Summary of Current Conditions

A Component of the Summary Report of Initial Findings and Recommendations

September 29, 2025



NAPLES 2045
COMPREHENSIVE PLAN
UPDATE



About the Summary of Current Conditions

This document was developed, in conjunction with the Comprehensive Plan Evaluation Report, and published together as the Summary Report of Initial Findings and Recommendations. These were developed as part of Phase 1 (Data Collection and Analysis) of the 2025 Comprehensive Plan update process.

The Current Conditions Summary is not intended to be an exhaustive presentation of City data. Rather, it is a summary of key information to strategically inform development of the Plan update.





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About the Naples 2045 Plan

The last major update to the City of Naples Comprehensive Plan was adopted in November 2018 by Ordinance 2018-12426. Over the years, City leaders have discussed the need to more thoroughly review and modify the Plan but determined that it was necessary to focus on other priorities.

In August 2024, the City adopted amendments to its Comprehensive Plan to update the Vision Element as well as comply with changes to state statutes since the last evaluation of the Plan. The City is now ready to pursue elective changes to the Comprehensive Plan and has engaged the service of a consultant team to lead the planning effort.

The City of Naples is now working with the community to review and update its Comprehensive Plan to reinforce its updated Vision and to address new and emerging concerns. The primary objectives of this important initiative are to revise policies to promote climate resiliency, balance redevelopment with preservation of the Naples' unique small-town character, and manage the pressures of growth and development upon City resources and infrastructure.

We invite you to explore this Summary of Current Conditions and get involved in various ways to help shape the future of our City.





- After being inhabited by the indigenous Calusa, the first European colonization of the City of Naples was in the late 1800s.
- However, it wasn't until 1923, when the area was growing successfully as a winter retreat, that it was incorporated as the Town of Naples.

1800s: First settlers in Naples

1923: Town of Naples Incorporated

1947: Town Council adopted the Naples Plan to "Make Naples a Better Place to Live"

1949: Charter was passed and Naples was incorporated as a City

1952: Harland Bartholomew and Associates contracted to prepare first comprehensive plan. Establishment of the Board of Supervising Architects

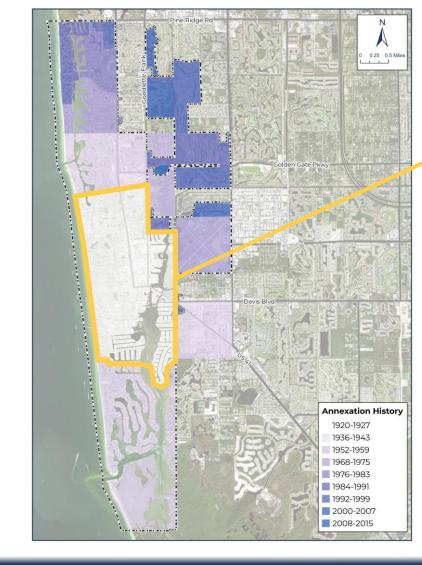
1972: City of Naples and Collier County contracted a planning consultant to develop a Comprehensive Plan for the Naples Urban Area

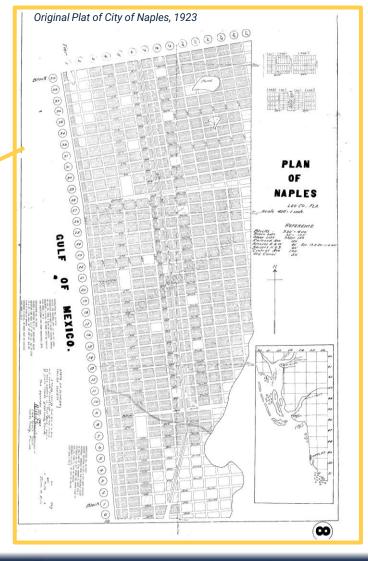
1976: Established Planning Advisory Board





 Laid out in a grid plan, the first plat of the Town depicts the main spine running north to south.
 Gulf Rail Road was planned with the original 320 by 400-foot blocks laid out between numbered streets.









- In 1947, Town Council adopted the Naples Plan to "Make Naples a Better Place to Live." Funded by a taxexempt organization, the project raised money for capital improvements like a community park.
- With the introduction of the railway system, the Town of Naples saw an influx of Northern tourists. The increase in popularity and economic growth led to the re-designation from Town of Naples to the City of Naples in 1949.

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- From a planning perspective, the re-designation gave the City Council power and responsibility to influence community character by:
 - Regulating elements such as building height, size, number of stories, setbacks, yard sizes, and other factors;
 - Regulating the construction of residential and various non-residential uses; and
 - Requiring sidewalks and planting and maintaining of landscaping with the intent of beautifying the streets, avenues, parks and other public spaces.

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- In 1952, a Board of Supervising Architects was established to examine and approve all plans, designs, and specifications before issuing any building permits.
- Council appointed a five-member Planning Board to study other municipalities in Florida to make recommendations based on the focus of "future beautification, convenience of traffic, and the recreation and health of the inhabitants."
- The Planning Board reported on plans and designs in relation to the City's existing characteristics to ensure compatibility and harmony with existing context.

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- In 1952, the City also hired Harland Bartholomew and Associates of St. Louis, Missouri to prepare the first iteration of the comprehensive plan to address the City's rapid growth. The plan was revised in 1961.
- The firm also prepared the Zoning Ordinance in 1952, and it was adopted in 1953.



Development of Port Royal began in the 1950s. Source Naples Centennial

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- In 1976, the City Council established and designated the Planning Advisory Board as the Local Planning Agency for the City of Naples.
- At this time, the City only had a zoning commission, but the firm recommended to establish the planning commission, later established in 1976.



Naples' first subdivision, Aqualane Shores, was developed in the 1940s. Source: Naples Centennia 1800s: First settlers in Naples

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- In 1972, the City of Naples and Collier County contracted a planning consultant to develop a Comprehensive Plan for the Naples Urban Area. First established in 1952, the plan saw revisions in 1961, with a new plan prepared in 1979 and further revisions in 1984.
- At this time, the Florida Legislature amended the Local Government Comprehensive Planning and Land Development Regulation Act. This drastically changed the requirements for local comprehensive plans and led to a major amendment to the City of Naples Comprehensive Plan.
- In 1989, the plan was amended by adding elements for future land use and development, public facilities and water resources, traffic circulation, housing, parks and recreation, conservation and coastal management, intergovernmental coordination and capital improvements.

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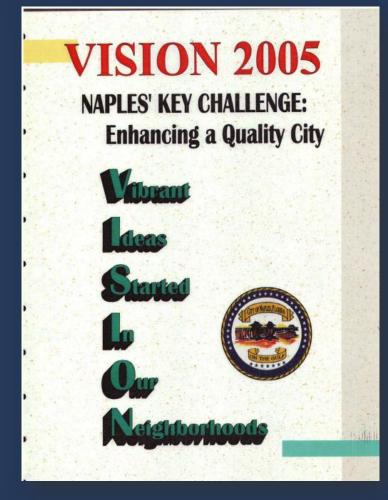




Evolution of the Vision Planning Efforts

- In 1996, the City adopted Vision 2005, "Naples Key Challenge: Enhancing a Quality City."
- The plan was identified as, "VISION: Vibrant Ideas Started in Our Neighborhoods."
- Vision 2005 set out 11 strategies to meet the needs of current residents, future residents, targeted vacation market, and local business owners.
- Topics covered within the strategies included:
 - Adequate carrying capacity of City resources
 - Neighborhood character and quality of life
 - City and County intergovernmental cooperative relationship
 - Environment
 - Gordon Riverfront and Naples

- Bayfront development and redevelopment
- Active and passive recreation
- Traffic management
- Economic base and urban design of commercial corridors
- Beautiful Streets program
- Airport operations
- Case-by-case annexation policy







2007

- In 2007, the City adopted "Preserving Naples."
- The plan provided a section on trends and issues, identifying challenges that "Preserving Naples" could address.
- The 2007 Naples vision identified the following **5 goals** and associated **strategies** to achieve them:
 - 1. Preserve the City'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

Preserving Naples:

A vision plan to keep the best of the past while building a better community for the future

> Approved by the City Council of Naples On June 13, 2007

> > Prepared by Arrington-Marlowe, LLC

> > > 1





2020

- In 2019, the City of Naples began a visioning process to assess the 2007
 Vision and see what changes in direction were needed.
- The City of Naples Vision, "Our Community's Vision for the Future," was adopted in 2020.
- The Naples Vision 2020 refined the ideas and principles of the 2007 Vision. The 2020 document included **initiatives and priorities** for the following:
 - Our Place: Preserve Small Town Character and Culture
 - Our Nature: Environmental Sensitivity
 - Our Experience: Extraordinary Quality of Life for Residents
 - Our Economy: Economic Health and Vitality
 - Our Governance: High Performing Government
- In 2024, the City of Naples adopted the Vision Element as an optional Element into **Comprehensive Plan**.



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.







 The table below compares the land area, population, and density of the City of Naples and Collier County.

	Land Area (Square Miles)*	Population (2020 Census)	Density (Population per Square Mile)
City of Naples	12.3	19,115	1,554
Collier County	1,998	375,752	188

Sources: City of Naples GIS; 2022 Collier County Economic, Demographic, and Community Profile; 2020 US Census.





- The City of Naples is expected to see a decline in population, based on projections. Collier County is expected to see an increase.
- The City of Naples is expected to see a 2.4% decrease in population from 2024-2035 and 6.1% decrease from 2024-2045 based on projections.
- Collier County is expected to see a 14.1% increase in population from 2024-2035 and a 22.3% increased from 2024-2045 based on projections.

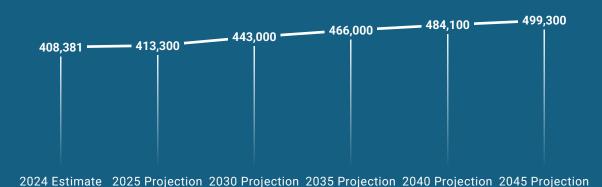
Sources: Estimates by the Bureau of Economic and Business Research (BEBR), University of Florida, April 1, 2024; City projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by BEBR. Countywide projections based on BEBR Medium Range growth rate projections, Volume 57, Bulletin 198, January 2024.

CITY OF NAPLES PERMANENT POPULATION ESTIMATES AND PROJECTIONS



2024 Estimate 2025 Projection 2030 Projection 2035 Projection 2040 Projection 2045 Projection

COLLIER COUNTY PERMANENT POPULATION ESTIMATES AND PROJECTIONS



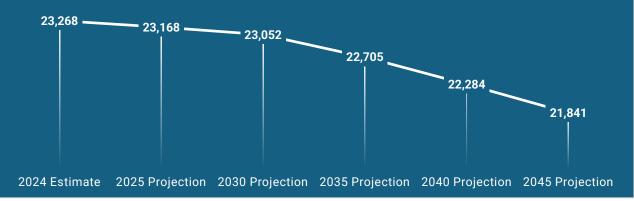




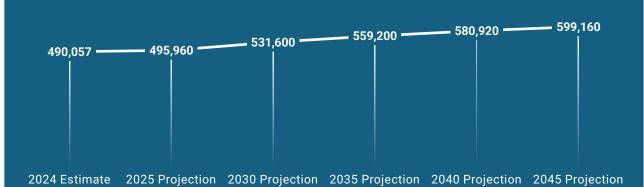
- Similarly, the City of Naples may expect to see a decline in peak season population based on projections.
- Given that the peak season population projections are built off of the permanent population projections, the percent change in projections for 2024-2035 and 2024-2045 are the same.

Sources: Estimates by the Bureau of Economic and Business Research (BEBR), University of Florida, April 1, 2024 by 20%; 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 BEBR) by 20%. Countywide projections-based on BEBR Medium Range growth rate projections, Volume 57, Bulletin 198, January 2024, by 20%.

CITY OF NAPLES PEAK SEASON POPULATION ESTIMATES AND PROJECTIONS



COLLIER COUNTY PEAK SEASON POPULATION ESTIMATES AND PROJECTIONS







- The table on the right shares the total housing units, average household size, and population for the City of Naples in 2010, 2020, and 2023 based on the American Community Survey.
- The Census does not collect seasonal population data, but seasonal housing unit information is provided. To determine an approximation for the number of seasonal residents this may represent based on the Census, the number of seasonal housing units is multiplied by the annual average household size.

	2010	2020	2023
Total Housing Units	17,753	18,225	18,720
Occupied Housing Units	10,231	9,823	9,790
	(58%)	(54%)	(52%)
Vacant Housing Units	7,522	8,402	8,930
	(42%)	(46%)	(48%)
Seasonal Housing Units	5,830	7,292	7,539
	(33%)	(40%)	(40%)
Other Vacant	1,692	1,110	795
	(9%)	(6%)	(4%)
Average Household Size	1.88	2.05	1.94
Estimated Seasonal Population	10,960	14,949	14,626
	(36%)	(44%)	(43%)
Permanent Population	19,537	19,115	19,421
	(64%)	(56%)	(57%)

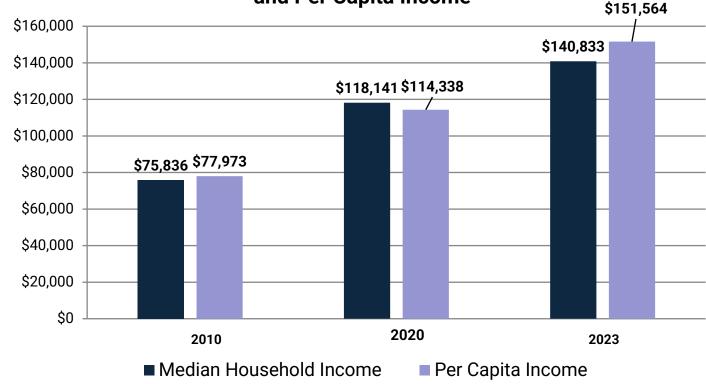
Sources: American Community Survey, ACS 5-year Estimates Data Profiles, Tables DP04, B01003, B25010, and B25004, Year 2023; American Community Survey, ACS 5-year Estimates Data Profiles, Tables B25010, Year 2020; U.S. Census Bureau, Decennial Census, DEC Demographic and Housing Characteristics, Tables H1 and H5, Year 2020; U.S. Census Bureau, Decennial Census, DEC Summary File 1, Tables H1, H5, and H12, Year 2010.





- The median household income in Naples in 2023 was \$140,833.
- The per capita income was \$151,564, more than 3.5 times Florida's per capita income of \$41,055.
- Since 2010, median household income in Naples has increased 86% and per capita income increased 94%.

City of Naples Median Household and Per Capita Income



Sources: American Community Survey, ACS 5-year Estimates Data Profiles (2010, 2020, 2023).

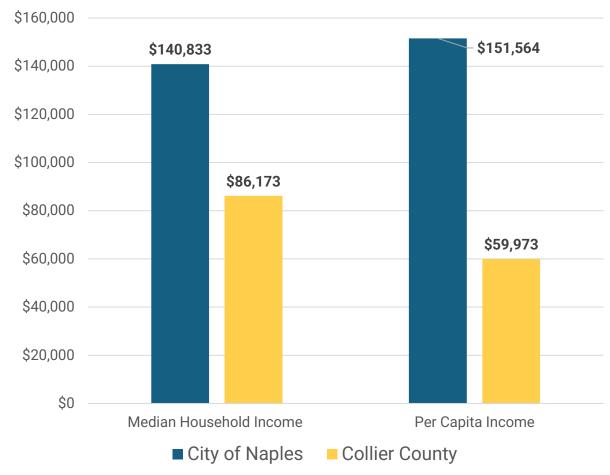




- In comparison, the median household income in Collier County in 2023 was \$86,173 and per capita income was \$59,973.
- Approximately 10.5% of the Collier County population and 12.6% of all people in Florida are considered below poverty level. In comparison, only 7.1% of the population is considered below poverty level in the City of Naples.
- 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.

Sources: American Community Survey, ACS 5-year Estimates Data Profiles (B19301, S1701, S1903).

Income Comparison: City of Naples and Collier County (2023)

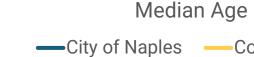




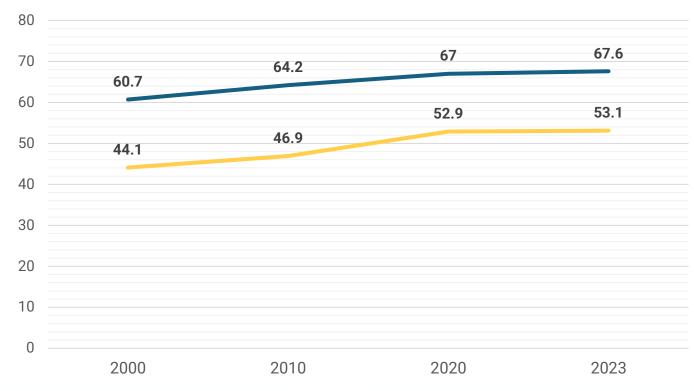


- The median age in the City increased to 67.6 years in 2023 compared to 60.7 in 2000.
- In the County, the median age increased to 53.1 years in 2023 compared to 44.1 in 2000.
- Senior residents aged 65 and older account for 56.2% of the City's population in 2023 (increased from 42% in 2000).

Sources: American Community Survey, ACS 5-year Estimates Data Profiles, Table S0101





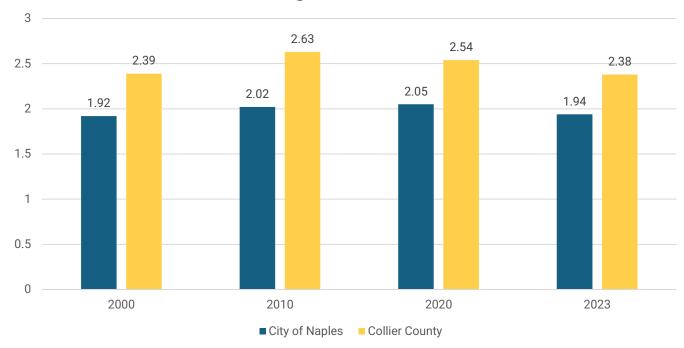






- The City's average household size increased from 1.92 in 2000 to 2.02 in 2010 but decreased to 1.94 in 2023.
- The low average household size and steadily aging population may contribute to the projected decline in population in the City of Naples.

Average Household Size

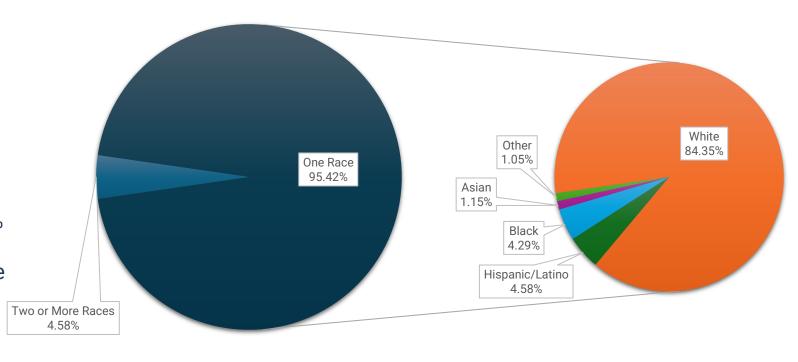


Sources: American Community Survey, ACS 5-year Estimates Data Profiles, Table B25010.





- The racial and ethnic composition of the City's population has not significantly changed over the last twenty years.
- In 2023, ACS 5-year estimates show that 95.2% of the total City population identify as one race and 4.8% consider themselves two or more races.
- Of those identifying as one race alone, 88.4% identify as white, 4.5% as black, 1.2% as Asian, and 1.1% as "other." About 4.8% of the residents in Naples identify as Hispanic or Latino of any race.



Sources: American Community Survey, ACS 5-year Estimates Data Profiles, Table DP05.







Neighborhood Areas and Business Areas

 The map on the right identifies unique Neighborhood Areas and Business Areas that make up the City of Naples.

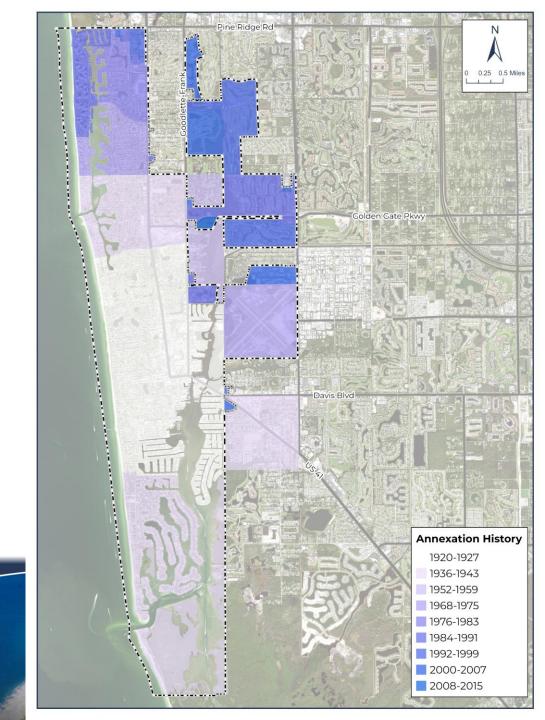




Annexations

• The map on the right demonstrates the history of annexations in the City of Naples, showing growth trends outward from the center of the City in the early 1900s to more northern and eastern growth in the 1980s and later.

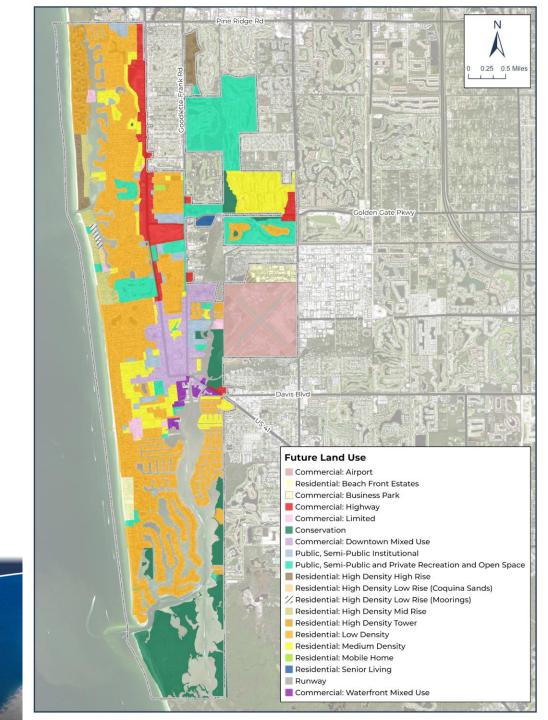




Future Land Use

- The map on the right shows Future Land Use in the City of Naples.
- Based on anticipated growth decrease and given that the City is largely built out, land use will accommodate the 10-year and 20-year population projections.
- Most anticipated development would be redevelopment of existing sites.





Future Land Use

- The table on the right provides a breakdown of land area within the City of Naples by Future Land Use Map Designation for all RESIDENTIAL categories.
- The majority of land in the City of Naples falls under a residential category (52.4%). Of this, low density is the most common (35.8%).

Residential Future Land Use Categories					
Total Acres (#)	Percent of Total (Citywide)				
6.8	0.1%				
8.9	0.1%				
18.3	0.2%				
22.1	0.3%				
54.0	0.7%				
147.1	1.8%				
151.3	1.9%				
211.3	2.6%				
	Total Acres (#) 6.8 8.9 18.3 22.1 54.0 147.1 151.3				

Medium Density

Total (Residential)

Low Density

Source: City of Naples Information Technology Services GIS, August 2025.





720.8

2892 2

4178.8

8.9%

35.8%

52.4%

Future Land Use

- The table on the right provides a breakdown of land area within the City of Naples by Future Land Use Map Designation for all nonresidential categories.
- After residential, the highest percentage of Future Land Use Designation is Recreation (13.2%) and Conservation (10.4%).

Source: City of Naples Information Technology Services GIS, August 2025.

Non-Residential Future Land Use Categories Future Land Use Future Land Use Percent of **Total Acres (#)** Category Subcategory Total (Citywide) 0.4% 28.4 Runway Mixed Use 0.8% Waterfront 61.7 0.8% Commercial Limited 63.1 **Business Park** Commercial 1.4% 111.6 2.6% 212.8 Institutional Public, Semi-Public Downtown Mixed Use 396.7 4.9% 5.5% Commercial Highway 447.7 7.7% 622.2 Airport 10.4% Conservation 836.5 13.2% 1063.4 Recreation Public, Semi-Public, Private 47.6% Total (Non-Residential) 3898.1





Zoning

- The map on the right shows current zoning in the City of Naples.
- The majority of zoning districts in the City by land area are Planned Development (PD, 23%) or Public Service (PS, 12%) followed by R1-10 Single Family (R1-10, 10%) and Airport Commercial (C4, 8%).
- Overlay districts (where the red and blue arrows are pointing) are shown in more detail on the next page.

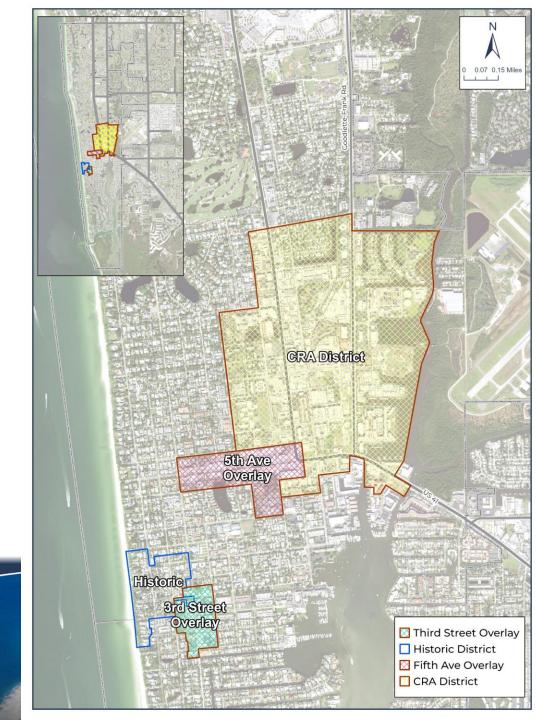




Overlay Districts

- The City of Naples Code of Ordinances includes the Land Development Code, which provides four overlay districts:
 - Third Street Overlay
 - Historic District Overlay
 - Fifth Avenue Overlay
 - Community Redevelopment Agency Overlay
- Overlay districts provide additional development provisions that are applied in addition to base zoning.



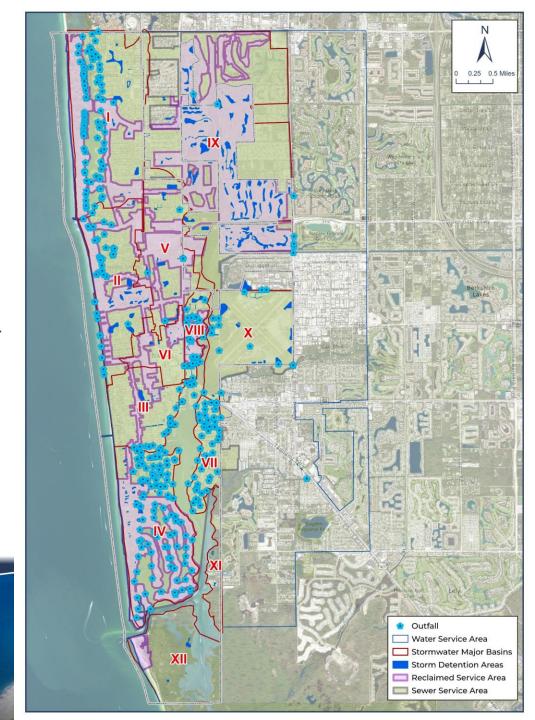




Utility Infrastructure

- The map on the right shows infrastructure for utilities in the City of Naples, including:
 - Water distribution in the Water Service Areas
 - · Storm detention areas and outfalls, or discharge points of storm drains
 - Wastewater treatment through the reclaimed water system (which includes over 30 miles of piping)
 - Wastewater Collections in the Sewer Service Area
- In 2024, the City of Naples began the Naples Beach Restoration and Water Quality Improvements Project (also known as the Naples Beach Stormwater Outfall Project).
 - The project will significantly enhance water quality, improve flood protection, reduce beach erosion, safeguard environmental species, and remove unsightly stormwater outfall pipes from Naples' beautiful beaches.
 - The project will also bolster the City's resiliency to climate change and protect the coastal ecosystem.
 - · For more information on the project, please see the website.



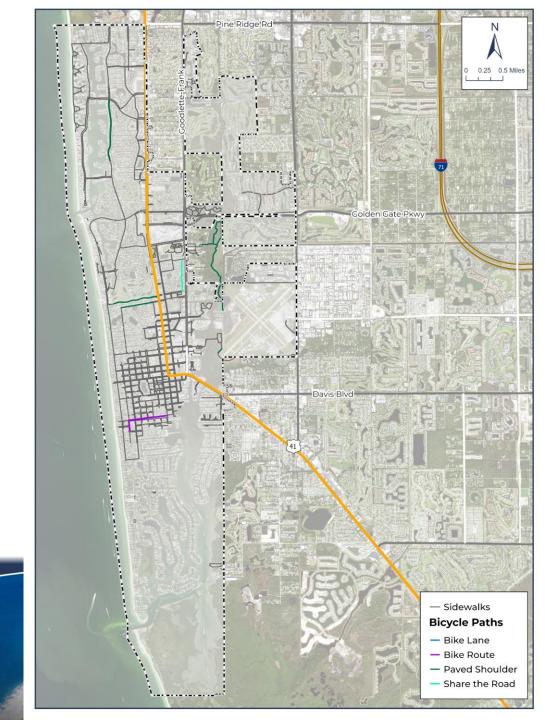


Transportation and Mobility

- The map on the right identifies community infrastructure that supports mobility and connectivity, including sidewalks, bicycle paths, and major roads.
- Bike lanes are provided on major roads in the northern, central, and southern parts of the City.
- Bike routes are located near the historic center of the City, with some in the north and south end.

Source: City of Naples Information Technology Services GIS, August 2025.



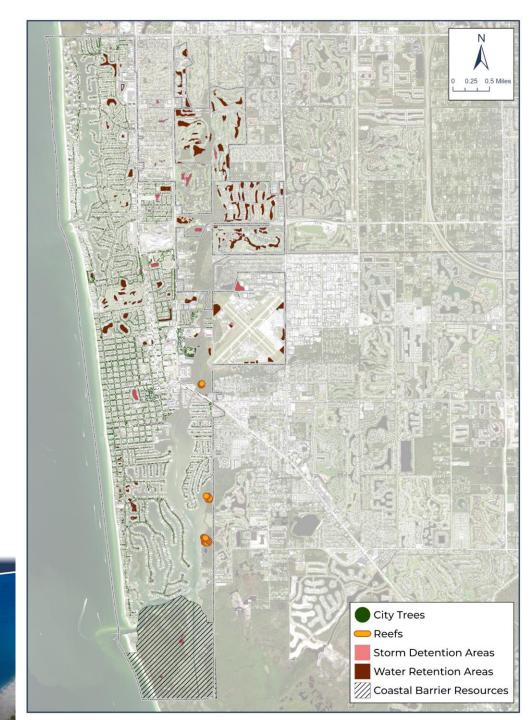


Green Infrastructure

- The map on the right identifies green infrastructure elements in the City of Naples, including:
 - City Trees: Locations of trees owned by the City of Naples
 - Reefs: Locations for the oyster reef restoration project in Naples Bay
 - Storm detention areas: Areas designed to temporarily hold stormwater runoff
 - Water retention areas: Areas designed to permanently hold stormwater runoff
 - Coastal Barrier Resource: Designated conservation areas that are protected by the Coastal Barrier Resources Act (CBRA) and defined by U.S. Fish and Wildlife Service
- For more information on the restoration project involving 5 acres of oyster reef habitat in Naples Bay, please see the <u>City of Naples</u> website.

Source: City of Naples Information Technology Services GIS, August 2025.







Evaluating Community Character and Identity

Community character is defined as a "distinct identity of a place." It is the collective impression a neighborhood or business area makes on residents.

There are three core dimensions of community character:

- **Design and form:** Physical aspects of an area (buildings, lots, blocks, public spaces)
- Natural features: Water, preserves, public open space, parks, tree canopy, etc.
- Social elements: Community events, historic and cultural assets, demographics

Source: American Planning Association, PAS QuickNotes No. 72, and Clarion Associates





Evaluating Community Character and Identity

- The Vision Element of the 2024 Comprehensive Plan identifies that as a primarily built out community, there are concerns related to redevelopment and its impacts on preservation of the City's character.
- This update process can help define what aspects
 of the three community character dimensions are
 important to Naples' unique identity and finding
 ways to protect those factors. This report provides
 information on measurable dimensions of design
 and form.

Source: City of Naples Comprehensive Plan, Vision Element, 20204



Urban form is an important component of community character. It includes many factors, such as architectural style, height, and orientation of buildings; public realm components such as streets, sidewalks, and parking; and natural features such as street trees, tree canopy, and landscaping.





Evaluating Community Character and Identity

- The following pages share three aspects of community character and identity that were reviewed and analyzed:
 - Community Amenities and Recreation
 - Housing
 - Development Character Building Blocks Analysis
 - Citywide Recent and Emerging Development





Community Amenities& Recreation

- The map on the right identifies key aspects of community amenities and recreation, including:
 - <u>Public art</u> points from the <u>Public Art Program</u>, interspersed throughout the City with a cluster in the central City
 - Bike racks
 - Coastal access points throughout the nearly 9 miles of Naples' coastline
 - Parks and recreation spaces, including community parks and public dog parks

Source: City of Naples Information Technology Services GIS, August 2025.





Housing

 The majority of the City's occupied housing stock is split between singlefamily, detached homes (40.6%) and multifamily apartments with ten or more units (41.1%).

Source: American Community Survey, ACS 5-Year Estimates Data Profiles, Table S2504: Physical Housing Characteristics for Occupied Housing Units, Year 2023.

4,500 4,000 3,500 2,500 1,500

474

3 or 4

apartments

315

1, attached

2 apartments Mobile home or

other type of

housing



1.000

500

10 or more

apartments

1, detached

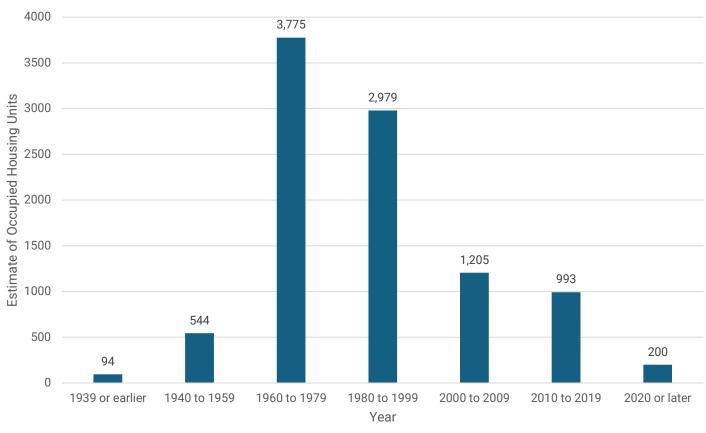
5 to 9

apartments

Housing

- The majority of homes (69%) in the City of Naples were built between 1960 – 1979 (38.6%) and 1980-1999 (30.4%).
- The American Community Survey reports that the City of Naples has 9,790 total occupied housing units.

Year Structure Built



Source: American Community Survey, ACS 5-Year Estimates Data Profiles, Table S2504: Physical Housing Characteristics for Occupied Housing Units, Year 2023.

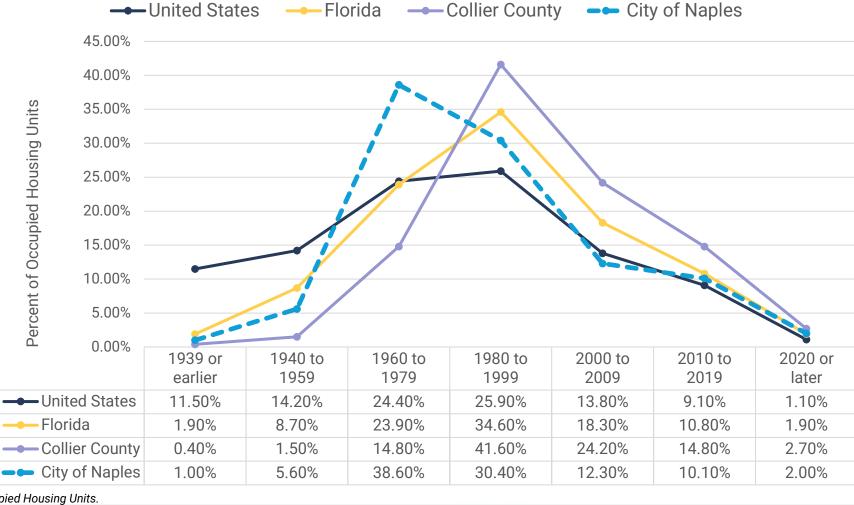




Year Structure Built

Housing

- This decrease in housing construction over time reflects statewide and national trends.
- Housing in the City is slightly older on average when compared to Collier County, Florida, and the nation.
- This trend emphasizes the importance of Naples' built out condition and the need for prioritizing policies on redevelopment.



Source: ACS 2023, Table S2504: Physical Housing Characteristics for Occupied Housing Units.





Development Character Building Blocks Analysis

- To better understand the community character across the City of Naples Community Planning Areas, an analysis of two key community character building blocks were conducted:
 - Lot coverage analysis: Lot coverage data is not readily available. However, lot coverage can be approximated
 using the available building footprint calculated against the total parcel size.* Evaluating lot coverage gives us an
 approximation of the natural or open space on a lot, which can support an understanding of one facet of
 development character.
 - **Building stories analysis:** Sample residential and non-residential development examples were gathered by Community Planning Area, and building heights were estimated by viewing Google Earth.
- There are other components of community character that are important: landscaping, architectural design, building orientation, setbacks, and others. However, these components do not have readily accessible data.

*Note: Records where building footprint data or calculated lot coverage was over 100% were eliminated from the analysis. The latter case is likely due to more than one parcel boundary joined with one building.





Development Character Building Blocks Analysis: Community Planning Areas

 The map on the right identifies Community Planning Areas, which are the areas utilized for the Citywide Development Character Building Blocks Analysis.

Source: City of Naples Information Technology Services GIS, August 2025.





Lot Coverage

- Lot coverage is the percentage of a lot or parcel of land that is covered or occupied by all buildings.
- Lot coverage is not the same thing as impervious surface.
 - Lot coverage is factoring in only the building footprint, such as the footprint of a home.
 - Impervious surfaces do not allow water to seep into the ground. Examples include driveways, pools, solid decks, patios, sidewalks, roads, compacted gravel, and parking areas.
 - Impervious, non-roofed structures were not included in this analysis.



Building Footprint



Impervious Surface



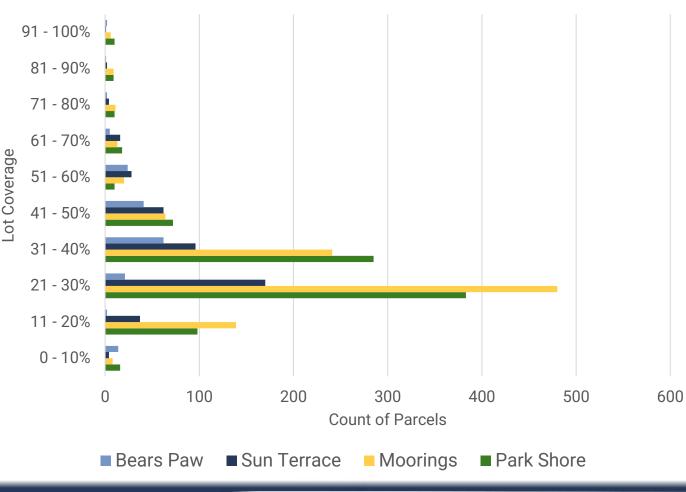




Development Character Building Blocks Analysis: Lot Coverage (Northern Area)

- The graph on the right shows the trends of lot coverage by Community Planning Area in the **northern** part of the City.
- Each Community Planning Area is a bit different in terms of lot coverage. The majority of lots tend to be in the 11%-50% lot coverage range. The Moorings and Park Shore neighborhoods tend to have slightly lower lot coverage.

Note: Records where building footprint data or calculated lot coverage was over 100% were eliminated from the analysis. The latter case is likely due to more than one parcel boundary joined with one building.



Lot Coverage Analysis

Northern Naples

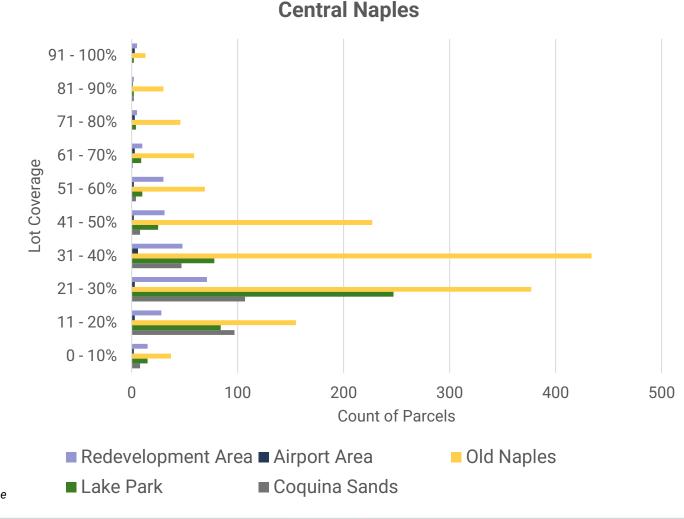




Development Character Building Blocks Analysis: Lot Coverage (Central Area)

- The graph on the right shows the trends of lot coverage by Community Planning Area in the central part of the City.
- Similar to the northern area, the central Naples neighborhoods each have unique lot coverage ranges. The majority of areas have lot coverage from 11%-50%. Old Naples has a higher lot coverage on average than other areas.

Note: Records where building footprint data or calculated lot coverage was over 100% were eliminated from the analysis. The latter case is likely due to more than one parcel boundary joined with one building.



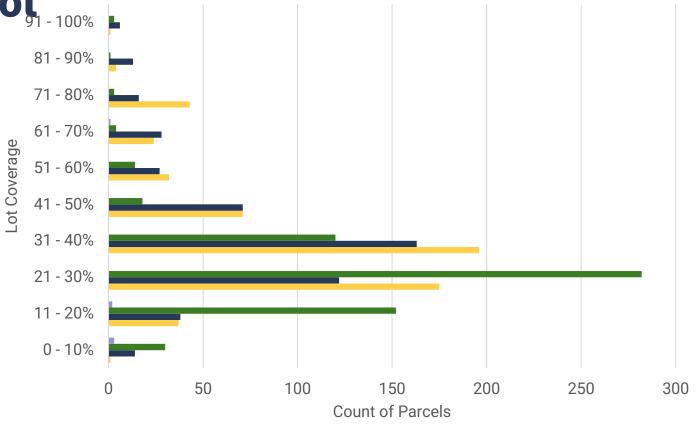
Lot Coverage Analysis





Development Character Building Blocks Analysis: Lot Coverage (Southern Area)

- The graph on the right shows the trends of lot coverage by Community Planning Area in the southern part of the City.
- Similar to northern and central areas, neighborhoods in the southern area have unique lot coverage ranges. The majority of areas have lot coverage from 11%-50%. Royal Harbor has a higher lot coverage on average than other areas.



Keewaydin

■ Port Royal

Lot Coverage Analysis

Southern Naples

Note: Records where building footprint data or calculated lot coverage was over 100% were eliminated from the analysis. The latter case is likely due to more than one parcel boundary joined with one building.





Royal Harbor

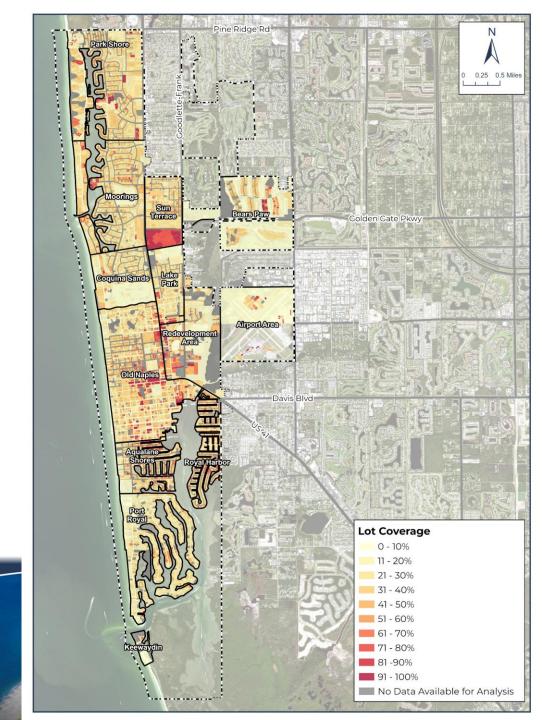
■ Aqualane Shores

Development Character Building Blocks Analysis: Lot Coverage (Citywide)

- The map on the right shows calculated lot coverage citywide.
- The lighter shades of yellow and orange indicate a lower percentage of lot coverage, meaning a lower square footage of buildings on a parcel.
- Higher lot coverage percentages are evident primarily in Old Naples and the Redevelopment Area, with others interspersed in the Park Shore and Aqualane Shores neighborhood.

Note: Records where building footprint data or calculated lot coverage was over 100% were eliminated from the analysis. The latter case is likely due to more than one parcel boundary joined with one building.





Development Character Building Blocks Analysis: Building Stories

- The table on the right shows the average estimate of the number of building stories from the sampled parcels by Community Planning Area.
- Commercial and mixed-use developments tend range between 1-3 stories, depending on the area.
- Residential development areas average approximately 1-2 stories, with some averaging higher, such as Park Shore.

Community Planning Area	Average of Estimate of Building Stories				
Community Flaming Area	Commercial	Mixed Use	Residential		
Aqualane Shores	2.00		1.50		
Bears Paw	3.50		2.33		
Coquina Sands			2.40		
Lake Park	2.00	2.50	1.00		
Moorings	2.00		1.25		
Old Naples			1.67		
Park Shore	1.00		7.00		
Port Royal			2.00		
Redevelopment Area		3.67			
Royal Harbor			1.67		
Sun Terrace	1.00		1.00		

This table presents data based on a sample of 43 parcels distributed across Community Planning Areas in the City of Naples. Due to this being a sample and not representative of the entire City of Naples, building height maximums may be lower than actual, especially in areas such as shoreline development and the Miracle Mile.



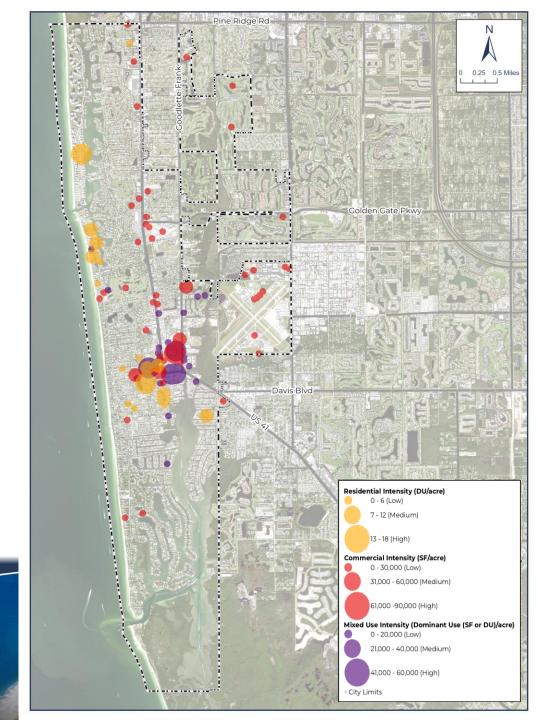


Recent and Emerging Development (Citywide)

- The map on the right identifies emerging development with the locations of approved site plans and associated intensity (2020-2025).
- This includes 52 commercial, 31 mixed-use, and 23 residential projects (106 in total).
- Given the age of the older parts of Naples, it is not surprising that the majority of redevelopment is clustered in the heart of the city on Tamiami Trail (where East meets North). This is also the location of the most intensive redevelopment in the City.
- Commercial redevelopment is scattered from the center of the City north and east.
 Residential redevelopment is focused in the center and along the northwestern coastal border of the City.
- Mixed use projects were categorized by their dominant use (residential or commercial).
 High mixed use intensity projects (indicated by the larger purple circles) are nonresidential use dominant and are located more in the center of the City.

Source: City of Naples Information Technology Services GIS, August 2025 and the City of Naples Planning Department..





Recent and Emerging Development (Citywide)

 The table on the right summarizes the average and median density and intensity of the emerging development (approved site plans and from 2020-2025) for residential-only and commercial-only projects.

Source: City of Naples Information Technology Services GIS, August 2025 and the City of Naples Planning Department..

Mixed use projects are not included in this table. For mixed use projects, development intensity was calculated by identifying the dominant use for each project (residential versus commercial) first before calculating development intensity.

Development Project Type	Development Intensity (Dwelling Units/Acre* or Square Feet/Acre**)		Non-Residential Development (Square Feet)			Number of Dwelling Units			Number of Projects
	Average	Median	Average	Median	Total	Average	Median	Total	
Commercial**	12,203	7,037	26,428	10,800	1,294,999				52
Residential*	8	6				8	2	181	23





Recent and Emerging Development (Citywide)

 The table on the right summarizes the minimum and maximum density and intensity of the projects of emerging development (approved site plans and from 2020-2025).

Development Project Type	Non-Residential Development (Square Feet)			Number of Dwelling Units			Number of
	Minimum	Maximum	Total	Minimum	Maximum	Total	Projects
Commercial**	900	251,836	1,294,999	-	-	-	52
Mixed-Use**	1,000	125,859	776,573	2	150	883	31
Residential*				1	51	181	23
Total	900	251,836		1	150		106

Source: City of Naples Information Technology Services GIS, August 2025 and the City of Naples Planning Department..



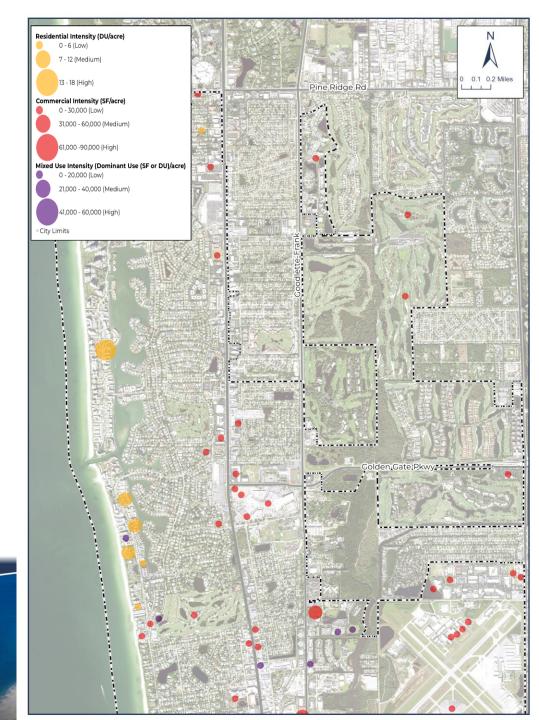


Recent and Emerging Development (North)

- The map on the right identifies emerging development with the locations of approved site plans and associated density/intensity (2020-2025).
- Development on the northern end of the City is generally newer than the central parts of the City and is not the primary focus for redevelopment activity.
- Redevelopment in the north is scattered and primarily composed of commercial sites located along Tamiami Trail and near the Naples Airport.
- Residential redevelopment in the north is primarily occurring on the western boundary of the City near the coast.

Source: City of Naples Information Technology Services GIS, August 2025 and the City of Naples Planning Department..



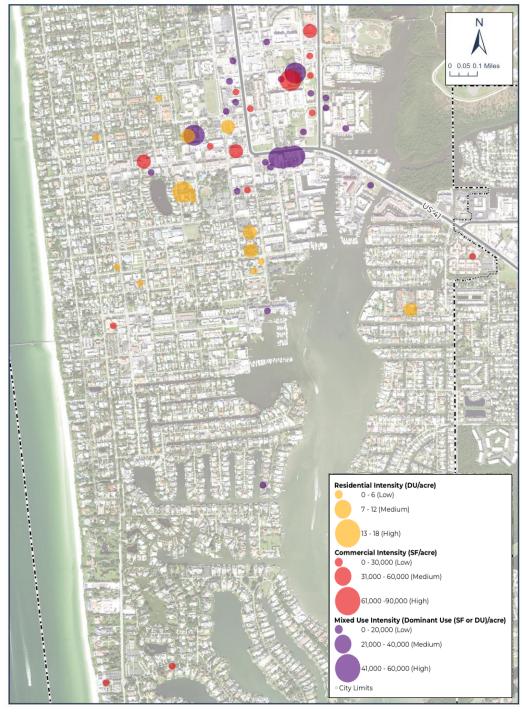


Recent and Emerging Development (Center and South)

- The map on the right identifies emerging development locations of approved site plans and associated density/intensity (2020-2025).
- The majority of mixed-use redevelopment is located along Tamiami Trail where the East end meets the North end of the road. Others are scattered around downtown and in the Community Redevelopment Agency (CRA) overlay area.

Source: City of Naples Information Technology Services GIS, August 2025 and the City of Naples Planning Department.

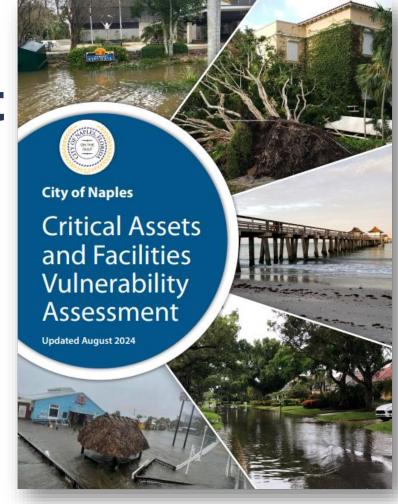






Further Reading about Resilience and the Environment

- Interested in learning more about resiliency in Naples? See the 2024 Critical Assets and Facilities Vulnerability Assessment on the website <u>at this link</u>.
- The assessment includes the following maps:
 - Historical and Projected Changes in Mean Daily Maximum Temperature, Number of Warm Nights, Number of Extreme Heat Days, Annual Precipitation, and Number of Days with >4 Inches of Precipitation (Florida)
 - Sea Level Rise Maps (North and South Naples)
 - High Tidal Flood Days Maps (North and South Naples)
 - Compound Flood Map (North and South Naples)
- The website also has an online interactive map at this link.
- In addition, the City of Naples launched the Watershed Master Plan, which is anticipated to be completed in 2026.







Sea Level Rise (North Naples)

- The map on the right shows the North Naples sea level rise inundation map presented in the City of Naples Critical Assets and Facilities Vulnerability Assessment.
- Development of this map relied on two data sources: daily high tide and extreme storm tide.
- For more information, please refer to the full Vulnerability Assessment on the website at this link.





Figure 11: Sea Level Rise Map Example (North Naples)

Sea Level Rise (South Naples)

- The map on the right shows the South Naples sea level rise inundation map presented in the City of Naples Critical Assets and Facilities Vulnerability Assessment.
- Development of this map relied on two data sources: daily high tide and extreme storm tide.
- For more information, please refer to the full Vulnerability Assessment on the website at this link.





Figure 12: Sea Level Rise Map Example (South Naples)

Tidal Flood Days (North Naples)

- The map on the right shows the visualization of tidal flood day risk (North Naples) presented in the City of Naples Critical Assets and Facilities Vulnerability Assessment.
- This breakdown of the results allows a risk comparison from nuisance flood conditions to higher frequency and problematic flood conditions, by shoreline segment.
- For more information, please refer to the full Vulnerability Assessment on the website at this link.





Figure 13: Sea Level Rise Map Example (North Naples)

Tidal Flood Days (South Naples)

- The map on the right shows the visualization of tidal flood day risk (South Naples) presented in the City of Naples Critical Assets and Facilities Vulnerability Assessment.
- This breakdown of the results allows a risk comparison from nuisance flood conditions to higher frequency and problematic flood conditions, by shoreline segment.
- For more information, please refer to the full Vulnerability Assessment on the website at this link.



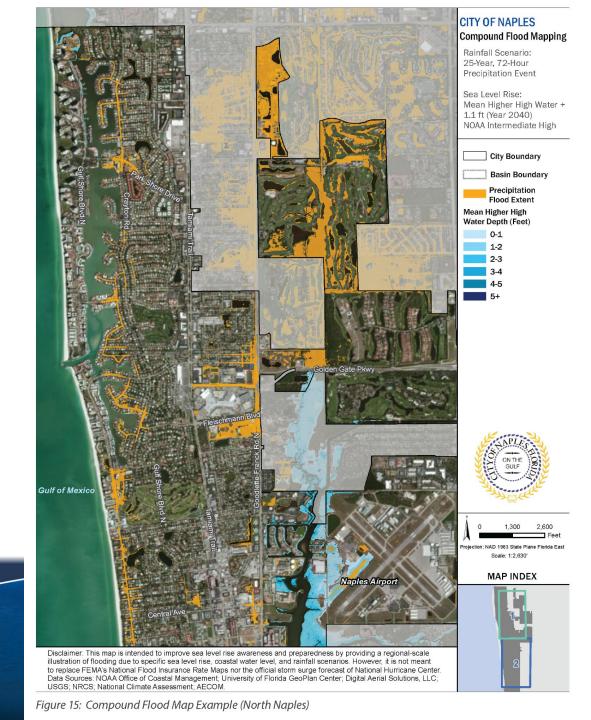


Figure 14: High Tide Flood Days Map Example (South Naples)

Compound Flood (North Naples)

- Compound flooding is the combined effect of two or more flood sources (e.g., rainfall and high tides) occurring simultaneously.
- The map on the right shows a visualization of areas in North Naples at risk to flooding due to a combination of precipitation and future high tide conditions as presented in the City of Naples Critical Assets and Facilities Vulnerability Assessment.
- For more information, please refer to the full Vulnerability Assessment on the website at this link.





Compound Flood (South Naples)

- Compound flooding is the combined effect of two or more flood sources (e.g., rainfall and high tides) occurring simultaneously as presented in the City of Naples Critical Assets and Facilities Vulnerability Assessment.
- The map on the right shows a visualization of areas in South Naples at risk to flooding due to a combination of precipitation and future high tide conditions.
- For more information, please refer to the full Vulnerability Assessment on the website at this link.





Figure 16: Compound Flood Map Example (South Naples)

