

AQUALANE SHORES • COQUINA SANDS • GULF SHORE
ASSOCIATION OF CONDOMINIUMS • THE MOORINGS
PARK SHORE • PORT ROYAL • ROYAL HARBOR • SUN TERRACE

INTRODUCING THE HOA COALITION

Working Together to Protect Naples' Neighborhoods

Most residents are familiar with their individual homeowners' associations, but many may not be aware of the HOA Coalition—a collaborative organization comprising the Boards of eight Naples communities: Aqualane Shores, Coquina Sands, Gulf Shore Association of Condominiums, The Moorings, Park Shore, Port Royal, Royal Harbor, and Sun Terrace. Together, these neighborhoods represent nearly 75 percent of the City of Naples' residents.

Naples has a highly engaged population, including many seasonal residents who understandably come here to enjoy an exceptional quality of life. The challenge is that city government is not seasonal. Important planning decisions, infrastructure improvements, redevelopment decisions and policy changes continue every month of the year. The Coalition helps ensure that neighborhood interests remain well represented as those decisions are made.

Founded on the principle that Naples is strongest when its neighborhoods work together, the Coalition provides a forum for member associations to collaborate on issues that affect the entire city. Challenges such as resiliency, stormwater management, beach renourishment, traffic, land use, redevelopment, infrastructure, and environmental stewardship extend well beyond the boundaries of any one neighborhood. By working together, our associations are able to share perspectives, identify common priorities, and provide thoughtful, coordinated input on matters that will shape Naples for years to come.

The Coalition is not opposed to change. Naples has long evolved through thoughtful renewal, and that evolution has contributed to the city's success. Our objective is to ensure that change is carefully considered, responds to the distinct needs and existing development patterns of our neighborhoods, and includes meaningful participation from the communities that call Naples home.

The Naples 2045 Comprehensive Plan

The Coalition's current focus is the Naples 2045 Comprehensive Plan—one of the most important planning documents the City prepares. Often described as the City's blueprint for the next twenty years, the Plan will guide decisions involving land use, transportation, infrastructure, resiliency, environmental protection, redevelopment, public facilities, and future growth. Virtually every significant planning decision over the coming decades will be evaluated within the framework established by this document.

Because of its long-term impact, the Coalition believes neighborhood participation is essential.

A Collaborative Review

Representatives from each member association are reviewing the draft Comprehensive Plan element by element, comparing observations from their respective communities, identifying common themes, and developing practical proposed revisions. This collaborative process is one of the Coalition's greatest strengths, bringing together each neighborhood's unique history, infrastructure needs, and experiences to produce recommendations that are balanced, practical, and reflective of Naples as a whole—not simply the perspective of one community or one consultant.

Our objective is to provide the City with well-reasoned policy recommendations that strengthen the Comprehensive Plan while preserving the neighborhoods and quality of life that have made Naples such a remarkable place to live. We believe the strongest public policy results from collaboration, transparency, and meaningful public participation.

Advocating for Meaningful Public Participation

As the Coalition began its review, it became clear that the City's original schedule allowed only about one month between the release of the consultant's draft and its proposed transmission to the State. Given the scope and importance of the document, the Coalition believed additional time was necessary for neighborhood associations to evaluate the Plan, engage residents, and develop thoughtful recommendations.

While the City initially established an ambitious timeline for adopting the updated Comprehensive Plan, the Coalition noted that the State's next required comprehensive planning evaluation is not scheduled until 2032. In our view, this provided an opportunity to devote additional time to local review and public engagement while remaining well within the State's planning framework.

Through constructive dialogue with City staff, the Planning Advisory Board, and City Council, the Coalition encouraged an expanded review schedule. City Council subsequently approved additional time, requesting that stakeholder recommendations be submitted by October 23. This extension provides City staff the opportunity to evaluate community recommendations before the Planning Advisory Board resumes its review later this fall.

Guiding Principles

As its review continues, the Coalition remains guided by several core principles:

- **Putting Communities First** — Preserve neighborhood character, protect private property rights, strengthen resilient infrastructure, and maintain the exceptional quality of life that defines Naples.
- **Building a More Resilient Naples** — Support investments in stormwater management, flood mitigation, shoreline protection, infrastructure modernization, and other resiliency initiatives that protect homes, businesses, beaches, and public facilities while complementing existing neighborhoods.
- **Promoting Clear and Predictable Policies** — Encourage objective, measurable policy language that provides consistency, transparency, and greater predictability for residents, City staff, and future decision-makers.

Looking Ahead

The Coalition will continue refining its recommendations throughout the coming months before submitting them to the City by October 23. Draft recommendations will be shared with each member association, providing residents additional opportunities to review and offer feedback before the Coalition finalizes its recommendations.

Together, we are working to help ensure the Naples 2045 Comprehensive Plan reflects the values, priorities, and long-term interests of Naples' distinct communities while supporting a safe, resilient, prosperous, and exceptional city for generations to come.

For more information about the Comprehensive Plan Update, please visit [Naples2045.com](https://naples2045.com).

Sincerely,

Leadership of the HOA Coalition:

Bruce Robin, Aqualane Shores
Maegan Dustin, Coquina Sands
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