 Round 1 Questionnaire Summary](#) 

[Naples 2045 Round 2 Questionnaire-DRAFT](#) 

[Naples 2045 Round 2 Workshop Flyer-DRAFT](#) 

[Naples 2045 Round 1 Public Engagement Executive Summary](#) 

6) PUBLIC COMMENTS

None.

6A) (ADDED ITEM) CORRESPONDENCE AND COMMUNICATIONS

Member Schultz requested that the City Council pursue an ordinance that would allow the City to install noise-monitoring towers on City property to measure potential noise impacts from the proposed water park near Seagate and Park Shore. In response, City Attorney Matthew McConnell noted that the site is in County jurisdiction, and the City cannot enforce an ordinance on County property but agreed to review the issue and coordinate with City Manager Gary Young on whether it should be presented on a future agenda. Before proceeding, City Manager Gary Young sought clarification on whether requests from individual Planning Advisory Board (PAB) members must be formally voted on by the PAB before being considered by the City Council, or whether they may be transmitted individually. City Attorney McConnell responded that Member Schultz's request was raised in his capacity as a resident and had not been formally advanced by the PAB. Member Schultz was subsequently directed to follow up by emailing the City Council before action would be taken.

Member Mair discussed prior efforts to engage the former City Manager and City Planning staff regarding the use of 3D/BIM (Building Information Modeling) and GIS tools, expressing concern over the limited interest shown in tools that could better illustrate cumulative development impacts. He noted the concept could be implemented at little or no cost to the City through developer participation. City Manager Young stated he had not previously been briefed on the matter, referenced recent staffing changes including the addition of a GIS coordinator, and indicated he would follow up directly to further evaluate the proposal.

Council Members affirmed the PAB's advisory role, emphasized that the Board should not direct staff individually, and encouraged consensus-based recommendations to the City Council.

Mayor Heitman thanked outgoing City Council Member Petrunoff and Vice Mayor Hutchison for their contributions to the City.

7) ADJOURNMENT

1:34 p.m.

Teresa Lee Heitmann, Mayor

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica R. Rosenberg, Deputy City Clerk

Minutes prepared by:
Dave Horton, Executive Assistant

Minutes Approved: 2/18/2026.