



# **CITY OF NAPLES COMPREHENSIVE PLAN**

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# **CITY OF NAPLES COMPREHENSIVE PLAN**

## **INTRODUCTION**

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## INTRODUCTION

Generally, the Comprehensive Plan is designed as a blueprint for development, establishes the regulatory framework for growth, and is used as a guide for land use decision making. Based on the review of the goals of the Comprehensive Plan, the EAR concluded that the Comprehensive Plan has served the City well in that capacity. In addition, the goals reflect the existing policy and direction of the City and continue to provide effective guidance for decision making.

In 1989, the City adopted a Comprehensive Plan pursuant to the 1986 Growth Management Act (Chapter 163, Florida Statutes) which was updated and adopted in 1998. This plan is an update of the 1998 plan based on the Evaluation and Appraisal Report (EAR) adopted by City Council in 2007. Details of the EAR process are provided in Section 2 of the Introduction. The planning timeframe for this document is a five year short-term and ten year long term from adoption. For purposes of transportation planning and in order to be consistent with the Collier County MPO, the City's 10-year planning timeframe is defined by the year 2015 and the 25-year planning timeframe is defined by the year 2030.

The Growth Management Act (GMA) was approved by the legislature for the purpose of utilizing and strengthening the existing role, processes, and powers of local and state government in the establishment and implementation of comprehensive planning programs to guide and control future development. In part, the Act states that it is necessary to adopt a plan

*"so that local governments can preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions."*

Toward this end, the Act requires that each unit of local government establish a "planning process," and prepare, adopt, and implement a Comprehensive Plan. The planning process is required to be ongoing, based on effective public participation, and provide for the review and evaluation of the Plan on a regular basis. The Plan itself must be internally consistent and based upon reasonable economic assumptions. The GMA recognizes that differing local circumstances will dictate a variety of approaches to planning for future growth.

Chapter 163, F.S., gives the adopted Comprehensive Plan legal stature in that no public or private development shall be permitted except in conformity with adopted Comprehensive Plans. Local governments must relate all development decisions to the

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Plan and not approve any development programs or actions that would be inconsistent with it. The Plan must be firm enough to provide adequate direction, yet flexible enough to deal with new problems and challenges. Every plan is required to contain the following elements:

- a. Future Land Use
- b. Traffic Circulation
- c. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge
- d. Recreation and Open Space
- e. Housing
- f. Conservation
- g. Coastal Management
- h. Intergovernmental Coordination
- i. Capital Improvements
- j. Public School Facilities

These elements may be combined to meet local circumstances, and local jurisdictions may also adopt a variety of optional elements. The City has combined the Conservation and Coastal Management Elements, and simplified the title of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element to Public Facilities and Water Resources Element.

Section 9J-5, Florida Administrative Code, "Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance," provides the detailed requirements for the scope and content of the Plan.

Specifically, 9J-5 includes criteria for determining: whether the elements are in compliance with the requirements of the GMA; that other elements of the Comprehensive Plan are related to and consistent with each other; consistency of the Plan with the State Comprehensive Plan and the Regional Policy Plan; that water bodies between two jurisdictions are managed in a consistent and coordinated manner; and that the elements identify the mechanisms and procedures for monitoring, evaluating and appraising the Plan's components.

Section 9J-5.002 recognizes specific situations which allow flexibility in the detail of the data, analyses, and the content of the goals, objectives, policies, and other graphic or textural standards.

The identified situations in 9J-5.002(2) include: "the local government's existing population and rate of population growth; the geography and size of the local government's jurisdiction, and the extent or existence of undeveloped land; and the scale of public services the local government provides or is projected to provide as it relates to the level

of capital improvements planning required.

For the most part, the Plan meets the minimum criteria outlined in 9J-5. However, the City has a low growth rate, restricted geographic boundaries, limited undeveloped land, and minimal future infrastructure needs. The Plan was drafted primarily to meet the City's needs and provides compliance with 9J-5 requirements at a level appropriate for the City.

The legislature has recognized the importance of the review criteria of local plans and has defined the term "consistency." Consistency is determined based on whether the Plan is "compatible with" and "furthers" the State Comprehensive Plan and Regional Policy Plan. The term "compatible with" means that the local plan is not in conflict with these plans. The term "furthers" means to take action in the direction of realizing goals or policies of the State or Regional plan.

The planning process does not end with the adoption of the entire plan. The next step is implementation. Implementation mechanisms take the form of objectives, policies, development standards, and special studies that are contained in the separate elements of the Plan. A specific time frame has been established for each implementation mechanism.

Effectiveness of the Plan is measured through various feedback and monitoring mechanisms to measure, control and balance the system. The following feedback mechanisms are contained within the Plan:

- a. Monitor level of service standards as related to the need for public facilities and applicable capital improvements. This will be done on an annual basis and updated to effectively provide public facility needs.
- b. Annually review and revise the Capital Improvements Program of the City, to carry out and fund the policies, programs and associated projects. Capital Improvement Element updates will be coordinated with the annual review of neighborhood plans.
- c. Create new and revise existing development standards to carry out various initiatives outlined in the Plan.
- d. Provide flexibility in plan design to allow for adaptation to changing conditions. Appropriate amendments should be considered from time to time to ensure that the Plan is continually responsive to community desires.
- e. Review Collier County, regional and state plans to ensure compatibility and consistency and ensure proper intergovernmental coordination to further common goals, objectives and programs.
- f. Annually review neighborhood plans to evaluate effectiveness, measure progress, and update as necessary.
- g. Prepare evaluation and appraisal reports at intervals as required by State Statutes to measure the Plan's effectiveness and to make the necessary changes required to implement and further the Plan's goals.

The local planning process is not static. It is continuous, evolving, and ongoing. As such, the Comprehensive Plan is audited from time to time.

Pursuant to Chapter 163.3191, F.S., and 9J-5.0053, F.A.C., the City completed an Evaluation and Appraisal Report (EAR) of the 1998 Comprehensive Plan during 2006.

In summary, the EAR is a report card to measure the performance of the City's Comprehensive Plan over the past seven (7) years and serves to:

- a. Assess the Comprehensive Plan's performance in relation to the accomplishment of established goals, objectives, policies and programs.
- b. Identify changing conditions in the community.
- c. Determine whether the Plan provides sufficient guidance to the local government regarding land development regulations.
- d. Allow for updates to the Plan to reflect changes in state and regional policies on planning and growth management.

In addition, the EAR process establishes the framework for future updates, revisions, and studies in order to ensure that the Plan continues to provide sufficient guidance to the City regarding land development decisions.

To complete the 2007 EAR the City of Naples held a series of public meetings to gather input from the community. The Planning Advisory Board (PAB) was the lead entity in the Evaluation and Appraisal Report public meeting process. A draft of the EAR was provided to the PAB, City Council and interested community residents in December 2004. Copies of the draft document were made available free of charge to the public at the following locations:

Planning Department  
295 Riverside Circle  
Naples, Florida 34102

Naples City Clerk  
735 8<sup>th</sup> Street South  
Naples, Florida 34102

A revised draft was subsequently prepared and presented to the Planning Advisory Board and City Council in October and November, 2005.

The Planning Advisory Board, City Planning staff and City Council held the following meetings in 2004, 2005, and 2006.

<b>Date</b>	<b>Location</b>	<b>Comment</b>
March 10, 2004	City Hall Council Chambers	PAB Meeting
March 26, 2004	City Hall Council Chambers	PAB Workshop
April 14, 2004	City Hall Council Chambers	
May 12, 2004	City Hall Council Chambers	
May/June 2004	City Hall Council Chambers	Major Issues
October, 2004	City Hall Media Room	President's Council
November 10, 2004	City Council Chambers	PAB Workshop update
November 15, 2004	City Hall Council Chambers	City Council Workshop
December 8, 2004	City Hall Council Chambers	PAB

June, 2005	City Hall Council Chambers	City Council to review schedule for completion
September 13, 2005	City Hall Council Chambers	PAB Workshop to review draft EAR – Continued to October 13, 2005
October 13, 2005	City Hall Council Chambers	PAB Workshop to review draft EAR
November 9, 2005	City Hall Council Chambers	Planning Advisory Board Public Hearing
November 14, 2005	City Hall Council Chambers	City Council Workshop to review draft EAR
May 17, 2006	City Hall Council Chambers	City Council Hearing - Transmittal of Proposed EAR to DCA
October 18, 2006	City Hall Council Chambers	City Council Hearing – Adoption of EAR

## **HISTORICAL BACKGROUND OF PLANNING IN NAPLES**

Naples has been fortunate to have had progressive city administrations that have recognized the important benefits that an ongoing and functional planning program produces in developing and maintaining a quality urban environment. The business community, land developers, various civic associations, and concerned citizens in general have also contributed greatly to the character of Naples by choosing to build attractive shopping areas, well-planned subdivisions, and distinctive residences. The combination of clean, accessible beaches, prestigious residential neighborhoods, and attractive shopping districts has created a unique resort/retirement community.

Naples' special uniqueness and charm can be attributed, in part, to its long history of comprehensive planning which began in 1952. Revisions to the original plan were made in 1961. In 1972, both the City and Collier County contracted a planning consultant to develop a Comprehensive Plan for the Naples Urban Area, which was adopted by the City in 1974. A new plan was prepared in 1979 and amended again in 1984. The Growth Management Acts of 1985 and 1986 drastically changed the requirements for local comprehensive plans. The Local Government Comprehensive Planning Act was then amended to include land development regulations and required a greater degree of inventory analysis and significant changes in objectives and policies of the plan. The state was given authority over compliance and consistency of local comprehensive plans.

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Basically, sound land use patterns have been well established under the policies and controls of these past Comprehensive Plans and various zoning ordinance provisions. Efficient and economical water and sewer service, solid waste disposal, parks and recreation facilities, and other amenities have been provided as a result of the City's commitment to careful long-range planning for these City services and facilities. The Department of Community Affairs (DCA) also established procedural rules which now require the formulation of level of service standards to plan for public facility needs. These service standards are designated in the various plan elements.

The City Council adopted Ordinance 2479 in May 1976, which designated and established the Planning Advisory Board (PAB) as the local planning agency for the City of Naples. In accordance with the Growth Management Act, that ordinance listed the duties and responsibilities of the PAB to include:

1. Conducting the comprehensive planning program and preparing the Comprehensive Plan or elements, or portions thereof, for the City.
2. Coordinating the Comprehensive Plan or elements, or portions thereof, with the Comprehensive Plans of other appropriate local governments and the state.
3. Recommending the Comprehensive Plan or elements, or portions thereof, to the City Council for adoption.
4. Monitoring and overseeing the effectiveness and status of the Comprehensive Plan, and recommending to the City Council such changes in the Comprehensive Plan as may be required.

In addition to the goals, objectives, and policies required by 9J-5, the City establishes programs within each element that are also adopted. These programs are specific implementation measures to carry out policies.



# CITY OF NAPLES COMPREHENSIVE PLAN

## CITY OF NAPLES VISION

Background.....	C.N.V.1
Initiatives and Priorities.....	C.N.V.1
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## CITY OF NAPLES VISION

The enduring character of Naples reflects our commitment to protect and enhance the natural environment, and to preserve our small town feel and charm. These features, together with a positive business climate, sustain economic vitality. Residents place a high value on our town's unique "sense of place", natural beauty, quality of life, healthy economy, and ethical government; and actively engage and defend them.

### BACKGROUND

In 2019, the City of Naples began a visioning process that started with four public workshops followed by an online survey that was noticed Citywide. The process focused on assessing the 2007 Vision to determine if the City had been successful in implementation and to decide if a change in direction or priorities was warranted.

During the workshops, the participants were asked to identify the current features and issues in the City of Naples and assess them in contrast to the 2007 Vision. The attendees were requested to develop seven-word aspirational statements. These responses were included in the final assessment and were used to develop the online survey. The online survey asked respondents to rate the level of importance of each feature and issue that had been identified in the 2007 Vision and to rate their level of satisfaction as to whether the features and issues had been addressed.

Additionally, respondents were asked to choose their top ten features and issues from a list that included both the features and issues of the 2007 Vision and the additional features and issues identified during the public workshops. The quantitative and qualitative results of this survey are attached hereto as Appendix A.

The results of the Vision Assessment concluded the residents place a high level of importance on features such as:

- The high-quality image of the City;
- The beauty and accessibility of the beaches;
- The cleanliness of the City; and
- The quality of medical care.

Regarding the issues, respondents placed a high level of importance upon the cleanup of Naples Bay and other water bodies, beach maintenance, red tide and erosion, transportation concerns, and redevelopment in the downtown including its impact on residential neighborhoods.

Among the highest levels of dissatisfaction were with the City's efforts to address transportation and traffic concerns, workforce housing, the water quality of Naples Bay, redevelopment, and beach related issues. These results provided clear direction for the City to target the following:

- Redevelopment must be measured to address the preservation of the City's character;
- Environmental issues such as the impact of stormwater runoff on water bodies and an emphasis on the preservation of the beaches and natural water bodies; and
- Community impacts to the residents of governmental actions.

The respondents indicated these goals be accomplished without negatively impacting the City's economy.

## **INITIATIVES AND PRIORITIES**

The City Council has reviewed the resulting document and determined that the following initiatives and priorities are appropriate to provide guidance to the elected officials, appointed boards and committees, and City staff in making decisions relative to capital projects, the City's annual budget, and the review of private development.

### **OUR PLACE - Preserve Small Town Character and Culture (Ranked Very Important Goal by 80% of Survey Respondents).**

We believe in maintaining and embracing the features that make Naples special: a town of residential neighborhoods, waterfronts, green spaces, boutique shopping areas, thriving arts, diverse special events, and friendly people.

#### **SCALE OF DEVELOPMENT AND REDEVELOPMENT**

- We support our pattern of predominantly low-rise buildings that are designed with open space and greenery, and that are sized to be comfortable for people and in scale with the surrounding community and mitigate impacts on our environment.
- We support the provision of resources and infrastructure to meet existing needs, and we support continued evaluation of our infrastructure's adequacy to meet future needs.
- We will maintain the features of our shopping and dining districts that provide a unique sense of place, including comfortable and safe walking environments, high architectural standards, and non-intrusive structures.

#### **HISTORIC ASSETS**

- Our City Pier, City Dock, Historic District within Old Naples, and historic buildings help convey the character of our community. We support the continued preservation, maintenance, and protection of these assets.
- We will advocate for the preservation of historic houses in the City, especially in the historic district.

#### **SAFER STREETS AND TRAFFIC CALMING**

- Our streets will be scaled to accommodate opportunities for safe and comfortable walking and bicycling and calm vehicular flow.
- We will employ traffic management strategies for our major intersections with a focus on improving mobility and safety for pedestrians, bicyclists, and vehicles.

#### **ZONING AND BUILDING CODE ENFORCEMENT**

- Our adopted plans and zoning code are blueprints for our community. We will ensure that any proposed additions or changes to the built environment adhere to our adopted plans and zoning code, and that standards for environmental responsibility are applied to construction activities.

- We will keep our plans and zoning code up to date to ensure they always reflect the values of our community and serve the interests of the residents.

**OUR NATURE - Environmental Sensitivity (Ranked Very Important Goal by 75% of Survey Respondents).**

We believe in the stewardship of our land and protection of our beaches, bays, river, estuaries, and lakes through education and investment that supports clean water, clean technology, and resilient coastlines.

**WATER QUALITY**

- Our natural environment is the cornerstone of our economy, and its preservation is an overarching priority for our community's well-being and sustainability.
- Our Gulf beach, bays, and lakes are our community's premiere assets, and we will restore and sustain their health for future generations.
- To address the threats of harmful algal blooms, we will provide for adoption, education, and enforcement of water quality standards that strictly control detrimental impacts caused by human activity such as pollution generated by fertilizers, litter, and runoff.

**RECYCLING AND WATER RECLAMATION PROGRAMS**

We will maintain our recycling and water reclamation programs and improve them with available knowledge, technology, and resources.

**ENVIRONMENTAL ENHANCEMENT AND MONITORING**

- We support evaluating plans for new vegetation based on the right tree, right place philosophy to protect and enhance the health of flora and fauna in our community.
- We support monitoring the health of our coastlines, water bodies, drinking water, urban forest, and habitats to inform the design and implementation of maintenance and enhancement programs.

**STORMWATER MANAGEMENT**

- New public and private stormwater management systems will be designed, and older infrastructure improved, so that retention and treatment mimic natural systems to improve water quality and mitigate the impact of water quantity on City systems.
- Strategically address mitigation efforts to improve resiliency and protect against sea level rise.

**DRINKING WATER**

We will continue to invest in our potable water system to ensure the supply and distribution of Naples drinking water exceeds state and local capacity and quality standards.

**BEACH MAINTENANCE AND WATERBODY EROSION**

We will invest in programs for responsible re-nourishment and

enhancement of the Gulf coast, bay, estuarine, and lake waters.

## **RESILIENCY**

We will work with Collier County and the State on issues pertaining to sea level rise and flood prevention to preserve the long-term investment of property owners.

## **OUR EXPERIENCE - Extraordinary Quality of Life for Residents (Ranked Very Important Goal by 71% of Survey Respondents).**

We value keeping our community safe, clean, healthy, and balanced with opportunities for living, working, enrichment, and play.

## **SAFETY**

We support the maintenance of police and fire services that proactively ensure the safety of every resident through diligence, helpfulness, and performance at the highest standards.

## **CLEANLINESS**

We will continue to invest in maintaining a clean and manicured appearance of our community.

## **AFFORDABILITY**

We seek to maintain a cost of living that allows our community to be made up of people of all generations.

## **COMFORT AND PEACEFULNESS**

- We will continue protecting the peace and quiet of residential neighborhoods from intrusive activities and from large-scale development.
- We seek to mitigate and control effects of noise from factors such as airplanes, lawn and construction equipment, and traffic.
- We will manage conflicting interests of tourists and residents by prioritizing peace and comfort of residents.
- We will balance the impacts of special events by assessing and managing the geographic locations and levels of activity associated with events so that the comfort and convenience of residents is maintained.
- We are proud to be a Blue Zone community and support initiatives that foster healthy lifestyles.

## **GREENSPACE, RECREATION, AND WATER ACCESS**

- We support the maintenance and creation of green spaces, parks, paths, trails, and public access to the waterfront to provide connections to nature and allow for enjoyment of the outdoors.
- Access to the beach will be maintained in a way that does not compromise the protection of this resource.

## **COMMUNITY FABRIC AND THE ARTS**

- We support keeping the fabric of our community made up of families sharing in the warm weather, friendly people, and gentle pace of life.

- We value the visual and performing arts facilities that enrich the lives of residents.

### **LANDSCAPING AND SPACIOUSNESS**

- Hallmarks of our community are the Gulf front ambiance and predominance of greenery. We will maintain the tradition of providing beach access, passive green spaces, natural green space, parks, and colorful landscapes throughout Naples in an environmentally sensitive way.
- We will maintain the designation of Naples as a Tree City USA, and we will continue maintaining and enhancing the health and size of our urban forest.

### **EMERGENCY SERVICES**

- We will maintain the closest unit fire response system to ensure protective care of life and property is provided by the closest available service provider.
- We will continue to uphold and equip a Fire-Rescue Department comprised of highly qualified and trained emergency personnel.

### **OUR ECONOMY - Economic Health and Vitality (Ranked Very Important Goal by 44% of Survey Respondents).**

We value the businesses and health care industry that enhance our small-town character as amenities that contribute to our collective success and well-being.

### **HEALTH CARE**

We support efforts to maintain and enhance the medical business community that makes Naples a leader in health care.

### **BUSINESSES**

- We aim to keep our economy vibrant by supporting local businesses that enhance our small-town character.
- We seek to maintain the established geographical diversification of commercial areas that are in scale with surrounding neighborhoods.
- We support maintaining the distinct character and charm that distinguish our commercial districts as premier, mixed-use environments for strolling, dining, and shopping for goods and services in scale with surrounding neighborhoods.
- We will continue balancing the interests of businesses and tourism with the needs of residents.

### **AIRPORT**

We recognize the importance of the airport in the local economy and the convenience of the residents in the community while also acknowledging the need to curb the noise impacts for the peaceful enjoyment of our homes.

**OUR GOVERNANCE - High performing government (Ranked Very Important Goal by 42% of Survey Respondents).**

We support our City government to be proactive, engaging, and responsive to ensure high levels and quality of service for current and future generations of residents.

**ENGAGED AND COLLABORATIVE WITH LOCAL AND REGIONAL PARTNERS**

- Our government will be engaged with community and regional partners to ensure a collaborative approach to addressing matters related to our environment, quality of life, and municipal assets.
- We will have ongoing coordination and communication with adjoining jurisdictions so that potential impacts of activities proposed along City borders are identified and discussed to reduce impacts on the City.
- We will work with other local governments to preserve our home rule authority.

**TRANSPARENCY**

We seek to have our city officials maintain strong connections with residents through regular engagement in both formal and informal settings.

**ETHICS**

- Operation of our government is by the people and for the people, with ethics above all else.
- We count on our government officials and decision makers to be fiscally responsible and to consider residents at the forefront of every decision.

**INFRASTRUCTURE SENSITIVE TO THE LOOK AND FEEL OF NAPLES**

- Infrastructure replacements or additions will be designed and constructed with sensitivity to neighborhood ambiance and to the environment.
- We will evaluate the amount and location of vehicle parking for commercial, institutional, and mixed-use districts so that comfort and convenience of residents is maintained.
- We will continue evolving our transportation system with multimodal solutions to control congestion.
- Our government will continue to pro-actively ensure our community is prepared and equipped for natural disasters and hazards.
- We strive to facilitate undergrounding of powerlines for the future resilience and overall appearance of our community.

**STRATEGIC STEPS**

**TOP PRIORITY INITIATIVES**

1. Water Quality-Clean up the lakes system and Naples Bay and keep them clean.
2. Review and amend the planning and building codes which would ensure our small-town feel and charm.

## CITY OF NAPLES VISION

### C.N.V.1

3. Facilitate the re-nourishment of our beaches and sustain them.
4. Balance redevelopment and parking issues with community character and environmental conditions Citywide.
5. Invest in improving the levels of service infrastructure for water quality, resiliency, and sea level rise mitigation.
6. Foster an economic environment where businesses may develop and thrive, and small businesses are encouraged.
7. Actively engage Collier County to address impacts of growth on the City of Naples (i.e., transportation, housing, population increases, beach access, water quality, and infrastructure).
8. Encourage the preservation of the City's historical landmarks and features.
9. Work with the Naples Airport Authority to ensure the airport's vitality while addressing issues of concern such as noise levels.
10. Continue to develop and carryout investment priorities throughout the entire Community Redevelopment Area.
11. Actively engage and defend home rule.
12. Encourage safe multi-modal and pedestrian transportation networks to improve safety for bicycles and pedestrians with a commitment to safer streets and traffic calming.



**CITY OF NAPLES  
COMPREHENSIVE PLAN  
VISION WORK PLAN**

Introduction ..... V.W.P. 2  
Goals, Objectives and Policies ..... V.W.P. 2

## **INTRODUCTION**

Naples is a premier City that offers a high quality of life exemplified by cleanliness, safety, well-maintained homes and businesses, distinctive architecture, tree-lined streets, landscaped medians, a high level of municipal services, environmental corridors, pristine beaches, and tropical climate. In addition to these assets, the mix and location of residential, commercial, institutional, and recreational land uses within a neo-traditional framework fosters the small town character and charm.

The City of Naples conducted a visioning process from January 2007 to June 2007 which culminated in “Preserving Naples: A vision plan to keep the best of the past while building a better community for the future.” The Vision recognizes the City as one of the nation’s premier communities with a high quality of life that the residents want to preserve. The core vision is preservation of those features that make it a distinctive and high quality place to live, work, and play. The Vision presents five goals:

The core goal:

1. Preserve the Town’s distinctive character and culture The critical element goals:
2. Make Naples the green jewel of southwest Florida
3. Maintain an extraordinary quality of life for residents
4. Strengthen the economic health and vitality of the City The enabling goal:
5. Maintain and enhance governance capacity for public service and leadership

The goals and related strategies have been integrated into the City’s annual budgeting process and are further described in this work plan with related policies. The Vision Work Plan mirrors the goals and strategies of the Vision. Where applicable, the policies of the Vision Work Plan include a reference to an objective or policy of the Comprehensive Plan elements that will further the policies of the Vision.

## **GOALS, OBJECTIVES AND POLICIES**

### **GOAL 1:**

Preserve the Town’s distinctive character and culture by maintaining the small

town look and feel of the City.

**GOAL 2:**

Pursue environmental policies and community sustainability to make Naples the green jewel of southwest Florida.

**GOAL 3:**

Maintain and enhance amenities in the City to sustain an extraordinary quality of life for its residents.

**GOAL 4:**

Strengthen the economic health and vitality of the City.

**GOAL 5:**

Encourage the public involvement through public service and leadership.

The following Objectives and Policies are taken from the Strategies and Actions of the Vision. The related Goals are indicated with each Objective.

**Objective 1:** Maintain beach re-nourishment and protection efforts.

**Policy 1-1:** Insure that there is consistent quality in the sand used to re-nourish beaches (CCME Policy 4-6).

**Policy 1-2:** Consider methods of beach cleaning and litter prevention that would protect natural features and wildlife on the beach (PRE Policy 1-19).

**Objective 2:** Continue planned open space, park and recreation facility and program enhancements and improvements.

**Policy 2-1:** Develop Pulling Park Property along the Gordon River (PRE Policy 2-1).

**Policy 2-2:** Continue Fleishmann Park improvements with County participation (PRE Policy 2-2).

**Policy 2-3:** Assess the use and benefit of the River Park pool and determine if use is adequate to support improvement or alternate recreational amenities (PRE Policy 2-3).

**Policy 2-4:** Continually seek to match the number and type of

cultural programs and activities to match the needs and desires of the community (PRE Policy 2-4).

**Policy 2-5:** Develop a Crayton Cove master plan for public use of Naples Bay (CCME Policy 3-1).

**Policy 2-6:** Develop additional public facilities and services for children and coordinate efforts with the School District and Collier County (PRE Policy 2-6).

**Policy 2-7:** Through the development review process and vacant property assessment, identify and develop more green space opportunities in the 41-10 area and individual neighborhoods (PRE Policy 2-7).

**Policy 2-8:** Continue to pursue the annexation of Keewaydin Island to insure the preservation of this resource and to limit development and recreational impacts.

**Policy 2-9:** Continue to assess recreational facility use patterns to determine appropriate funding from Collier County and other sources (PRE Policy 2-9).

**Objective 3:** Develop a City pathway system that provides connections with schools, greenways and sidewalk interconnections.

**Policy 3-1:** Implement the existing pathway study (TE Policy 3-3, Objective 7, Policies 7-1, 7-3, 7-4, 7-5).

**Policy 3-2:** Favorably consider annexations that would provide enhancements to the pathway options for existing residents (TE Policies 7-4, 7-6).

**Policy 3-3:** Participate in joint projects with the County and other agencies to connect with existing and proposed pathway projects (TE Objectives 6, 8, Policy 6-1).

**Objective 4:** Maintain the high aesthetic standards of the community.

**Policy 4-1:** Maintain the landscaping in public areas including medians, parks and streetscapes. (PRE Policy 1-2).

**Policy 4-2:** Develop a signage program for the City (FLUE Policy 1-2.1 & 1-9).

**Policy 4-3:** Implement higher design standards for signage on private property (FLUE Policy 1-2.1).

- Policy 4-4:** Increase enforcement and upgrade codes for landscaping on private commercial properties (FLUE Policy 1-4.2 & 1-5.6).
- Policy 4-5:** Schedule regular maintenance and debris removal of streets.
- Policy 4-6:** Incentivize property improvements on commercial properties (FLUE Policy 1-6.5).
- Policy 4-7:** Maintain a post disaster clean-up plan.
- Policy 4-8:** Work with FP&L to pursue the burying of power lines and assist neighborhoods in achieving this goal where possible. (FLUE Policy 1-6.5).
- Objective 5:** Develop strategies to protect historic resources while not inhibiting private property rights.
- Policy 5-1:** Review and revise the City's list of contributing structures (FLUE Policy 6-7).
- Policy 5-2:** Incentivize remodeling and renovation by amending the criteria and standards for variances and the expansion of non-conformities and inform property owners of existing incentives (FLUE Policy 6-10).
- Policy 5-3:** Provide educational materials on Naples' history and the benefits of historic preservation (FLUE Policy 6-13).
- Objective 6:** Adopt and implement an annexation policy that will enhance and preserve the character and culture of the City.
- Policy 6-1:** Consider annexations on a case by case basis but do not aggressively pursue annexations (Generalized Future Land Use Section 5).
- Policy 6-2:** Adopt and implement criteria and standards for annexation to determine the strategic benefits such as:
- Impact on the small town character;
  - Impact on the level or quality of existing services to residents;
  - Increase in the City's ability to influence or control development that would impact Naples;
  - Consistency of the area under consideration with the character of Naples;
  - Impact on existing City residents' access to City officials;

- Impact on the voting power of existing City residents;
- Transportation impacts;
- Use of City services by residents of area being considered for annexation;
- Presence within the City's utility service area; and
- Financial benefits and costs.

**Policy 6-3:** Consider a referendum of existing City residents on the annexation of areas that may have significant impacts on the City.

**Objective 7:** Develop transportation options while increasing control over existing transportation routes.

**Policy 7-1:** Complete a motorized and non-motorized traffic study and implementation plan to optimize circulation (TE Objective 2).

**Policy 7-2:** Examine feasibility of re-routing traffic off U.S. 41 to encourage more destination oriented traffic to the local businesses and through traffic to other arterials. (TE Policies 1-4, 1-6, 1-12, 1-13).

**Policy 7-3:** Use traffic calming and routing to reduce through traffic and commercial vehicles in residential areas (TE Policy 1-9, Objective 2, Policy 2-1).

**Policy 7-4:** Assess impacts of the Golden Gate overpass and develop strategies to reduce or address impacts (TE Policies 1-10, 1-11).

**Objective 8:** Develop commercial parking options to reduce parking impacts in adjacent residential neighborhoods while supporting commercial businesses.

**Policy 8-1:** Identify locations and funding for parking and consider partnerships for mixed use parking garages in the high intensity commercial and mixed use districts of the City (FLUE 1-14).

**Policy 8-2:** Calculate parking needs at build-out in the redevelopment area and amend parking requirements and payment in lieu of programs accordingly (FLUE 1-14).

**Objective 9:** Provide recreational experiences that are enjoyable, safe and of a high quality.

- Policy 9-1:** Address boat speeds in cooperation with other regulating agencies (PRE Policy 3-1).
- Policy 9-2:** Work collaboratively with Collier County to address beach access issues (PRE Policy 3-2).
- Policy 9-3:** Maintain the quality of the parks and recreational programs (PRE Policy 3-3).
- Policy 9-4:** Ensure County pays fair share of beach access costs (PRE Policy 2-9).
- Objective 10:** Enhance the quality of the residential experience of Naples to promote the safety, ambiance, beauty and quietness of life.
- Policy 10-1:** Develop parking options as outlined in Objective 8.
- Policy 10-2:** Continue to pursue ordinances that relieve “mega-house” impacts while protecting property rights (FLUE Policy 1-4.1).
- Policy 10-3:** Improve enforcement of the noise ordinance relative to commercial establishments adjacent to residential uses.
- Policy 10-4:** Work with Airport to address noise in the flight path (Objective 7).
- Policy 10-5:** Establish working groups with representation from residential and commercial interests to address noise impact issues.
- Objective 11:** Maintain the diverse cultural, socio-economic, economic and lifestyle aspects of small town life.
- Policy 11-1:** Develop and execute a State lobbying strategy, consistent with City revenue and budgeting needs, in collaboration with Collier county and other appropriate stakeholders to address affordability issues of taxes, insurance and associated public policy concerns.
- Policy 11-2:** Promote diversity in housing choices consistent with the character of Naples (HE Policy 2-4).
- Policy 11-3:** Review City redevelopment strategies in the 41-10 district and promote incentives for mixed use and

disincentives for “big box” retailers.

**Policy 11-4:** Incentivize businesses that serve local residents through flexible parking requirements (FLUE Policy 1-7.6).

**Objective 12:** Support the regional development of workforce housing.

**Policy 12-1:** Incentivize workforce housing in the downtown redevelopment area and other areas of the City (HE Policy 2-3, 2-4, 2-5).

**Policy 12-2:** Preserve the existing affordable rental housing and homeownership (HE Policy 3-3).

**Policy 12-3:** Participate in regional workforce housing efforts (HE Policy 2- 2).

**Objective 13:** Support “community character consistent” redevelopment that adds amenities for existing residents.

**Policy 13-1:** Provide flexibility in zoning that will promote development that is consistent in scale and design with existing development and will promote voluntary historic preservation (FLUE Policy 6-9).

**Policy 13-2:** Implement the recommendations of the Trent Green report for Fifth Avenue South and U.S. 41 East through the establishment of an overlay district and the treatment of the four corners intersection (FLUE Policy 1-13).

**Policy 13-3:** Implement the recommendations of the Andres Duany report on Fifth Avenue South by addressing traffic, a west end parking garage, improved pedestrian access and the redevelopment of Park Street (FLUE Policy 1-14).

**Policy 13-4:** Amend the land development code as necessary to promote redevelopment strategies.

**Objective 14:** Maintain the viability of commercial areas of the City that provide services of value to residents.

**Policy 14-1:** Foster public understanding of the importance of downtown in the regional market and the economic impact on the City.

- Policy 14-2:** Broaden the development and marketing vision for downtown to include not only a venue for tourists and people from outside the city but as place residents will use and enjoy.
- Objective 15:** Adopt and promote one of the Healthy America programs to encourage residents to engage in healthier lifestyles.
- Policy 15-1:** Review existing programs designed for community health such as Healthy America 2010 or the National Governor’s Association Healthy America program.
- Policy 15-2:** Form a partnership with the School Board, Hospital and other major employers to develop and promote a healthy lifestyle program.
- Policy 15-3:** In concert with pathway strategy, develop a more walkable and bikeable City (TE Objective 7, Policies 7-1, 7-2, 7-3, 7-4, 7-5, 7-6).
- Policy 15-4:** Develop City facilities to encourage physical activity.
- Objective 16:** Continue and strengthen the City’s leadership role in environmental protection and regional/community sustainability.
- Policy 16-1:** Actively participate in regional water and environmental forums (CCME Policies 2-1, 2-4, 2-9, 4-4, 14-8, 15-1 - 15-6).
- Policy 16-2:** Update water supply plans and maintain and improve capital improvements for responsible water management (Water Supply Facilities Work Plan).
- Policy 16-3:** Adopt Florida Green Building standards.
- Policy 16-4:** Expand water reuse system and capacity.
- Policy 16-5:** Work collaboratively with other public agencies on solutions to red tide (CCME Policy 15-2, 15-4).
- Policy 16-6:** Continue efforts in the Naples Bay Watershed Initiative and the Surface Water Improvement and Management Plan (CCME Policy 15-3).
- Policy 16-7:** Partner with Collier County to establish a system of

natural filter marshes to capture storm water runoff around Naples Bay (CCME Policy 15-3).

**Policy 16-8:** Support efforts by the Big Cypress Basin (South Florida Water Management District) to divert large amounts of water currently entering Naples Bay from the Golden Gate Canal to the south and out of the Naples Bay watershed (CCME Policy 15-3).

**Policy 16-9:** Adopt the U.S. Conference of Mayor's Climate Agreement.

**Policy 16-10:** Participate in Florida and National League of Cities and U.S. Conference of Mayors forums on environmental issues.

**Policy 16-11:** Review approaches and best practices of other cities regarding alternative fuel city vehicles, water conservation, energy conservation and new waste to energy technologies (CCME Policy 1-9).

**Policy 16-12:** Enhance the storm water management system to include increases in the storm water fee to fully fund a storm water capital improvements initiative that will benefit Naples Bay and other water bodies and generally benefit storm water management throughout the City.

**Policy 16-13:** Work with Florida Power and Light on energy conservation methods the City as an entity and local businesses and residents could institute as well as begin discussions on net metering for residents or businesses that decide to invest in solar energy.

**Objective 17:** Maintain a safe community.

**Policy 17-1:** Maintain adequate public safety staffing and response times.

**Policy 17-2:** Ensure proper credentials, accreditation and certifications are obtained and maintained for public safety staff.

**Policy 17-3:** Maintain public safety infrastructures including equipment and public works capacities.

**Policy 17-4:** Establish and maintain ongoing relationships with the community as to their desires, concerns and expectations.

**Policy 17-5:** Maintain public safety plans, in particular disaster response plans.

**Objective 18:** Maintain and enhance governance capacity for public service and leadership to maximize the extensive expertise of Naples residents.

**Policy 18-1:** Ensure proper credentials, accreditation and certifications are obtained and maintained for all City staff.

**Policy 18-2:** Insure that level of service demands for new development and redevelopment are maintained.

**Policy 18-3:** Involve citizens in the implementation of the Vision and Comprehensive Plan.

**Policy 18-4:** Increase City staff and citizen participation in regional governance forums.

**Policy 18-5:** Attract and retain qualified City personnel through competitive salary and benefits and an excellent workplace.

**Policy 18-6:** Continue adherence to best management practices.

**Policy 18-7:** Conduct cost/benefit analysis on major capital expenditures.

**Policy 18-8:** Encourage a regional perspective on solutions to local problems.

**Policy 18-9:** Maintain Blue Ribbon Service policies.

**Policy 18-10:** Continue adequate planning and funding of capital maintenance.

**Objective 19:** Broaden and enrich citizenship for City residents by increasing citizen involvement and engagement with City government.

**Policy 19-1:** Conduct annual satisfaction survey.

**Policy 19-2:** Hold informal open public forums with boards for citizen input.

**Policy 19-3:** Conduct periodic web or newspaper based straw polls on topical issues.

**Policy 19-4:** Continue to secure resident participation on committees, boards and regional forums.

- Policy 19-5:** Develop time-limited and role-specific projects related to the Vision and seek citizens with specific skills to participate in those projects.
- Policy 19-6:** Offer citizen academies and educational programs on a regular basis.
- Policy 19-7:** Formalize a schedule for City Council members to speak at neighborhood and condominium association meetings.



**CITY OF NAPLES COMPREHENSIVE PLAN**  
**FUTURE LAND USE ELEMENT**

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## **INTRODUCTION**

The principal purpose of the Future Land Use Element is to establish the physical framework and appearance of the City. Specifically, it establishes the classification, spatial distribution, relationship, balance, and intensity/density of land uses.

The Future Land Use Element provides three (3) principal implementation mechanisms as follows:

1. The Future Land Use Map;
2. The goals, objectives, and policies; and
3. The land use designation description section.

Each of these mechanisms serves a separate function but is directly related to and operates in conjunction with the other two (2) mechanisms. In addition, each mechanism is consistent with and furthers the City's vision and the other elements in the Comprehensive Plan. The following provides a description of each mechanism.

The Future Land Use Map establishes the "physical form" of the City and physical relationship of land uses. This is accomplished through the establishment of the various land use categories and by the geographic distribution, location, and extent of each land use category as delineated on the Future Land Use Map.

The goals, objectives, and policies serve three (3) functions as follows:

1. To outline the City's development concepts, including desired project appearance and attributes.
2. To establish site specific guidelines for development, redevelopment, and reuse.
3. To provide direction on City-wide growth management planning issues.

The land use designation description section outlines the intent, function, standards, and permitted activities for each land use category. This section also describes the relationship between the various land use categories.

The future "physical form" is not expected to vary significantly from existing patterns of development. Past land use plans and accompanying zoning ordinances have produced a generally desirable development pattern. However, opportunity for redevelopment and infill development exists. Thus, this element gives special consideration to redevelopment and reuse of existing structures and property.

Since the physical form of the City is fairly well established, the crux of the Future Land Use Element is the goals, objectives, and policies. The goals, objectives and policies establish a comprehensive approach to focus on attaining a desirable built environment while protecting and enhancing the established residential areas and

the community's natural resources.

The goals, objectives, and policies are designed to provide guidance for future growth and redevelopment as follows:

1. Ensure that the use of City resources does not exceed the carrying capacity (the maximum number of users that can be sustained by a given set of facilities).
2. Maintain and improve the neighborhood character and high quality of residential life.
3. Strengthen City and County cooperative planning programs.
4. Protect and enrich the environment.
5. Establish a long-term plan for the downtown, Gordon riverfront and Naples bayfront development/redevelopment.
6. Increase recreational opportunities.
7. Establish a traffic management system that facilitates accessibility and movement while protecting residential quality.
8. Strengthen and diversify the economic base of the City. Improve the appearance and urban design of commercial corridors while protecting the residential character and charm of the City.
9. Enhance the appearance of streets within the City.
10. Ensure that the Airport is operated in the best interests of the City.
11. Maintain an annexation policy that carefully considers the benefits and impacts of each annexation.

The Future Land Use Element, with its focus on policies for future growth and redevelopment, sets the framework for the other elements in the plan. For example, the Future Land Use Element accommodates needed housing, recreation areas, and transportation rights-of-way. At the same time, other plan elements, such as the Conservation and Coastal Management Element, provide specific goals, requirements, and/or constraints on areas with significant natural resources that will affect the Future Land Use Element. The elements are intended to complement each other and support the City's vision and its goals, objectives and policies. Maps associated with this Comprehensive Plan include Future Land Use; Existing Land Use; Natural Resources; Parks, Recreation and Open Space; Traffic Circulation; and Coastal Resources. The Existing Land Use Map shows the generalized land uses adjacent to the boundaries of the City. There is no agricultural land within the City.

The projected future "physical form" of Naples is based, in part, on the data and analysis contained in the support document of the Comprehensive Plan. The Future Land Use Element is based on current and projected population. These projections are also found in the support document.

The following sections contain the goals, objectives, and policies and the description of the generalized future land uses. The Future Land Use Map is contained in the map series located in the end of this document.

## **GOAL, OBJECTIVES AND POLICIES**

The goal, objectives, and policies are separated into two (2) categories - City development guidelines and growth management.

City development guidelines establish the general framework for the location, distribution, and intensity/density of land uses. They also outline general development and land use concepts and provide site design guidelines for new development, redevelopment, and reuse.

The growth management category provides general direction for City-wide comprehensive planning issues.

All of the objectives and policies work in unison to further the City's planning efforts and assist in land use decision making.

### **GOAL:**

Provide for the best distribution, interrelationship, and balance of land uses in order to produce a safe, healthy, convenient, and attractive environment within which the residents of Naples can live, work, and recreate. Applications for new development, redevelopment, and reuse shall be evaluated in accordance with the following objective and policies. Applications that are not in compliance with one or more of the policies shall be found to be inconsistent with the Future Land Use Element unless otherwise provided for by a special overlay district or located within the Community Redevelopment Area. The following policies reflect design guidelines consistent with the goal of this element.

### **City Development Guidelines (Objective 1 and Ensuing Policies)**

**Objective 1:** Manage new development, redevelopment and reuse to ensure that it is orderly, balanced, and compatible with the City's desire to maintain and protect its existing residential character, to maintain the viability of its commercial areas, provide open/green space, encourage pedestrian/bicycle linkages, and protect environmentally sensitive lands.

**Policy 1-1:** The permitted intensity/density in each land use

designation is as follows:

<b>LAND USE CATEGORY</b>	<b>INTENSITY/DENSITY</b>
Beach Front Estates	1 dwelling unit per 1.5 acres
Low Density Residential	0-6 dwelling units per acre
Medium Density Residential	0-12 dwelling units per acre
High Density Residential Low Rise – Coquina Sands	0-15 dwelling units per acre
High Density Residential Low Rise – Moorings	0-15 dwelling units per acre
High Density Residential Mid Rise	15-18 dwelling units per acre
High Density Residential High Rise	0-18 dwelling units per acre
High Density Residential Tower	0-25 units per acre and further limited by applicable PD/ Developer's Agreement
Mobile Home Residential	Total units capped at 141 mobile homes and 31 recreational vehicle spaces per approved Planned Development (Ordinance 92-6778 dated 10/21/92)
Senior Living Residential	18 units per acre for independent living, assisted living or skilled nursing units plus one accessory assisted living unit or skilled nursing unit for every four independent living units.
Limited Commercial	50% building coverage
Highway Commercial	30% building coverage
Airport Commercial	40% building coverage
Business Park Commercial	60% building coverage

Downtown Mixed Use	<p><i>Residential Density</i> for area within 5<sup>th</sup> Ave S, 8<sup>th</sup> Street, 7<sup>th</sup> Ave N, and Goodlette Rd is limited to 12 units/ac overall with open space provisions.</p> <p><i>Residential Density</i> for areas in the Downtown Mixed Use Land Use, outside of the above described boundary and further limited as being with the area south of 4<sup>th</sup> Avenue South, north of 6<sup>th</sup> Avenue South, east of 3<sup>rd</sup> Street South and West of 9<sup>th</sup> Street South, density and intensity shall be limited according to the parking requirements and by a height limitation of three stories and 42 feet and a floor area ratio of 3. Total number of dwelling units in this area shall not exceed 1000. Parking requirements are as follows:</p> <p><i>Commercial uses</i> – 3 parking spaces per 1000 square feet (gross) of building area</p> <p><i>Dwelling units developed as strictly residential</i> – 2 parking spaces per unit</p> <p><i>Transient lodging units</i> – 1 parking space per unit</p> <p><i>Residential Density</i> for areas in the Downtown Mixed Use Land Use, outside of the above described boundaries shall be limited according to the zoning regulations but not to exceed 12 units per acre.</p>
Waterfront Mixed Use	Marinas or marine research, development and testing 50%; other 40% building coverage
Public, Semi-Public and Private Recreation	N/A
Public, Semi-Public Institutional	45% building coverage
Conservation	1 unit per 5 net acres (as determined through the DSEI)

**Policy 1-2:** Unless otherwise permitted in the Comprehensive Plan, new development, redevelopment and reuse shall be consistent with the permitted use and density/intensity of each designation.

**Policy 1-2.1:** Encourage professional standards of architectural and urban design, site planning, and landscaping for all new projects.

- Policy 1-3:** Preserve and protect stable residential neighborhoods through development practices that promote compatibility and consistent character.
- Policy 1-4:** Non-residential development shall be compact and in a readily accessible location for the market it is intended to service, and shall not encroach into stable residential areas.
- Policy 1-4. 5:** Landscaping and buffering shall be provided where commercial uses adjoin residential neighborhoods to avoid a negative impact on the residential neighborhood.
- Policy 1-6:** Increase the amount of green space in the City through appropriate project design and attributes.
- Policy 1-7:** Xeriscaping shall be incorporated to the greatest extent possible into landscape plans for new development and replacement landscaping as a part of redevelopment and reuse projects.
- Policy 1-8:** The provision of adequate public facilities (as defined by Policy 1.1 of the Concurrency Management System Element) shall be discussed and negotiated with the developer during the development approval process.
- Policy 1-8.1:** Require that water and sewer construction and extensions, and street rights-of-way dedication and improvements, or related construction, for new development be the financial obligation of the developer when new or improved facilities are needed as a result of the new development.
- Policy 1-8.2:** Public facilities may be used as a transitional land use provided they do not create an incompatible situation themselves.
- Policy 1-8.3:** Require new, DRI scale developments to the east of U.S. 41 to provide shelters for hurricane protection.
- Policy 1-8.4:** Enforce existing development standards for stormwater management as defined in Policy 1-10 of the Public Facilities and Water Resources Element.
- Policy 1-8.5:** New non-residential development, redevelopment, and reuse shall be evaluated for the potential to

connect to available reuse water systems.

- Policy 1-8.6:** Commercial and multi-family development shall provide sidewalks per standards in the Code of Ordinances.
- Policy 1-9:** Commercial properties shall be properly screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance.
- Policy 1-9.1:** Parking lots for separate developments shall be connected, when possible.
- Policy 1-9.2:** Parking areas within a single development shall be interconnected unless it can be demonstrated that on-site traffic and pedestrian circulation will properly function and traffic movement on adjacent public streets will not be impacted.
- Policy 1-9.3:** Sites shall provide adequate parking. The Code of Ordinances shall provide standards which address construction standards, location, design, configuration, dimension and number of parking spaces. The reduction in parking shall result in a commensurate increase in green/open space.
- Policy 1-9.4:** Redevelopment and reuse sites shall be appropriately configured as to number, location, and design features of the ingress and egress points.
- Policy 1-9.5:** Site design shall ensure safe pedestrian access from parking areas to commercial activities. Pedestrian conflicts within vehicular circulation shall be minimized.
- Policy 1-10:** New development, redevelopment, and reuse shall be evaluated to identify potential linkages to pedestrian walkways. If the linkage is appropriate, physical improvements meeting City specifications shall be provided by the property owner.
- Policy 1-11:** Signage shall be compatible with the surrounding uses and character of the City and be designed and located so as not to interfere with safety or visibility.
- Policy 1-12:** To protect, preserve and enhance areas having

significant ecological, hydrological, physical or socioeconomic importance to the public, new development or redevelopment located in areas of environmental sensitivity shall be consistent with the provisions of the Conservation and Coastal Management Element. The Code of Ordinances shall include development standards based on habitat types, suitability, storm protection, clearing, and submittal of a Development of Significant Environmental Impact Assessment. Preserving the integrity of those areas enhances the aesthetics and quality of life for city residents and visitors, provides a degree of natural protection against storms, helps maintain air and water quality, promotes fish and wildlife and habitat diversification and productivity, and promotes soil stabilization.

- Policy 1-12.1:** Review development requests for impacts on natural resources, which are identified on the Natural Resources and Coastal Resources Map. Proposed development must be consistent with goals, objectives, and policies of the Conservation and Coastal Management Element, including impacts on soils and natural topography.
- Policy 1-13** Identify and implement strategies to reduce greenhouse gas emissions.
- Policy 1-13.1** Continue to promote and maintain mixed use land use and zoning that reduces trip lengths, number of trips, time of travel and promotes pedestrian activity.
- Policy 1-13.2** Maintain the existing street grid system so as to continue to disburse travel trips, provide alternative routes, maintain and/or decrease the time of travel and to reduce the carbon 'footprint' of transportation impacts within the City.
- Policy 1-13.3** Promote intermodal facilities to provide both travel options and more efficient travel by insuring that transit stops and pedestrian connections are addressed in the development review process.
- Policy 1-13.4** Promote public use of intermodal facilities through the use of public meetings, use of the City's website and direct support of service providers.
- Policy 1-13.5** Support walkable community initiatives by insuring that

on-site and off-site pedestrian connections are addressed in the development review process.

**Policy 1-13.6** Maintain a street tree program for traffic calming, reduced greenhouse gases and a more pleasant pedestrian environment.

**Policy 1-13.7** Amend the land development regulations as necessary to accommodate new energy producing technology such as roof mounted solar panels, floating solar facilities (floatovoltaics), as defined in F.S. Sec. 163.3205(2), and wind turbines.

**Policy 1-13.8** Coordinate with local utilities to provide for the location and expansion of facilities that promote energy efficiency.

**Policy 1-13.9** Provide an expedited review process for LEED certified plans.

**Objective 2:** Provide necessary public facilities and utilities for existing development based on level of service standards, and plan for the provision of land for necessary public facilities for new development. Designate the financial resources needed in the Five-Year Capital Improvements Program. Public facilities shall be provided in a manner to discourage urban sprawl.

**Policy 2-1:** Discourage haphazard, uncontrolled, incompatible, and unserviceable growth and urban sprawl by assuring that public facilities are in place at the time building permits are issued consistent with Policies 2-1, 2-2 and 2-3 of the Concurrency Management System Element.

**Policy 2-2:** Permit new development only in areas where adequate public facilities (as defined by level of service standards), and access exists or will be provided prior to occupancy.

**Policy 2-3:** Review all site and building plans for impacts on public facilities and require all new development to maintain or contribute to established level of service standards.

**Policy 2-4:** Prepare an annual level of service report per the City's Concurrency Management Program and Monitoring Requirements.

**Policy 2-5:** Coordinate the level of service report and annual

update of the Capital Improvements Element with the Five-Year Capital Improvements Program as applicable to correct deficiencies.

**Objective 3:** Land uses and population densities shall be coordinated with the City's and Collier County's hurricane evacuation policies and with other relevant plans and policies.

**Policy 3-1:** On an annual basis, review the City's evacuation plans for consistency with the County's and Regional Planning Council's evacuation plans and policies. The City's policies and plans shall be revised as applicable.

**Policy 3-2:** Where applicable, implement regional plans as part of the City's hurricane evacuation plans.

**Policy 3-3:** Limit public expenditure that encourages or subsidizes private development in the coastal high hazard area to the provision of services per density levels as determined by the Future Land Use Map, Policy 1-1 and as further limited by the Code of Ordinances.

**Policy 3-4:** Limit public expenditure on vital barrier islands to the restoration or enhancement of natural resources.

**Policy 3-5:** Direct new population growth away from known or predicted coastal high hazard areas except for residential development in compliance with the Future Land Use Map and as may be further limited by the Code of Ordinances.

**Objective 4:** Natural resources of the City as shown on the Natural Resources and Coastal Resources Map will be protected and coordinated with future land use decisions according to the Future Land Use Map. Plans will be coordinated with Collier County and the State of Florida resource planning and management plans and procedures. Development approvals will consider the availability of public facilities and constraints due to topography and soil conditions.

**Policy 4-1:** Review development requests for impacts on natural resources, which are identified on the Natural Resources Map and Coastal Resources Map. Proposed development must be consistent with the goals, objectives, and policies of the Conservation and Coastal Management Element, including impacts on soils and natural topography.

- Policy 4-2:** Coordinate the Conservation and Coastal Management Element with the Future Land Use Element.
- Policy 4-3:** Assist, where applicable, in the coordination and review of relevant policies of resource permitting agencies and of other government jurisdictions and establish specific procedures to do so.
- Policy 4-4:** Coordinate the policies of the City of Naples and Collier County relating to the protection of potable water wellfields, recharge areas and other environmentally sensitive lands. Protection of these areas will be based on an annual evaluation of the existing wellfield protection ordinance that provides for the protection of health, life, resources and property through regulation of hazardous substances, sewage disposal, well construction, stormwater management, earth mining, solid waste and other related aspects of land use and development in the vicinity of public water supply wells.
- Policy 4-5:** Assure consistency of local policy with other permitting agencies by reviewing permits issued within the City by other resource agencies.
- Policy 4-6:** Review resource permitting agencies' functional plans on an annual basis to ensure consistency with local plans.
- Objective 5:** Future development will be directed as designated on the Future Land Use Map and described in these goals, objectives and policies to provide opportunities for development consistent with the City's 2035 and 2045 projected populations. Designations are established to protect residential neighborhoods, balance inconsistent land uses, provide opportunities for redevelopment and renewal of blighted areas, and encourage mixed use development.
- Policy 5-1:** Land uses shall be consistent with permitted activities as detailed in Objective 1 and the designation description section of this element.
- Policy 5-2:** Development shall be consistent with standards for subdivisions (regulating platting, design standards and improvement requirements), signs (regulating size, height, location and number), and stormwater management (regulating quantity and quality of

stormwater runoff).

**Policy 5-3:** Control land uses by requiring buffer areas between inconsistent land uses and establish transitional land use zones to assure compatibility of land uses.

**Policy 5-4:** The downtown mixed use district shall encourage a broad range of service businesses and shall provide an opportunity for mixed uses, with emphasis on upper-story residential in commercial structures.

**Policy 5-5:** New residential development shall not be permitted within the high noise impact zone of the airport.

**Objective 6:** Identify, designate and preserve historically and architecturally significant resources including structures, landmarks, and archaeological sites.

**Policy 6-1:** Avoid adverse impacts on property, places, or sites that are on the Federal Register of Historic Places, Florida Master Site File, or designated as a local historic resource through official action by the City of Naples.

**Policy 6-2:** Encourage private preservation and renovation of historically significant structures.

**Policy 6-3:** Encourage owners of historic sites, places, or structures which are being considered for destruction to consider renovation through the approval of necessary variances to development standards.

**Policy 6-4:** Coordinate Future Land Use policies with the Housing Element policies relevant to historical preservation.

**Policy 6-5:** The City has designated the Palm Cottage Historic House Museum property, located at 137 Twelfth Avenue South, as "Public, Semi-Public and Institutional" on the Future Land Use Map. This designation is intended only to support the continued use of this property as a local historic resource. If the structures on this property are damaged beyond repair, or if the property is no longer used as an historic house museum, this property will be reclassified as "Low Density Residential" on the Future Land Use Map.

**Policy 6-6:** The City has designated the Wilkinson Home as an

Historic House Museum property, located at 40 Ninth Avenue South, as “Public, Semi-Public and Institutional” on the Future Land Use Map. This designation is intended only to support the continued use of this property as a local historic resource. If the structures on this property are damaged beyond repair, or if the property is no longer used as an historic house museum, this property will be reclassified as “Low Density Residential” on the Future Land Use Map and the property will require a rezoning to “R1-15,” Residence District from “PS,” Public Service.

**Policy 6-7:** Continue to monitor and identify historic sites, structures, landmarks and archaeological sites within the City limits.

**Policy 6-8:** In conjunction with the Florida Historic Preservation office, establish criteria, standards, and procedures which should be used to avoid adverse impacts on historic properties and the encouragement of voluntary identification of historic resources.

**Policy 6-9:** Develop a voluntary mechanism for the identification and designation of properties outside of the existing Historic District as locally significant historic resources.

**Policy 6-10:** Amend the Code of Ordinances criteria for the issuance of a variance or expansion of nonconformity to allow for the renovation, rehabilitation and compatible additions to historic or architecturally significant structures.

**Policy 6-11:** Continually evaluate incentives to offer to property owners of historic resources for the maintenance, rehabilitation and conservation of those historic resources.

**Policy 6-12:** Assist property owners of historic resources in obtaining designation on the Florida Master Site Files and/or Federal Register of Historic Places.

**Policy 6-13:** Publicize the incentives and assistance programs which are available for the protection and preservation of historic resources.

**Objective 7:** Assure the Naples Municipal Airport is managed in a manner which will best serve the overall interests of the community.

- Policy 7-1:** Prevent potential incompatibilities in land use surrounding the airport through zoning and land use planning.
- Policy 7-1.1:** Land outside of the airport site, and located within the 60 LDN contour area shall require site plan approval by City Council.
- Policy 7-1.2:** The Naples Airport Authority and City Council will meet quarterly annually for review and comment on proposed airport budget and development.
- Policy 7-1.3:** Prohibit any construction within the runway safety areas off of the airport property which would create potential safety hazards.
- Policy 7-2:** Protect the water quality of Naples Bay by reducing the effects of runoff.
- Policy 7-2.1:** Utilize a combination of existing wetlands, created wetlands, and other stormwater management technology, as appropriate, to manage stormwater runoff consistent with South Florida Water Management District regulations.
- Policy 7-2.2:** Future development within airport boundaries shall be required to include a stormwater management system to meet the 25- year, 3-day storm event standard.
- Policy 7-3:** Protect the quality of life in the community by implementing and enforcing appropriate and legal noise abatement procedures through the work of the Naples Airport Authority.
- Policy 7-4:** Development within the “Future Development Designation” as delineated on the Overall Utilization Plan will require site plan approval by City Council.
- Policy 7-5:** The Naples Airport should present the best possible image as an aviation gateway to the community.
- Policy 7-5.1:** Maintain landscaping and aesthetic improvements along Airport Road and North Road frontage as delineated on the Overall Utilization Plan.
- Policy 7-6:** Emphasize the maintenance and enhancement of existing facilities before the development of additional

facilities.

## **GENERALIZED FUTURE LAND USE**

The location and configuration of the future land use designations are delineated on the Future Land Use Map. Essentially, the Future Land Use Map recognizes the existing land use patterns with one exception:

The Downtown Mixed-Use District as detailed on the Future Land Use Map contains a mixture of existing uses with significant opportunity for future infill development and redevelopment. This district will continue to promote mixed uses with emphasis on commercial and residential uses in the same structure.

It is not the intention of this Comprehensive Plan to prohibit the issuance of development orders in which an existing legal nonconformity is significantly reduced in density or intensity of use, even though that reduction does not make it consistent with the Future Land Use Map.

The Future Land Use Map is not intended to be used as a zoning map, but rather as a general indicator of desirable future land use relationships. In instances where lands are designated for a specific land use on the Future Land Use Map, such a designation shall not confer upon the land owner the automatic right to such use. Before land may be utilized for the use indicated on the Future Land Use Map, it must be zoned in a district which permits the proposed use. Rezoning shall be in accordance with the standards and procedures as established by the Code of Ordinances and other applicable regulations. The Future Land Use Map identifies the most intense land uses that should be permitted. However, in some instances, a less intense use (i.e., residential rather than commercial) may be acceptable and consistent with the intent of the Plan. Such instances will be evaluated on a case-by-case basis through the rezoning process.

The following provides a description of each land use designation including purpose, permitted uses, intensity/density, relationship with adjacent land uses, and applicable development standards.

### **1. Residential**

Residential areas designated on the Future Land Use Map are divided into nine (9) classifications according to use, density, and height. The permitted standards for each category are consistent with existing patterns in the City and will provide for a variety of housing types.

The factors used to determine the appropriate standards for each designation include existing development characteristics (use, density, and height), availability of public services and facilities, and the land uses of adjacent property. It is the intent of the Future Land Use Element to retain the predominant residential character of the City.

- a. "Beach Front Estates" areas designated on the Future Land Use Map are intended to provide for low density single-family dwelling units along the southern beachfront area of the City. The minimum lot size in this district is one and one half (1½) acres.
- b. "Low Density Residential" areas designated on the Future Land Use Map are intended to accommodate single-family or other similar residential uses of up to a maximum of six (6) dwelling units per net acre. The residential housing types in these areas may include traditional single-family detached homes and innovative cluster housing types, when such housing types can introduce a positive element of diversity into a neighborhood. This land use type is the most sensitive to disruption from the encroachment of incompatible uses; and protective strategies, such as transition zones of higher density residential areas, landscaped buffer areas, natural barriers, and other screening devices may be required.
- c. "Medium Density Residential" areas designated on the Future Land Use Map are intended to accommodate single- and multi-family residential densities of up to a maximum of twelve (12) dwelling units per net acre. Residential housing types in these areas may include traditional single-family detached, cluster, and low profile multi-family structures. Medium density residential areas encourage the concentration of residential units with less open space per occupant than low density residential areas and may accommodate either transient, seasonal, or permanent residents, depending on the location.

Certain uses other than residential may be permitted as conditional uses, subject to restrictions necessary to protect the residential integrity of these neighborhoods. Generally, medium-density residential areas are located adjacent to commercial or high-density residential areas, serving as transition zones to protect low density neighborhoods, and to take advantage of the benefits inherent in being in close proximity to the varied uses and activities found in commercial areas. Other medium density areas are located adjacent to water bodies to take advantage of the amenities and open space they provide.

- d. The "High Density Residential" District is divided into five (5) districts that permit multi-family development at densities ranging from fifteen (15) to eighteen (18) units per acre. The districts are categorized primarily based on the number of permitted stories. Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas. Generally, the high density residential areas are located along Gulf Shore Boulevard North on some of the most desirable

gulf and bayfront sites.

- (1) High Density Residential Low Rise Coquina Sands. Permits two (2) habitable stories over one (1) story of parking at fifteen (15) dwelling units per acre.
  - (2) High Density Residential Low Rise Moorings. Permits three (3) habitable stories over one (1) story of parking at fifteen (15) units per acres.
  - (3) High Density Residential-Mid Rise. Permits seven (7) habitable stories over one (1) story of parking at fifteen (15) to eighteen (18) dwelling units per acre.
  - (4) High Density Residential-High Rise. Permits nine (9) habitable stories over one (1) story of parking at eighteen (18) dwelling units per acre.
  - (5) High Density Residential-Towers. Permits heights and density per the PD document (Park Shore) and applicable developer's agreement (Naples Cay).
- e. "Mobile Home Residential." The land use designation encompasses an 8.1- acre site that accommodates a mobile home park. The mobile home park contributes to the diversity of affordable housing opportunities in the area. Uses are limited to mobile homes and recreational vehicles. Land uses other than mobile homes and recreational vehicles shall require an amendment to the Comprehensive Plan. No more than one hundred forty-one (141) mobile homes and thirty-one (31) recreational vehicle spaces shall be allowed on the site.
- f. "Senior Living Residential." Senior Living Residential areas designated on the Future Land Use Map are intended to accommodate continuing care retirement communities and similar adult living facilities with residential units and complementary accessory healthcare and amenity uses that will allow the residents a full range of activities and progressive levels of care as they age. They may be comprised of independent living units, assisted living units, and skilled nursing units, or a combination of the foregoing, as well as accessory amenities. Independent living units qualify as dwelling units and include full kitchen facilities. Assisted living units are smaller hotel or suite sized units within a facility where medical care and basic living assistance is 24 hours a day. Skilled nursing units and supporting facilities provide a high level of around-the-clock specialized care for infirm persons suffering from acute illnesses and who require medical, skilled nursing or rehabilitative service including, without limitation,

intravenous injections and physical therapy. The maximum permitted density is 18 dwelling units per acre for independent living, assisted living or skilled nursing units. Additional assisted living units and skilled nursing units are permitted at a ratio of one for every four independent living units as accessory to the independent living units. Non-residential uses within the community shall exist primarily to serve the residents of the community and shall be considered accessory to the residential development.

2. Commercial

Commercial areas designated on the Future Land Use Map identify the land areas appropriate for office, retail, service, and other commercial enterprises which support the resident and tourist population in the City and the surrounding urban area.

Commercial areas should be consolidated into compact and cohesive areas in order to control strip commercial uses, provide spatial definition to shopping districts, prevent or correct destabilizing encroachment into residential neighborhoods, and to maintain property values.

- a. "Highway Commercial." The Land Use Plan recognizes the need for areas of "Highway Commercial" activities along the Tamiami Trail. The keys to controlling highway commercial development are strict traffic control measures and protection of adjoining incompatible land uses. This type of commercial activity shall be planned and developed with due consideration given to the principles of limited access, with controlled curb cuts, service or frontage roads to provide secondary access on large parcels or contiguous smaller parcels, "right-turn-only" exits when signalization is not used, lot sizes large enough to accommodate adequate on-site circulation and parking, landscaped buffer areas, professional architectural design standards, and sign controls.
- b. "Limited Commercial" areas are areas that have distinct and limited commercial use. Two (2) such areas include the Third Street South Shopping District and the Crayton Cove Shopping District. These commercial areas shall be kept compact and unified so that all locations within these districts are within convenient walking distances. Adequate and easily recognized off-street parking areas shall be provided at convenient locations on the perimeter of such districts. A mixture of compatible activities, such as retail, service, office, cultural, institutional, tourist-oriented facilities, and residential uses are appropriate and should encourage "twenty-four hour use" of these areas. A professional level of architectural and landscaping design should be encouraged, building intensity and height regulations should be carefully balanced, and landscaping and street plantings should be well established and maintained in order

to present an attractive and pleasing environment, retain a "human scale," and create a sense of cohesiveness within each area. Adjoining residential areas must be properly protected to minimize adverse impacts by the commercial districts.

Areas designated as "Limited Commercial" accommodate similar specialized commercial uses.

- c. "Waterfront Mixed Use" areas designated on the Future Land Use Map are provided for flexibility in allowing different types of land uses within close proximity to one another. The intent of this district is to guide the redevelopment of bayfront property to allow for water-related and dependent uses as well as innovative waterfront development which provides public benefits in the redevelopment of this area. This area circles the north bay area from the Thirteenth Avenue South bayfront to U.S. 41 and east to the City limits.

Development and redevelopment in these areas should be reviewed through the General Development Site Plan Review process. The primary factors for approval of waterfront areas should consider the degree of water dependent or related use, public waterfront access, and adequate parking.

The ground floor of buildings in this district may only be used for commercial office or retail. All of the permitted uses within this district are allowed on the remaining stories.

- d. The "Airport Commercial" area designated on the Future Land Use Map is a limited commercial district intended to accommodate the Naples Municipal Airport and its related commercial and light industrial uses and related service facilities. These include the passenger and freight terminals, accessory uses and structures which are incidental to and customarily associated with such facilities; for example, runways, hangars, control tower, and navigation equipment. Related commercial and industrial uses may include aircraft sales and service, flight instruction, light industrial uses directly related to the airport and dependent upon an airport location for goods, services, or economic support; commercial uses that are intended to serve the needs of the travelling public, such as auto rentals, restaurants, and gift shops. Non-aviation related commercial activity shall also be permitted. All such uses and activities shall be consistent with the Airport Master Plan as approved by the City Council, and consistent with this Plan and other relevant City regulations such as the Code of Ordinances.
- e. The "Downtown Mixed Use District" currently contains a mixture of uses including commercial, heavy commercial, office, cultural, and

institutional. The permitted uses in this district will continue to be mixed use with emphasis on residential and commercial uses within the same structure. The dwelling units within this district are primarily intended for employees who work at businesses within the City, retirees and seasonal residents. By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown. Redevelopment themes for this area shall include:

- (1) Enhance building aesthetics and appearance.
- (2) Encourage a cohesive and integrated district.
- (3) Promote pedestrian access and activity.
- (4) Encourage mixed uses.
- (5) Emphasize an orderly pattern of circulation for both vehicular and pedestrian traffic.
- (6) Enhance streetscape in the rights-of-way and medians.
- (7) Encourage quality urban design including street lighting, landscaping, and consistent signage.

To protect the integrity of the downtown area as it relates to surrounding neighborhoods, the area that is designated as Downtown Mixed Use bounded by 5<sup>th</sup> Avenue South, 8<sup>th</sup> Street, 7<sup>th</sup> Avenue north, and Goodlette-Frank Road shall be subject to the following development standards:

*Maximum Aggregate density:* 12 units per acre for 118 acres, or 1,416 units.

*Maximum Site Density:* Up to 30 units per acre with provision for open space or payment into an open space fund, however, aggregate density limit of 1,416 units cannot be exceeded.

Other areas designated as Downtown Mixed Use shall be limited to the standards in Policy 1-1 or by the more restrictive limitations imposed by zoning.

- f. The “Business Park Commercial” area designated on the Future Land Use Map is intended to accommodate a mix of industrial uses and office uses, with supporting commercial uses and service

establishments. The primary function of this designation is to support the strengthening and diversification of the economic base of the city by situating industries, businesses, offices, institutional, commercial and service establishments in close proximity in an attractive park-like setting that benefits employees and patrons of the area. Landscaped streetscapes and architectural controls are encouraged to create a cohesive character within the Business Park area.

3. Public and Semi-Public

Lands designated for public and semi-public uses are divided into two (2) sub- classifications: one to identify land presently being used, or proposed to be used in the future, for open space and recreational purposes, and the other to identify land occupied, or to be occupied, by institutional or governmental buildings.

Land designated for "Public, Semi-Public and Private Recreation and Open Space" use on the Future Land Use Map includes such facilities as public parks, playgrounds, beaches, and other similar recreational areas, and private recreational uses such as private beaches, boating facilities, golf courses, tennis clubs, and other similar uses. Floating solar facilities (floatovoltaics), as defined in F.S. Sec. 163.3205(2), shall also be permitted.

Land designated for "Public and Semi-Public Institutional" uses includes such public facilities as schools, libraries, governmental administration buildings, the City's Public Works complex, and private uses such as educational, religious, or cultural facilities. Floating solar facilities (floatovoltaics), as defined in F.S. Sec. 163.3205(2), shall also be permitted.

4. Conservation

The areas designated as environmentally sensitive lands are delineated on the Future Land Use Map. Preserving the integrity of these areas enhances the aesthetics and quality of life for City residents and tourists, provides a degree of natural protection against storms, helps maintain air and water quality, promotes marine and wildlife diversification and productivity, and promotes soil stabilization. Some of these areas have significant ecological, hydrological, physical, or socioeconomic importance to the public. Other areas have moderate resource benefits or have substantial benefits that are less susceptible to adverse effects from alterations. Within conservation zones, there may also be areas which are suitable for limited development. Before development can be approved, an environmental assessment must be prepared which details the specific habitats and communities present on the property and takes into account site topography and hydrology. This environmental assessment must be submitted with the other applications required for such development.

- a. Submerged Resources are defined as benthic habitat including, but not limited to, seagrass beds, oyster beds, shallow mud/sand flats (approximately 5 feet or less in depth), attached and drift algae, and intertidal zones.

Seagrass communities are highly productive habitats which act as nurseries for a broad group of organisms such as juvenile fish and crustaceans. The grasses are a vital food source for many animals, including the endangered West Indian manatee. They also stabilize bottom sediments (which aids in water quality improvement) and add oxygen to the water during daylight hours. Marine grass beds should be identified on a project-by-project basis through the normal local, state and federal dredge and fill permitting procedures, bulkhead and dock construction and maintenance dredging permitting, the general development and site plan review process, the development of significant environmental impact assessment, or the State's development of regional impact process.

Oysters are the ultimate filter feeders, continuously feeding on bacteria and fine particles in the water. This makes them excellent cleansers of bay waters. The predisposition of oysters to grow in clumps, or reefs, in the subtidal and intertidal zones, makes them exceptional shoreline protectors. Oysters are an important food source for many animals.

Shallow Benthic Habitat, whether or not it contains visible resources, is an important habitat to preserve due to the invertebrates that bury in the sediment and that live on the surface of the substrate, the potential of the substrate to house seagrass as a result of being in the photic zone, and the opportunities it provides for habitat restoration. Much of the historic shallow areas within the City have been dredged away, so protecting the remaining shallows is essential. For the purpose of this definition, shallow areas shall be defined as those areas 5 feet in depth or less at Mean High Water.

- b. Tidal swamp and marsh areas are the vegetated areas above the low tide mark and below the yearly high storm mark. They are naturally vegetated with wet soil plants, usually salt tolerant types of grasses, rushes, or some combination of red, black, or white mangrove. They cleanse runoff waters and regularize their flow. They take up, convert, store, and supply basic nutrients to the coastal ecosystems. They provide essential habitats for various coastal birds, marine species, and wildlife. They stabilize shorelines, prevent erosion, slow the surge of flood waters, and reduce inland flooding.

- c. Freshwater swamp and marsh areas are areas contiguous to, or that provide a continued connection between, surface water areas and tidal waters, mangroves, or marshes. They have a high freshwater table and support water tolerant vegetation. These wetlands serve to store and gradually release fresh water into tidal waters, thereby maintaining the salinity cycle of the estuarine system. By maintaining a high hydrostatic head, they provide a barrier to saltwater intrusion.
- d. Gulf beaches and dunes extend landward of the mean high water (MHW) line and may include one (1) or more low dune ridges. They protect inland areas from storm and wave action, provide habitat and food sources to shorebirds and marine animals, and stabilize the shoreline.
- e. City Stormwater Lakes/Other Artificial Ponds- There are 31 ponds, or lakes, within City boundaries that were constructed 40-50 years ago to treat surface storm water runoff. Of these 31 ponds, 11 are managed by the City. These ponds, which are a part of the City's storm water management system, are antiquated with little to no maintenance being performed on them. This greatly reduces their ability to filter out pollutants, provide wetland habitat, and serve their storm water retention function. With many having direct outfalls or flowways into our natural bays and Gulf, the impacts these ponds can have on estuarine water quality is significant. Most of these ponds are surrounded by residential homes, so engaging the homeowner regarding enhancements of these ponds is essential. Other artificial ponds are those ponds that are not a part of the City's stormwater system.
- f. Conservation Lands are areas within the City that are acquired for conservation, preservation, restoration and maintenance of vital and significant resources and their biodiversity. These lands include: threatened natural lands, forest, upland and wetland communities, environmentally sensitive lands, lands that have been altered but are capable of being restored, improved or unimproved lands that may be useful and lands that contain conservation easements, scenic easements or any other similar designations, located within and adjacent to the City, for the benefit of present and future generations.
- g. Parks and Open Space are public parks within the City as well as undeveloped lands that could potentially become parks.

5. Annexation

The City of Naples does not seek to aggressively pursue or promote annexation to the City. The following standards and objectives will be

considered when reviewing a petition for annexation:

- a. Does the annexation provide greater control over natural resources and environmentally sensitive land?
- b. Is the character of the built environment in the area to be annexed similar or complementary to the built environment in the City?
- c. Will the annexation potentially diminish access to public officials or dilute the voting power of existing constituents?
- d. Is the area to be annexed within the existing City utility service areas?
- e. Will the annexation significantly impact the City's level of service?
- f. Will the annexation afford greater control over growth and related transportation and economic impacts?
- g. Does the annexation provide a positive fiscal impact on the City immediately or over a short period of time?
- h. Would a citywide referendum be advisable?

Lands that are annexed to the City shall use the following table for converting County zoning districts to City zoning districts and land use designations.

<b>COUNTY ZONING</b>	<b>CITY ZONING</b>	<b>CITY LAND USE</b>
PUD	PD	As applicable
Estates	RE	Low Density Residential
RSF-3	R1-10	Low Density Residential
RSF-4	R1-7.5	Low Density Residential
RMF-6	R3-6	Low Density Residential
RMF-12	R3-12	Med. Density Residential
RMF-16	R3-15	High Density Residential
C-1	O	HC
C-2	HC	HC
C-3	HC	HC
C-4	HC	HC
C-5	C-3	HC
RO	PS	Institutional
GC	PS	Recreation
A-2	RE	Low Density Residential
ST	Conservation	Conservation

6. **Vested Rights Claims**

The City of Naples recognizes that a potential exists for one or more property owners to assert a claim of vested rights or other claim as a result of the adoption or implementation of this Comprehensive Plan. In order to adequately address and establish a process for the City of Naples to receive and evaluate potential claims of vested rights or other legally recognized claims for relief including, but not limited to, a claim for relief

pursuant to the Private Property Rights Protection Act embodied in Chapter 70, Florida Statutes and the City of Naples procedure for a vested rights or claims determination as provided in Chapter 46 of the Code of Ordinances.

## COMMUNITY PROFILE

This section provides a brief overview of the City demographics, including population estimates and projections, income, age, race and ethnicity, and land use analysis.

Florida Statutes Section 163.3177(5) requires that local government comprehensive plans include at least two planning periods covering a short-term planning horizon of ten years and a long-term horizon of twenty years. The data collected and analyzed for preparation of the City of Naples' Comprehensive Plan includes projections through the years 2035 and 2045. In accordance with Florida Statutes Section 163.3177(1)(f)2., the data collected and analyzed has been taken from professionally accepted sources and is based on a professionally acceptable methodology.

### 1. Population Estimates and Projections

The following table depicts the permanent estimates and projections for the City of Naples and Collier County obtained from the University of Florida Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

As indicated in the following tables, the City of Naples is the central city for one of the fastest growing counties in the United States; however, despite steady countywide permanent population growth, the overall average growth rate for Naples is decreasing. Population in the City is expected to continue decreasing at a moderate pace throughout the 10- and 20- year planning horizon. As noted in the following sections, the City's anticipated population decline may be attributed to decreases in average household size, progression of an aging population, significantly high median household income, an increasing number of seasonal housing units, and limited developable vacant land.

#### ***Permanent* Population Estimates and Projections**

	2023 Estimate	2025 Projection	2030 Projection	2035 Projection	% Change (2023- 2035)	2040 Projection	2045 Projection	% Change (2023- 2045)
<b>City of Naples</b>	19,306	19,269	19,131	18,870	-2.3%	18,532	18,165	-5.9%
<b>Collier County</b>	399,480	412,441	439,115	461,185	15.4%	477,690	492,326	23.2%

**Notes:** Counts refer to estimated or projected number of persons.

**Sources:** Estimates by Florida Legislative Office of Economic and Demographic Research; City projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. County projections. Countywide projections provided by Collier County Zoning Division, May 16, 2023.

*Permanent* population estimates and projections only include the resident population and do not include seasonal or part-time visitors. When planning for future development and for the provision of services, careful consideration should be made to ensure that it is based on a total population to be served within the planning period and not just full-time residents.

Although the Census does not collect seasonal *population* data, seasonal *housing unit* information, or vacant housing units “for seasonal, recreational, or occasional use”, is provided which could be used to determine a total maximum population. As shown in the table below, “seasonal units” represent a significant percentage of housing units in the area. According to the 2022 American Community Survey 5-year estimates, the City of Naples has a total of 18,501 housing units. Of the total housing units, 9,823 (54%) are occupied and 8,402 (46%) are vacant. Of the vacant housing units, 7,609 (41% of all housing units) are classified as “vacant units for seasonal, recreational, or occasional use”. To determine how many additional seasonal residents this may represent, the number of seasonal housing units was multiplied by the annual average household size. Adding the estimated *seasonal* population to the *permanent* population yields a high estimate for total population within the City.

**City of Naples Housing Occupancy and  
Permanent and Seasonal Population Estimates**

	2010	2020	2022
<b>Total Housing Units</b>	17,753	18,225	18,501
<b>Occupied Housing Units</b>	10,231 (58%)	9,823 (54%)	9,583 (52%)
<b>Vacant Housing Units</b>	7,522 (42%)	8,402 (46%)	8,918 (48%)
<i>Seasonal Housing Units</i>	5,830 (33%)	7,292 (40%)	7,609 (41%)
<i>Other Vacant</i>	1,692 (9%)	1,110 (6%)	1,309 (15%)

	2010	2020	2022
<b>Average Household Size</b>	1.88	2.05	1.97
<b>Estimated Seasonal Population</b>	10,960 (36%)	14,949 (44%)	14,990 (43%)
<b>Permanent Population</b>	19,537 (64%)	19,115 (56%)	19,618 (57%)
<b>Total Population - High Estimate</b>	30,497	34,064	34,608

**Notes:** Counts refer to estimated number of housing units

**Sources:** American Community Survey, ACS 5-year Estimates Data Profiles, Tables DP04 and B25004, Year 2022; American Community Survey, ACS 5-year Estimates Data Profiles, Tables B25010, Year 2020; U.S. Census Bureau, Decennial Census, DEC Demographic and Housing Characteristics, Tables H1 and H5, Year 2020; U.S. Census Bureau, Decennial Census, DEC Summary File 1, Tables H1, H5, and H12, Year 2010; U.S. Census Bureau, "Population Estimates", *Quick Facts*.

The "total population-high estimate" indicates that there may be around 34,000 full- and part-time residents in Naples. Although this is valuable information, it is an estimate of the *potential maximum* population which assumes that permanent and seasonal residents are all staying in Naples at the same time and duration of visit. For planning purposes and in compliance with state statutes, the City proposes to utilize *peak season* population estimates and projections for analysis through the extended planning period.

*Peak season* population estimates and projections for Naples for the 10- and 20- year planning horizon are derived by increasing the *permanent* population projection by 20% (.20), which is consistent with the methodology used by Collier County. Similar to permanent population projections, peak season population is projected to decline over the planning horizon. Since the proposed planning horizon year is 2045, the City must also ensure that it evaluates and identifies land use needs to accommodate the projected population in 2045 and compare that with the land use allowances of the present FLUM.

### **Peak Season Population Estimates and Projections**

	2023 Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection	2045 Projection
<b>City of Naples</b>	23,167	23,123	22,957	22,644	22,238	21,798
<b>Collier County</b>	479,376	494,929	526,938	553,422	573,228	590,791

**Notes:** Counts refer to estimated or projected number of persons.

**Sources:** City projections are derived by increasing the permanent population projections prepared by the Shimberg Center for Housing Studies (based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida) by 20%. Countywide projections provided by Collier County Zoning Division, May 16, 2023.

## 2. Income

Income data was obtained from the U.S. Census Bureau, American Community Survey, ACS 5-year estimates detailed tables for 2010, 2020 and 2022. The median household income in Naples in 2022 dollars, was \$135,657 with only 6.0% of the population considered below poverty level. The per capita income was \$141,245. Meanwhile, the 2022 Collier County median household income was \$82,011 and per capita income was \$56,666. Approximately 10.4% of the Collier County population and 12.7% of all people in Florida are considered below poverty level. Since 2010, both median household income and income per capital in Naples have increased approximately 80% while Countywide income growth has been more modest, with increases of 39% for median household income and 53% for per capita income. The discrepancy in income increases between the City and County is likely due to growth in the County and displacement of workforce housing with redevelopment and gentrification. As property values increased closer to the Gulf of Mexico, workforce personnel, particularly larger family households, appear to be relocating outside of the City limits.

## 3. Age

While the median age in the City in 2000 was 60.7 years, the Census reports the median age increased to 64.2 years in 2010 and 67.0 years in 2020. In the County, the median age in 2000 was 44.1 years, and increased to 46.9 years in 2010 and 52.9 years in 2020. Senior residents age 65 and older accounted for 42% of the City's 2000 population compared to 48.5% in 2010 and 54.8% in 2020. Thus, the majority of people in the City are retirees.

Countywide, the percentage of residents over 65 increased from 24.5% in 2000 to 25.1% in 2010 and 32.6% in 2020. The City's person per household increased from 1.92 in 2000 to 2.02 in 2010 and 2.05 in 2020. Collier County had a person per household of 2.39 in 2000 while the 2010 Census reflected 2.63 persons per household and 2.54 in 2020. Although the percentage of senior residents in the County has modestly increased, the persons per household has also increased while the City's has decreased. As such, Countywide projected populations are expected to increase while the growth rate in the City is projected to decline.

4. Race & Ethnicity

The racial and ethnic composition of the City's population has not significantly changed over the last twenty years. The 2000 census indicated that 92.5% of the population was white, 4.6% was black and 2.9% fit the "other" category. The 2020 Census indicated that over 95.8% of City residents identify as one race and 5.2% consider themselves as more than one race. Of those identifying as one race alone, 94.4% are white, 2.8% are black, 1.1% Asian, and 1.7% are "other".

5. Land Use Analysis

According to the 2022 Collier County Economic, Demographic & Community Profile, Collier County is the largest county in Florida by land area (1,998 square miles) and fourth largest by total area. By contrast, the City has a much more compact and urban development pattern. The total area of Naples is 16.4 square miles, of which 12.30 square miles is land and 4.1 square miles (or 25.09%) is water. As of 2020, the population density of the City was 1,553.6 persons per square mile, whereas Collier County was 188.2 persons per square mile.

The following table provides a breakdown of the land area within the City by Future Land Use Map Designation. As depicted, more than one-third of the land in Naples is classified as Low Density Residential and represents the largest future land use designation. Overall, nearly 52% of the land has a Residential Future Land Use Map Designation, and another 5.7% is Commercial Mixed Use. The next largest land area, at more than 13% of the total land area, is designated Public, Semi-Public and Private Recreation and Open Space. Based on the anticipated growth decrease and given that the City is largely built-out, the land use will accommodate the 10-year and 20-year population projections.

**FUTURE LAND USE ELEMENT  
F.L.U.E. 31**

<u>Future Land Use Map Designation</u>	<u>Acres</u>	<u>%</u>
<b><u>Residential: Beach Front Estates</u></b>	<u>53.99</u>	<u>0.67%</u>
<b><u>Residential: Low Density</u></b>	<u>2,892.23</u>	<u>35.81%</u>
<b><u>Residential: Medium Density</u></b>	<u>720.82</u>	<u>8.92%</u>
<b><u>Residential: High Density</u></b>	<u>536.92</u>	<u>6.65%</u>
<b><u>Residential: Mobile Home</u></b>	<u>6.82</u>	<u>0.08%</u>
<b><u>Residential: Senior Living</u></b>	<u>22.06</u>	<u>0.27%</u>
<b><u>Commercial: Highway</u></b>	<u>447.70</u>	<u>5.54%</u>
<b><u>Commercial: Limited</u></b>	<u>63.08</u>	<u>0.78%</u>
<b><u>Commercial: Waterfront Mixed Use</u></b>	<u>61.72</u>	<u>0.76%</u>
<b><u>Commercial: Airport</u></b>	<u>622.21</u>	<u>7.70%</u>
<b><u>Commercial: Downtown Mixed Use</u></b>	<u>396.74</u>	<u>4.91%</u>
<b><u>Commercial: Business Park</u></b>	<u>111.56</u>	<u>1.38%</u>
<b><u>Public, Semi-Public Institutional</u></b>	<u>212.83</u>	<u>2.64%</u>
<b><u>Public, Semi-Public and Private Recreation and Open Space</u></b>	<u>1,063.40</u>	<u>13.17%</u>
<b><u>Conservation</u></b>	<u>836.50</u>	<u>10.36%</u>
<b><u>Runway</u></b>	<u>28.35</u>	<u>0.35%</u>
<b><u>TOTAL</u></b>	<b><u>8,076.93</u></b>	<b><u>100.00%</u></b>

Source: City of Naples Information Technology Services GIS, April 2024.



**CITY OF NAPLES  
COMPREHENSIVE PLAN**

**HOUSING ELEMENT**

Statement of Purpose .....H.E. 2  
Introduction.....H.E. 3  
Methodology .....H.E. 4  
Goal, Objectives and Policies .....H.E. 4

## **STATEMENT OF PURPOSE**

The purpose of the Housing Element is to develop plans, programs, and policies that will guide the creation of an adequate supply of decent, safe, sanitary, and affordable housing for all current and future City and County residents.

This goal will be achieved through implementation of a variety of programs based on an analysis of housing trends, and the scope, causes and nature of housing problems.

To achieve this housing goal, policies and programs will be developed to encourage public/private partnerships between governmental agencies and the private, for-profit and not-for-profit sectors of the community. Procedures for periodic review, revision, and monitoring will also be implemented.

To meet the projected affordable housing needs for all residents, including very low, low- and moderate-income households, a combination of objectives and policies have been established. Essentially these strategies fall into six (6) major areas:

- Provide for the adoption of a joint Housing Element for Collier County and the City of Naples that strives to increase the supply of housing and furthers intergovernmental coordination and the consolidation of housing programs.
- Encourage public/private partnership efforts and financial incentives, including the coordination of information and resources, to ensure that all housing partners are apprised of housing assistance programs and resources, and any changes as they occur.
- Establish a comprehensive inventory of existing housing units, reduce the number of substandard housing units and increase the number of housing programs and funding sources.
- Encourage conservation and preservation of historically significant resources.

Allow for special needs housing, including group homes and foster care facilities and rural and migrant farmworker housing.

- Address local development regulations and land use related issues.

To achieve the stated goal and objectives, the following recommendations are made:

- Greater utilization of intergovernmental agreements between Collier County and the City of Naples.

- Establish a comprehensive housing delivery system through partnerships with local governments, non-profits, private developers and other interested parties.
- The creation of a non-profit housing corporation.
- Review of existing City and County codes to ensure compliance with all State and Federal regulations and the amendment of said codes as necessary.
- Eliminate substandard housing:
  - Increase rehabilitation programs.
  - Review existing housing codes every two (2) years.
  - Increased code enforcement.
- Increase public/private partnership and financial incentives:
  - Encourage the financial community to increase its mortgage assistance programs, reduce the amount of closing costs, and provide lower interest rates.
  - Provide impact fee relief.
  - Review property tax exemption programs.
  - Encourage developers to set aside units for low income housing or donate land to be used to develop mixed income housing.
  - Consider implementation of a transfer of development rights program for affordable housing.
- Coordinate support programs and information:
  - Utilize an existing entity such as the County's Housing and Urban Improvement (HUI) office to coordinate public and private efforts to produce affordable housing and serve as an information and referral center.
  - The Board of County Commissioners and the City Council provide support to local organizations submitting applications to obtain Federal and State funding.

**PLEASE NOTE: Regarding the format of this joint Housing Element:**

**The Housing Element Goal and all of the Objectives pertain to the entire County. The majority of all policies pertain to the entire County and are identified as JOINT CITY/COUNTY POLICIES.**

**However, some policies pertain to only one jurisdiction and therefore are specially referenced as a CITY OF NAPLES POLICY or a COUNTY POLICY. Policies that are asterisked (\*) are included for**

**informational purposes only pursuant to Chapter 163 F.S. Policies identified as COUNTY POLICIES are not being adopted by the City of Naples. Policies identified as CITY POLICIES are not being adopted by Collier County. These policies are provided for informational purposes only.**

## **INTRODUCTION**

In 1993, with the advent of the State Housing Initiatives Partnership (SHIP), the City of Naples and Collier County governments began an alliance to address the community-wide need for additional affordable housing. Through a series of interlocal agreements, the two governmental entities developed a coordinated approach to address the housing needs of the very low, low- and moderate-income residents within Collier County.

In 1993, a SHIP interlocal agreement provided for Collier County to administer the SHIP funding on behalf of the City of Naples and Collier County (County Ordinance No. 93-19 and 93-33 and City Ordinance No. 93-7001). In 1995, the City of Naples approved Resolution No. 95-7410 that reauthorized the SHIP Interlocal Agreement process with Collier County for three (3) additional years. In July 1994 the City and the County adopted an affordable housing interlocal agreement that reflected the view that affordable housing is a community-wide concern and established a goal of five hundred (500) affordable housing units being built each year within the urban area. In addition, in December 1994 the City and the County adopted a memorandum of understanding that allows the City to use its annual allocation of HUD Community Development Block Grant (CDBG) funds in unincorporated Collier County (Resolution No. 94-7324).

With the adoption and implementation of this joint Housing Element, the local governing bodies will further the intergovernmental coordination efforts initiated in 1993.

Within the State Comprehensive Plan (Section 187.201(4)(a), F.S.), the goal for the public and private sectors "shall increase the affordability and availability of housing for low income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations." In line with the State's goal, it is the joint goal of the City of Naples and Collier County "to create an adequate supply of decent, safe, sanitary, and affordable housing for all residents of Collier County."

The Data and Analysis support documentation provides an inventory and analysis of the existing housing stock within the City and the County including special categories of housing. The Housing Element and the accompanying Data and Analysis support documentation is intended to be consistent with the State and Regional Comprehensive Plans.

## **METHODOLOGY**

Data provided within the Housing Element support document is the best available data. Data has been provided using the recent data available.

To comply with the statutory requirements of Section 163.3177(6)(f), F.S., data has been provided on the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost-to-income ratio and other required components. Data sources have been identified and these resources include the U.S. Census, University of Florida's Bureau of Business and Economic Research and the Shimberg Center and locally generated data from Collier County and the City of Naples.

All required data and analysis is included as support documentation and is not adopted as a part of the Comprehensive Plan.

## **GOAL, OBJECTIVES AND POLICIES**

### **GOAL:**

To create an adequate supply of decent, safe, sanitary, accessible and affordable housing for all residents of Collier County.

**Objective 1:** Provide additional affordable housing units in order to meet the current and future housing needs of populations projected through the 10-year (2035) and 20-year (2045) planning horizon with very-low, low and moderate incomes, including households with special needs such as rural and farmworker housing in rural Collier County.

### **Joint City/County Policies**

**Policy 1-1:** Collier County shall pursue interlocal agreements with the City of Naples, the City of Marco Island, and Everglades City to require that each city provide its proportionate share of affordable-workforce housing units (or the financial equivalent). Each city's proportionate share and financial equivalent will be evaluated and substantiated by the most current data, studies, and methods available to the County.

**Policy 1-2:** Collier County and the City of Naples will work together to accomplish the community-wide goal of creating a sufficient supply of market rate and below market rate housing. This effort will include consolidating the City and County housing programs and activities, including State and Federally funded programs such as SHIP and CDBG, in an effort to provide greater efficiency.

**Policy 1-3:** The City of Naples and Collier County will explore the development of a fair share affordable housing ordinance that will require commercial and residential developments to address the lack of affordable housing. The local jurisdiction will evaluate a broad range of options including the development of an affordable housing impact fee, the requirements that a percentage of units developed will be “set aside” for below market rate housing, provide for the transfer of development rights, an option whereby land could be donated to a non-profit and/or placed in a land bank, or other alternatives that will assist in mitigating the rising need for affordable housing as the population increases.

**Policy 1-4:** Collier County shall seek to distribute affordable-workforce housing equitably throughout the county where adequate infrastructure and services are available. Programs and strategies to encourage affordable-workforce housing development may include, but are not limited to, density by right within the Immokalee Urban area and other density bonus provisions, impact fee deferrals, expedited permitting (fast tracking), public-private partnerships, providing technical assistance and intergovernmental coordination.

**City Policies**

None.

**County Policies**

**Policy 1-5:** Collier County shall maintain an inventory of all approved affordable-workforce housing units within the county. The inventory shall contain the location, structure type, number of bedrooms, and target income range for each housing unit.

**Objective 2:** Increase the number of affordable housing units, by the methods contained in Objective 1 and subsequent Policies, for very-low, low, moderate and affordable workforce income residents with the assistance of for-profit and not-for-profit providers of affordable housing, within the County and its municipalities.

**Joint City/County Policies**

- Policy 2-1:** Not for profit agencies, such as the Collier County Housing Development Corporation, shall assist the County in reaching its annual affordable-workforce housing goal by holding workshops and fairs to raise awareness and understanding of housing issues in the County; working together to purchase and develop parcels; and contributing funds towards the purchase of land for affordable-workforce housing projects.
- Policy 2-2:** Partnerships shall be encouraged between private developers, non-profit entities, local governments and other interested parties to ensure the development of housing that meets the needs of the County's very-low, low- and moderate-income residents.
- Policy 2-3:** Collier County and City of Naples staff will continue to provide community organizations with brochures and updates on various housing programs, grant opportunities, technical assistance and other information that will promote affordable- workforce housing opportunities for very low, low- and moderate-income residents.
- Policy 2-4:** Collier County and the City of Naples shall continue to review existing codes and ordinances and amend as needed to allow for flexible and innovative residential design that encourages mixed use developments and variety of housing designs, styles, and price ranges.
- Policy 2-5:** Collier County and the City of Naples shall continue to review their existing permit processing systems in an effort to reduce the processing time and cost of affordable-workforce housing and continue to identify areas that can be streamlined.
- Policy 2-6:** Collier County shall continue to provide ongoing technical support and assistance to private developers and non-profit housing organizations in their efforts to secure State or Federal funding.
- Policy 2-7:** Collier County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable- workforce housing through the provisions of deferrals.

**City Policies**

**\*Policy 2-8:** Provide financial, technical and support assistance to the residents of the Carver/River Park neighborhood through continued coordination with property owners, property managers and renters.

**County Policies**

**\*Policy 2-9:** The County shall review the County's Affordable-workforce Housing Density Bonus Ordinance every two (2) years or sooner, as necessary, and revise the Ordinance, as necessary, to reflect changing community needs and market conditions. The purpose of the Affordable-workforce Housing Density Bonus Ordinance shall be to encourage the blending of affordable-workforce housing density bonus units into market rate developments, as well as to support developments exclusively providing affordable-workforce housing.

**\*Policy 2-10:** The Collier County Operations Support and Housing, Department shall continue to operate affordable-workforce housing programs, in cooperation with public and private sponsors, to provide safe, affordable-workforce housing to residents of the County's urban designated areas and rural areas. Programs operated by the Department will continue to include, but are not limited to:

- Impact fee deferrals
- Housing rehabilitation and emergency repairs
- Down payment and closing cost assistance

**\*Policy 2-11:** The County Housing and Urban Improvement Department will coordinate with independent water and sewer districts to ensure that the necessary infrastructure and facilities for new housing developments are in place.

**\*Policy 2-12** The Collier County Operations Support and Housing Department will continue to coordinate with local utility providers to ensure that the necessary infrastructure and facilities for new housing developments are in place, consistent with the County's Concurrency Management System.

**\*Policy 2-13:** The County will continue to adopt and implement policies which provide for the proper siting and implementation of farm worker housing, including, but

not limited to, strategies such as density bonus agreements, impact fee deferrals, and the provision of adequate infrastructure and services.

**\*Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.**

**Objective 3:** Collier County shall continue to support and adequately fund housing programs to promote the preservation and protection of existing, stable residential neighborhoods. This will be accomplished through the utilization of State Housing Initiatives Partnership (SHIP) and CDBG programs, including, but not limited to, down payment/closing cost assistance, rehabilitation and emergency repair, demolition with new construction, and impact fee deferrals.

### **Joint City/County Policies**

**Policy 3-1:** Collier County shall continue to seek out and utilize federal, state and local resources for housing rehabilitation programs that repair and maintain the existing housing stock. The County shall also continue to support local municipal and non-profit efforts to identify and secure funding for housing rehabilitation programs.

**Policy 3-2:** Collier County will support applications from for-profit and not-for-profit organizations who apply for State and Federal funding for the purpose of constructing and/or rehabilitating affordable-workforce housing.

**Policy 3-3:** Collier County shall continue to utilize SHIP resources and other funds to leverage the number and amount of loans provided by local lending institutions to very low, low- and moderate-income residents for home improvements, rehabilitation and first-time homebuyer's assistance.

### **City Policies**

**\*Policy 3-4:** Through the Neighborhood Planning Process, the City will identify local housing issues and develop programs as needed to address these concerns.

**\*Policy 3-5:** The City of Naples will initiate a study of the Old Naples area to determine architectural and development standards to protect and preserve the

existing residential character of the area.

**\*Policy 3-6:** The City of Naples will study and make recommendations to amend the Code of Ordinances to address impacts of larger homes on smaller lots within the City of Naples. These changes will be reviewed to determine their effectiveness.

**\*Policy 3-7:** The City of Naples will implement its housing maintenance code to address the conservation of housing stock and the preservation and protection of residential neighborhoods.

### **County Policies**

**\*Policy 3-8:** Collier County will continue to maintain its Community Development Block Grant (CDBG) urban entitlement county status through the U.S. Department of Housing and Urban Development, which will continue to result in an annual allocation of Federal funding available to assist very low, low- and moderate-income households.

**\*Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.**

**Objective 4:** Collier County and the City of Naples will conduct a comprehensive housing survey, every three years or sooner, for the purpose of identifying substandard dwelling units. Through continued enforcement of County housing codes, and the provision of housing rehabilitation or replacement programs, the number of substandard units (associated with a lack of plumbing and/or kitchen facilities) throughout the County shall be reduced by five percent (5%) per year through rehabilitation or demolition.

### **Joint City/County Policies**

**Policy 4-1:** Utilize the most recent comprehensive housing inventory to develop and implement new programs to reduce substandard housing. Reduction of the number of substandard units will be accomplished by employing existing methods such as, but not limited to, housing code inspections, rehabilitation programs, and demolition of substandard units and their replacement with new construction.

- Policy 4-2:** Require the demolition of dilapidated, unsafe or unsanitary housing that does not meet housing code or cannot economically be rehabilitated.
- Policy 4-3:** Review and amend the existing relocation policy of the City of Naples and the County and create one uniform relocation housing policy consistent with the U.S. Department of Housing and Urban Development requirements.
- Policy 4-4:** In the event of a natural disaster, replacement housing shall comply with all applicable Federal, State and local codes and shall consider factors such as, but not limited to, commercial accessibility, public facilities, places of employment, and housing income.
- Policy 4-5:** Require that all dwelling units will be maintained in a safe and sanitary condition, including adequate light, ventilation, sanitation and other provisions as required by the County and the City of Naples minimum housing codes. This task may be accomplished through lawful housing code inspections and code enforcement actions, and housing rehabilitation programs supported through State, Federal, local and/or private resources.

**City Policies**

None.

**County Policies**

None.

- Objective 5:** Collier County and the City of Naples will annually monitor all identified Historically- significant homes to determine if these structures are being conserved, maintained and/or rehabilitated.

**Joint City/County Policies**

- Policy 5-1:** All residential structures that are listed on the National Register of Historic Places, or as contributing structures within the Old Naples National Register Historic District, or which are designated as locally significant historic resources, will be encouraged to

maintain their historic value through the provision of technical assistance.

- Policy 5-2:** Collier County and the City of Naples will review their land development regulations, building code, FEMA regulations and other requirements every five years, and amend these as necessary to encourage the conservation, maintenance and rehabilitation of historically significant structures.

### **City Policies**

- \*Policy 5-3:** The City will implement Objective 6 and all associated policies in the Future Land Use Element as they pertain to historically significant structures, including the criteria for designation of locally historic resources.

- \*Policy 5-4:** By 2019, Collier County and the City of Naples, will study potential incentives to encourage the conservation, maintenance and rehabilitation of historic homes and will make recommendations to the City Council and to the Board of County Commissioners as to which incentives should be adopted.

### **County Policies**

- \*Policy 5-5:** The conservation and rehabilitation of housing which is of historic significance shall be accomplished by working with private sector groups and private developers to develop incentive-based programs.

- \*Policy 5-6:** By 2008, the Board of County Commissioners shall commission a new Historical Survey for all of unincorporated Collier County. The Survey shall review the current status of all previously identified historical structures and sites within the unincorporated County and shall make recommendations as to which of these sites or structures should be nominated to the National Register. The Survey shall also review and make similar recommendations regarding any previously unidentified historic structures or sites.

- \*Policy 5-7:** By 2009, the Historical/Archaeological Preservation Ordinance shall be updated to include the results of the Historical Survey and to include any relevant changes in State or Federal regulations concerning historical properties.

**\*Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.**

**Objective 6:** Collier County shall monitor changes to state and federal regulations pertaining to group care facilities, and, as necessary, amend its Land Development Code to ensure compliance.

**Joint City/County Policies**

**Policy 6-1:** Provide non-profit group care facility organizations with information on Federal, State and local housing resources that will assist them in the provision of special needs housing. On an annual basis, or as needed, provide technical assistance and support as organizations apply for funding assistance.

**Policy 6-2:** Collier County shall review the County and the City of Naples Fair Housing ordinances and procedures with regard to group care facilities and shall seek to consolidate local fair housing implementation in order to promote consistency and coordination in the siting of such facilities between the jurisdictions.

**Policy 6-3:** Review the existing County and City of Naples land development regulations and building codes, and amend as necessary, to ensure compliance with State and Federal regulations to provide for group homes and foster care facilities licensed by the State of Florida.

**Policy 6-4:** Group homes and foster care facilities will be allowed in residentially zoned neighborhoods where adequate infrastructure, services and resources are available. Collier County may allow group care facilities in residentially zoned neighborhoods where adequate infrastructure, services and resources are available. The location of these facilities will be in compliance with local land use regulations and consistent with Chapter 419, F.S.

**City Policies**

None.

**County Policies**

None.

**Objective 7:** Although mobile home developments currently exist within the coastal areas of Collier County, as a result of the coastal community's susceptibility to flooding and storm surges, no new rezone to permit mobile home development will be allowed within the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

**Joint City/County Policies**

None.

**City Policies**

**\*Policy 7-1:** The City formally recognized the existence of one mobile home park in the City limits through a Planned Development rezone process. This rezone process recognized that the Naples Mobile Home Park does provide affordable housing opportunities to those living in the 141 mobile homes and 31 recreational vehicle spaces within this complex.

**\*Policy 7-2:** Except as may be required by state law, additional mobile home developments will not be permitted in the City limits due to the City's low elevation, susceptibility to flooding, storm surges and high winds in hurricane and tropical storms and that mobile homes are particularly vulnerable to damage.

**County Policies**

**\*Policy 7-3:** The County has numerous sites where mobile homes are a permitted use and these sites will continue to be available for mobile home development. However, due to the low-lying elevations, susceptibility to flooding, storm surges and high winds from hurricanes and tropical storms, and the fact that mobile homes are particularly vulnerable to damage, no additional sites will be zoned for mobile home development within the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

**\*Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.**

**Objective 8:** Collier County shall continue to utilize SHIP, CDBG, or other

funding sources and, in partnership with Federal, State and non-profit housing agencies, will seek to provide a minimum of 50 rehabilitated or new residential units per year for very low, low and moderate income residents of the Immokalee Urban Area, Rural Fringe Mixed Use District, and within the Rural Lands Stewardship Area. Families benefiting from such housing will include, but not be limited to, farmworkers and other populations with special housing needs.

**County Policies**

**Policy 8-1:** Collier County shall continue to pursue the policy of requiring all non-conforming or sub-standard residences of any type within the Immokalee Urban Area to be either rehabilitated to current housing code standards or demolished.

**Policy 8-2:** By 2008, Collier County shall complete a review of the residential density caps established within the Immokalee Area Master Plan Element of this Growth Management Plan. Based upon this review, the County shall determine if and where it may be appropriate to increase such caps, so as to encourage the development of new affordable-workforce housing units for farmworkers, very low, low- and moderate-income residents.

**Policy 8-3:** During 2004, the County completed a housing assessment survey of single family, multi-family, and mobile home units and mobile home parks in the Immokalee Urban Area, in order to determine the number of units that do not meet the County's current health, safety and minimum housing codes. The County shall target affordable-workforce housing and code enforcement programs to correct the conditions.

**Policy 8-4:** Funding for rehabilitation of both owner and rental units within the Immokalee Urban and Rural Lands Stewardship Areas will be provided through USDA funding, State SHIP funding, CDBG funding, or other appropriate funding sources, and leveraged with additional funding sources to the maximum degree possible.

**Policy 8-5:** Proposed farmworker housing sites will be evaluated and selected on the basis of health, safety and welfare concerns and to ensure that housing for this group is

located in close proximity to employment locations, transportation opportunities, shopping opportunities, and health care facilities.

**Policy 8-6:** Collier County will continue to utilize CDBG funds to provide farmworker-housing opportunities. In addition to housing units that currently qualify for assistance under SHIP program guidelines, special consideration of CDBG funds will be aimed at units that current

SHIP program guidelines prohibit from assistance (i.e., mobile home units). Farmworkers will also be encouraged, through the use of multi-lingual outreach programs, to take advantage of any other CDBG, SHIP, Local, State, Federal and private programs for which they may qualify.

**Objective 9:** The City and Collier County shall promote energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources.

**Policy 9-1** The City and County shall maintain mixed use land use and zoning that reduces trip lengths, number of trips, time of travel and promotes pedestrian activity.

**Policy 9-2** Promote intermodal facilities to provide both travel options and more efficient travel by insuring that transit stops and pedestrian connections are addressed in the development review process.

**Policy 9-3** Support walkable community initiatives by insuring that on-site and off-site pedestrian connections are addressed in the development review process.

**Policy 9-4** Amend the land development regulations as necessary to accommodate new energy producing technology such as roof mounted solar panels and wind turbines.

**Policy 9-5** Provide an expedited review process for LEED certified plans.



**CITY OF NAPLES**

**COMPREHENSIVE PLAN**

**CONSERVATION AND COASTAL MANAGEMENT ELEMENT**

Introduction.....C.C.M.E. 2  
Goal, Objectives and Policies.....C.C.M.E. 3  
Environmentally Sensitive Habitat Classification.....C.C.M.E. 12

## **INTRODUCTION**

The purpose of the Conservation and Coastal Management Element is to provide direction for protection, preservation and enhancements of the City's natural and coastal resources which are vital for the community's long-term economic, environmental, social and aesthetic values.

The goals, objectives and policies of this element have been prepared pursuant to 163.3177(6)(d), F.S., 163.3177(6)(g), F.S., and 163.3178, F.S., and based on studies, surveys and data as required.

The Conservation Element will address the conservation, use and protection of natural resources including:

- Air;
- Water and water recharge areas;
- Wetlands and Floodplains;
- Rivers, bays, lakes and harbors;
- Soils and minerals;
- Marine habitats and fisheries;
- Forests and wildlife; and
- Natural and environmental resources.

The Coastal Management Element will implement the following objectives:

1. Maintain, restore and enhance the overall quality of the coastal environment, including but not limited to, its amenities and aesthetic values.
2. Preserve the continued existence of viable populations of all species of wildlife and marine life.
3. Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal resources.
4. Avoidance of irreversible and irretrievable loss of coastal resources.
5. Use ecological planning principles and assumptions in the determination of the suitability of permitted development.
6. Limit public expenditures that subsidize development in coastal high hazard areas.
7. Protect human life against the effects of natural disasters.
8. Preserve historic and archaeological resources which include the sensitive adaptive use of these resources.

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9. Develop an adaptation action strategy for low-lying areas that are subject to flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level.

## **GOAL, OBJECTIVES & POLICIES**

The following goal, objectives and policies address the management and utilization of the natural resources of the City's coastal environment. This goal, and these objectives and policies are intended to be consistent with those proposed or adopted by Collier County, the Southwest Florida Regional Planning Council, and the State of Florida to ensure that the City's planning efforts will be compatible with their various plans.

Unless otherwise stated, the objectives in this element will be implemented within the ten-year Comprehensive Plan time frame.

### **GOAL:**

Conserve, protect, and restore or enhance the City's natural and coastal resources, including wetland and upland ecosystems, to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics. Permit non-destructive uses of coastal resources only upon consideration of ecological, historical, cultural, and aesthetic factors, as well as the protection of human life and the limitation of public expenditures in areas subject to destruction by natural disasters.

The objectives designed to meet these goals are stated under the following sections:

- Objective 1: Water Quality;
- Objective 2: Natural Resource Protection;
- Objective 3: Water-Related Activities;
- Objective 4: Minimizing Development Impacts;
- Objective 5: Coastal High Hazard Areas;
- Objective 6: Real Property Protection;
- Objective 7: Natural Disaster Planning; and
- Objective 8: Climate Adaptation and Resiliency.

**Objective 1:**        **Water Quality.** The City will address point and non-point source pollution and the effects on water quality through ongoing monitoring, regulation, watershed protection, stormwater management, and public education efforts that are at least as stringent as federal and state requirements.

**Policy 1-1:**        Coordinate implementation of a statistically valid water quality monitoring program for both estuarine and non-tidal surface waters.

**Policy 1-2:**        Reduce stormwater discharge and improve stormwater and receiving water quality through implementation of the

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Stormwater Master Plan and best management practices such as the creation of filter marshes, vegetated swales, and living shorelines.

**Policy 1-3:** Encourage marine facilities, e.g. marinas and boat storage/maintenance facilities, to use environmental Best Management Practices to reduce or eliminate pollutant discharge to waterbodies.

**Policy 1-4:** Coordinate with Collier County to enforce the County-wide wellfield protection ordinance that provides for the protection of health, life, resources and property through regulation of hazardous substances, sewage disposal, well construction, stormwater management, earth mining, solid waste and other related aspects of land use and development in the vicinity of public water supply wells.

**Policy 1-5:** Promote best management practices and enforce City regulations related to urban landscaping, to minimize pollution by nutrients, grass clippings and other contaminants to waterbodies.

**Policy 1-6:** Promote the use of environmentally-friendly alternatives to chemical pesticides and algacides through public education and outreach.

**Policy 1-7:** Support public education, awareness, and participation programs on water conservation, shoreline and waterways cleanup, and the proper use, storage, and disposal of household chemicals, including pesticides and fertilizers.

**Policy 1-8:** Coordinate with and support efforts of Collier County and South Florida Water Management District to implement the Surface Water Improvement Management (SWIM) plan for Naples Bay. This includes redirecting and reducing fresh water discharge from the Golden Gate Canal into Naples Bay; which will help restore historical sheet flow paths, improve water quality, restore habitat and facilitate a more natural salinity regime in Naples Bay. It is also expected to reduce pollutant loadings (e.g. nutrients, turbidity) into Naples Bay.

**Policy 1-9:** Cooperate with the Department of Environmental Protection and the Collier County Pollution Control Department to control the discharge of oxygen-demanding nutrients, petroleum hydrocarbons, and other toxic or hazardous substances into coastal waters.

**Objective 2:** **Natural Resource Protection.** The City recognizes the vital importance of its natural resources to its wellbeing, economy and healthy environment, and will protect them through resource

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management practices and by regulating coastal construction development.

- Policy 2-1:** Preserve and restore native dune vegetation which stabilizes dunes and provides a barrier against storm impacts, and by construction of additional vegetated dunes, where feasible.
- Policy 2-2:** Development of beachfront properties will require dune restoration and stabilization.
- Policy 2-3:** Ensure that construction activities seaward of the coastal construction control line are consistent with the state regulations and the Florida Building Code.
- Policy 2-4:** Coordinate with Collier County on beach restoration and renourishment efforts and support ongoing protection and enhancement of the beach and dune systems.
- Policy 2-5:** Prohibit public or private activities that would increase erosion beyond the natural beach erosion/accretion cycle or that would otherwise deteriorate the beach/dune system.
- Policy 2-6:** Limit beach raking and maintenance in order to minimize detrimental impacts upon native flora and fauna.
- Policy 2-7:** Prohibit motorized vehicles on beaches and dunes except for the following:
1. Emergency vehicles; and
  2. Vehicles associated with beach nourishment, environmental maintenance, environmental monitoring, or conservation purposes.
- Policy 2-8:** Protect marine turtle nesting habitat by education, beach lighting ordinance enforcement, and review of exterior lighting and landscape lighting plans for properties seaward of the Coastal Construction Control Line.
- Policy 2-9:** Collaborate with the Collier County Sea Turtle Program to provide sea turtle protection, monitoring, and enforcement of sea turtle protection regulations.
- Policy 2-10:** Protect and restore seagrass beds, oyster reefs, mangroves and shallow benthic habitat.
- Policy 2-11:** Oppose any exploration or production of offshore petroleum resources in the Gulf of Mexico.
- Policy 2-12:** Coordinate with local and regional agencies regarding Doctors Pass and Gordon Pass inlet management.

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- Policy 2-13:** Review and recommend proposed projects that could change surface and groundwater flow patterns in basins tributary to Naples Bay, Gordon River, the Clam Bay and Moorings Bay systems, and the Gulf of Mexico to improve water quality discharge.
- Policy 2-14:** Coordinate with Collier County, Rookery Bay National Estuarine Research Reserve, and South Florida Water Management District to conserve, manage, and protect natural areas and resources.
- Policy 2-15:** Participate in the planning and implementation of routine and emergency conservation measures for potable water resources and groundwater recharge areas, in cooperation with the South Florida Water Management District.
- Policy 2-16:** Promote manatee protection through public education and enforcement of manatee protection speed zones.
- Policy 2-17:** Protect and encourage the planting of appropriate native trees and vegetation.
- Policy 2-18:** Maintain the City as a bird sanctuary (established 1957), in which all native avifauna, including migratory species, are protected.
- Objective 3:** **Water-Related Activities.** Waterfront properties will be designed to promote water-related and water-dependent activities, encourage the retention and development of marine service facilities, and public access to beaches and bays, while maximizing natural resource protection.
- Policy 3-1:** Development of all waterfront properties and along all shorelines will be designed to protect the natural and manmade resources within the City.
- Policy 3-2:** Require, at a minimum, standards for armoring, marina siting, construction of groins, seawalls, other erosion control structures, public access, pier and dock construction, and dredge and fill activities.
- Policy 3-4:** Provide and improve opportunities for recreation and aesthetic enjoyment of coastal resources.
- Policy 3-5:** Evaluate the level of intensity and location for storage racks for kayaks, canoes and small sailboats.
- Policy 3-6:** Encourage Collier County to acquire additional public beach access and parking facilities in the unincorporated areas of the County.

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**Policy 3-7:** Cooperate with the Collier County artificial reef installation and maintenance program to create additional marine habitat for the enjoyment of fishermen and divers.

**Policy 3-8:** Encourage Collier County to provide additional boat storage and points of access to coastal waters in areas outside of Naples Bay.

**Policy 3-9:** Participate in the Gordon River Greenway planning process to promote education and recreation of the Gordon River environment.

**Policy 3-10:** Maintain and enhance the City's traditional coastal economy in the areas of boating, fishing and tourism.

**Objective 4:** **Minimizing Development Impacts.** The City will maintain development standards which identify permitted activities and require minimization of environmental impacts, mitigation for unavoidable impacts and habitat restoration. Development proposals in conservation areas and environmentally sensitive habitat will minimize impacts and protect, restore, and enhance these areas.

**Policy 4-1:** Conservation Areas and environmentally sensitive habitat and native vegetative communities as identified on the Natural Resources Map, will be protected from development that would diminish their environmental functions or significance, while allowing natural uses and passive, low intensity recreational uses.

**Policy 4-2:** City regulations will contain, at a minimum, standards that require the removal of exotic vegetation and require open space ratios for clearing based on the individual habitat types.

**Policy 4-3:** Continue to implement and maintain protective measures for cypress trees, the sand pine and dwarf oak scrub community and other native trees.

**Policy 4-4:** Monitor and protect seagrass beds, oyster reefs, mangroves and shallow benthic habitat, from damage caused by direct development impacts such as dredge and fill operations and propeller scarring, and by indirect impacts such as increased turbidity and pollution.

**Policy 4-5:** Encourage installation of riprap along privately-owned vertical seawalls or bulkheads. Encourage and facilitate restoration of eroded areas, where such efforts will improve natural habitat and increase resiliency against natural disasters and climate change.

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- Policy 4-6:** Protect Florida's Imperiled Species (as designated by the Florida Fish and Wildlife Conservation Commission) and their habitats. The City will require an analysis of the potential adverse impacts on Florida's Imperiled Species and their habitat for all proposed development on any environmentally sensitive lands.
- Policy 4-7:** Implement the Naples Land Conservation Program using the Naples Land Conservation Trust Fund to acquire lands for conservation, preservation, restoration and maintenance of vital and significant resources and their biodiversity.
- Policy 4-8:** Implement programs and initiatives that help improve air quality and encourage multi-modal transportation and mixed-use development where appropriate.
- Policy 4-9:** Review proposed development to ensure implementation of environmental Best Management Practices and encourage Low-Impact Development (LID) strategies to prevent air, soil and water pollution.
- Policy 4-10:** Development proposed to take place within Conservation Areas will be required to provide an approved Development of Significant Environmental Impact Assessment and a mitigation plan prior to any development.
- Policy 4-11:** Limit development of infrastructure in coastal areas to protect natural resources. If negative impacts are unavoidable, these impacts will be mitigated in compliance with Policy 4-12 of this element.
- Policy 4-12:** Mitigation plans for proposed development must maximize the preservation of existing natural resources. In determining mitigation procedures, the following methods will be employed; they are listed in the order of priority in which they should be utilized:
1. Avoid the impact altogether by not taking a certain action or parts of an action.
  2. Minimize impacts by limiting the degree or magnitude of the actions or their implementation.
  3. Rectify the impact by repairing, rehabilitating or restoring the affected environment.
  4. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
  5. Compensate for the impact by replacing or providing substitute resources or environments within the same watershed or receiving waters.

6. Compensate for the impact by replacing or providing substitute resources or environments within an adjacent watershed or receiving waters.

**Objective 5:**        **Coastal High-Hazard Areas.** The Coastal High-Hazard Area (CHHA) is the area below the elevation of the Category 1 Storm Surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The City will designate Coastal High-Hazard Areas on the Future Land Use Map (FLUM); and ensure development and zoning changes do not promote increased population within Coastal High-Hazard Areas.

**Policy 5-1:**        Encourage undeveloped land to be used for preservation of coastal natural areas.

**Policy 5-2:**        Direct new population growth away from known or predicted coastal high hazard areas except:

- (1) mixed use projects which further economic development and revitalization efforts in the Downtown Mixed Use and Limited Commercial designations; and
- (2) residential development in compliance with the Future Land Use Map and as further limited by the City regulations.

**Policy 5-3:**        Public expenditures that subsidize new or expanded infrastructure in the CHHA will only be permitted to service density levels as determined by the FLUM and permitted by the City regulations.

**Policy 5-4:**        Regulate all development including infrastructure in the CHHA.

**Policy 5-5:**        Development in the CHHA will be reviewed for significant impacts upon evacuation routes and will require any roadway improvements deemed necessary. *[New]*

**Policy 5-6:**        Prior to the development of public facilities in the CHHA, it must be determined that no other feasible sites exist outside that area. Where public facilities are proposed for renovation or expansion, relocation must be considered. If construction of public facilities in the CHHA occurs, all facilities must be floodproofed to minimize damage that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. *[New]*

**Objective 6:**        **Real Property Protection.** The City will work to reduce natural hazard impacts, including but not limited to flooding from stormwater runoff, storm surge, sea level rise, and/or high tide events, to real property.

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- Policy 6-1:** Continue to ensure that all new buildings and structures meet, or exceed, the flood-resistant requirements of the Florida Building Code and federal floodplain management regulations.
- Policy 6-2:** Address current and future flood risk based on updated Flood Insurance Rate Maps, updated Flood Insurance Studies, updated Stormwater Master Plans and Sea-Level Rise studies as the data becomes available.
- Policy 6-3:** Promote the use of best management practices and engineering solutions for flood prevention and stormwater management through City regulations, Department of Environmental Protection and South Florida Water Management District that will result in the removal of real property from flood zone designations such as but not limited to:
- Reconstruction in compliance with current building and construction standards;
  - Public acquisition; or
  - Reduction in intensity of use.
- Policy 6-4:** Ensure that development and redevelopment include site development techniques that reduce the losses due to flooding and claims made under flood insurance policies from current and future flood risk. These regulations will include structural and non-structural site development techniques such as but not limited to, maintaining adequate levels of service for stormwater management, grading or use of materials to withstand inundation, minimizing flood damage to structures through flood-proofing and siting utilities and infrastructure to account for predicted flood conditions.
- Policy 6-5:** Participate in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS), and strive to improve its score resulting in reductions in flood risk and insurance premiums for residents.
- Policy 6-6:** Provide public outreach and education to the community on the importance and benefits of mitigating flood risks through land use regulations, building construction codes, flood elevation requirements and stormwater management.
- Objective 7:** **Natural Disaster Planning.** The City will work to lessen the impacts of natural disasters on human life, property, public facilities, and natural resources through emergency management, natural disaster planning and hazard mitigation.
- Policy 7-1:** Coordinate land uses and the City hurricane evacuation policy with other relevant local and regional plans and policies.

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C.C.M.E. 11**

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- Policy 7-2:** Promote public education of disaster preparedness and hurricane evacuation through neighborhood and condominium associations. Coordinate with the Collier County Emergency Management Department in the annual issuance of its All Hazards Guide.
- Policy 7-3:** Require large-scale new developments east of U.S. 41 to provide shelters for hurricane protection where feasible.
- Policy 7-4:** Provide for drainage improvements in repairs to roads along City-maintained evacuation routes. Levels of service for these routes will be maintained and, if possible, improved.
- Policy 7-5:** Conduct and maintain an up-to-date inventory of all commercial fuel storage and sales sites in the City and develop regulations for the emergency management of the sale of fuel.
- Policy 7-6:** Encourage local electrical utilities to develop and maintain up-to-date fuel emergency and electrical conservation plans, and coordinate with local and state regulatory authorities for energy conservation.
- Policy 7-7:** Cooperate in implementing the disaster response and post-storm reconstruction and redevelopment programs, which integrate the coastal construction permitting requirements of the Department of Environmental Protection, the Florida Building Code, Office of Governor, Division of Emergency Management, and City regulations.
- Policy 7-8:** Participate with Collier County in the Local Mitigation Strategy Working Group for the purpose of reducing vulnerability to natural hazards that endanger the community.
- Objective 8:** **Climate Adaptation and Resiliency.** Develop and implement adaptation strategies for areas vulnerable to flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion, and other impacts related to climate change or exacerbated by sea level rise, with the purpose of increasing the City's vulnerability adaptability and resiliency capabilities.
- Policy 8-1:** Encourage innovation in residential and commercial design and construction to conserve water, energy and materials; reduce greenhouse gas emissions; and minimize environmental impacts.
- Policy 8-2:** Monitor sea level rise science to determine how sea level rise will affect the City and, based on pertinent data, the City will plan and act accordingly.
- Policy 8-3:** Address and minimize the impacts of sea-level rise and storm surge with strategies that also protect shoreline ecological

functions, allow water-dependent uses, and provide public access.

- Policy 8-4:** Expand walking and bicycling infrastructure as options that produce low or zero emissions.
- Policy 8-5:** Consider projected climate impacts when developing and siting, or redeveloping, infrastructure, to maximize longevity and resiliency.
- Policy 8-6:** Consider measures to protect or relocate public facilities and infrastructure in areas projected to be affected by sea level rise and climate change impacts.
- Policy 8-7:** Identify, designate and preserve historically and architecturally significant resources, including structures, landmarks, and archaeological sites.

## **ENVIRONMENTALLY SENSITIVE HABITAT CLASSIFICATION**

The areas designated as environmentally sensitive lands are delineated on the Future Land Use Map. Preserving the integrity of these areas enhances the aesthetics and quality of life for City residents and tourists, provides a degree of natural protection against storms, helps maintain air and water quality, promotes marine and wildlife diversification and productivity, and promotes soil stabilization. Some of these habitats have significant ecological, hydrological, physical, or socioeconomic importance to the public. Other areas have moderate resource benefits or have substantial benefits that are less susceptible to adverse effects from alterations. Within conservation zones there may also be areas which are suitable for limited development. Before development can be approved, an environmental assessment must be prepared which details the specific habitats and communities present on the property and takes into account site topography and hydrology. This environmental assessment must be submitted with permit applications and associated materials required for such development.

The following provides a detailed description of each category of environmentally sensitive habitat.

1. Submerged Resources are defined as benthic habitat including, but not limited to, seagrass beds, oyster beds/reefs, shallow mud/sand flats (approximately 5 feet or less mean low water (MLW) in depth), attached and drift algae, and intertidal zones.

Seagrass communities are highly productive habitats which act as nurseries for a broad group of organisms such as juvenile fish and crustaceans. The grasses are a vital food source for many animals, including the endangered West Indian manatee. They also stabilize bottom sediments (which aids in water quality improvement) and add oxygen to the water during daylight hours. Marine grass beds should be identified on a project-by-project basis through the normal local, state and federal dredge and fill permitting procedures, bulkhead and dock construction and maintenance dredging permitting, the general development and site plan review process, the

development of significant environmental impact assessment, or the State's development of regional impact process.

Oysters are the ultimate filter feeders, continuously feeding on bacteria and fine particles in the water. This makes them excellent cleansers of bay waters. The predisposition of oysters to grow in clumps, or reefs, in the subtidal and intertidal zones, makes them exceptional shoreline protectors. Oysters are an important food source for many animals.

Shallow Benthic Habitat, whether or not it contains visible resources, is an important habitat to preserve due to the invertebrates that bury in the sediment and that live on the surface of the substrate, the potential of the substrate to house seagrass as a result of being in the photic zone, and the opportunities it provides for habitat restoration. Much of the historic shallow areas within the City have been dredged away, so protecting the remaining shallows is essential. For the purpose of this definition, shallow areas shall be defined as those areas 5 feet in depth or less at mean low water. The bathymetric mapping used to create the shallow benthic habitat area on the Natural Resources map is not all inclusive. Therefore, this map is to be used as a guidance document and evaluations are to be made on a case by case basis.

2. Tidal swamp and marsh areas are the vegetated areas above the low tide mark and below the yearly high storm mark. They are naturally vegetated with wet soil plants, usually salt-tolerant types of grasses, rushes, or some combination of red, black, or white mangrove. They cleanse runoff waters and regularize their flow. They take up, convert, store, and supply basic nutrients to the coastal ecosystems. They provide essential habitats for various coastal birds, marine species, and wildlife. They stabilize shorelines, prevent erosion, slow the surge of flood waters, and reduce inland flooding.
3. Freshwater swamp and marsh areas are areas contiguous to, or that provide a continued connection between, surface water areas and tidal waters, mangroves, or marshes. They have a high freshwater table and support water tolerant vegetation. These wetlands serve to store and gradually release fresh water into tidal waters, thereby maintaining the salinity cycle of the estuarine system. By maintaining a high hydrostatic head, they provide a barrier to saltwater intrusion.
4. Gulf beaches and dunes extend landward of the mean high water (MHW) line and may include one or more low dune ridges. They protect inland areas from storm and wave action, provide habitat and food sources to shorebirds and marine animals, and stabilize the shoreline.
5. City Stormwater Ponds/Lakes/Other Artificial Ponds - There are 31 ponds, or lakes, within City boundaries that were constructed 40-50 years ago to treat surface storm water runoff. Of these 31 ponds, 11 are managed by the City. These ponds, which are a part of the City's storm water management system, are antiquated with little to no maintenance being performed on them. This greatly reduces their ability to filter out pollutants, provide wetland habitat, and serve their storm water retention function. With many having direct outfalls or flow-ways into our natural bays and Gulf, the impacts these ponds can have on estuarine water

quality is significant. Most of these ponds are surrounded by residential homes, so engaging the homeowner regarding enhancements of these ponds is essential. Other artificial ponds are those ponds that are not a part of the City's stormwater system.

6. Conservation Lands are areas within the City that are acquired for conservation, preservation, restoration and maintenance of vital and significant resources and their biodiversity. These lands include: threatened natural lands, forest, upland and wetland communities, environmentally sensitive lands, lands that have been altered but are capable of being restored, improved or unimproved lands that may be useful and lands that contain conservation easements, scenic easements or any other similar designations, located within and adjacent to the City, for the benefit of present and future generations.
7. Parks and Open Space are public parks within the City, as well as undeveloped lands that could potentially become parks.



**CITY OF NAPLES  
COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT**

Introduction ..... T.E. 2  
Goal, Objectives and Policies.....T.E. 4

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## INTRODUCTION

1. Section 163.3177(6)(b), Transportation Element of the Community Planning Act, requires that there be:

A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element will be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element will provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan. A local government that has all or part of its jurisdiction included within the metropolitan planning area of a metropolitan planning organization (M.P.O.) pursuant to § 339.175 must prepare and adopt a transportation element consistent with this subsection. Local governments that are not located within the metropolitan planning area of a M.P.O. will address traffic circulation, mass transit, ports, and aviation and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less will only be required to address transportation circulation. The element will be coordinated with the plans and programs of any applicable metropolitan planning organization, transportation authority, Florida Transportation Plan, and Department of Transportation adopted work program.

Each local government's transportation element will address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways. Transportation corridors, as defined in s. 334.03 may be designated in the transportation element pursuant to s. 337.273. If the transportation corridors are designated, the local government may adopt a transportation corridor management ordinance. The element will include a map or map series showing the general location of the existing and proposed transportation system features and will be coordinated with the future land use map or map series. The element will reflect the data, analysis and associated principles and strategies relating to:

- a. The existing transportation system levels of service and system needs and the availability of transportation facilities and services.
- b. The growth trends and travel patterns and interactions between land use and transportation.
- c. Existing and projected intermodal deficiencies and needs.
- d. The projected transportation system levels of service and systems needs based upon the future land use map and the projected integrated transportation system.

- e. How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.

The City of Naples is within the urbanized area of the Collier Metropolitan Planning Organization (MPO) and therefore subject to the requirements of Section 163.3177(6)(b)(2).

## 2. Naples (Collier County) Metropolitan Planning Organization.

As required by Florida Statutes, Collier Metropolitan Planning Organization (MPO) was created in March 1982, as a result of an interlocal agreement between the City of Naples, Collier County, and the Florida Department of Transportation. The intent of the MPO is to establish policy for the coordination of the transportation planning process for Collier County and prioritize the allocation of Federal, State, and local funds for multimodal transportation improvements.

There are nine voting members on the MPO: two from the Naples City Council, one from the City of Marco Island, one from Everglades City and five from the Collier County Board of County Commissioners. Staff from Cities, County, regional, and State government agencies provide technical assistance to the MPO through a Technical Advisory Committee.

The MPO's comprehensive review of transportation planning efforts in the urban area results in an annual "Unified Planning Work Program," a "Transportation Plan," a "Transportation Improvement Program," and a Long-Range Transportation Plan.

It is the intent of this element to review and comment on existing plans and policies; to identify existing and potential problems and deficiencies; and to suggest general policy commitments that will lead to effective, consistent, and coordinated traffic-oriented decisions and improvements. The following is intended to provide the City with a general direction in which to move and with a set of parameters within which to work in its continuing effort to improve traffic circulation and various related activities in the City. For purposes of transportation planning, the City's 10-year planning timeframe and 25-year planning timeframe will be coordinated with the Collier MPO.

## **GOAL, OBJECTIVES AND POLICIES**

The following goals, objectives and policies address the short- and long-range issues concerning the provision of an adequate transportation circulation system for the City of Naples.

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The goal and the objectives and policies are consistent with goals proposed or adopted by Collier County, the Southwest Florida Regional Planning Council and the State of Florida to ensure that the City's planning efforts will be compatible with local, regional, and state plans for a safe, efficient and connected multimodal transportation system.

**GOAL:**

Provide an efficient, balanced, attractive, and safe multimodal system of transportation facilities in accordance with recognized safety standards, various land use demands and environmental considerations unique to the City of Naples.

**Objective 1:** Protect the character of existing and future residential neighborhoods by maintaining the integrity of the City's transportation infrastructure and promote alternative modes of transportation in an effort to better manage the movement of people and freight to protect residential neighborhoods.

**Policy 1-1:** Evaluate proposed street improvements in the City that may potentially increase through traffic volumes to protect residential neighborhoods.

**Policy 1-2:** Require landscape buffers between residential neighborhoods and arterials through linear parks and Code of Ordinances provisions.

**Policy 1-3:** Maintain Level of Service (LOS) C peak hour volume for all roadways based on the 100<sup>th</sup> hourly volumes design, except: Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard which has been defined as a "constrained facility." For County maintained roads (Goodlette-Frank Road and Golden Gate Parkway) within the City limits, the City shall adopt Level of Service E. For State roads within City limits, (U.S. 41 [S.R. 45 & S.R. 90]), the City shall adopt LOS E.

**Policy 1-4:** Enhance traffic flow on roadways by applying intelligent transportation systems and coordinating traffic signals to efficiently move multimodal and emergency response uses of the transportation system.

**Policy 1-5:** Regulate rights-of-way and public easements so that the public's current and future uses for those easements and rights-of-way are preserved with the highest levels of public safety in mind and in accordance with the City's Public Right-of-Way Construction Standards Handbook.

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- Policy 1-6:** Continue to operate and improve traffic flow with computerized signalization of selected traffic signals along U.S. 41 and other key roads and intersections.
- Policy 1-7:** Continue cooperation with the Florida Department of Transportation and Collier County to address property access locations (curb cuts), sidewalks, bicycle lanes, crosswalks, median cuts, and acceleration and deceleration lanes to allow for safe and efficient control of multimodal access and mobility.
- Policy 1-8:** Require, through the Code of Ordinances, the provision of safe and convenient on-site traffic flow and traffic capacity as a primary criterion for review of Planned Developments, site plan reviews and other land development applications.
- Policy 1-9:** Annually consider the appropriation of funds within the five-year Capital Improvement Program budget to address traffic calming and Complete Streets projects as recommended by staff and approved by the City Council. In addition, explore alternative sources of financing to overcome potential shortfalls in transportation funding.
- Policy 1-10:** Due to impacts on traffic and aesthetics, the City shall not permit construction of vehicle road overpasses or flyovers in favor of feasible alternative solutions that will improve the long-term multimodal traffic circulation patterns in the City and the safety of its residents.
- Policy 1-11:** Manage future impacts on the community from the Golden Gate Parkway interchange and overpass through traffic diversion and other approaches.
- Policy 1-12:** Examine the feasibility of developing alternatives for improving public safety, multimodal transportation options, and parking along, within and around U.S. 41 through the downtown redevelopment area consistent with the Naples Downtown Circulation and Mobility Study completed in 2017.
- Policy 1-13:** A Transportation Concurrency Exception Area (TCEA) is an urban area delineated by a local government where infill and redevelopment are encouraged, and where exceptions to the transportation concurrency requirement are made, providing that alternative modes of transportation, land use mixes, urban design, connectivity, and funding are addressed. The City of

Naples does not currently have a TCEA; however, if the City decides to designate a TCEA, a Comprehensive Plan amendment shall be required. The data and analysis to support the TCEA will be provided in conjunction with such a Plan amendment.

**Policy 1-14:** Public transit facilities are exempt from concurrency management requirements found in the Comprehensive Plan. Public transit facilities are defined in Section 163.3180 (4)(b) F.S.

**Objective 2:** Undertake special traffic studies on an annual basis to identify and quantify traffic conditions within various neighborhoods. The traffic studies will be coordinated with the Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns and land uses are consistent with the transportation modes and services proposed to serve these areas. The City's annual traffic counting programs, monthly counts and quarterly counts, are posted on the City's website within 30 days of completing the periodic traffic counts; additionally, historic data for the period 1995 to the current period is posted for public review and use.

**Policy 2-1:** Based on the special traffic studies, strive to develop a more efficient transportation network that encourages the diversion of traffic from local streets to collectors and arterials. Recommend physical improvements which will be coordinated with the Five-Year Capital Improvements Program.

**Policy 2-2:** Participate in the development and review, particularly with the development of elements outlined below, of all long-range plans of the Florida Department of Transportation and the Collier Metropolitan Planning Organization (MPO); and incorporate all recommendations which are consistent with the City's plans. Work with the FDOT and MPO to resolve any recommendations which are inconsistent with City plans. Program elements for close review and coordination include but not limited to the following as applicable to the City of Naples:

- a) Transportation Model updates and validation.
- b) Zonal data used in the revision and/or modification of traffic analysis zones.
- c) Multi-Modal Transportation systems. See Map Series in Support Document.
- d) Transit Service systems.
- e) Technological Transportation systems.

- f) Emergency response systems.
- g) Congestion management systems.
- h) 10-year Transit Plan.
- i) Average Annual Daily Traffic (AADT) Volumes and Levels of Service Conclusions.
- j) 10-year transportation model needs assessments and needs improvements.
- k) 25-year transportation model needs assessments and needs improvements.
- l) 10-year transportation financially feasible plan alternatives.
- m) 25-year transportation financially feasible plan alternatives.

**Policy 2-3:** Participate in applicable Corridor Management Studies in coordination with the Collier County Planning Department.

**Policy 2-4:** Continue to coordinate the site planning process for large developments with the Collier Metropolitan Planning Organization staff through the exchange of information and analysis. This will ensure coordination between the City and County as well as the MPO, and tie traffic circulation to future growth. These informal meetings may also address level of service monitoring, data analysis and strategies for roadway improvement.

**Policy 2-5:** Evaluate program goals including Complete Streets and multimodal options to reduce peak hour travel demand and reduce the number of vehicle miles traveled per capita while increasing the quality of life. Complete Streets as defined by City Council Resolution #15-13719 means roadways planned, designed, and constructed to provide access to all users in a manner that promotes safe, efficient movement of people and goods, whether by car, truck, transit, assistive device, foot, or bicycle.

**Policy 2-6:** Continue to monitor the effectiveness of the established truck routes throughout the City.

**Policy 2-7:** All activities and uses on the “Airport Commercial” designated property as delineated on the Future Land Use Map shall be consistent with the Airport Utilization Plan periodically updated and adopted by the City Council.

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- Objective 3:** Improve the condition and appearance of the City’s streets, alleys, public parking areas and related traffic control signs, and street furniture as identified in the Capital Improvement Program. The City will reduce sign pollution by limiting roadway signage only to that required by law or necessary for public safety and protect existing and future rights-of-way including public easements, from encroachment.
- Policy 3-1:** Continue the roadway median landscaping program and ongoing street tree planting program on all of the City’s major streets with plantings that are drought-resistant, indigenous, require minimal maintenance, and are consistent with the City’s Street Tree Planting policies. The program will be based on recommendations of a professional landscape architect and minimizes adverse impacts to public and private utilities.
- Policy 3-2:** Where possible, incorporate costs of sidewalks into major street renovation and repairs consistent with the sidewalk master plan.
- Policy 3-3:** Continue to develop bike paths, greenways and pedestrian pathways that promote connectivity within and out of the City of Naples.
- Policy 3-4:** Require new development and redevelopment to make required street and parking area related beautification improvements according to the landscape provisions in the Code of Ordinances and, where possible, negotiate landscaping maintenance agreements prior to the installation of highway plantings. New development and redevelopment will be required to plant right-of-way trees in accordance with the existing tree pattern for that neighborhood, or as approved by the Community Services Director and the landscape architect of record. Any right-of-way trees to be removed due to driveways and accesses will be relocated, at the cost to the developer, to a site designated by the City.
- Policy 3-5:** Maintain landscaping guidelines for roads and roadways that will enhance the attractiveness of the City.
- Policy 3-6:** Continue to install water and electric casings for landscaping purposes when new roads are constructed, or when present roads are upgraded or repaired.

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**Objective 4:** Annually review and update the City's Emergency Operations Plan in cooperation with the Collier County Emergency Management Department relative to evacuation routes and traffic control techniques to maintain or reduce hurricane evacuation times.

**Policy 4-1:** Maintain a coordinated Emergency Operations Plan with Collier County and other surrounding Collier County and municipal governments.

**Policy 4-2:** As part of the Stormwater 10-year Improvement Plan, the Engineering Division has identified flood prone roadways and potential solutions for better drainage in these areas. Identified solutions will be included in Capital Improvement budgets over the next five (5) to ten (10) years.

**Policy 4-3:** Continue to work closely with the Florida Department of Transportation and the Collier County Department of Transportation in an effort to eliminate the various problems associated with State and County routes in and around the City.

**Objective 5:** Quarterly monitor and review development and peak hour/peak season traffic counts in order to provide safe, efficient and convenient travel facilities circulation including pedestrian, cyclists, and the handicapped as well as motorized transportation systems.

**Policy 5-1:** Monitor traffic volumes and accidents to assess potential traffic problems and provide resources to make improvements.

**Policy 5-2:** Review and update as necessary the City's roadway design standards and propose specific revisions for City Council adoption when necessary.

**Policy 5-3:** Maintain a priority listing, based on traffic volumes, collision history, and other factors. to determine those street sections within the City where traffic has to be managed in conjunction with traffic calming.

**Policy 5-4:** With the cooperation of Collier County's Department of Transportation, limit direct access onto Goodlette-Frank Road from abutting properties by requiring properties fronting other roadways to use those for access where it is a safe alternative to access on Goodlette-Frank Road. This will protect the

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arterial function of this important north/south transportation facility.

**Policy 5-5:** Require transportation and traffic impact analysis for all commercial and residential development proposals over one (1) acre.

**Policy 5-6:** Consider traffic circulation needs in the context of traffic management, review all site plans for development and redevelopment proposals for required minimum street and/or alley right-of-way dedications and for circulation-related improvements in order to ensure compliance with established City policy, criteria, and standards.

**Policy 5-7:** If a mass transit system is approved that contains routes within the City, the Code of Ordinances will be amended to require sites along approved mass transit routes to be evaluated for modifications to the parking areas to accommodate facilities related to multimodal transportation systems.

**Objective 6:** Assure intergovernmental consistency by an annual review of plans and programs with Collier County, the Collier Metropolitan Planning Organization, and the Florida Department of Transportation's Five-Year Transportation Plan.

**Policy 6-1:** Maintain the intergovernmental development review process with Collier County to ensure the City's opportunity to comment upon various Collier County development proposals that could potentially have a significant impact upon the City.

**Objective 7:** Enhance the safety, connectivity and mobility of existing and future pedestrian and bicycle pathways.

**Policy 7-1:** Strategically implement segments of the Pedestrian and Bicycle Master Plan on an annual basis as part of the City's Five-Year Capital Improvements Program consistent with the Sidewalk Master Plan in order to maximize available resources.

**Policy 7-2** Continue the Police and Emergency Services Department's bicycle licensing and education program in addition to other safety programs and events for children and adults to promote bicycle safety.

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- Policy 7-3:** Pedestrian and bicycle needs will be reviewed in conjunction with projects that require a Site Plan application.
- Policy 7-4:** Give priority to those portions of the overall sidewalk/bike path providing access to and from school areas.
- Policy 7-5:** Ensure Americans with Disabilities Act (ADA) compliance when modifying existing pathways and installing new pathways.
- Objective 8:** Continue to coordinate with the MPO to evaluate the potential for the development of an efficient multimodal transportation system and mechanisms to reduce the reliance on private motor vehicles.
- Policy 8-1:** Provide support data and analysis to the MPO as necessary to assist in the development of a public transportation system.
- Policy 8-2:** Assist the MPO in programs that promote alternative modes of transportation and encourage reducing the use of private automobiles and vehicle trips.
- Policy 8-3:** Coordinate any future public transportation system development with the airport operations.
- Objective 9:** Establish a transportation mobility program to identify and implement strategies to reduce greenhouse gas emissions. The areas for potential reduction in greenhouse gas emissions will be focused on programs, policies and code adoptions that have a net impact of reduced travel delays, reduced vehicular trips, reduced vehicle trip length and measures to improve the efficiency of travel.
- Policy 9-1:** Maintain the existing street grid system so as to continue to disburse travel trips, provide alternative routes, maintain and/or decrease the time of travel and to reduce the carbon 'footprint' of transportation impacts within the City.
- Policy 9-2:** Promote mixed land-use zoning that reduces trip lengths, number of trips and/or time of travel.
- Policy 9-3:** Promote intermodal facilities to provide both travel options and more efficient travel. The goals of the City's Pedestrian and Bicycle Master Plan include reducing vehicular trips by providing a system of interconnected sidewalks and bike lanes to encourage alternate forms of transportation that result in a reduced carbon 'footprint'.

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- Policy 9-4:** Promote public use of intermodal facilities through the use of public meetings, use of the City’s website and direct support of service providers.
- Policy 9-5:** Continue to support and investigate improved inter-City transit connectivity, routes, access and frequency through representation on the MPO, TAC, CAC and PAC.
- Policy 9-6:** Continue to investigate improving intra-City and transit loops with low capacity, energy efficient vehicles to provide circulation without increasing vehicular movements in congested areas.
- Policy 9-7:** Establish 10-year goals for sidewalk improvements and bicycle improvements, consistent with the goals of Item #3 above.
- Policy 9-8:** Support walkable community initiatives with the goal of encouraging short trips via intermodal facilities rather than short vehicular trips.
- Policy 9-9:** Support congestion management initiatives, particularly as they relate to movement of vehicles on ‘mainline’ facilities with reduced travel delays.
- Policy 9-10:** Support intelligent transportation systems to include new systems and operation of systems so as to reduce travel delays and increase the capacity and efficiency of existing transportation systems.
- Policy 9-11:** Establish a long-term goal of signal coordination with the City’s arterial routes operating in a ‘traffic responsive’ manner which will reduce travel delays, increase capacity and reduce time of travel.
- Policy 9-12:** Implement speed controls to ‘pace’ traffic on signalized corridors and in so doing reduce travel delays.
- Policy 9-13:** Maintain a street tree program for traffic calming and reduced greenhouse gases.



**CITY OF NAPLES  
COMPREHENSIVE PLAN**

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT**

Introduction .....P.F.W.R.E. 2  
Goals, Objectives and Policies .....P.F.W.R.E. 3

## **INTRODUCTION**

Adequate sanitary sewers, solid waste disposal, potable water, surface water management, measures for aquifer protection and (electric) utility distribution systems are essential in order to serve current and anticipated development. Therefore, these systems must be planned in coordination with the Future Land Use, Housing, and other elements of the plan. In addition, wastewater and solid waste disposal also have a significant impact on the environment. Therefore, the policies and guidelines of the Conservation and Coastal Management Element must also be considered.

The City of Naples operates a water treatment plant and a wastewater treatment plant. The water plant has a 30-million gallon per day (MGD) treatment capacity, which is adequate to serve a projected maximum water service area population of 100,000 based on the current LOS standard of 300 gallons per capita, per day. The wastewater treatment plant was upgraded in 2001 to expand the capacity from 8.5 to 10 MGD. This increased capacity will be adequate to serve a projected maximum sewer service area population of 66,667 based on the current LOS standard of 150 gallons of treated effluent per capita, per day. This expansion and upgrade project was completed in 2001.

The City's stormwater drainage system is divided into 12 drainage basins. Stormwater management standards have been incorporated into the City's Code of Ordinances which assists in the overall water management effort.

The City utilizes a 300-acre sanitary landfill which is owned by Collier County. Collier County has contracted with Waste Management of Collier County, Inc., to operate the landfill to 2016. The current site has sufficient raw land capacity to the year 2016. The County has initiated a comprehensive landfill study to evaluate projected capacity needs, alternative solutions and potential locations for a new landfill site. On May 7, 2008, the Naples City Council approved a non-residential mandatory recycling ordinance. The ordinance provided the establishment of a recycling program for non-residential property within the City of Naples. By implementing this ordinance, the City will reduce the solid waste stream to the landfill in order to preserve valuable landfill airspace and conserve natural resources.

City staff is evaluating and preparing for the implementation of a single stream recycling cart program for recycling customers. Currently, staff is working on removing and transporting recyclable material from the City's staging location as "single stream" source in order to provide residents a choice of 65-, 35- or 18-gallon receptacles for recycling. Staff's goal, to provide a single stream recycling program by offering larger bins, is to reduce tonnage associated with disposal at the Collier County Landfill and increase the efficiency of the collections operations. Solid waste tonnage reductions are estimated in the 10% - 15% range.

Solid Waste staff is also coordinating efforts to implement a pilot program for 95-gallon solid waste carts for the River Park Neighborhood (Anthony Park Area - East of Goodlette-Frank Road). The cart program consists of the delivery of 95-gallon solid waste carts to approximately 80 residents that reside within the neighborhood. The pilot program is

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intended to assist the residents with reducing the amount of special waste pick-ups required weekly in order to maintain the aesthetics and character of the community.

Future population growth could potentially adversely impact underground water supplies due to contamination at aquifer recharge sites. Therefore, policies and programs are needed to protect sensitive recharge areas and regulate land use and human activities which could contaminate potable water supplies. Collier County has adopted a wellfield protection ordinance. The City purchased 5-acre tracts of property where the Golden Gate wells are located. This reduces development that could occur near the well heads.

Six (6) Florida Power and Light (FPL) substations, two (2) 138 KV and two (2) 230 KV transmission lines provide the City's electricity needs. The ongoing planning program of FPL will ensure continued electrical service for the residents of Naples. There are future plans to upgrade the River Park substation if growth returns and demands increase. Upgrades would include an additional substation within the existing substation.

## **GOAL, OBJECTIVES AND POLICIES**

The following goal, objectives and policies address the short and long-term issues concerning the provision of the above-mentioned services in the City of Naples. When applicable, the goal, objectives and policies are consistent with those proposed or adopted by Collier County, the Southwest Florida Regional Planning Council, the South Florida Water Management District, Big Cypress Basin Board, and the State of Florida. This is to ensure that the City's planning efforts will be compatible with local, regional and state plans and goals.

### **GOAL:**

Ensure that the City's water resources, water management systems, and solid waste disposal procedures are managed in an economical, efficient, and environmentally sound manner.

**Objective 1:** Monitor population projections and evaluate procedures and mechanisms in 10-year and 20-year planning time frames which ensure adequate potable water, surface water management, wastewater treatment facilities, solid waste facilities, and drainage systems for the present and future population of the City of Naples and its applicable service area. Programs based upon adopted Master Plans will provide general concepts and mechanisms to include correcting any existing or anticipated facility deficiencies, increasing system capacity as needed to accommodate growth and maintaining the adopted levels of service to assure that public facilities are adequate for future growth needs.

**Policy 1-1:** On an annual basis, designate and prioritize projects or programs needed to improve, correct, or extend public facilities to provide for future needs based on adopted level of service standards, input from neighborhoods and City departments, and include these in the Capital Improvements Element.

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 4**

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- Policy 1-2:** Provide efficient and dependable distribution and collection systems to serve the potable water, sanitary sewer, and surface water management needs of residents within the service areas, while minimizing adverse environmental effects.
- Policy 1-3:** Give priority in the delivery of central water and sewer systems to existing, developed areas within the City's Water-Sewer District.
- Policy 1-4:** Provide developing areas with water and sewer service in a manner that will not place an economic burden on, or adversely affect, existing users of these systems.
- Policy 1-5:** Permit individual water or sewage systems within the City's Water-Sewer District only when connection to the central system is not available. Individual water and sewage systems will be phased out once central systems are available.
- Policy 1-6:** Water and wastewater system development fees will be adequate to finance debt service and capital improvements. The fee structure will be evaluated annually to ensure that rates are adequate.
- Policy 1-7:** The level of service standard for potable water facilities are based on population served and design capacity of the water treatment plant. The level of service standard is included in the sub-element, the Water Supply Facilities Work Plan. (Note: SFWMD permits all water withdrawal from available water resources.)
- Policy 1-8:** The level of service standard for sanitary sewage treatment is to provide, at a minimum, the capacity to treat 150 gallons of effluent per capita, per day.
- Policy 1-9:** The level of service standard for solid waste disposal is 1.10 tons per capita, per year.
- Policy 1-10:** The level of service standard for surface water management for all development, redevelopment and the primary drainage system requires no flooding during a 5-year, 1-hour storm event for roads, yard drainage, pump stations and trunk lines and requires no flooding during a 100-year storm event for building finished floors elevations:

**Wet Retention**

Best Management Practices (see below)

**Dry Retention**

1.25" Minimum

**Retention**

0.5" Minimum

**Policy 1-11:** All new development, redevelopment or substantial improvement of platted properties within the City of Naples will be reviewed to assure compliance with local ordinances, design criteria and building code requirements, which include stormwater management systems to be constructed to minimum standards.

LAND USE	CONVEYANCE/QUANTITY	STORAGE/QUALITY
Single Family	A	B
Multi-Family	A	B
Non-Residential Mixed Use	A	B

Source: City of Naples Stormwater Standards Handbook, July 2007

- A. Unless otherwise specified by previous South Florida Water Management District (SFWMD) permits or District criteria, a storm event of 1-hour duration and 5-year return frequency will be used in computing the minimum off-site discharge rates from private properties to the City's stormwater system. The stormwater conveyance system should be designed sufficiently so that the conveyance will pass the design flow while ensuring that the backwater head does not exceed the proposed berms, walls or other containment systems in a 25-year, 24-hour storm event. The side lot swales and other emergency conveyance facilities may be designed to pass the water forward to the public right-of-way.
  
- B. Unless otherwise specified by previous South Florida Water Management District (SFWMD) permits or District criteria, water quality standards will be determined based upon selecting the most appropriate pollutant removal presumption to the corresponding BMP technique. The BMP guidelines used must meet a presumed pollutant removal of 85% Total Suspended Solids (TSS), Total Nitrogen (TN), and Total Phosphorus (TP). BMP's that do not effectively remove TN and TP such as "dry detention" will be discouraged. Innovative approaches and LID techniques that reduce percent impervious are encouraged. Although reductions in storage volume may be given to BMP's that use "retention" and exfiltration, under no circumstances will the design storage volume be allowed to be less than one-half inch (0.5") of retention storage volume nor less than 1.25 inch of dry detention storage volume (based on total site area). The following special conditions will apply in meeting the above standards: a) on single family lots no more than one-half inch of detention or retention will be stored underground in vaults, exfiltration pipes or french drains; b) rainfall runoff from roof drains can be disregarded from the water quality calculations (Goal B) but not from the conveyance calculations (Goal A) since roof water is not a major source of pollutant concern but it is a major concern for release into the public system for flooding considerations. Directly connected impervious area (DCIA) is discouraged for purposed of Goal A; c) retention systems will be designed and located no less than 18 inches above the wet season water table; exfiltration and pervious pavement will be designed to be a minimum of 24 inches above the wet season water tables; d) where special filtering materials are utilized,

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 6**

where swimming pools and patio areas are designed for storage or where special retention provisions are provided consistent with the SFWMD criteria or consistent with Chapter 62 of the Florida Administrative Code, the building official may credit such areas in the computation of total on-site storage.

Source: City of Naples Stormwater Standards Handbook, July 2007

**BEST MANAGEMENT SELECTION CRITERIA**

The following Best Management Practices are listed as design and operational opportunities for implementation:

<b>Proposed BMP Selection Credits</b>			
	<b>Additional BMP Measure Utilized</b>	<b>Proposed Credit</b>	<b>Justification Explanation</b>
1	Common Swale on Joint Lot Line	1.0 SC	Grading disparities between properties and minimal distance between side setbacks result in difficult to construct an efficient storm water treatment system that is difficult to maintain. Any property owner that can negotiate and develop a common swale between two lot lines provides a typically superior to maintain, problem free solution that can remove pollutants with a high efficiency as well as carry on-site storm water in an easier to maintain technique than underground vaults and pipes.
2	Home Roof Drains Connected Directly to Swales or Exfiltration (making roof NDCIA)	1.0 SC	Because of FFE Requirements most new homes are well above the crown of the roadway and driveways have steep slopes where all impervious pollutants drain into Public Right-of-Way with little treatment. Valid techniques, such as pervious concrete, geoblocks, and other innovative landscape architectural techniques that decrease the imperious runoff and allow for some percolation will provide credits.
3	Pervious Driveway <ul style="list-style-type: none"> <li>• Flat (<math>\leq 2\%</math> slope)</li> <li>• Med (<math>2\% &gt; 5\%</math> slope)</li> <li>• Steep (<math>\geq 5\%</math> slope)</li> </ul>	<ul style="list-style-type: none"> <li>• 1.0 SC</li> <li>• 0.5 SC</li> <li>• 0.0 SC</li> </ul>	Driveways that are made of pervious materials that allow percolation will be given BMP credits. Their effectiveness is directly related to driveway slope.
4	Driveway Trench Drain	0.5 SC	The slope of driveways usually does not allow for reverse grading to treat on-site, thus substantial portions of impervious area go to the street untreated. Credit will be given to effective use of intercepting trench drains.

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5	Driveway Runoff Collection – “Rain Gardens”	1.0 SC	Most driveways slope toward the roadway and convey runoff directly into the street without providing any treatment. A depressed landscape area located adjacent to the driveway will be encouraged through BMP credits.
6	Loop Driveway Inverted “Rain Gardens” (Instead of raised islands)	1.0 SC	Most looped driveways utilize a raised landscape area that reduces potential treatment area from the very important low portion of the lot where driveways need treatment. A depressed landscape area in these locations will be encouraged through BMP credits.
7	Pool and Deck “Self-Containment” Design	0.5 SC	Designing pool deck area to shed the runoff back to the pool instead of generating additional storm water runoff will be rewarded with BMP credits.
8	Native Landscaping That Does Not Require Fertilizers/Pesticides	1.0 SC	Landscaping documented to be Florida native species compatible with local native soils will be presumed to not require special watering, fertilizing, and pesticide needs that waste water and generate pollutant runoff thus BMP credits may be assessed.
9	Home Roof Drain Fitted with Rain Barrels	0.5 SC	Most roof drains are connected to the general conveyance of the property to direct the runoff immediately offsite following a storm event. A rain barrel intercepts this runoff to be used for irrigation purposes during times with lower rainfall therein preserving potable water and its use will credit BMP's

Source: City of Naples Stormwater Standards Handbook, July 2007

<b>BMP Credit Applicability</b>			
<b>Credit Policy</b>	<b>Credit Allowance</b>	<b>Credits Required</b>	<b>Justification Explanation</b>
1	25-Year Storm Freeboard Compliance	<ul style="list-style-type: none"> <li>● 12" (as written)</li> <li>● 9" 1.0 SC</li> <li>● 6" 2.0 SC</li> </ul>	
2	Maximum Underground Storage	<ul style="list-style-type: none"> <li>● 0.5 "(as written)</li> <li>● 2x 1.0 SC</li> <li>● 3x 1.5 SC</li> <li>● 4x 2.0 SC</li> <li>● 5x 2.5 SC</li> </ul>	
3	Maximum Exfiltration Estimated Seasonal High Water Table (ESHWT) Freeboard	<ul style="list-style-type: none"> <li>● 24" (as written)</li> <li>● 18" 0.5 SC</li> <li>● 12" 1.0 SC</li> <li>● 6" 1.5 SC</li> </ul>	
4	Minimum Exfiltration Ground Cover	<ul style="list-style-type: none"> <li>● 12" 0 SC (recommended)</li> <li>● 6" 0.5 SC</li> <li>● 3" 1.0 SC</li> <li>● 0" 1.0 SC (under slope)</li> </ul>	

Source: City of Naples Stormwater Standards Handbook, July 2007

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 8**

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- Objective 2:** On an annual basis, measure the demand for water based on population projections to conserve, protect, and improve, as needed, the water resources and facilities of the City of Naples to ensure an adequate and safe supply for future needs, and to conserve potable water resources, and protect the functions of groundwater and aquifer recharge areas.
- Policy 2-1:** Develop reports to evaluate water resource needs for determining the impacts of growth on water resources corresponding to the annual measurements.
- Policy 2-2:** Evaluate the need to increase raw and treated water storage capacity to accommodate future growth.
- Policy 2-3:** Participate in programs to conserve and protect groundwater resources. Develop strategies for conservation of groundwater resources, such as a regional wellfield protection ordinance and program.
- Policy 2-4:** Develop a public information program to inform and educate the citizens on water conservation techniques, proper irrigation techniques, water shortage notices and other important issues dealing with valuable water resources.
- Policy 2-5:** Support and participate in the efforts of the South Florida Water Management District in carrying out its legislative mandate to manage and protect water resources.
- Policy 2-6:** Reduce the demand for potable water by encouraging the use of water-saving devices in new commercial and residential development and in the redevelopment or retrofitting of existing structures. Utilize innovative ideas which reduce water consumption, encourage water reuse, and minimize capital expenditure.
- Policy 2-7:** Encourage the utilization of native vegetation in landscaping to minimize irrigation requirements. Minimize irrigation requirements through the use of native or xeric vegetation for landscaping. Encourage no landscape irrigation between 8:00 a.m. and 12:00 p.m. after the establishment of plantings.
- Policy 2-8:** During the five-year permit review process, coordinate with the South Florida Water Management District (SFWMD) to identify the anticipated potable water needs of the future population.
- Policy 2-9:** Coordinate with Collier County to formulate land use development regulations and standards to protect cones of influence around well water pumping sites and sensitive aquifer recharge areas.

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 9**

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- Policy 2-10:** Monitor water levels and water quality in both the Coastal Ridge wellfield and the East Golden Gate wellfield to determine the Safe Sustained Yield to monitor compliance with the Salt Water Intrusion Monitoring program outlined in the current SFWMD Water Use Permit.
- Policy 2-11:** Abandoned or inoperable wells will be properly plugged.
- Policy 2-12:** Support Collier County efforts toward developing a locally administered water quality monitoring program.
- Policy 2-13:** Review existing codes and ordinances dealing with water withdrawal from the Coastal Ridge and East Golden Gate wellfields, in conjunction with Collier County and the South Florida Water Management District, to ensure consistent policies and courses of action during periods of severe drought.
- Policy 2-14:** Develop a water shortage conservation program as required as a special condition of consumptive use permits issued by the SFWMD.
- Policy 2-15:** Continue to adhere to the Wellfield Management Plan for operation of the wellfields. This plan will spread the points of withdrawal throughout the aquifer to avoid excess drawdown.
- Policy 2-16:** Evaluate water rates to ensure that they are sufficient to encourage water conservation. The greater the demand, the greater the rate based on a rapid rate step increase method.
- Policy 2-17:** Evaluate alternative water supplies to supplement the reclaimed water irrigation system. This would include storage of surface water and stormwater in Aquifer Storage and Recovery (ASR) wells.
- Objective 3:** Update the Stormwater Master Plan which sets forth recommendations by which to reduce surface flooding, manage runoff and improve water stormwater quality.
- Policy 3-1:** Pursue intergovernmental cooperation with Collier County, the South Florida Water Management District, and the Big Cypress Basin to implement projects and programs that mitigate flooding and improve water quality.
- Policy 3-2:** Develop and maintain public information program to inform the citizens of, and encourage support for, a stormwater quality program with emphasis on stormwater retention in swales and lakes.

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 10**

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- Policy 3-3:** Continue to implement a City-wide swale restoration program, including inspection and maintenance of the design capacity within the right-of-way and landscaped easements.
- Policy 3-4:** Maintain the City's comprehensive program of major system inspection and maintenance, including replacing corrugated metal pipe.
- Policy 3-5:** Develop and implement a program of lake evaluation to determine the feasibility of increasing the retention capacity and improving water quality.
- Policy 3-6:** Encourage water retention and water quality systems on all public works projects, including evaluation of open areas for water retention.
- Policy 3-7:** Encourage best management practices for stormwater facilities adopted by the City found in Policy 1-11.
- Policy 3-8:** Implement and fund a lake and bay maintenance and quality program including pollution loading and vegetative aquatic growth consistent with conservation and coastal management policies.
- Policy 3-9:** Insure that private development integrates water quality and quantity features to stormwater management lakes.
- Policy 3-10:** Include in individual land development plans stormwater runoff systems that are compatible with basin-wide master drainage plans.
- Policy 3-11:** The City will work inter-departmentally to determine goals and policies for surface water clean up to include water filtration systems around the City, in coordination with Collier County.
- Objective 4:** Reduce freshwater impacts to receiving waterbodies including Naples Bay, Moorings Bay and the Gulf of Mexico. Reduce anthropogenic impairments to receiving waterbodies including nutrients, copper and bacteria below criteria set by the Florida Department of Environmental Protection and accepted by the City.
- Policy 4-1:** Every 5 years, update the 20-year Water and Wastewater Master Plans.
- Policy 4-2:** Continue efforts to eliminate effluent discharge into the Gordon River from the wastewater treatment plant through the expansion of the reclaimed water distribution system and innovative programs.
- Policy 4-3:** Improve surface water drainage facilities with new technologies that reduce contaminant loading in lakes and

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 11**

bays.

- Policy 4-4:** Continue to implement NPDES objectives including efforts to identify and educate non-point pollution sources about stormwater discharges and, where appropriate, monitor stormwater discharges.
- Policy 4-5:** Regulate water-oriented development activities, such as dredging, filling, and soil deposition, to minimize water quality degradation.
- Policy 4-6:** Encourage environmentally compatible and responsible land use practices and wastewater disposal techniques that result in minimal point source discharge to surface and ground water.
- Policy 4-7:** Continually study and consider the feasibility of alternative combinations of sludge processing and sludge utilization techniques for satisfactory and economical disposition of quantities of residual waste.
- Policy 4-8:** Recognize stormwater as an alternative water supply for the replenishment of water resources and other non-potable uses.
- Policy 4-9:** Implement recommendations from any current or future Reuse Feasibility Study or Master Plans.
- Policy 4-10:** Continue to coordinate with Collier County on hazardous waste disposal.
- Policy 4-11:** Continue to reuse treated wastewater for the irrigation of golf courses and other suitable areas.
- Policy 4-12:** Establish a pilot program through the City's Natural Resources Division to test various devices that will increase oxygen through aeration. Water quality will be monitored during the pilot program. If the pilot program proves successful, a system-wide program will be designed and implemented. The program will include funding alternatives.
- Policy 4-13:** Determine if there is a hydraulically efficient way to provide an adequate exchange of water between Clam Bay and Venetian Bay with the goal of improving water quality. The Natural Resources Department will monitor the Clam Bay Committee meetings and pursue implementation of the Management Plan recommendations of the committee.
- Objective 5:** On a monthly basis, continue to evaluate the quantity of solid waste materials that the City of Naples deposits in the Collier County sanitary landfill.
- Policy 5-1:** Permit solid waste disposal only in authorized sanitary landfills, or by incineration, recycling, or other methods approved by

**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT  
P.F.W.R.E. 12**

Collier County and the City of Naples.

- Policy 5-2:** Promote and encourage new methods for the separation of reusable material from solid wastes.
- Policy 5-3:** Provide a flexible solid waste management program so as to incorporate efficient and newer techniques whenever available.
- Policy 5-4:** Work with the Collier County Solid Waste Department to coordinate recycling education for schools in the City.
- Policy 5-5:** Implement a recycled goods procurement policy within City government offices which will include, at a minimum, office paper products including letterheads, copy paper, and business cards.
- Policy 5-6:** Expand recycling promotion and education emphasizing source reduction.
- Objective 6:** Coordinate with Florida Power & Light (FPL) to ensure that adequate electrical facilities are available to meet the needs of the existing and future residents of the City of Naples.
- Policy 6-1:** Evaluate the feasibility of phasing in the under grounding of utilities over a ten-year period.
- Policy 6-2:** All electrical distribution facilities, except main feeder lines, serving new growth and redevelopment, will be placed underground except where it is not economically, technically, or operationally feasible. The installation of associated aboveground appurtenances, such as cable risers and pedestals, pad mounted transformers and switch gear, meters, and the like, necessary for the operation of underground systems should be permitted.
- Policy 6-3:** New and existing electric substations, including accessory administration or maintenance buildings and related accessory uses and structures, will not be placed in areas designated preservation, conservation or historic preservation, but shall be permitted in all other land use categories and zoning districts.
- Policy 6-4:** Ensure electric substations are as aesthetically pleasing as is economically and technologically feasible through the implementation of land development regulations addressing setbacks, landscaping, buffering, screening, lighting, and other compatibility-based standards.
- Policy 6-5:** Support efforts by the electrical companies to plan for present and future needs of the City in an economical and reliable manner.

## **PUBLIC FACILITIES AND WATER RESOURCES ELEMENT**

### **P.F.W.R.E. 13**

- Objective 7:** Require the efficient use of energy in the City of Naples and promote general, community-wide energy consciousness and conservation policies.
- Policy 7-1:** Promote efficient energy consumption through proper building code regulations and their enforcement.
- Policy 7-2:** Require all public buildings to be designed to minimize energy needs and support energy-efficient standards.
- Policy 7-3:** Encourage innovative architectural and engineering designs and building materials that reduce energy consumption.
- Policy 7-4:** Encourage builders to site houses on lots so as to take advantage of the prevailing winds, angle of sun, existing trees, and the like.
- Policy 7-5:** Encourage the use of native drought-resistant vegetation in housing developments and shopping centers where such vegetation reduces energy consumption or maintenance requirements.
- Policy 7-6:** Promote the research and utilization of alternate and renewable energy.
- Policy 7-7:** Support education programs to inform citizens of the necessity for energy conservation in homes, businesses, and industries, and enforce applicable energy codes which will result in efficient use of energy.



**CITY OF NAPLES**  
**COMPREHENSIVE PLAN**

**WATER SUPPLY FACILITIES WORK PLAN**  
**SUB-ELEMENT TO THE**  
**PUBLIC FACILITIES AND WATER RESOURCES ELEMENT**

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## **1.0 INTRODUCTION**

The purpose of the City of Naples Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163.3177(6)(c)(3), F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower West Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on December 14, 2017.

The City of Naples Water Supply Facilities Work Plan (Work Plan) will reference the Integrated Water Resources Plan and the development of the Alternative Water Supply improvements since 2008. The 20-year Integrated Water Resources Plan was adopted by resolution on October 1, 2008. According to State Statutes, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period.

The City's Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, Policies

### **1.1 Statutory History**

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S., by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

### **1.2 Statutory Requirements**

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the South Florida Water Management District's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a)(2)(d), F.S. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review.

3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180(2), F.S.
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.709(8)(b), F.S.;
  - b. Identify the traditional and alternative water supply projects, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
  - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [s. 163.3177(6)(c)3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan and the applicable District Water Management Plan [s.163.3177 (6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].
7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans.

8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191 (3), F.S.].

## **2.0 BACKGROUND INFORMATION**

### **2.1 Overview**

The City of Naples consists of approximately 15 square miles of territory located on the eastern coast of the Gulf of Mexico approximately forty miles south of Fort Myers, Florida. The existing water and wastewater service areas include the entire City limits and some portions of Collier County. Both service areas are bounded to the west by the Gulf of Mexico and are bounded by the City limits on the south side of the service area. The northern boundary of both service areas is located along the northern City limits south of Pine Ridge Road. The eastern boundary of the water service area is Livingston Road outside of the City limits. The water service area encompasses approximately 33 square miles of land area. The existing wastewater service area encompasses approximately 18.6 square miles.

The City services primarily residential land uses and service oriented commercial and light industrial lands. The predominant type of land use in the County service area is residential with some light commercial uses. A joint water agreement between the City and Collier County designates the ultimate City water service area. The following table represents land use within the water service area.

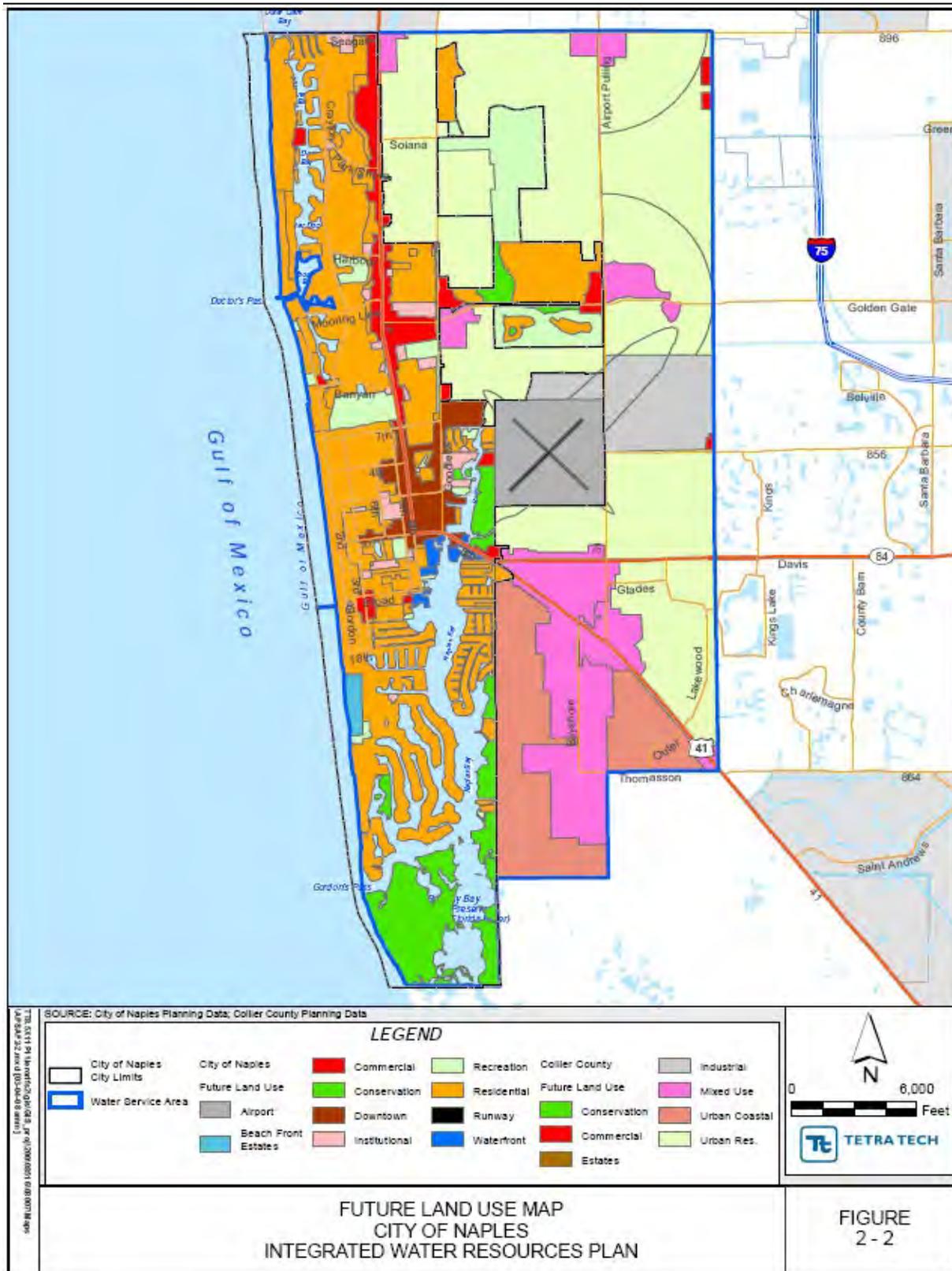
<u>Water Service Area Land Use Description</u>	<u>Area (ac)</u>		
Airport	650		
Beach Front Estates	54		
Commercial	576		
Conservation	863		
Downtown	394		
Institutional	212		
Recreational	812		
<b>Residential (City)</b>	<b>4,168</b>	→	<b>24% of Service Area</b>
<b>Urban Residential (County)</b>	<b>6,254</b>	→	<b>36% of Service Area</b>
<b>Urban Coastal (County)</b>	<b>1,272</b>	→	<b>7% of Service Area</b>
<b>Mixed Use (County)</b>	<b>1,604</b>	→	<b>9% of Service Area</b>
Estates (County)	6		
Industrial (County)	687		
Waterfront (County)	62		
<b>Total</b>	<b>17,614</b>		<b>Acres</b>

**City of Naples**  
**Water Supply Facilities Work Plan**

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For the water service area, residential land use accounts for 60% of the land use. The largest land use is the County's Urban Land Use category which accounts for 36% of the service area land use, and the second largest land use is the City's Residential Land Use category which accounts for 24% of the service area land use. The next largest land use categories are the County's Urban Coastal and Mixed Use which together account for 16% of the service area land use. Overall, the majority of land within the water service area is located outside of the City limits; land within the County accounts for 56% of the total land within the service area while land within the City limits accounts for 44% of total land within the wastewater service area. The following figure illustrates the land use within the City's service areas.

**City of Naples  
Water Supply Facilities Work Plan**



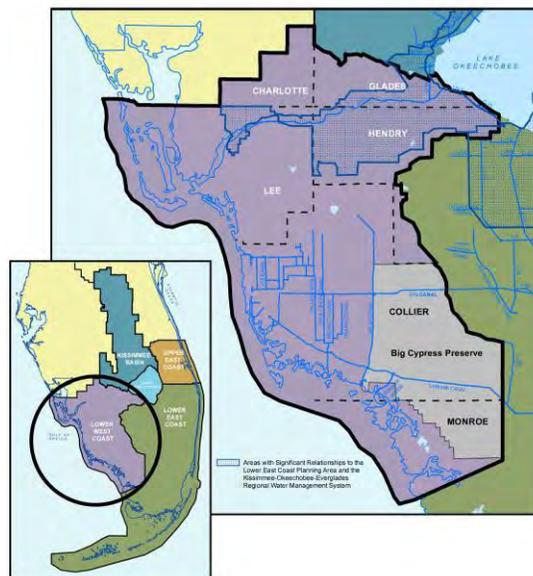
**City of Naples**  
**Water Supply Facilities Work Plan**

Naples offers a high quality of life exemplified by cleanliness, safety, well-maintained homes and businesses, distinctive architecture, tree-lined streets, landscaped medians, a high level of municipal services, environmental corridors, pristine beaches, and tropical climate. In addition to these assets, the mix and location of residential, commercial, institutional, and recreational land uses within a neo-traditional framework fosters the small town character and charm.

To remain a premier City and offer a high quality of life, the City’s resources need to be protected, managed, and used in a manner that assures, to the highest degree possible, a way to preserve and enhance the quality of life for current City residents and future generations.

One of these most important and vital resources are its water supply and delivery system. In order to safeguard this indispensable public necessity for the present and future residents of Naples service area, the City has expanded its alternative water supply sources to meet projected demands. The alternative water supply options included expansion of the reclaimed water system, Golden Gate canal water, storm water, and storage of these waters by aquifer storage and recovery.

In order to provide a framework for the affected governmental agencies to comply with the Legislature’s enactment, the Florida Department of Economic Opportunity has prepared a set of guidelines and a map of the South Florida Water Management District that indicates the regional planning area. The City of Naples is situated within the Lower West Coast water management district.



Lower West Coast Water Supply Plan 2017 – Location of the City of Naples

**2.1 Relevant Regional Issues**

As the state agency responsible for water supply in the Lower West Coast planning area, the South Florida Water Management District (SFWMD) plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting.

In June 2008, the City adopted the Integrated Water Resources Plan to identify water supply needs and sustainable water supply sources for a 20-year planning period. Existing water supply needs within the City's water service area are met with the surficial aquifer in the East Golden Gate and Coastal Ridge well fields withdrawing from the lower Tamiami aquifer. Alternative water supply use includes reclaimed water, fresh water from the Golden Gate Canal and recovered water from the Aquifer Storage and Recovery (ASR) system which has primarily been used to meet golf course, commercial and residential irrigation water demands. Expansion of the reclaimed water distribution system was completed in 2017.

### **3.0 DATA AND ANALYSIS**

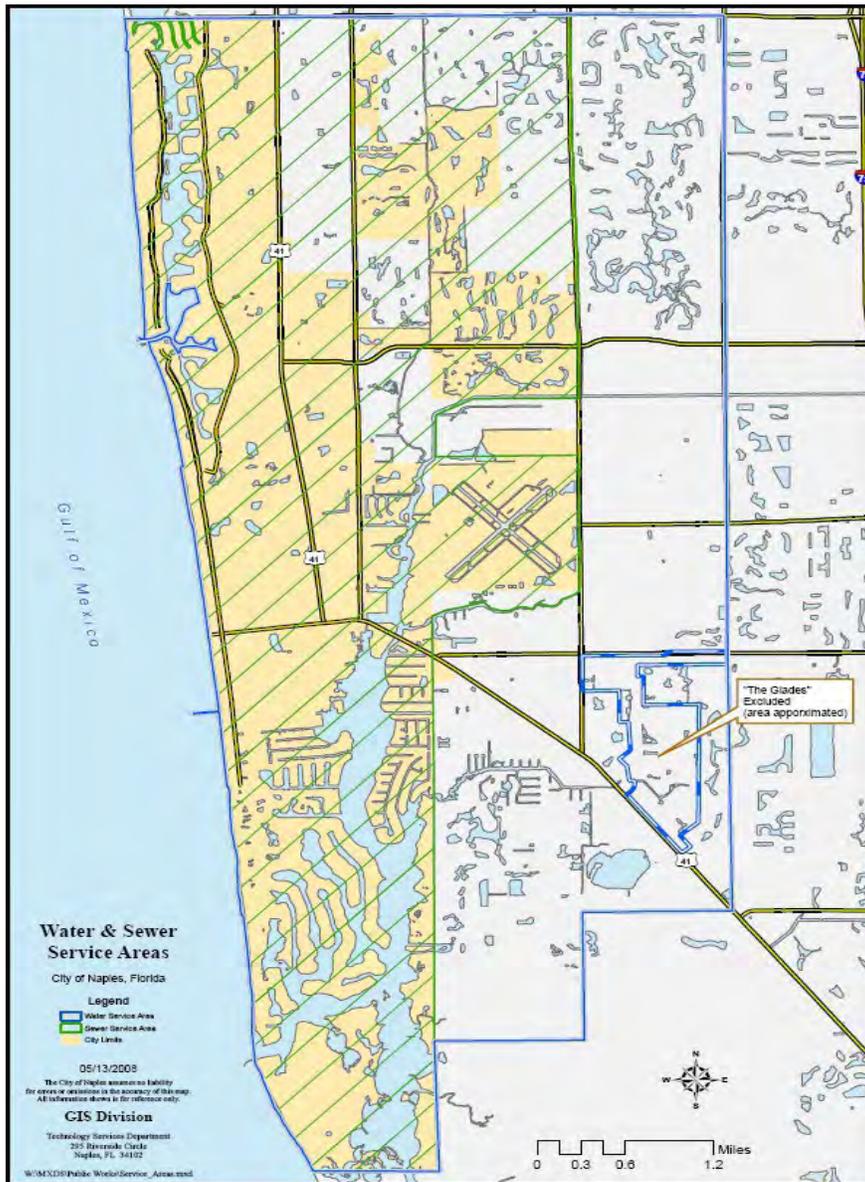
#### **3.1 Population Information**

This year the South Florida Water Management District provided the population projections which reduced the previously published population projections in the 2008 Integrated Water Resources Plan. The City's future population figures are derived from the Collier County Metropolitan Planning Organization. The Collier County Metropolitan Planning Organization prepares population estimates broken down by Traffic Analysis Zones (TAZs), based upon 2010 U.S. Department of Census and Bureau of Economic and Business Research (BEBR) estimates and projections. The City, and the attendant Water Service Area, do not exhibit extreme growth trends. The majority of growth within the Water Service Area results from infill development and re-development projects. Therefore, the extreme growth that characterizes, much of Southwest Florida is not seen in the City of Naples. It is nevertheless the case that some growth does occur, and that seasonal growth is exhibited in the various population models used to project demographics in the City's Water Service Area.

Because southwest Florida is a popular tourist destination, seasonal population will be considered when calculating projections. The population projections developed under this planning assignment are shown later in section 3.4.1 and take into account both the permanent and seasonal populations. As of 2016, the total population for the Water Service Area was 71,372. The City's service area population is expected to rise by approximately 21,000 by the year 2040.

### 3.2 Maps of Current and Future Areas Served

The following map illustrates the City's water service area.



Utility service areas as per 2009 Interlocal Agreement

There are no areas within the City's water service area that are domestic self-supply systems (private wells). The City extended the water distribution system to Bembury Drive in 2015 that provided city water to approximately 15 properties.

### 3.3 Potable Water Level of Service Standard

The City's adopted level of service is 300 gallons per capita day based on plant wellfield design capacity. The water treatment plant currently meets this design LOS with a design capacity of 30 mgd and a population of 71,372 for the year 2016. When the population is at a peak during the months of February, March and April the rainfall is at a minimum and there is additional demand for irrigation water.

Since the expansion of the reclaimed water distribution system to residential areas the total water demand has dropped. Based on the population projection through 2040 and anticipation of the future expansion of the reclaimed water distribution system, the projected water demand is estimated at 208 gpcd. The potable water demand for 2014 is 204 gpcd based on the population projection and the actual potable water production. The actual potable water production for 2015 indicates a water demand of 194 gpcd. Flow reduction over the past five years is due to expansion of the reclaimed water distribution system. It is anticipated that potable water demands will continue to decrease based on future expansion of the reclaimed water distribution system. Flow projections will be updated with the actual annual flow data.

The table in section 3.4.1 illustrates the current and projected potable water demand for the next 25-years.

The 2008 Integrated Water Resources Plan provided a plan for meeting the City's potable water needs through 2028. The plan indicates three alternatives to supply that demand. The selected alternative will include a combination of the reclaimed water to residential customers and potable water from a brackish water supply. The 5-year plan places an emphasis on expanding the reclaimed irrigation system to residential customers before expanding the potable water plant with brackish water supply. The 5-year plan includes installing 4 ASR wells at the Riverside Circle location to store excess reclaimed water and water from the Golden Gate Canal. Water from the Golden Gate Canal will be used to supplement the irrigation system. The stored water in the 4 ASR wells will be used to supplement the irrigation system during the dry season which is typically during the months of March through May and provide an adequate water supply to expand the reclaimed water system. The final phase of the reclaimed water distribution system was completed in 2017. The Golden Gate Canal pump station and the 4 ASR wells were completed in previous years of the 5-year plan.

### **3.4 Population and Potable Water Demand Projections by Each Local Government or Utility**

#### **3.4.1 PROJECTED WATER DEMAND**

The figure below shows the projected water demand, not including existing reclaimed water irrigation demand for the City of Naples.

**City of Naples  
Water Supply Facilities Work Plan**

<b>POTABLE WATER DEMANDS</b>				
Year	Population	GPCD	Average Day (MGD)	Max Day (MGD)
2014	69,397	205	14.26	18.67
2015	70,385	197	13.89	17.45
2016	71,372	197	14.09	17.66
2017	72,360	195	14.17	17.91
2018	73,348	195	14.30	18.16
2019	74,335	195	14.50	18.41
2020	75,323	195	14.71	18.66
2021	76,161	196	14.92	18.91
2022	77,000	196	15.12	19.16
2023	77,838	197	15.33	19.41
2024	78,677	197	15.53	19.66
2025	79,515	198	15.74	19.91
2026	80,353	198	15.95	20.16
2027	81,192	199	16.15	20.41
2028	82,030	199	16.36	20.66
2029	82,869	200	16.56	20.91
2030	83,707	200	16.77	21.16
2031	84,384	201	16.97	21.41
2032	85,061	202	17.18	21.66
2033	85,737	203	17.38	21.91
2034	86,414	204	17.59	22.16
2035	87,091	204	17.79	22.41
2036	87,768	205	17.99	22.66
2037	88,445	206	18.20	22.91
2038	89,122	207	18.41	23.16
2039	89,799	207	18.61	23.41
2040	90,475	208	18.81	23.66

Table revised 1/2018

**3.4.2 Total Potable and Irrigation Water Demand**

The City’s plan to meet the increased reclaimed water irrigation demand includes a combination of wastewater treatment plant effluent and water from the Golden Gate Canal. The plan places an emphasis on expanding the reclaimed irrigation system to residential customers prior to expanding the potable water plant. This plan included installing four ASR wells at the Riverside Circle location to store excess reclaimed water and water from the Golden Gate Canal. The stored water in the four ASR wells is utilized to supplement the reclaimed water irrigation system during the dry season when the Golden Gate Canal is too low, and its use is prohibited. The dry season typically during the months of March through May.

Over the past seven (7) years, the City implemented the alternative water supply plan to convert irrigation demand to the reclaimed water distribution system. Through this conversion, the total potable water demand has been reduced as illustrated in the Potable Water Demand table in section 3.4.1.

As part of the adoption of the 2013 Water & Sewer Rate Study in May 2014, City Council authorized a three-year expansion plan of the reclaimed water transmission system within the northwestern section of the City's water distribution identified as the area of highest potable water demand.

Since the beginning of the reclaimed water system expansion in 2008 potable water consumption has reduce by approximately 3.5 MGD annual daily average. In 1984, the historical per capita water demand was as high as 372. Based upon the revised population projections, the 2017 potable water demand was 195 gpcd.

After the transmission system expansion is completed in 2017, City Council will evaluate the possibility of future reclaimed system distribution expansion within the residential side streets of this area. This information is illustrated in the Potable Water Demand table in section 3.4.1 above.

### **3.5 Water Supply Provided by Local Government**

The City of Naples owns and operates a water treatment plant that is permitted by the Florida Department of Environmental Protection (FDEP) under PWS ID 5110198. The plant is a 30 MGD lime softening plant with filtration and chloramine disinfection.

#### **3.5.1 Water Use Permit (WUP) Information**

The City of Naples withdraws groundwater from the Lower Tamiami Aquifer in quantity described in Water Use Permit (WUP) No. 11-00017-W with an expiration date of June 23, 2030. The annual allocation of the WUP is 6,724 million gallons of fresh water from the Lower Tamiami Aquifer with a maximum monthly allocation not to exceed 685.2796 million gallons. The annual water consumption for 2017 was 5174.88 million gallons with a maximum monthly consumption of 539.44 million gallons that occurred in March 2017.

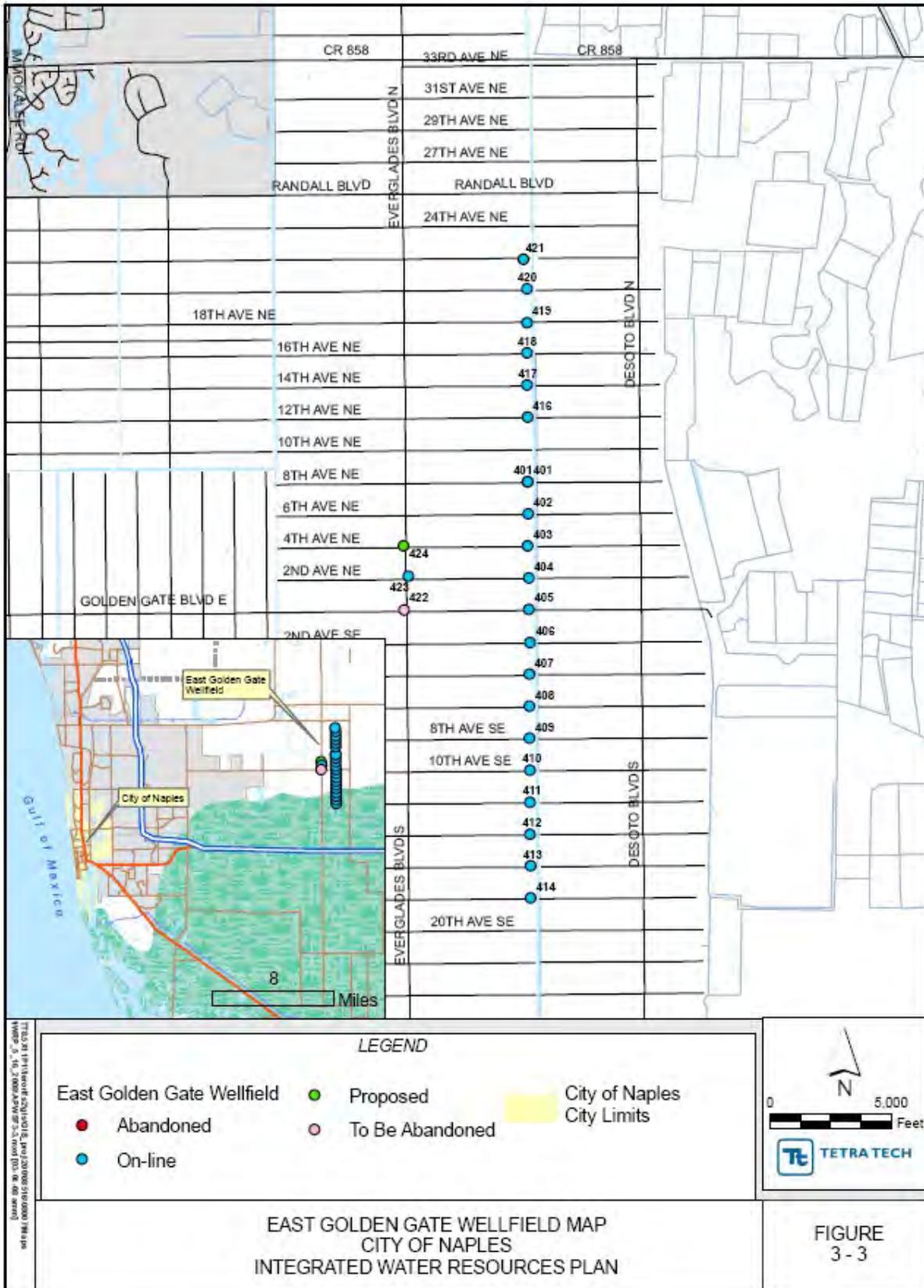
The City of Naples withdraws surface water from the Golden Gate Canal to supplement the reclaimed water distribution system and/or store in the ASR wells located at the Wastewater Treatment Plant. WUP No. 11-03205-W issued on May 9, 2011 provides an annual allocation of 10 million gallons per day of water from the Golden Gate Canal. This permit expires on May 9, 2031.

The City of Naples withdraws surface water from the Golden Gate Canal to supplement the reclaimed water distribution system and/or store in the ASR wells located at the Wastewater Treatment Plant. WUP No. 11-03205-W issued on May 9, 2011 provides an annual allocation of 10 million gallons per day of water from the Golden Gate Canal. This permit expires on May 9, 2031.

### **3.5.2 Raw Water Supply**

The raw water supply is provided by two wellfields located within Collier County. The primary wellfield is the East Golden Gate wellfield located approximately 20-miles east of the City of Naples. This wellfield is made up of 23 wells with submersible pumps capable of producing 500 – 1,000 gallons per minute (per well). The secondary wellfield is the Coastal Ridge wellfield located approximately 1.5 miles east of the coastline. This wellfield is made up of 31 wells with submersible pumps capable of producing 350 gallons per minute (per well). The following Figures have been provided to illustrate the location of the City's current well fields.

**City of Naples  
Water Supply Facilities Work Plan**



**City of Naples  
Water Supply Facilities Work Plan**

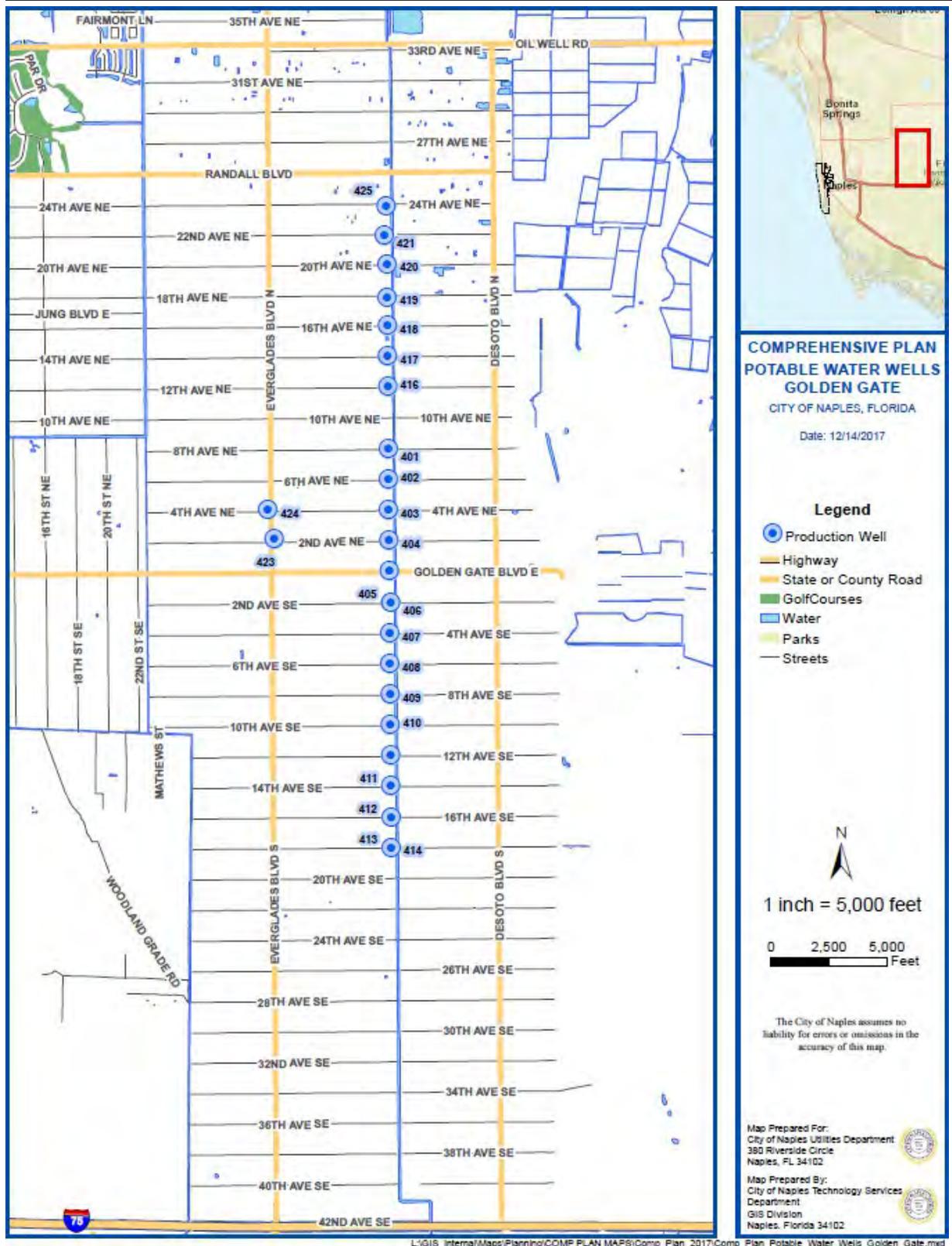


Figure Revised 2018

**City of Naples**  
**Water Supply Facilities Work Plan**

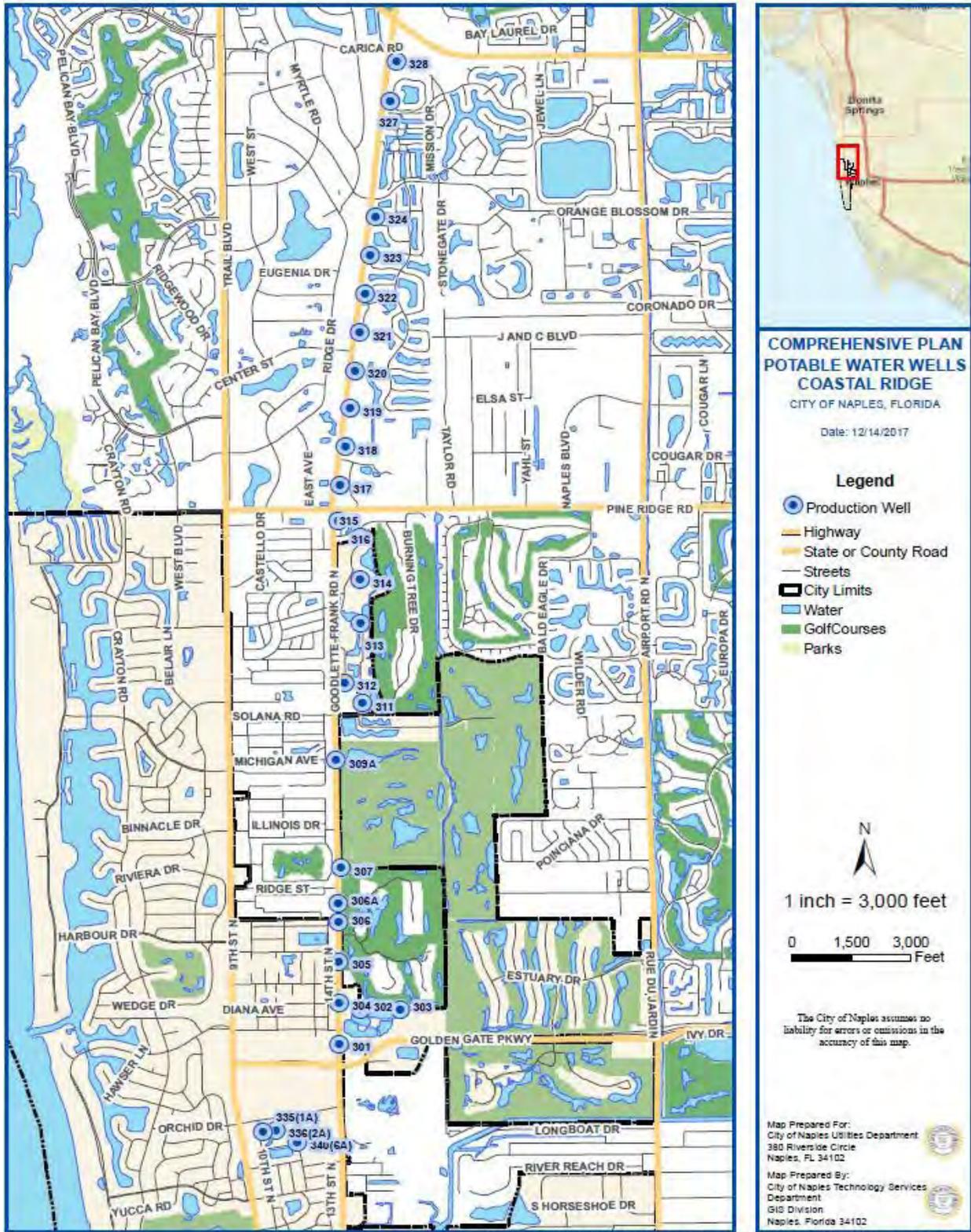


Figure Revised 2018

### **3.5.3 Water Distribution System**

The City maintains three hundred twenty-six (326) miles of water main pipeline to distribute water throughout the service area. The water mains and service lines vary in size, depending upon the service area and demand. Water pressure is maintained between twenty (20) and eighty (80) pounds per square inch. The City has a thirteen (13) million-gallon treated water storage capacity at three (3) remote locations within the water service area. These sites are the Port Royal Water Storage tank, East Naples Water Storage tank and the Solana Road Water Storage tank.

The Port Royal tank site was renovated to accommodate larger pumps and an emergency generator. This renovation was completed in April 2001. The installation of the reclaimed water distribution system in Port Royal has shifted the irrigation demand from the potable water system to the reclaimed water system which has increased the potable water pressure in the area.

In 2011 the City upgraded the East Naples and Solana Road water storage tank sites to provide greater pumping capacity and improved emergency generator systems.

The City's hydraulic analysis was updated in 2012 as part of a preliminary design report prepared for expansion of the reclaimed water distribution system. Fire flow analysis indicated several areas within the City's water distribution system that were below the required 1,000 gpm. Since the analysis, the City's has increased fire flow protection by adding loop lines and increasing the size of water distribution mains and providing fire hydrants on the existing reclaimed water distribution mains. In 2016, the City completed a \$5-million upgrade of the water distribution system located in the Royal Harbor area within the City.

In 2015, the City provided potable water service to the Bembury subdivision. This area was the only area within the City's water/sewer service area previously on private shallow water supply wells.

### **3.5.4 Emergency Potable Water Interconnects**

In 2002, the City of Naples and Collier County entered into an Interlocal agreement to construct and co-own two (2) potable water interconnects. These connections are used only for emergency purposes.

### **3.5.5 Integrated Water Supply Plan**

#### **3.5.5.1 Background**

In 2008 the Integrated Water Resources Plan (IWRP) was developed for the City of Naples to identify water needs, water supply options and funding requirements during a twenty-year planning period. The Integrated Water Resources Plan considers water supply as a whole

including potable and irrigation needs, and to ensure that the current CIP as it relates to water supply takes into consideration changes in construction costs, water treatment technology, population trends and environmental conditions.

### **3.5.5.2 Water Supply Needs**

Based on the 25-year population projections, the City will require a water supply capacity of 18.81-million gallons per day (MGD) in 2040. The City's existing lime softening water treatment facility can supply up to 30 MGD of capacity. With the expansion of the reclaimed water distribution system, the Capacity of the water treatment plant should be sufficient to meet the potable water demands during the 25-year planning period.

### **3.5.5.3 Alternatives Evaluated**

The 2008 Integrated Water Resources Plan evaluated ten alternatives to meet the projected 25-year water supply needs. All new water supply sources proposed met the criteria established by the South Florida Water Management District (SFWMD) for an Alternative Water Supply. New water supply sources that do not meet the Alternative Water Supply designation would be subject to shorter consumptive use permit durations and more stringent water restrictions during drought periods.

All available water supply sources within the City of Naples were considered in the evaluation. Capital costs were developed for alternatives which were considered feasible based on water quality and quantity available. For potable water supply, these potential sources included brackish groundwater from the lower Hawthorn aquifer and sea water from the Gulf of Mexico. For irrigation water supply, potential new sources included the Golden Gate Canal supplemented with storm water. Water from the Gordon River or Naples Bay was considered in the plan, but due to the variability in quantity and quality these sources were not considered feasible alternatives.

After evaluation of the alternatives, City Council directed that a 5-year, \$20-million Capital Improvement Project concentrate on the development of alternative water supplies to expand the reclaimed water irrigation system to water customers within the corporate limits of the City.

The 5-year plan included the construction of four ASR wells located at the site of the City's wastewater treatment facility at Riverside Circle and construction of an intake and transmission main from the Golden Gate Canal to the City's wastewater treatment facility. Treated effluent and water from the Golden Gate Canal will be stored in the ASR wells during the wet season to supplement the irrigation system during the dry season. Water from the Golden Gate canal will supplement the irrigation system directly as demand dictates. Finally expand the reclaimed water distribution system to reduce the use of potable water for irrigation needs.

The 5-year plan has been completed with exception of the final phase of the reclaimed water expansion which will be completed in 2017. ASR well #4 construction was completed in 2016. Cycle testing was completed at the end of 2017.

#### **3.5.5.4 Financial Evaluation**

The City's consultant completed a Water and Sewer Rate Study for the City in 2013. The study recommended various rate increases to meet the specific needs of the system. The water and wastewater rate recommendations that were approved by the City Council included only annual CPI increases of 2.0% over the next 10 years. Reclaimed water rates reduced slightly. Reclaimed water rates included a \$20 per month base charge based on meter size. This rate modification will maintain revenues necessary to continue capital improvements of the utility system for the next 10-years.

The 2013 Water and Sewer Rate Study will be updated in 2018 as part of an evaluation of the City's current potable water demands to provide City Council with options for future expansion of the reclaimed water distribution system.

#### **3.5.5.5 City Council Support**

At a City Council workshop on June 2, 2008, the recommendations found in the Integrated Water Resources Plan were presented to the Naples City Council. During the workshop, the City Council gave staff a strategic direction, and stressed that the Integrated Water Resources Plan should be a living document that is updated regularly. The strategic direction included development of alternative water supply and storage to increase reclaimed water use for irrigation, then proceed with the development of additional brackish water supply for potable water use. These items are listed below in order of importance to the Council.

1. Aquifer storage and recovery for stormwater/surface water
2. Golden Gate Canal water supplemented by storm water

### 3. Brackish groundwater for potable water use

This strategic direction fits within the recommended capital improvements for alternative 2 (as described previously). However, by giving ASR and the Golden Gate Canal a higher priority than brackish groundwater, the Council sought to leave open the possibility of expanding these resources further and reducing the quantity of brackish groundwater required in the future. This strategy is somewhat of a hybrid between alternatives 2 and 3 in that it seeks to minimize use of brackish groundwater if ASR is successful but recognizes the need to develop a brackish groundwater supply for the future. The City Council requested that City staff provide an annual update on the program, and that the recommendations in the report be updated by an outside consultant every three to five years. The City of Naples Integrated Water Resources Plan is located on the City's website at [www.naplesgov.com](http://www.naplesgov.com) under the Utilities Department.

The City Council continues to support the alternative water supply program by ranking alternative water supply projects eligible for District grant funding.

With the completion of the final phase of the reclaimed water system expansion, city staff will update the 2013 Water, Sewer, and Reclaimed Water Rate Study to justify future system expansion. Staff will present expansion options to City Council to consider future expansion of the system in 2018.

#### **3.6 Water Supply Provided by Other Entities**

No other entities supply water within the City of Naples service area.

#### **3.7 Conservation**

*“Although our population is continuing to grow, increasing the demand for water, the overall supply available is limited. Most of our drinking water is replenished by rainfall, which gradually makes its way to underground aquifers. But even when rain is scarce, we need that high quality water for drinking, cooking or bathing.*

*Using drinking-water quality water for our lawns wastes a precious resource. Yet, for most of Florida's history, potable water has been used for almost everything, because few imagined that someday more than 7 million people would be living in the region, and millions more visiting.*

*That's why we are encouraging utilities, businesses and communities to make the best possible use of every drop of water they use, and where possible, reusing water.”*

*-my.sfwmd.gov*

##### **3.7.1 County-wide Issues**

In addition, the City has taken a proactive approach in seeking alternative water supplies in order to meet irrigation demands. These alternatives have been covered in Section 3.5.5 (Integrated Water Resources Plan).

### **3.7.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City will coordinate future water conservation efforts with the SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promote water conservation in a cost-effective and environmentally sensitive manner. The City will continue to actively support the SFWMD in the implementation of new regulations or programs that are designed to conserve water during the dry season.

#### **3.7.2.1 Potable Water Rate Structure**

To conserve potable water used for irrigation, the City implemented a potable water rate structure to promote the South West Florida Water Management District's conservation initiatives. Potable water rates include a 4-tier inverted block rate. As potable water consumption exceeds the block range (i.e., the allowable volume of water at the lowest dollars/1000 gallons) the cost of water increases as each block is exceeded. The 2013 Water and Sewer Rate Study modified rates and fees to conform to industry practice and provide fair and equitable distribution of costs. The water rates maintained a 4-tier inverted block rate as a conservation measure and reduced water and sewer system development charges (impact fees). The water rates include meter base charges to provide cost of potable water availability. The 4-tier inverted block rate for sprinkler meters was modified to eliminate the first tier which is the lowest cost water. Sprinkler meters now have a 3-tier block rate. The potable water rates will be adjusted annually by CPI.

The 2013 Water and Sewer Rate Study included base charges for reclaimed water meter service based on meter size. The reclaimed water base charge will ensure that revenues are sufficient to maintain capital improvements to the utility system for the next 10-years. Reclaimed water rates were modified to provide two rate classes for bulk users, those with on-site lake storage and those without that use the City's pressure to operate their irrigation systems. The third-rate class are for general customers.

#### **3.7.2.2 Sewer Service Rate**

The City of Naples rate structure for sewer service includes a 10,000-gallon monthly cap for each single-family dwelling. The cap does not apply if an irrigation meter, sub-meter, or reclaimed water meter serves the property. Therefore, customers that own an irrigation meter or have the availability to reclaim water will pay additional sewer service fees for potable water usage that exceeds the 10,000-gallon monthly cap. This initiative has been incorporated into the rate structure and fees in an effort to continue to promote water conservation for the meter that services the residence or dwelling.

### **3.7.2.3 Year-Round Irrigation Restrictions**

On July 14, 2014, the South Florida Water Management District adopted Mandatory Year-Round Landscape Irrigation Conservation Measures under FAC 40E-24. The South Florida Water Management District added this Rule to place state wide irrigation restrictions on all water users. The intent and purpose of this Rule is to protect the water resources from the harmful effects of over-utilization by prohibiting landscape irrigation during periods of high evaporation and prohibiting the operation of irrigation systems in a manner causing water to be wasted. Section 30-68 of the City of Naples Code of Ordinances includes year-round landscape irrigation restrictions.

## **3.8 Reclaimed Water**

In 2016, the City of Naples supplied 2,018 MG of reclaimed water to the reclaimed water customers for irrigation purposes for an annual average day use of 5.67 MGD. The average reclaimed water use for the last eight years was 5.51 MGD. The reclaimed water not used by the existing reuse customers is pumped into the City's ASR system or discharged to the Gordon River. The City's first ASR well was constructed in 2011. The current ASR well system has a total of three operating wells within the wastewater treatment plant property. ASR well #4 was completed in 2016. Since 2012, 53-million gallons of treated effluent (reclaimed water) has been discharged to the Gordon River. During 2014 and 2015, no treated effluent was discharged to the Gordon River. Effluent discharges to the Gordon River may occur during rainy season as reclaimed water irrigation demands reduce.

The final phase of a three-year reclaimed water system expansion was completed in 2017. This three-year expansion provides alternative water service to approximately 430 residential customers. The City is in the process of expanding its reclaimed water system in order to provide irrigation water to more customers to reduce the overall demand of the potable water. The chloride concentration of the reclaimed water has been an issue with many residents within the City who are concerned with the water quality affecting their plants. The average chloride concentration in the reclaimed water in 2007 was approximately 600 mg/L. Infiltration of ground water into the gravity sewer system in areas close to the Gordon River and the Gulf of Mexico is suspected for the increased chloride concentration in the reclaimed water. Annually the City is in the process of lining portions of the gravity sewer system and lift stations that are suspected of causing the elevated chlorides in order to remediate the water quality of the treated water. Lining the gravity sewer mains and sewer laterals has reduced the chloride level in the reclaimed water system to approximately 200 mg/L. Lining the gravity sewer mains has proven to be a very successful preventative maintenance element to saltwater inflow/infiltration into the sanitary sewer system. To further alleviate the public concern of high chloride concentration in the reclaimed water, City Council required chloride levels to be less than 400 mg/L. Chloride concentrations in the reclaimed water have not exceeded this limit.

In October 2012, the City began supplementing its reclaimed water system with fresh water from the Golden Gate Canal. A pump station and pipeline were constructed and are currently providing additional fresh water resources to meet the peak irrigation demands as well as providing water for injection into the ASR system.

### **3.8.1 Regional and County-wide Issues**

State law supports reclaimed water efforts. For the past years, Florida's utilities, local governments, and water management districts have led the nation in implementing reclaimed water programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250, F.S., provides that water reuse programs designed and operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality. In addition, Section 403.064, F.S., provides that encouragement and promotion of reuse of reclaimed water has been established as a state objective.

The City of Naples supports reclaimed water initiatives under consideration by both the South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection Agency (FDEP).

### **3.8.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City will support the SFWMD and Collier County water reuse projects, and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

In 2006, the City of Naples completed a sanitary sewer master plan for the City of Naples Unsewered Service Area. The plan identified seven areas for installing City sewer. Due to the location of the seven areas identified, the scope of the project was broken down into two phases. Phase 1 of the project consisted of 1,306 single family lots and 104 Multi-family housing groups including commercial lots. Phase 2 of the project identified 50 single family lots.

Based on the number of units within the seven areas identified within the plan, the predicted influent flow is estimated at approximately .33 million gallons per day (MGD). The additional wastewater has a potential to become a source of additional reclaimed water which will result in a reduction in potable water used for irrigation.

The following pages contain maps that illustrate the locations of the seven specific areas identified within the City's Unsewered Master Plan.

**City of Naples  
Water Supply Facilities Work Plan**

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Unsewered Area 1 is located in the northern section of the project boundary, south of Pine Ridge Road. residential lots are located on Milano Drive, Lastrada Lane, Pompei Lane, Cortina Court, and Napoli Drive north of Woodridge Avenue.

Unsewered Area 2 is located in northern section of the project area, three blocks south of Unsewered Area 1. The area contains residential and commercial lots located between North Alhambra Circle and Morningside Drive.

Unsewered Area 3 is located in the middle of the project area. The area contains residential and commercial lots located between Solana Road and Hemingway Place.

Unsewered Area 4 is located directly south of Unsewered Area 3. The area contains residential and commercial lots located between Hollygate Lane and Wisconsin Drive.

Unsewered Area 5 is located south of Unsewered Area 4. The area contains residential and commercial lots located between Ridge Street and Creech Road.

Unsewered Area 6 is located directly south of Unsewered Area 5. The area contains residential lots located on Rordon Street.



**City of Naples**  
**Water Supply Facilities Work Plan**

*Unsewered Area 7 is located southeast of the Project Area 1. The area is located east of Goodlette-Frank, north of Bembury Drive, and south of 14th Avenue North. The area contains residential lots.*



City sewer installations will be implemented based on a petition process initiated by the neighborhoods and City Council approval. Funding for the City sewer installations is programmed to be handled on an assessment basis.

In 2015, the sanitary sewer system construction was completed in Area 7 better known as Bembury. Funding for the sewer installation was done by special assessment.

In 2016, the City and Collier County entered an interlocal agreement to design and construct a sanitary sewer system to replace existing septic tanks along with County stormwater improvements. This project area is in Areas 4 and 5 as shown in the illustration above. This project will provide sanitary sewer service to approximately 374 residential units. Funding for the sewer installation will be accomplished through a special assessment.

#### **4.0 CAPITAL IMPROVEMENTS**

The final phase of the reclaimed water system expansion was completed in 2017. In 2018, city staff provided City Council with options for future expansion of the reclaimed water system. The presentation will include an update to the 2013 Water, Sewer, and Reclaimed Water Rate Study to justify future system expansion. City Council adopted the 2018 Reclaimed Water Expansion Plan that describes a 5-year plan to expand the reclaimed water distribution system into residential areas from the previous 3-year expansion project.

##### **4.1 Work Plan Projects**

The Work Plan includes the following:

- All public, private, and regional water supply projects and programs necessary to serve the City of Naples, including development of traditional and alternative water supply sources and reuse will be evaluated. For each project, information will identify the source of water, amount of raw water withdrawn, amount of finished water produced, and if it was identified in the SFWMD regional water supply plan.
- The list of projects including reclaimed transmission or distribution mains and any other capital infrastructure.

## **4.2 Capital Improvements Element/Schedule**

The work plan identifies and addresses:

- All public, private, and regional water supply facilities needed within the jurisdiction.
- All public and private projects and programs necessary during the next five years to achieve and maintain adopted level of service standards and reflect the identified projects and programs in the City's Five-Year Schedule of Capital Improvements. This work plan addresses the costs of capital improvements, the funding source, populations to be served and the construction timeline.

## **5.0 GOALS, OBJECTIVES AND POLICIES**

The following comprehensive plan goals, objectives, and policies (GOPs) have been reviewed for consistency with the Work Plan. New GOPs to be adopted and existing GOPS to be revised are identified below.

- a. Coordination of land uses and future land use changes with the availability of water supplies and water supply facilities;
- b. Revision of potable water level of service standards for residential and non-residential users;
- c. Provision for the protection of water quality in the traditional and new alternative water supply sources;
- d. Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs;
- e. Provision for conserving potable water resources, including the implementation of reuse programs and potable water conservation strategies and techniques including additional ASR wells;
- f. Provisions for improved or additional coordination between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs;
- g. Coordination between local governments and the water supply provider in the implementation of alternative water supply projects, establishment of level of service standards and resource allocations, changes in service areas, and potential for annexation;
- h. Coordination of land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects;
- i. Additional revenue sources to fund water supply and facility projects;
- j. Coordination with the respective regional water supply plan;
- k. Update the Work Plan within 18 months following the approval of a regional water supply plan;
- l. Concurrency requiring water supplies at the building permit stage; and
- m. Encourage, where feasible to eliminate septic tanks within the City's sewer service area.

### **5.1 Aquifer Storage and Recovery (ASR) Program**

The goal of the ASR program is to provide cost effective storage of supplemental irrigation water supply during dry weather conditions. The Utility intends to maximize the use of ASR at the Riverside Circle location in order to meet system irrigation demands during the dry season when irrigation water supply sources such as surface water may not be available.

**Goal:**

To provide cost effective storage of reclaimed water and surface water from the Golden Gate Canal during the dry season.

**Objective:**

To evaluate the possibility of additional ASR wells within the Underground Supply of Drinking Water (USDW) to store reclaimed water and surface water from the Golden Gate Canal.

**Action / Strategies**

- Complete operational cycle testing of ASR well #4 as required by Florida Department of Environmental Protection UIS construction permit.
- Obtain UIC operating permit for ASR well #4.

### **5.2 Expansion of the Reclaimed Water Distribution System**

The goal of this program is to expand the reclaimed water transmission system to additional residential areas within the water service area identified in the 2012 Preliminary Engineering report prepared by Weston & Sampson Consultants.

**Goal:**

To provide the alternative water supply to other areas within the City's potable water service area as approved by City Council.

**Objective:**

To construct the reclaimed water transmission/distribution system expansion to further reduce potable water consumption.

**Action / Strategies**

- Update the 2013 Water and Sewer Rate Study to determine financial options for system expansion.
- Update the 2012 Preliminary engineering Report prepared by Weston & Sampson Consultants to provide expansion area options in 2018.

### **5.3 Update of the Water Supply Facilities Work Plan**

**Goal:**

To maintain consistency with the South Florida Water Management District Plan.

Objective:

Update the City's Work Plan within 18-months after update and amendments to the District's Lower West Coast Water Supply Plan Updates are approved.

**5.4 Update of the Water Supply Facilities Work Plan**

Goal:

To maintain consistency with the South Florida Water Management District Plan.

Objective:

Update the City's Work Plan within 18-months after update and amendments to the District's Lower West Coast Water Supply Plan Updates are approved.



**CITY OF NAPLES  
COMPREHENSIVE PLAN  
PARKS, RECREATION AND OPEN SPACE ELEMENT**

Introduction .....	P.R.E. 2
Goal, Objectives and Policies .....	P.R.E. 3
Park Land Inventory .....	P.R.E. 7
Recreation Facilities .....	P.R.E. 8

**INTRODUCTION:**

The Parks, Recreation and Open Space Element supports the goals, objectives and policies contained in several the other comprehensive plan elements including the five (5) Vision Goals:

1. Preserve the Town’s distinctive character and culture
2. Make Naples the Green Jewel of Southwest Florida
3. Maintain an extraordinary quality of life for residents
4. Strengthen the economic health and vitality of the City
5. Maintain and enhance governance capacity for public service and leadership

The intent of this section is to establish goals and objectives to ensure parks, recreation and open space land and facilities are developed and managed to meet the needs of Naples residents. Existing public recreation facilities include:

Community Parks	Conservation Areas	Neighborhood Parks
Cambier Park Fleischmann Park Landings Park Lowdermilk Park Naples Dog Park	Baker Park (Future) Gordon River Parcel Riverside Circle Parcel	Anthony Park River Park Sea Gate Park
Mini-Parks		Linear Parks
Betsy Jones Park Bow Line Park Cambridge Perry Park Coconut Point Park Menefee Park Merrihue Park Rodgers Park Selfon Park		Goodlette-Frank Linear Park Orchid Linear Park Sea Gate Linear Park

The City also provides the Naples Pier, which is a popular landmark on the Gulf of Mexico, boat docking facilities and access to the Gordon River at the Naples City Dock and maintains approximately 9.1 miles of Gulf Coast beaches.

Future park land and facilities will be provided based upon the established level of service standards in this element. The City will adopt a Comprehensive Parks Master Plan in 2017. The recommendations in the plan will be based upon existing site inventories and analysis, community needs survey and public engagement. The plan will guide City investment in park and recreation facilities through the Capital Improvements Plan based upon the priorities established by City Council.

## **GOAL, OBJECTIVES AND POLICIES**

The following goal, objectives and policies outline the short- and long-term strategies for providing quality parks and recreation facilities and the preservation of publicly owned open space in the City of Naples.

The goal, objectives, and policies contained in this element supplement the Vision 2007 Work Plan and will be coordinated with those efforts.

**GOAL:** To plan and develop park, recreation and open space facilities (facilities) and right-of-way landscape treatments (landscaping) that serve to preserve the Naples distinctive character. The objectives and policies contained in this element serve to support the Vision 2007 work plan.

**Objective 1:**           **Planning:** Maintain Naples as the “Green Jewel” of Southwest Florida and provides an extraordinary quality of life for residents through well planned parks, recreation facilities, open spaces and right-of-way landscaping.

**Policy 1-1:**           Adopt a comprehensive Parks and Recreation Master Plan in 2017 and update the plan every 5-years. Review annually for CIP and Operating Budget recommendations and to accommodate community growth and/or changing demographics. Ensure that Naples has a well-balanced park system and consider the ongoing cost of maintenance for specific park or recreation facilities during planning process. Overseen by the Community Services Advisory Board.

**Policy 1-2:**           Engage residents through a formal needs survey to assess the condition of facilities and landscaping and to inform planning initiatives about emerging recreational trends and changing needs. Complete a statistically valid needs survey with residents every 5-years. The needs survey shall be conducted in advance of updates to the Parks and Recreation Master Plan.

**Policy 1-3:**           Plan for improvements to beach access areas and beach parks to meet the needs of residents including, ADA accessibility, parking facilities and shower facilities.

**Policy 1-4:**           Plan for improvements that enhance the walking and biking experience in the City and promote these as alternatives to automobile use in the City.

**Policy 1-5:**           Connect to the Gordon River Greenway through neighborhood bike and pedestrian improvement projects and through park facilities where feasible.

- Policy 1-6:** Plan improvements at neighborhood parks toward the needs of the specific neighborhoods they are intended to serve in collaboration with residents.
- Policy 1-7:** Seek opportunities with the Collier County School Board for use of school facilities to meet the park and recreation needs of both the students and the residents near such facilities.
- Policy 1-8:** Through the development review process, require developers of office complexes and commercial centers to include open spaces, in the form of plaza areas, mini-parks, or other landscaped open space areas, within their developments.
- Policy 1-9:** Complete plans for Baker Park and develop the park as funding is available.
- Objective 2:** **Environmental:** Protect beaches and key waters. Promote community sustainability and environmental conservation through parks, recreation facilities, open space areas and right-of-way landscaping.
- Policy 2-1:** Seek opportunities to improve resident experiences at City beach areas by collaborating with Collier County on beach renourishment projects, improving beach parking areas and mitigating man made contributions to red tide algal blooms.
- Policy 2-2:** Evaluate options to use materials and equipment that are environmentally friendly and sustainable including consideration of products and equipment manufactured from recycled goods and materials, when planning facility improvements.
- Policy 2-3:** Evaluate options for renewable and sustainable energy sources, including solar power options, when planning facility improvements.
- Policy 2-4:** Integrate drainage, aquifer recharge, and natural resource conservation as part of open space planning.
- Policy 2-5:** Protect the recreational value of the City's water resources and participate in programs to improve water quality.
- Policy 2-6:** Evaluate options for trash and recycling carry-in/carry-out policies to minimize trash collection and maintenance expenses.
- Policy 2-7:** Plan to mitigate impacts of climate change at coastal and beach areas, to the best extent possible.

- Objective 3:**           **Funding:** Strengthen the economic health and vitality of the City by establishing a fiscally sound plan for parks, recreation facilities and open space.
- Policy 3-1:**           Establish cost recovery policies for parks, recreation facilities and programs in 2018 and update policies every 5 years or, as necessary.
- Policy 3-2:**           Actively pursue available grants, private donations and alternative funding sources to supplement programs and facility expenses.
- Policy 3-3:**           Prepare data on parks, recreational facilities and open space use patterns for fair-share funding discussions with Collier County.
- Policy 3-4:**           Foster working relationships with other government, non-profit and private entities to pursue initiatives and partnerships that are mutually beneficial.
- Policy 3-5:**           Develop long-term and short-term funding strategies to fund necessary improvements to parks, recreational facilities, open spaces and right-of-way landscaping projects to ensure City facilities do not deteriorate or fall into a state of disrepair.
- Objective 4:**           **Programming:** Develop and maintain recreational programming for residents of all ages that serve to promote community health, educational enrichment and to improve the quality of life.
- Policy 4-1:**           Investigate and promote recreational programs that encourage and promote active lifestyles and healthy practices.
- Policy 4-2:**           Ensure a variety of recreational and cultural programming consistent with demand, needs and aspirations of residents and visitors.
- Policy 4-3:**           Increase year-round recreational program opportunities for adults and youth as represented in the 2015 Needs Assessment and special needs residents.
- Policy 4-4:**           Provide opportunities for outdoor music and special events that enrich the lives of residents and are site appropriate and well balanced with competing community needs and interests of adjoining residential neighborhoods.
- Policy 4-5:**           Maximize programming at the River Park Aquatics Center to ensure community use is well balanced among lap swimmers, learn to swim programs, free swim opportunities

and competitive swimming.

- Policy 4-6:** Encourage Collier County to expand its recreational programs, including special needs programming, to ease the burden placed on City facilities by Collier County residents.
- Policy 4-7:** Give City residents priority in City sponsored recreational programs when feasible.
- Objective 5:** **Implementation:** Maintain an extraordinary quality of life for residents through well maintained and sustainable parks, recreation facilities and open space.
- Policy 5-1:** Maintain the quality of the parks and recreational programs.
- Policy 5-2:** Designate in the Capital Improvements Element the facilities required to meet future demands per level of service standards.
- Policy 5-3:** Explore feasibility of adopting a Unit or Access Level of Service standard to best serve the parks, recreational and open space needs of residents by 2020.
- Policy 5-4:** Based on established levels of service for recreation, as set forth in the chart below, and upon annual level of service reports, the City shall correct or improve any deficiencies in parks, recreation facilities or open space.
- Policy 5-5:** Review park and recreation level of service standards on an annual basis to maintain adequate facilities as based upon community needs.
- Policy 5-6:** Ensure that land used as part of the open space inventory shall be functional and accessible to the general public.
- Policy 5-7:** Maintain an annual Urban Forest Plan as required by the Code of Ordinance to ensure the lush public landscaping is well maintained and managed.
- Policy 5-8:** Utilize native plant species where and when feasible
- Policy 5-9:** The level of service for recreation is in accordance with the park land inventory, as listed in the following chart.
- Policy 5-10:** Promote parks, recreation programs, facility improvement projects, public engagement, etc. through social media platforms, online maps and educational/activity brochures.

## **PARK LAND**

<b>Type</b>	<b>Provided</b>	<b>Service Level</b>	<b>Needed</b>
Community Parks and Conservation Areas*	106 acres	2 acres/ 1,000 population	0 acres
Neighborhood, Linear and Mini Parks**	32 acres	1 acre/ 1,000 population	0 acres
<b>Total</b>	<b>138 acres</b>		

\*Cambier, Fleischmann, Lowdermilk, and Landing Parks, Riverside Circle, Gordon River, Naples Preserve, Riverside Circle east of the Community Services office

\*\*Anthony Park, River Park, Seagate School Park

NOTE: Mini-parks and linear parks, including Rodgers, Merrihue, Menefee, Bow Line, Sea Gate Linear Park, Orchid Linear Park, Betsy Jones Park, Coconut Point Park, and Goodlette Linear Park, are not assigned a level of service but may be considered as open space.

## RECREATION FACILITIES

Facility	Provided	Service Level	Needed
Basketball Courts	8	1/5,000 population	0
Baseball Fields	5	1/5,000 population	0
Beach Access Points	40	1/1,000 population	0
Boat Ramps/Docks	3	1/9,000 population	0
Bike Lanes and Routes	26 miles	1/1,500 population	0
Community Centers	3	1/9,000 population	0
Football Fields	1	1/20,000 population	0
Handball/Racquetball Courts	5	1/20,000 population	0
Picnic Areas	22	1/5,000 population	0
Play Areas	7	1/6,000 population	0
Soccer Fields	2	1/10,000 population	0
Softball Fields	3	1/5,000 population	0
Swimming Pools	1	1/20,000 population	0
Tennis Courts	15	1/2,000 population	0
Trails	5	1/region	0
Volleyball Courts	5	1/5,000 population	0

NOTE: Service Level Standards developed by the National Recreation and Park Association



**CITY OF NAPLES  
COMPREHENSIVE PLAN**

**INTERGOVERNMENTAL COORDINATION ELEMENT**

Introduction .....I.C.E. 2  
Goals, Objectives and Policies .....I.C.E. 2

## **INTRODUCTION**

The Intergovernmental Coordination Element has three (3) primary functions: (1) to ensure plan consistency with State, Regional, and County Plans; (2) to identify issues that require cooperation of various jurisdictional entities such as units of local government, regional planning commissions, state agencies, and water management districts; and (3) to establish policies and procedures to implement inter-governmental coordination efforts to address the identified issues.

## **GOAL, OBJECTIVES AND POLICIES**

The following goal, objectives, and policies address the short- and long-term issues concerning development, adoption and implementation of the City's Comprehensive Plan. When applicable, the objectives and policies are consistent with goals proposed or adopted by Collier County, the Southwest Florida Regional Planning Council, the District School Board of Collier County and the State of Florida. This will ensure that the City's planning efforts will be consistent with and will further the goals and objectives of local, regional and state plans.

### **GOAL:**

Coordinate the development, adoption, and implementation of the City's Comprehensive Plan with the plans of other governmental entities in order to provide a consistent, economical and effective comprehensive planning effort.

**Objective 1:** The City will continue to develop mechanisms to improve intergovernmental coordination over documented levels. Coordination shall include addressing the impacts of development on adjacent jurisdictional areas as related to the implementation of the City's Comprehensive Plan. The plan should be consistent with the plans of Collier County, the District School Board of Collier County, and other units of government without regulatory authority over land use.

**Policy 1-1:** The Comprehensive Plan and all significant amendments thereto shall be forwarded to adjacent governmental entities and other appropriate agencies for their review and comment before adoption by the City Council.

**Policy 1-2:** The City of Naples Planning Department shall monitor Collier County's comprehensive planning efforts to ensure coordination and reduce conflicts between Collier County's Comprehensive Plan and the City's Comprehensive Plan.

**Policy 1-3:** The City of Naples will provide specific technical information upon request to other governmental entities on matters relating to conditions within the City of Naples.

**INTERGOVERNMENTAL COORDINATION ELEMENT  
I.C.E 3**

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- Policy 1-4:** The City of Naples Planning Department shall monitor the plans of the Southwest Florida Regional Planning Council and the South Florida Water Management District to eliminate conflicts between plans, to assure consistency and to further the objectives of these plans.
- Policy 1-5:** The City shall keep the District School Board of Collier County informed of all education-related activities undertaken by the City of Naples.
- Policy 1-6:** Develop joint planning agreements and land use studies between Collier County and the City of Naples to increase the consistency of land use within two (2) miles of the City/County line.
- Policy 1-7:** Develop a Naples Bay Watershed Basin Management Committee consisting of representatives from the City of Naples, Collier County and the Big Cypress Basin Board to provide support for bay restoration efforts addressed in the Conservation and Coastal Management Element objectives and policies of the Comprehensive Plans.
- Policy 1-8:** Improve public information and participation programs by all City departments for the citizens of the metropolitan area.
- Policy 1-9:** Insure public school facility compliance with all applicable codes and land use restrictions and confirm the adequate provision of services to proposed improvements to School District properties through a site plan review process consistent with the adopted interlocal agreement and State Statutes.
- Policy 1-10:** Develop metropolitan corridor management plans for remaining corridors not completed. The plans shall strive to improve the consistency of land use and development regulations and carry out urban design policies along those corridors.
- Policy 1-11:** Maintain the joint intergovernmental planning agreement between the City of Naples and Collier County planning staffs to review development proposals outside of the respective jurisdictions and to comment on such development in order to evaluate the impacts of development as related to adjacent governments' Comprehensive Plans.
- Policy 1-12:** Coordinate with the District School Board of Collier County on the regulatory review of residential development for school location planning.

**INTERGOVERNMENTAL COORDINATION ELEMENT  
I.C.E 4**

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**Objective 2:** Participate in joint City/Collier County informal planning staff meetings, Regional Planning Council Technical Advisory Committee meetings, Metropolitan Planning Organization Technical Advisory Committee meetings, the Joint Affordable Housing Commission, Staff Working Group meetings on school concurrency and other intergovernmental organizations as appropriate in order to share pertinent information and coordinate planning functions.

**Policy 2-1:** Utilize the Southwest Florida Regional Planning Council to resolve land use or annexation disputes.

**Policy 2-2:** The City will work with the MPO Technical Advisory Committee to implement the transportation policies within the City.

**Objective 3:** On an annual basis, the City's Planning Department will review level of service standards established by Collier County, the Southwest Florida Regional Planning Council, the District School Board of Collier County and relevant state agencies.

**Policy 3-1:** To assure level of service consistency, establish the same level of service standards as designated by Collier County for Collier County services provided in the City. The City will also encourage Collier County to establish the same level of service standards for City services provided in Collier County.

**Policy 3-2:** Maintain and carry out interlocal agreements relative to sewer and water services between the City and Collier County.

**Policy 3-3:** Monitor Collier County's level of service standards for solid waste services which the County provides to the City and maintain the same standards.

**Policy 3-4:** Provide the District School Board of Collier County with the annual updates on population projections and the construction of residential units.

**Policy 3-5** Coordinate with the District School Board of Collier County to amend the Public School Facilities Element and related policies of the Capital Improvements Element to reflect modifications of concurrency service area boundaries, changes in level of service standards and school facility improvements.

**Objective 4:** The City will consider proposed annexations in accordance with the policies established in the Future Land Use Element.

**Policy 4-1:** Confer with all affected jurisdictions to ensure an equitable and smooth transition from Collier County to City jurisdiction.

**INTERGOVERNMENTAL COORDINATION ELEMENT  
I.C.E 5**

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- Policy 4-2:** Develop a planning agreement, if appropriate, with the County to provide for City planning of proposed annexation areas.
- Policy 4-3:** Provide the same high level of service to residents and property owners in areas that are annexed that is provided to the current citizens of the City.
- Policy 4-4:** Incorporate newly annexed areas into the neighborhood planning process in order to identify and address specific areas of public concern within newly annexed neighborhoods.
- Policy 4-5:** Maintain the zoning conversion chart as shown in the Future Land Use Element.



**CITY OF NAPLES  
COMPREHENSIVE PLAN**

**CAPITAL IMPROVEMENTS ELEMENT**

Introduction .....C.I.E. 2  
Goal, Objectives and Policies .....C.I.E. 2  
Capital Improvements Program .....C.I.E. 7

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## INTRODUCTION

State Statutes no longer require “financial feasibility”; however, City Council requires that proposals contained in the Comprehensive Plan that require the expenditure of public funds for capital improvements will carry related fiscal considerations, including estimated costs, priority ranking relative to other proposed capital expenditures, proposed funding sources, and estimated annual operating costs.

Specific capital improvements are routinely planned for and anticipated in the City's Annual Five-Year Capital Improvements Program (CIP). The Five-Year CIP is internally consistent with the implementation planning time frame of this Comprehensive Plan. The CIP is a well-established program and has successfully served the City's needs for many years. It is intended that the CIP be utilized as a principal method for implementing the Comprehensive Plan. In this regard, projects proposed in the annual CIP are reviewed for consistency with the adopted Comprehensive Plan and reviewed by the Planning Advisory Board.

In meeting the needs of the City's future growth and redevelopment, certain capital improvements will increase the tax burden for City residents. In order to minimize this burden, the City will continue to implement existing and explore new programs to ensure that new growth and redevelopment assumes financial responsibility for its impact. The City should maximize the use of equitable funding methods, such as impact fees, user fees, special assessments or taxing districts, and the like, to accommodate the costs of new development and redevelopment and to ensure the lowest possible tax burden on City residents.

## GOAL, OBJECTIVES AND POLICIES

The following goal, objectives and policies address the pertinent issues for the Capital Improvements Element and the mechanisms to implement the Five-Year Capital Improvements Program (CIP). They are intended to correct deficiencies, meet the level of service standards, and fund additional projects.

Unless otherwise stated, the objectives in this element will be implemented within the five-year Comprehensive Plan time frame.

### GOAL:

Provide the community with necessary services and facilities and maintain sufficient flexibility to meet the challenges associated with growth.

**Objective 1:** Conduct a review of community needs each year and analyze potential revenues to balance the proposed Capital Improvements Program costs.

**Policy 1-1:** The City of Naples Financial Policy defines the term "capital improvement" as follows;

*Capital improvement projects are defined as infrastructure or equipment purchases or construction which results in a capitalized asset costing more than \$10,000 and having a*

## CAPITAL IMPROVEMENTS ELEMENT

### C.I.E. 3

*useful (depreciable life) of two years or more.*

- Policy 1-2:** Annually, department managers will identify capital projects needed to eliminate existing capacity deficits. The Finance Department is responsible for determining financial feasibility.
- Policy 1-3:** Encourage the use of recycled materials in projects funded through the City Capital Improvements Program.
- Policy 1-4:** Maintain compliance with debt service coverage requirements. In the Water and Sewer Enterprise Fund, bond covenants require that net revenues be a minimum of one hundred thirty-five percent (135%) of annual debt service requirements.
- Policy 1-5:** Maintain compliance with debt service limitations in the Capital Improvements Fund. By resolution of the City Council, annual debt service obligations may not exceed forty-five percent (45%) of the budgeted revenues of the fund.
- Policy 1-6:** Adopt by ordinance an annual capital budget as part of the Five-Year Capital Improvements Program.
- Policy 1-7:** The City adopts by reference, into this Capital Improvements Element, the School District's Capital Improvement Plan as adopted annually by the District School Board of Collier County.
- Policy 1-8:** The capital improvements element must be reviewed on an annual basis and modified as necessary in order to maintain consistency with the City's CIP and level of service standards.
- Objective 2:** Future development will bear proportionate costs of facility improvements as needed to accommodate the development and to maintain level of service standards. Proportionate costs will be based on established impact fees for roadways (including traffic calming), police, fire, parks and recreation, and general government. System development charges established for water and sewer services assure that future development will contribute to the costs of new facilities for those services. Correction of existing deficiencies in specific areas of the community will be made using funding mechanisms such as user fees, special assessments or taxing districts, and the like, so that the costs of existing deficiencies and of worn out or obsolete facilities are equitably shared and new development pays for its impacts. This will ensure the lowest possible tax burden on City residents.
- Policy 2-1:** Evaluate public facility demands by new development or redevelopment on a project-by-project basis to assure that capital facilities are provided concurrent with development.
- Policy 2-2:** Determine location demands for public facility improvements during the Capital Improvements Program review process and

## CAPITAL IMPROVEMENTS ELEMENT

### C.I.E. 4

list specific projects in the Capital Improvements Element during the annual amendment process.

- Policy 2-3:** Annually evaluate neighborhoods to identify capital projects to include in the Five-Year Capital Improvements Program.
- Policy 2-5:** Update impact fee studies on a periodic basis to assure that fees remain proportional and reasonably connected to, or a rational nexus with, capital needs caused by new development.
- Policy 2-6:** Evaluate a program which would provide impact fee credits or other tax preferences for the inclusion of "smart building" standards in new development.
- Policy 2-4:** Circulate review petitions from the Planning Department to each department for review of the impacts of the proposed development on public facilities.
- Policy 2-7:** Permit the use of water system development charges for groundwater aquifer protection programs.
- Policy 2-8:** On a periodic basis, evaluate and update as applicable the interlocal agreement for beach parking and recreation fee schedule. The review must include an examination of resident and non-resident recreation fees.
- Objective 3:** Review all proposed development in the City's sewer and water service area to ensure that development does not exceed the ability to provide needed capital improvements of the City. Capital facility needs must be provided concurrent with the impacts of development.
- Policy 3-1:** Assure that necessary public facilities will be in place, or provided for, concurrent with proposed or previously approved development.
- Policy 3-2:** Complete service and delivery improvements and require new development to utilize such services within the level of service standards of said facility service area.
- Policy 3-3:** Allow phased development projects, or phasing public facilities, which will be available and in place and concurrent with the impacts of development in order to mitigate development impacts on public facilities.

**CAPITAL IMPROVEMENTS ELEMENT  
C.I.E. 5**

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**Objective 4:** On an annual basis, the City will review land development and land use decisions, fiscal resources, capital facilities, and growth to determine the impact of these decisions on the level of service and identify capital improvements needed to maintain level of service standards for public facilities and to meet future growth needs

**Policy 4-1:** Project population growth on an annual basis to measure level of service demands.

**Policy 4-2:** Evaluate past development trends to serve as a measure of future land use and public facility needs.

**Policy 4-3:** Maintain vacant land use data in order to determine ability to meet future growth needs.

**Policy 4-4:** Review growth and land use projections over the 10-year (2035) and 20-year planning horizons (2045) with each department to evaluate future demands for public facilities and fiscal impacts.

**Policy 4-5:** Revise the Capital Improvements Program in the future to include projects and programs listed in the Comprehensive Plan which are in addition to those needed to maintain level of service standards or to correct deficiencies if not correctly funded.

**Policy 4-6:** The Planning Department will coordinate the data and analysis needed to measure the maintenance of level of service standards.

**Objective 5:** Utilize the Capital Improvements Element in the annual preparation of the Capital Improvements Program to designate the means to fund and construct capital facility improvements stipulated by the level of service standards in this Plan, including replacing deficiencies and accommodations for the needs of population growth.

**Policy 5-1:** Eliminate deficiencies by annually reviewing capacity needs of each City department as related to public facility improvements and designate such needs in the Capital Improvements Program.

**Policy 5-2:** Evaluate the budget impact through the established Capital Improvements Program process to fund such public facility improvements, spreading the impact over the Five-Year Capital Improvements Program time period to assure fiscal sustainability.

**Policy 5-3:** Direct expenditures to capital improvements as designated by policies of separate Comprehensive Plan elements.

**Policy 5-4:** Public facility improvements will, at a minimum, be provided for

## CAPITAL IMPROVEMENTS ELEMENT

### C.I.E. 6

as designated by the level of service standards in the Plan. The level of service standards are identified in the Concurrency Management section of the Plan.

- Policy 5-5:** Utilize the departmental review process, public hearings with City Council, and Finance Department analysis to determine the fiscal sustainability of the Capital Improvements Program.
- Policy 5-6:** Capital improvements identified in the monitoring report will be analyzed for financial feasibility and, if feasible, will be included in the Capital Improvements Budget adopted annually.
- Policy 5-7:** If a necessary project is not financially feasible to be funded by the City, explore other funding mechanisms to pay for that improvement as related to level of service or do not issue development permits for the project.
- Policy 5-8:** Coordinate the Capital Improvements Program with any and all agencies that provide public facilities to the City, including Collier County, pertinent state agencies, and the South Florida Water Management District. The City will also participate in the plans of any agency providing public facilities within the City to ensure coordination in the Capital Improvements Program budgeting process.
- Policy 5-9:** Development of the Capital Improvements Program will include an evaluation of the need for replacement and renewal of capital facilities.
- Policy 5-10:** The City must adopt on an annual basis a roadway construction program using proceeds from the five-cent local option gasoline tax.
- Policy 5-11:** When applicable, the City of Naples shall include within its Schedule of Capital Improvements a list of projects necessary to achieve the pollutant load reductions attributable to the City of Naples, as established in a basin management action plan.
- Objective 6:** Public expenditures that subsidize development or redevelopment in high hazard areas will only be permitted to service density levels as determined by the Future Land Use Map and permitted by the Code of Ordinances.
- Policy 6-1** Direct projects which are funded by state or federal assistance away from high hazard areas, with the exception of water dependent uses and enhancement and protection of natural resources.
- Policy 6-2** Direct new population growth away from known or predicted coastal high hazard areas except: (1) mixed use projects which further economic development and revitalization efforts in the

## **CAPITAL IMPROVEMENTS ELEMENT**

### **C.I.E. 7**

Downtown Mixed Use and Limited Commercial designations; and (2) residential development in compliance with the Future Land Use Map and zoned densities.

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**CAPITAL IMPROVEMENTS PROGRAM**

This document incorporates the City's current Capital Improvements Program as it is updated by City Council on an annual basis. This element will be reviewed and updated as necessary in accordance with Section 163.3177(3)(b) F.S. While some of the City's capital projects listed further the goals, objectives and policies of the Comprehensive Plan, none of the improvements are required to meet level of service standards in the next five years.



**CITY OF NAPLES  
COMPREHENSIVE PLAN**

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT**

Introduction .....C.M.S. 2  
Goal, Objectives and Policies .....C.M.S. 2

## **INTRODUCTION**

The purpose of the Concurrency Management System is to establish ongoing mechanisms to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development. In addition, the system sets forth public facility monitoring and funding mechanisms.

## **GOALS, OBJECTIVES AND POLICIES**

**Objective 1:** Public facilities including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools will be provided at the adopted level of service standard.

**Policy 1-1:** The adopted level of service standard for each public facility category is outlined below:

**Sanitary Sewer:** Treatment capacity of 150 gallons per capita, per day.

**Potable Water:** Provide and treat 300 gallons per capita, per day.

**Solid Waste:** 1.10 tons per capita, per year.

**Parks and Recreation:**

### **PARKLANDS**

<b>TYPE</b>	<b>LEVEL OF SERVICE</b>
Community	2 acres/1,000 population
Neighborhood	1 acre/1,000 population

### **RECREATION FACILITIES**

<b>FACILITY</b>	<b>LEVEL OF SERVICE</b>
Basketball Courts	1/5,000 persons
Baseball Fields	1/5,000 persons
Beach Access Points	1/1,000 persons
Boat Ramps	1/9,000 persons
Bike Lanes and Routes	1/1,500 persons
Community Centers	1/9,000 persons
Football Fields	1/11,000 persons
Picnic Areas	1/5,000 persons
Play Areas	1/6,000 persons
Swimming Pools	1/25,000 persons
Tennis Courts	1/5,000 persons
Volleyball Courts	1/4000 persons
Physical Fitness Trails	1/5,000 persons

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 3**

**Roadways:** Maintain Level of Service (LOS) C for the City collectors except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard. The excepted length of Fifth Avenue South has been defined as a “constrained facility.” For County maintained roads (Goodlette-Frank Road, and Golden Gate Parkway, within the City limits, the City shall adopt the County’s level of service. These County roads for 2010 are set at LOS E. For the State roads within the City limits (U.S. 41 [S.R. 45 & S.R. 90]), the City shall be consistent with Collier County and adopt LOS E. LOS for City collectors shall be measured by traffic counts at peak hour, peak season. (See Support Document for LOS data.)

**Drainage:**

<b>CATEGORY</b>	<b>STANDARD</b>
Roadway and Yard	5 Year -1 Hour
Pump Stations	5 Year -1 Hour
Trunk Lines	5 Year -1 Hour
Flood Protection - Building Elevation	100 Year
Water Quality	<p style="text-align: center;"><b>Wet Retention</b> Best Management Practices (refer to Public Facilities and Water Resources Element Policy 1-11)</p> <p style="text-align: center;"><b>Dry Retention</b> 1.25” Minimum <b>Retention</b> 0.5” Minimum</p>

**Public School Facilities:**

<b>FACILITY</b>	<b>LEVEL OF SERVICE</b>
Elementary Schools	95% of CSA Enrollment/FISH Capacity
Middle Schools	95% of CSA Enrollment/FISH Capacity
High Schools	100% of CSA Enrollment/FISH Capacity

**Policy 1-2:** On an annual basis, the City Planning Department will prepare an annual update of the Capital Improvements Element which will include an analysis of all public facilities for which level of service standards have been established

**Policy 1-3:** On an annual basis, the City must adopt a Five-Year Capital Improvements Program.

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 4**

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**Objective 2:** New development will provide public facilities at the adopted level of service standard concurrent with development impacts.

**Policy 2-1:** Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities must be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City will confirm that adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

**Policy 2-2:** Provision of park and recreation areas will be considered concurrent consistent with the following:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
2. A development order or permit is issued subject to the conditions that, at the time of the issuance of a certificate of occupancy, the acreage for the necessary facilities and services needed to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and
  - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy as provided in the City's Five-Year Capital Improvements Program; or
  - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one (1) year after the issuance of a certificate of occupancy; or
  - c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Chapter 163.3220, F.S.,

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 5**

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or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one (1) year after the issuance of a certificate of occupancy.

**Policy 2-3:** Provision of roadway facilities will be considered concurrent provided one of the following conditions is met:

1. Required facilities are in place at the time a development order is issued, or are in place or under actual construction not more than three (3) years after the issuance of a building permit or its functional equivalent that results in traffic generation; or
2. The required facilities are the subject of a binding agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three (3) years after the issuance of the certificate of occupancy or occupational license; or
3. The required facilities are included in the first three (3) years of the City's or State's adopted budget or the current Five-Year Capital Improvements Program or Element.

**Policy 2-4:** To ensure that public facilities required to maintain the adopted level of service standard continue to be provided concurrently with development, a development order must be suspended per the following conditions:

1. The required facilities are removed from the City's adopted budget or the current five-year capital improvements program or element or, for traffic circulation level of service, the current state government's five-year budget.
2. The required facilities are withdrawn from annual funding priority because annual funding is insufficient to maintain the City's five-year capital improvement schedule or, for traffic circulation level of service, the state's five-year program.
3. Construction of the required facilities is not undertaken in accordance with the adopted City budget or Capital Improvements Element or, for traffic circulation level of service, the current state government's five-year budget.

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 6**

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4. The required facilities are not constructed according to the binding contract upon which conditional currency approval was given.

**Policy 2-5:** Development order applications will be subject to Chapter 48 (Concurrency Management Program) of the Code of Ordinances to ensure that development orders are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standard for the affected facility.

**Policy 2-6:** Deny issuance of development orders as defined in Chapter 163.3164, F.S., for any project for which it is determined that the level of service standard in the plan has not been met or for which it is determined that the impacts of the project would result in lowering any level of service standard.

**Policy 2-7:** A Comprehensive Plan amendment will be required to eliminate, defer or delay construction of any road facility which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.

**Policy 2-10** The concurrency requirement of the Public School Facilities Level of Service Standards of the Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

1. The necessary facilities and services are in place at the time of final site development plan, final plat or functional equivalent is approved; or
2. The necessary facilities and services are under construction or the contract development plan, final plat or functional equivalent; or
3. The necessary facilities and services are found in the first, second, or third year of the School District of Collier County's financially feasible Five-Year Capital Improvement Plan, as identified in Policy 1-7 of the City's Capital Improvement Element, adopted by the School Board in September of each year and as adopted by reference each year by December 1<sup>st</sup>, at the time a final site development plan, final plat or functional equivalent is approved; or
4. The necessary facilities and services are the subject of a binding commitment with the developer to contribute proportionate share funding as provided for in Policy 1-2.4 of the Public School Facilities Element, if applicable, or construct the needed facilities.



# CITY OF NAPLES COMPREHENSIVE PLAN

## PUBLIC SCHOOL FACILITIES ELEMENT

Introduction .....	P.S.F.E. 2
Goal, Objectives and Policies .....	P.S.F.E. 2

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## INTRODUCTION

The Public School Facilities Element is an element of the Comprehensive Plan that implements a school concurrency program. This program has been developed, along with the required interlocal agreement, in coordination with the District School Board of Collier County, Collier County and the other municipalities in Collier County. The City will adopt by reference the capital improvement program of the School Board as part of the City's Capital Improvement Element.

## GOAL, OBJECTIVES AND POLICIES

### GOAL:

To provide for coordinated planning between the City of Naples and the School District and to establish a school concurrency management system to ensure adequate school capacity is available to accommodate enrollment demand as identified in the school district's five-year capital improvement plan.

**Objective 1-1: SCHOOL CONCURRENCY MANAGEMENT SYSTEM.** The City of Naples shall adopt a school concurrency management system to provide school capacity at an adopted level of service standard, measured within School Concurrency Service Area's (CSAs) for each school type (elementary, middle, high) for the long term and five-year planning periods.

**Policy 1-1.1:** Level of Service (LOS) standards for CSAs shall be based upon permanent FISH capacity: 100% for high school CSAs; 95% for elementary school CSAs; and 95% for middle school CSAs.

**Policy 1-1.2:** School CSAs shall be established less than district-wide through the merger of Traffic Analysis Zones (TAZs) to establish separate elementary school, middle school and high schools CSAs against which to measure the level of service standard.

**Policy 1-1.3:** Prior to adopting any change to the CSA boundaries, the City shall require that the School District verify that as a result of the change:

- A. The adopted LOS standards will be achieved and maintained within the five-year planning period; and
- B. The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

**Policy 1-1.4:** The City, in conjunction with the School District, the County and other municipalities within the County shall observe the

following process for modifying CSA boundary maps:

- A. The School District, in coordination with local governments, shall review the proposed CSA boundaries and the data and analysis used to support the change, and determine whether or not a change is appropriate considering criteria established in Policy 1-1.3. The School District shall transmit supporting data and analysis to the local government for review and comment.
- B. Local governments shall review and comment on the proposed changes within forty-five (45) days of receipt.
- C. If the proposed change is acceptable to the local government, the change to a CSA boundary shall become effective upon final approval of the new CSA boundary map by the School Board. New maps of the CSA boundaries shall also be included as data and analysis in support of the local government PSFEs.

**Objective 1-2: RESIDENTIAL DEVELOPMENT REVIEW.** The City, in cooperation with the School District, shall ensure a school concurrency evaluation is performed on all non-exempt residential development to verify that new students can be accommodated within the adopted level of service standard established for each school type as measured within a CSA.

**Policy 1-2.1:** The City shall not approve any non-exempt residential development application for a new residential preliminary plat, site plan or functional equivalent until the School District has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity to serve the development.

**Policy 1-2.2:** The City shall consider the following residential uses exempt from the requirements of school concurrency:

- A. Single family and mobile home lots of record, existing as of the effective date of school concurrency.
- B. Any new residential development that has a final plat or site plan approval or the functional equivalent of a site specific development order as of the effective date of school concurrency.
- C. Any amendment to any previously approved residential development order that does not increase the number of dwelling units or change the dwelling unit type (e.g. single-family to multi-family).

- D. Age-restricted communities with no permanent residents under the age of 18. Exemption of an age-restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.
- E. All new residential plats and site plans (or functional equivalent), or amendments to previously approved residential development orders, which are calculated to generate less than one student. Such development shall be subject to payment of school impact fees.
- F. Development that has been authorized as a Development of Regional Impact pursuant to Chapter 380, F.S., as of July 1, 2005.

**Policy 1-2.3:**

The City, through its land development regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential development projects that are not exempt under Policy 1-2.2 of this Element. The minimum process requirements are as follows:

- A. A residential development application including a School Impact Analysis (SIA) is submitted to the City for review.
- B. The City determines if the application is complete for processing and transmits the complete SIA to the School District for review.
- C. The School District reviews the application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the City stating:
  - 1. If capacity is available within the affected CSA, the School District shall issue a SCADL verifying available capacity.
  - 2. If capacity is not available within the affected CSA, adjacent CSAs are reviewed for available capacity. If the affected CSA does not contain a particular school type (elementary, middle, high), the adjacent CSA's shall be evaluated for available capacity.
  - 3. If capacity is available in the adjacent CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.
  - 4. If capacity is not available in the adjacent CSAs, the School District shall issue a SCADL

indicating the development is not in compliance with the adopted LOSS and offer the applicant the opportunity to negotiate a mitigation plan within a 90-day period.

The Interlocal Agreement for Public School Facility Planning and School Concurrency and this Public School Facilities Element shall provide the process necessary to determine available school capacity for all residential projects that are not exempt under Policy 1-2.2 of this Element.

**Policy 1-2.4:**

The City, in conjunction with the School District, shall review an applicant's residential development proposal for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of the proposed residential development.

- A. Mitigation options may include, but are not limited to:
  - 1. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
  - 2. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
  - 3. Donation of buildings for use as a primary or alternative learning facility; or
  - 4. Renovation of existing buildings for use as learning facilities; or
  - 5. Construction or expansion of permanent student stations or core capacity; or
  - 6. Construction of a public school facility in advance of the time set forth in the School District Five-Year Capital Facilities Plan.
  
- B. If mitigation is approved, the City and the School District shall enter into an enforceable binding agreement with the applicant. The improvement(s) must be directed by the School District toward a school capacity improvement(s) identified in the School District's Five Year Capital Plan, and the improvement(s) must be reflected in the next update to the County's Capital Improvements Element. Following execution of the Agreement, the School District shall issue a SCADL verifying available capacity to support the development.

- C. If mitigation is denied, the City must deny the application based upon a lack of available school capacity.

**Policy 1-2.5:** Within one (1) year from the effective date of the School Concurrency Growth Management Plan amendments, the City shall adopt school concurrency provisions into its Land Development Regulations (LDR) to implement school concurrency.

**Objective 1-3: SCHOOL LOCATION AND INFRASTRUCTURE.** The City and the School District will: coordinate the location of public schools with the Future Land Use Map and map series to ensure that existing and proposed school facilities are located consistent with existing and proposed residential areas they serve and are proximate to appropriate existing and future land uses, and serve as community focal points; coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible; coordinate existing and planned public school facilities with the plans for supporting infrastructure; establish a monitoring group; and address coordination on emergency preparedness issues.

**Policy 1-3.1:** The City, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support new schools, proposed expansions, construction that changes the primary use of a facility, stadium construction, or construction that results in a greater than five percent increase in student capacity, on a case by case basis, at the time of site planning.

**Policy 1-3.2:** Prior to commencement of construction of a new school, the City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining infrastructure improvements necessary to support a new school or school improvement, and ensure that the necessary infrastructure is in place prior to or concurrent with school construction.

**Policy 1-3.3:** The City shall review all proposals for new public schools, school expansions, or the redevelopment of existing schools to determine compatibility of school sites and surrounding land uses. City staff shall consider standards such as, but not limited to, building setbacks, buffering, traffic calming, and noise and glare attenuation. City staff shall provide comments to the School District for incorporation into the site plan.

**Policy 1-3.4:** The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified. A separate agreement between the

District and the City or other appropriate entity, will be developed for each instance of co-location and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision.

**Policy 1-3.5:** The City, the County, other municipalities within the County, and the School District shall coordinate on emergency preparedness issues.

**Policy 1-3.6:** The City, the County and other municipalities within the County, in conjunction with the School District, shall establish a Citizen Advisory Group (CAG) to monitor planning and school concurrency in Collier County.

**Objective 1-4:** **CAPITAL IMPROVEMENTS.** The City shall adopt by reference into its Capital Improvement Element (CIE), the School District's annually updated Five-Year Capital Improvement Plan, as identified in Policy 1-7 in the CIE of its Comprehensive Plan. The Five-Year Capital Improvement Plan identifies the school facility capacity projects necessary to address existing deficiencies and future needs based upon achieving and maintaining the adopted LOS standard for schools.

**Policy 1-4.1:** The City shall adopt by reference the School District's annually updated Five-Year Capital Improvement Plan, as identified in Policy 1-7 in the CIE of its Comprehensive Plan and as formally adopted by the School Board by October 1<sup>st</sup> of each year.

**Policy 1-4.2:** The City, in conjunction with the School District, shall coordinate the long range public school facilities locations with its Comprehensive Plan and Future Land Use Map.



**CITY OF NAPLES  
COMPREHENSIVE PLAN**

**PROPERTY RIGHTS ELEMENT**

Introduction ..... P.R.E. 2  
Goal, Objectives and Policies ..... P.R.E. 2

## INTRODUCTION

The purpose of this Property Rights Element is to meet and implement the statutory requirements of House Bill 59, signed by the Governor on June 28, 2021. Florida Statutes (F.S.) § 163.3177(i) requires local government comprehensive plans to contain a Property Rights Element which identifies property rights that shall be considered during the local decision-making process. The following Property Rights provisions shall be considered by the City when making decisions.

## GOAL, OBJECTIVES AND POLICIES

### GOAL 1:

**Property Rights.** For the City of Naples to respect judicially acknowledged and constitutionally protected private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

**Objective 1.1.** The City of Naples shall respect judicially acknowledged and constitutionally protected private property rights and consider these property rights during local decision-making processes.

**Policy 1.1.1.** The right of a property owner(s) to physically possess and control their interest in the property, including easements, leases, or mineral rights.

**Policy 1.1.2.** The right of a property owner(s) to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law, the provisions of the City Comprehensive Plan and local ordinances.

**Policy 1.1.3.** The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy 1.1.4.** The right of a property owner(s) to dispose of their property through sale, bequest or gift.

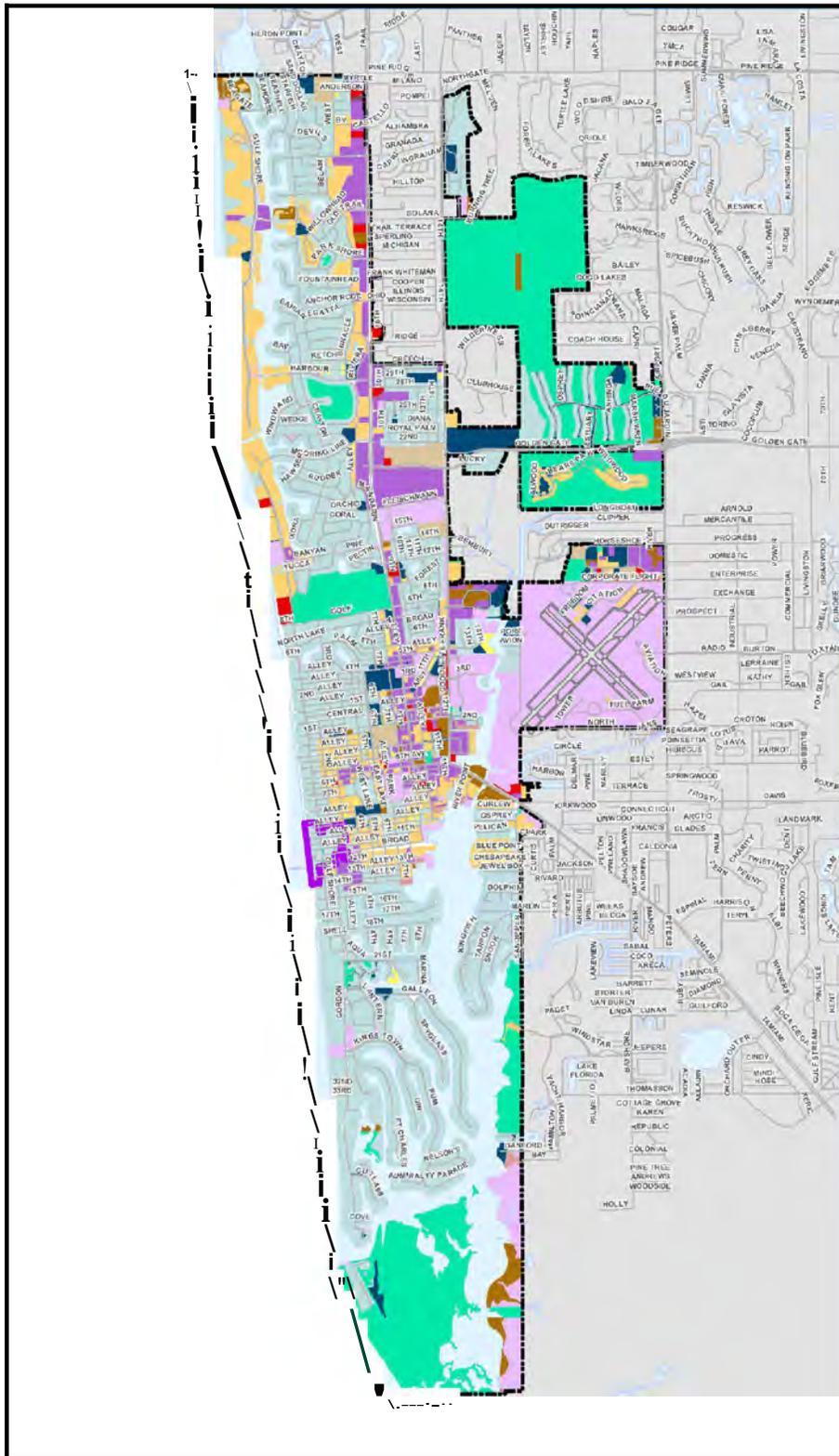


## CITY OF NAPLES COMPREHENSIVE PLAN

### MAPS

Future Land Use Map .....	M. 2
Existing Land Use Map.....	M. 3
Coastal Resources Map .....	M. 4
Natural Resources Map.....	M. 5
Traffic Circulation Map.....	M. 6
Traffic Count Map.....	M. 7
Stormwater Facilities Map .....	M. 8
Parks, Recreation and Open Space Map .....	M. 9





**COMPREHENSIVE PLAN  
EXISTING LAND USE  
CITY OF NAPLES, FLORIDA**

Date: 3/19/2018

**Legend**

- Roads
- Historic District
- commercial, General
- vacant; 10
- Agriculture
- Airport
- commercial, Highway
- Commercial, Limited
- institutional, Public, Semi-Public
- Industrial
- Recreation, Public, Semi-Public
- Residential, High Density
- Residential, Medium Density
- Residential, Low Density
- Fringe Area



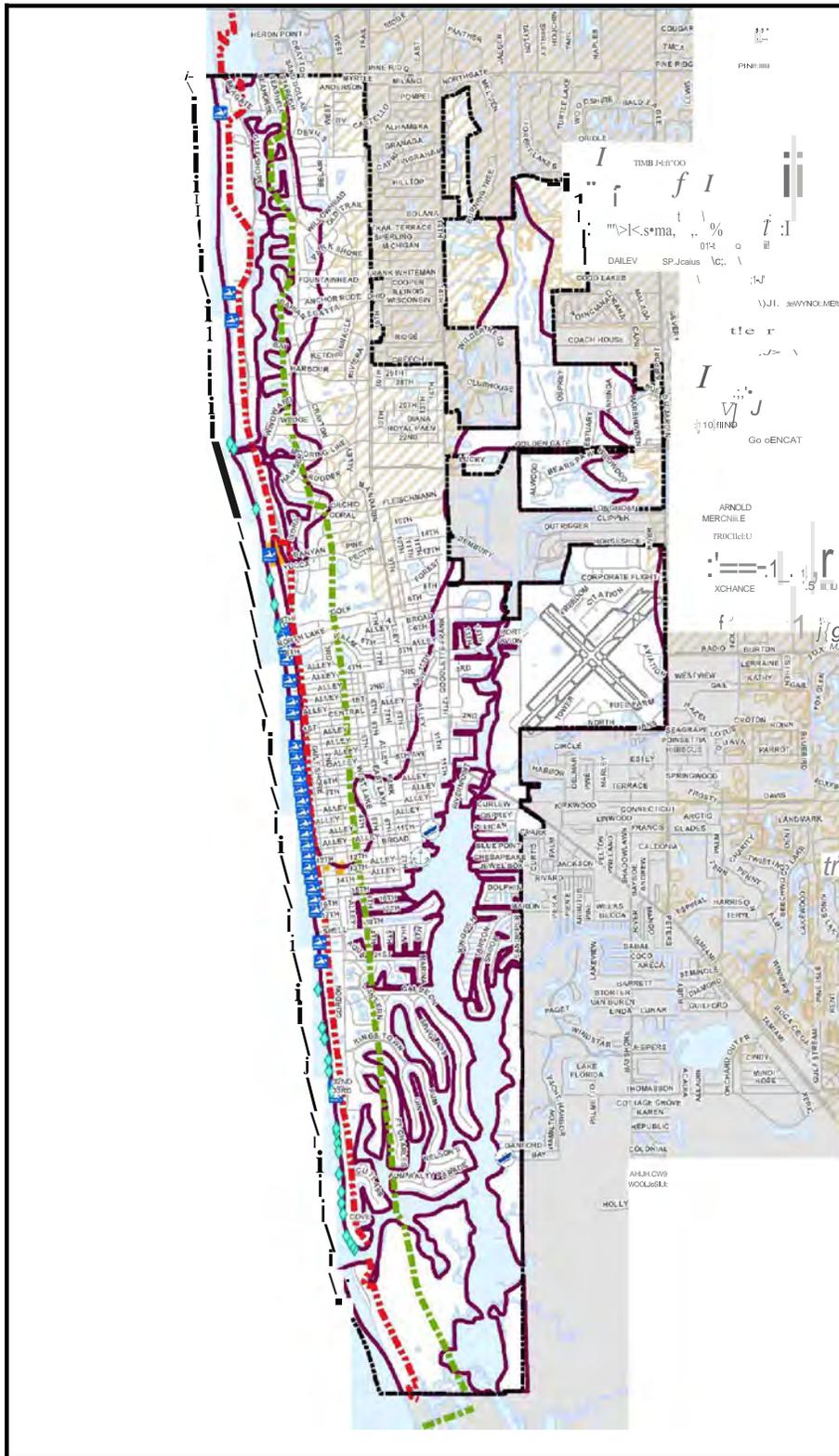
1 inch = 5,000 feet



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Naples, FL 34102  
Map Prepared By  
City of Naples Technology Services  
D@partme11t  
GIS Division  
Naples, Florida 34102





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Marco Island

**COMPREHENSIVE PLAN  
COASTAL RESOURCES**

CITY OF NAPLES, FLORIDA

Date: 3/19/2018

**Legend**

- @ Public Marinas
- @ Public Boat Launches
- ◆ Shore Protection Structure
- Coastal Access
- Coastal Const Control Line
- Coastal Building Zone Line
- coastal High Hazard
- Beach Parking Areas
- Outside 100 Year Floodplain



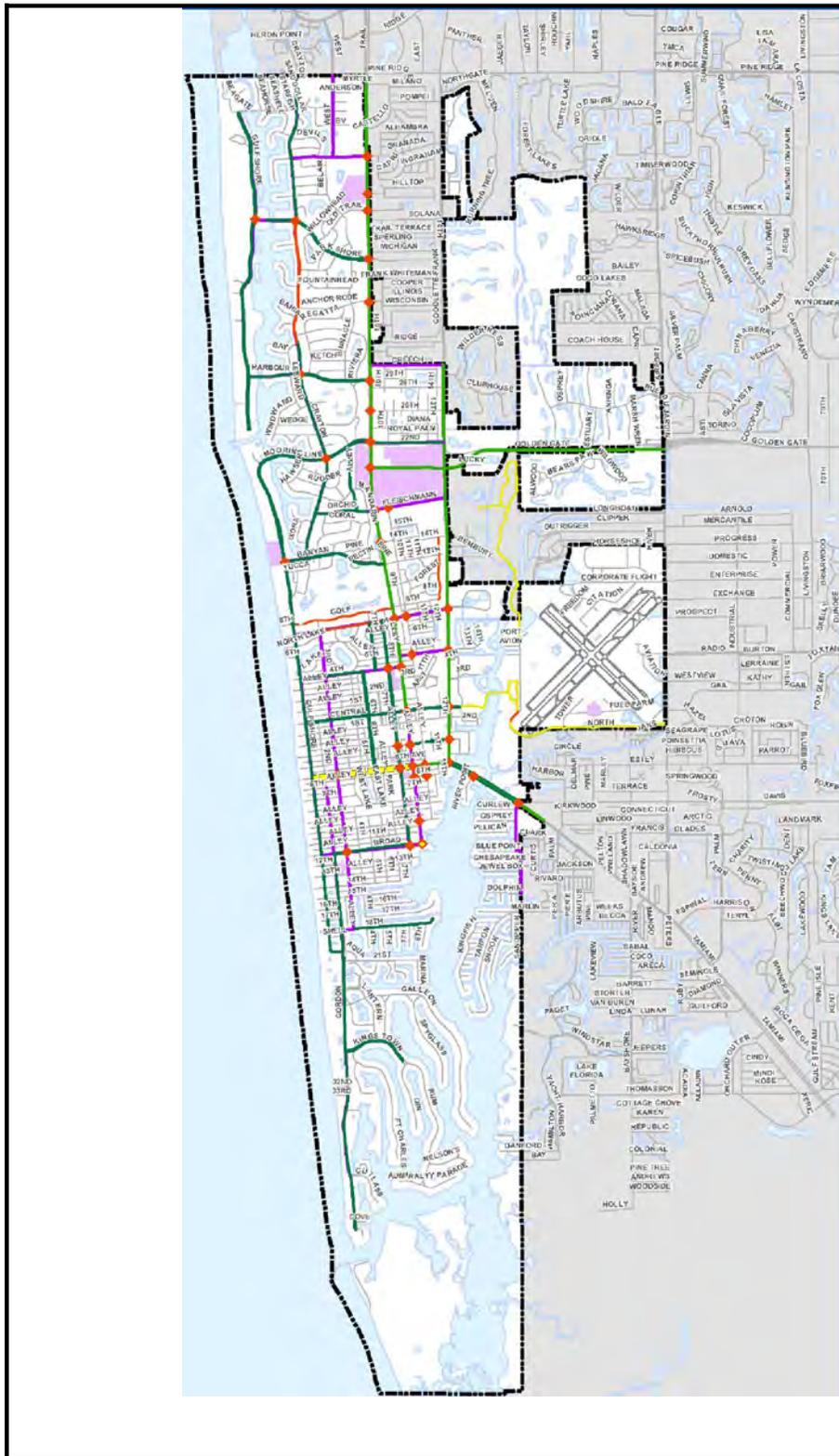
1 inch = 5,000 feet

0 2,500 5,000 Feet

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**COMPREHENSIVE PLAN  
TRAFFIC CIRCULATION**

CITY OF NAPLES, FLORIDA  
Date: 3/9/2018

**Legend**

**Traffic Signals**

- ◆ Existing Traffic Signal
- ◊ Flashing Traffic Signal
- Future Traffic Signal

**Bike Lanes**

- Bike Lane
- Multi Use Path
- Pathway

**Share the Road**

**Streets Collectors**

- cm: Constrained Facility
- Existing Arterial
- Existing Major Collector

**Parking Area**

- Roads
- Water

□ Fringe Area



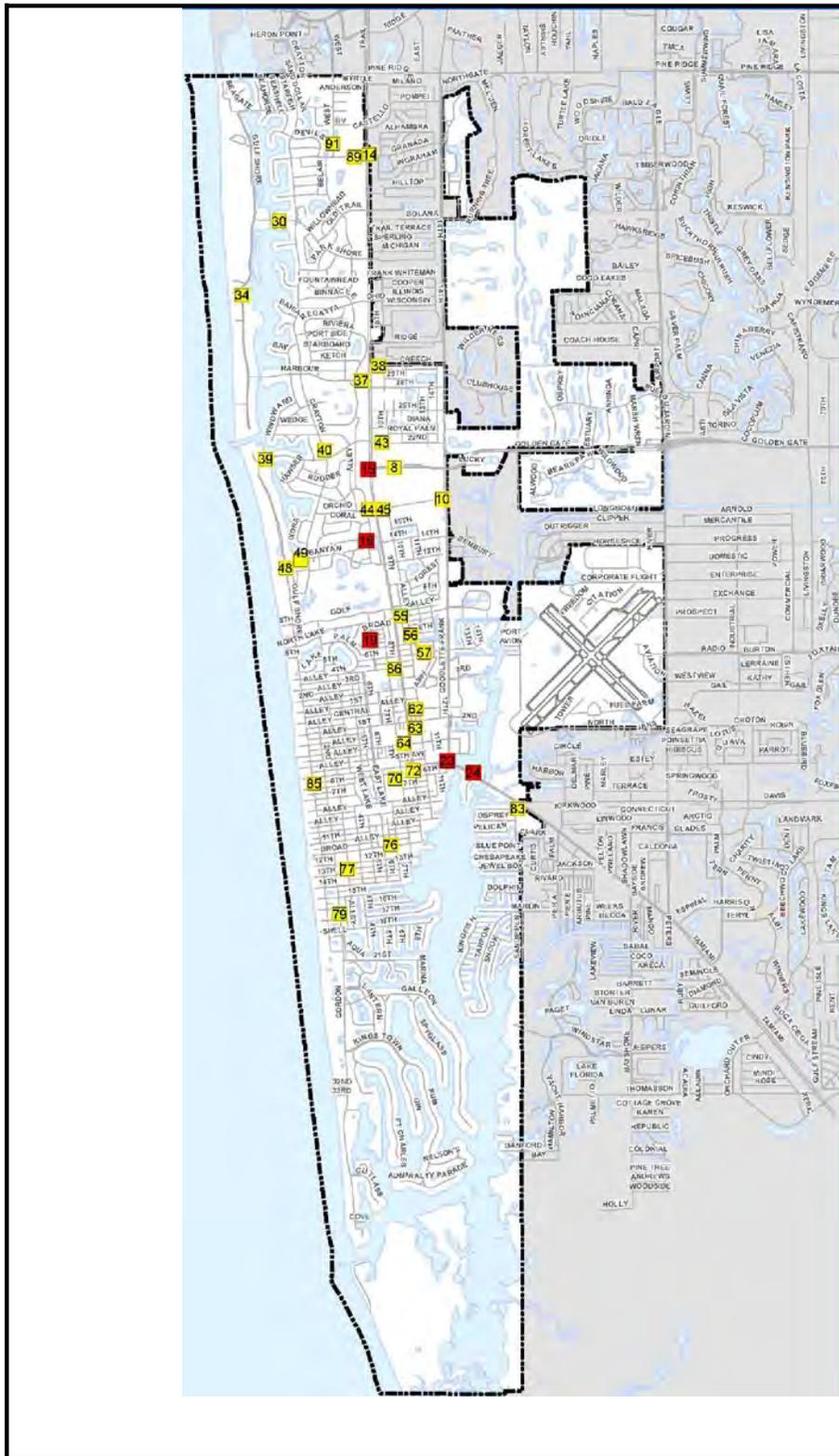
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GIS Dj l i s i o n  
Naples, Florida 34102





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Marco Island

**COMPREHENSIVE PLAN  
TRAFFIC COUNT  
STATIONS**

CITY OF NAPLES, FLORIDA  
Date: 3/9/2018

**Legend**

- Traffic Gount Stations  
 City  
 State  
 -Roads

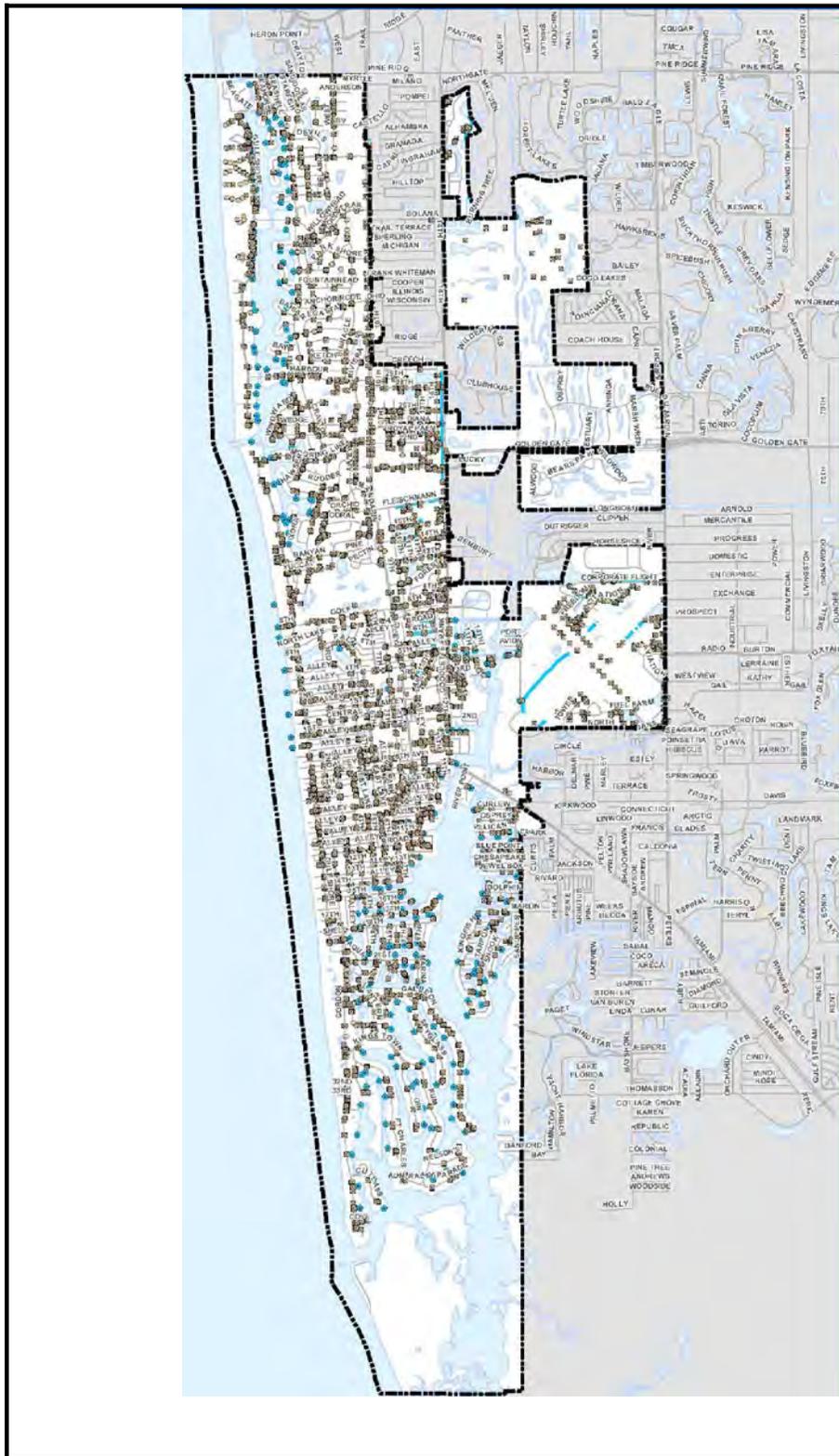


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Marco Island

**COMPREHENSIVE PLAN  
STORMWATER FACILITIES**

CITY OF NAPLES, FLORIDA

Date: 3/19/2018

**Legend**

- Catch Basins
- Outfalls
- Stormwater Manhole
- Pump Station
- Surface Drainage



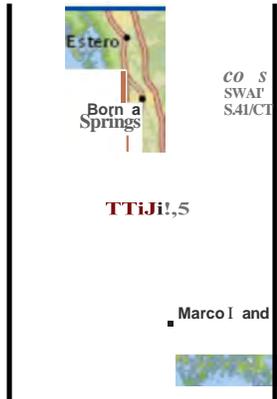
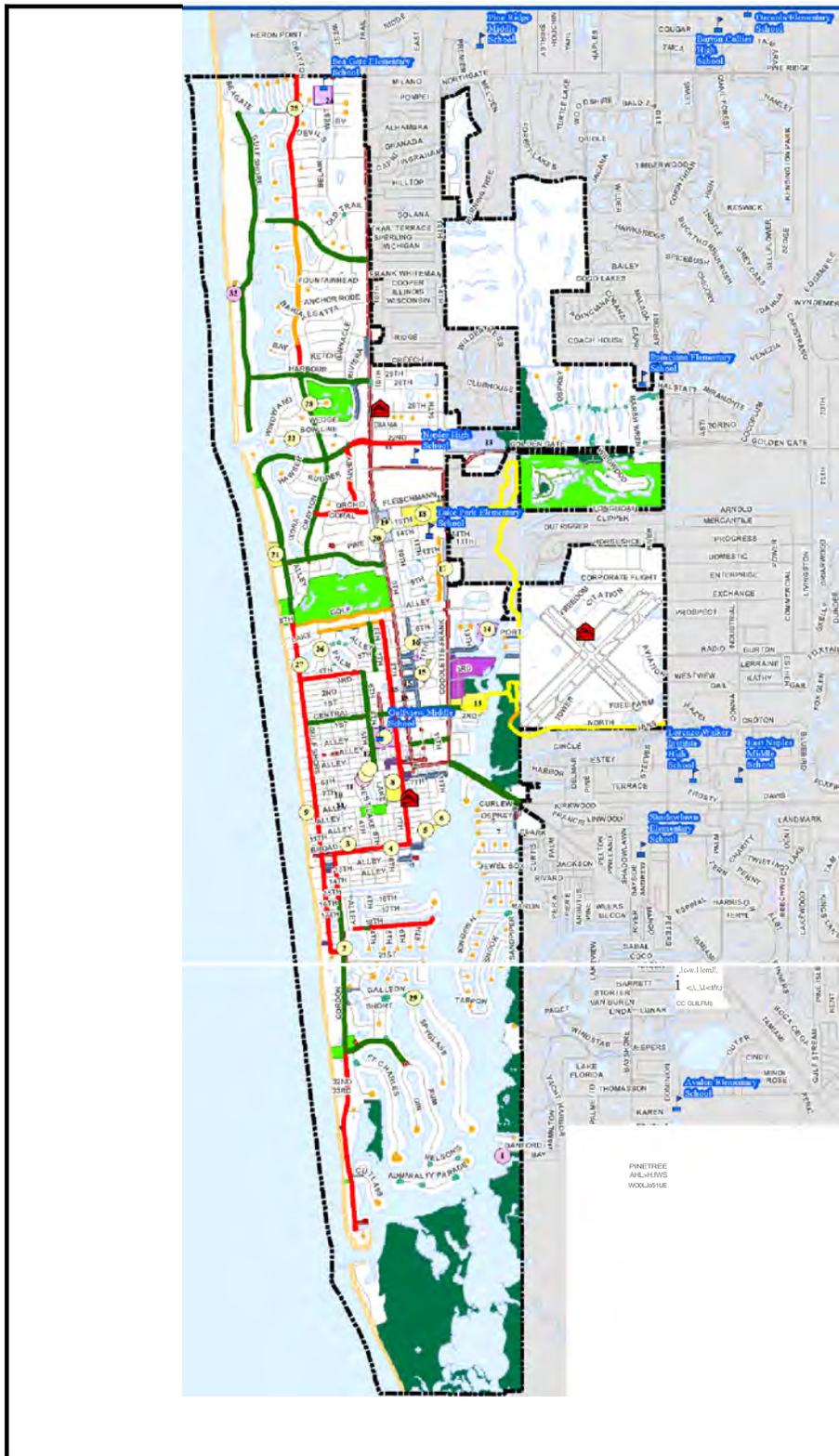
1 inch = 5,000 feet



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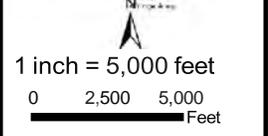


**COMPREHENSIVE PLAN  
PARKS, RECREATION &  
OPEN SPACES**  
CITY OF NAPLES, FLORIDA  
Date: 3/9/2018

**Legend**

0" L	0.5" L	1" L	1.5" L	2" L	2.5" L	3" L	3.5" L	4" L	4.5" L	5" L
0.5" L	1" L	1.5" L	2" L	2.5" L	3" L	3.5" L	4" L	4.5" L	5" L	5.5" L

- 11
- 12
- 13
- 14
- 15



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# **CITY OF NAPLES COMPREHENSIVE PLAN**

## **DEFINITIONS**

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## DEFINITIONS

**Accretion:** Slow addition of sand to beach which increases beach size; opposite of erosion.

**Affordable housing:** Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

**Airport clear zone:** See high noise impact area.

**Arterial road:** Provides relatively continuous service, high traffic volume, long trip length and high operating speed.

**Beach end:** Improved area where the street meets the beach, used for parking and disembarking.

**Capital improvement:** Physical assets constructed or purchased to provide, improve or replace a public facility and which are large-scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

**CDBG:** Community Development Block Grant.

**Channelized:** Physically directing traffic flow by means of islands, barriers or curbing which force vehicle traffic into specific lanes.

**City high hazard areas:** Areas seaward of the most restrictive line of the following: State of Florida Coastal Control Line, Federal Emergency Management Agency designated Velocity (FEMA VE zones) and erosion prone bay frontage.

**"Coastal Area" of Naples:** For planning purposes, the entire City is considered to lie within the Coastal Zone Boundary. This is due to the interrelationships of land and water areas.

**Coastal high hazard areas (also "high-hazard coastal areas"):** The area below the elevation of the Category 1 Storm Surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Coastal planning area:** Shall be an area of the City's choosing when preparing and implementing all requirements of the coastal management element (except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality); however, this area must encompass all of the following where they occur within the City's jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of

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the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the City's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be all occurrences within the local government's jurisdiction of oceanic waters or estuarine waters.

**COBRA:** Coastal Barrier Resource Act of 1982.

**Collector road:** Provides service of moderate traffic volume, moderate trip length and operating speed, collects and distributes traffic between local and arterial roads.

**Cones of influence:** Contour lines associated with water wells which exhibit groundwater depth and the area in which groundwater movement occurs as water is extracted from the aquifer.

**Conservation areas:** Locations of critical environmental concern such as mangrove areas, natural drainage ways, beaches and fresh water wetlands. This designation also applies to those areas which are presently isolated from urban development and which lack essential public services and facilities. Includes marginal land, Class III waters and parks and open space; see Future Land Use and Conservation/Coastal elements.

**Curb line radii:** Curvature of street curbs at intersections.

**DCA:** Florida Department of Community Affairs.

**Debt service projections:** City's financial obligations for previously funded capital improvement projects; repayment of revenue bonds.

**DEP:** Florida Department of Environmental Protection.

**Development:** Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three (3) or more parcels (See F.S. Ch. 380.04[1] for specific additional details).

**Development Order:** any order granting, denying, or granting with conditions an application for a development permit (F.S. Ch 163.3164[6]).

**Development Permit:** Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land (F.S. Ch 163-3164[7]).

**Dockage area:** Less than ten (10) boat slips.

**DOT:** Florida Department of Transportation.

**Drainage basin:** Topographic boundaries which contributes stormwater to a drainage system, estuarine or ocean waters.

**Drawdown:** Degree in which water level drops when well begins to pump.

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**DSEI:** Development of Significant Environmental Impact.

**Effluent:** Flowing out of a body of water, sewer or storage tank (example: wastewater effluent).

**Feeder trunk line:** Collection of pipes which feed main lines for sewer and wastewater effluent reuse system.

**FEMA:** U.S. Federal Emergency Management Agency.

**Flood plains:** Areas inundated during a 100-year flood event or identified by the National Flood Insurance program as an AE Zone or VE Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**Four Corners:** The intersection of U.S. 41 and Fifth Avenue South.

**Groundwater recharge:** Areas where water enters the ground and is stored in an aquifer and is later extracted for public use.

**Hazardous waste:** Solid waste which may cause or significantly contribute to an increase in mortality or serious illness or which may pose a substantial present or potential hazard to human health or the environment.

**High density residential:** Intended to accommodate multi-family residential densities of up to eighteen (18) dwelling units per net acre. The High Density Residential Tower district permits densities as permitted in the approved PD documents.

**High noise impact areas:** Area surrounding Naples Municipal Airport where potential noise impact exists from low flying aircraft; designated as the 65 Ldn noise contour.

**Historic resources:** Areas, districts or sites containing properties listed on the Florida Master Site File, National Register of Historic Places or designated by a local government as historically, architecturally or archaeologically significant.

**Housing related definitions:** All definitions related to housing are outlined in the Housing Element Support Document.

**Hurricane vulnerability zone:** Areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

**Infrastructure:** Public facilities serving the needs of the population including roads, bridges, sewage disposal and potable water systems, solid waste disposal sites, piers and docks.

**Interceptor:** Large lines that transmit sewage and wastewater to treatment plants or lift stations.

**LDN Contour:** 24-Hour Day-Night, Weighted Average Sound Level (Ldn) measured in decibels.

**Level of Service:** Indicator of the extent or degree of service provided by, or proposed to

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be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Littoral Zone:** Intertidal and near shore subtidal area of the shoreline.

**Low density residential:** Intended to accommodate single family or other similar residential uses of up to approximately six (6) dwelling units per net acre.

**Marina:** Boat docking facility containing ten (10) or more slips.

**Marine wetlands:** Areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in subsection 62-301.200(3), F.A.C., "Submerged Marine Species."

**Medium density residential:** Multi-family residential densities of up to twelve (12) dwelling units per net acre.

**Mixed use area:** Designation to guide the development and redevelopment of bayfront property to allow for water dependent and related uses as well as innovative waterfront development.

**MPO:** Naples/Collier County Metropolitan Planning Organization.

**Non-point source pollution:** Combination of pollution sources that are dispersed in such a way that a specific, single source of the pollution cannot be identified (example: agricultural fertilizer runoff).

**Open space:** Undeveloped land suitable for passive recreation or conservation uses.

**Paratransit:** Transit services such as ridesharing, car/van pools and demand response buses.

**PD:** A zoning designation; a Planned Development allows a mix of well designed residential commercial, recreational and/or other uses. PD District encourages imaginative, high-quality land planning by approving development compatible with surrounding land and activities.

**Point source pollution:** Confined point of origin such as pipes, ditches, conduits, or wells from which pollutants are or may be discharged.

**Potable water facilities:** System which collects, treats and distributes drinking water; includes water wells, treatment plants, reservoirs and distribution mains.

**Right-of-way:** Land to which the state, county or city owns the fee simple title or has an easement for transportation or utility use.

**Saltwater/freshwater interface:** Common boundary where salt and fresh water meet.

**Saltwater intrusion:** Locations where saltwater blends into or intrudes into fresh water.

**Seasonal population:** Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, and

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other short-term and long-term visitors.

**Seasonal population formula:** Housing Units x Vacancy Rate x % of Occasional Housing x Persons per Household + Current Number of Motel/Hotel units x State average of persons per party.

**SWFRPC:** Southwest Florida Regional Planning Council.

**SFWMD:** South Florida Water Management District.

**Stormwater:** The flow of water which results from a rainfall event.

**Stormwater facilities:** Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**Stormwater management system:** Has the meaning described in subsection 62-40.210(21), F.A.C., (1992).

**Swales:** Depressions, commonly used in landscape plans to retain and slow the movement of water.

**Trail:** Tamiami Trail - U.S. 41.

**Upland:** Native vegetation consisting of pine/scrub oak communities.

**Upland vegetation:** Includes disturbed wetland sites, primarily Australian pine/palmetto areas.

**Vegetative communities:** Ecological communities based on certain soils, vegetation and animals; i.e. coastal strands, oak hammocks and cypress swamps.

**Vital Areas:** Land use designation which includes marine grass beds, tidal swamps and marsh areas, freshwater swamps and marsh areas, Gulf beaches and dunes, and Class II waters.

**Water accelerators:** Process to soften water with the use of chemicals.

**Water dependent:** Development directly carried out on, in or adjacent to a body of water; usage requires access to water.

**Water recharge areas:** Land or water areas through which groundwater is replenished.

**Water related:** Developments or activities not directly dependent on water access; may provide goods and services associated with water dependent uses. All motels/hotels within the City are considered water related due to their proximity to the beach or bay.

**Wellfield:** An area consisting of several waterwell sites which is used for extracting water out of the ground.

**Wetlands:** As used in this plan has the meaning as defined in subsection 373.019(22),

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F.S., and as further described by the delineation methodology in Section 373.4211, F.S.

**Xeriscape:** Drought resistant or drought tolerant landscaping.