

City of Naples

PAB Suggested Revisions to the Comprehensive Plan (2021-2022) by Element

- Red text = adopted in the 2018 Comp Plan update
- Blue text = suggested by the PAB in 2018, but not adopted
- Green text = newly suggested language from the PAB in 2021/2022

Summary of PAB Recommendations provided by City staff, August 2025

Elements

- I. Vision Element – *Not applicable, adopted August 2024*
- II. Future Land Use Element
- III. Housing Element – *No suggested changes*
- IV. Conservation & Coastal Management Element
- V. Transportation Element
- VI. Public Facilities and Water Resources Element
- VII. Parks, Recreation and Open Space Element
- VIII. Intergovernmental Coordination Element
- IX. Capital Improvements Element
- X. Concurrency Management System Element
- XI. Public School Facilities Element – *No suggested changes*
- XII. Property Rights Element – *Not applicable, adopted February 2023*

I. Vision Element – *Not applicable, adopted August 2024*

II. Future Land Use Element



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.~~
Need to replace this with a statement about how the pattern of low density, low height development (small town charm) is favorable.

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). ~~– This language is too passive with respect to LOS for traffic~~
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 public recreational opportunities and parks.
7. Establish a traffic management system that ~~facilitates accessibility and movement while protecting~~ protects residential quality and pedestrian safety.
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 residents of the City.
11. Maintain an annexation policy that carefully considers the benefits and impacts of each annexation.
12. Preserve the City's historic assets.

13. Enhancing, developing, creating workforce housing opportunities.

The Future Land Use Element, with its focus on policies for preservation and environmentally responsible development ~~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~~ at 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.

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Policy 1-1: The permitted intensity/density in each land use designation is as follows:

LAND USE CATEGORY	INTENSITY/DENSITY
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 *Need to define "building coverage"
Highway Commercial	30% building coverage
Airport Commercial	40% building coverage – reduce to 10% to make a statement that the City is interested in limiting the amount of development based on the adverse impacts of the airport upon City residents
Business Park Commercial	60% building coverage
Downtown Mixed Use	<p><i>Residential Density <u>in D Downtown Zoning</u> for area within 5th Ave S, 8th Street, 7th Ave N, and Goodlette Rd the density on individual properties is limited to a base density of 12 dwelling units/ per acre with up to 30 dwelling units per acre allocated from a pool of units. The density pool is based on 12 dwelling units per acre overall districtwide with open space provisions.</i></p> <p><i>Residential Density <u>in the Fifth Avenue South Special Overlay District</u> for areas in the Downtown Mixed Use Land Use, outside of the above described boundary and further limited as</i></p>

	<p>being with the area south of 4th Avenue South, north of 6th Avenue South, east of 3rd Street South and West of 9th Street South, <u>residential density and commercial intensity shall be limited according to the parking requirements and building volume defined by a height limitation of three stories and 42 feet to the peak of the roof, measured from the first floor, FEMA elevation and a gross floor area ratio of 3. Total number of dwelling units in this area shall not exceed 1000. Parking requirements are as follows:</u></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> <p>*This section has since been revised.</p>
Waterfront Mixed Use	Marinas or marine research, development and testing 50%; other 40% building coverage
Public, Semi-Public and Private Recreation	<u>N/A-No limitation</u>
Public, Semi-Public Institutional	45% building coverage
Conservation	1 unit per 5 net acres (as determined through the DSEI)

***Should create a Workforce Housing future land use designation that allows for density that would make such housing feasible.**

****Alternatively, you could create a density “bonus” for workforce housing in the low or medium density residential designation.**

Should add a policy related to City-owned land; it is in the best interest of the City to own land and increase the amount of land we own.

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~~ Assure through a review process that professional standards of architectural and urban design, site planning, and landscaping are applied for all new multiple family and non-residential 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 concentrated 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, and through acquisition of land.

Policy 1-7: ~~Xeriscaping~~ Drought tolerant, low maintenance landscaping practices shall be incorporated incorporated to the greatest extent possible into taken into consideration with 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.~~— No one can make sense of what this means, so it should be deleted.

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~~ appropriately 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~~ contiguous 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 for new construction shall not result in a reduction of

open space or an increase in lot coverage 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 and bikeways. 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 green house 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 green house 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 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. Consider incentives for Florida Green Building Coalition Leadership in Energy and Environmental Design (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

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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. 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 National](#) 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

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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 and the Naples Historical Society, 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~~ Consider criteria for the issuance of a variance or expansion of nonconformity to allow for planning petitions that encourage the renovation, rehabilitation and compatible compatibility of 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 City 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 Noise Impact Zone contour area shall be reviewed according to the criteria established in the Code of Ordinances as may be required by law ~~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. Representatives from the City and Naples Airport Authority will meet regularly quarterly to discuss aviation, noise and development concerns.

Policy 7-1.3: Prohibit any construction within the runway safety areas off of the airport property which would create potential safety hazards consistent with FAA requirements.

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~~ 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~~ approved 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 available 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 Utilization](#) 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. [This area also includes the majority of the mixed use and commercial portions of the City’s Community Redevelopment Area.](#)

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 5th Avenue South, 8th Street, 7th Avenue north, and Goodlette-Frank Road, [also known as the D Downtown zoning district](#), shall be subject to the following development standards:

Maximum Aggregate density: 12 [dwelling](#) units per acre for 118 acres, or 1,416 units.

Maximum Site Density: Up to 30 [dwelling](#) 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 [in](#) 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.

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.

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.

**Future Land Use Element
F.L.U.E. 29**

COUNTY ZONING	CITY ZONING	CITY LAND USE
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, the procedure for a vested rights or claims determination has been provided in Chapter 46 of the Code of Ordinances.

COMMUNITY PROFILE – This whole section needs to be updated

This section provides a brief overview of the City demographics, including population, income, age and ethnic characteristics. Additional information is provided in the Housing and Future Land Use Support Documents.

1. Population

The City of Naples is the central city for one of the fastest growing counties in the United States.

Population			% Change
1980 census	City of Naples	17,581	
1990 census	City of Naples	19,505	+ 10.94%
1995 estimate	City of Naples	20,629	+ 5.76%
2000 census	City of Naples	20,975	+ 0.16%
2010 census	City of Naples	19,537	- 0.06%
<hr/>			
1980 census	Collier County	85,971	
1990 census	Collier County	152,099	76.92%
1995 estimate	Collier County	187,800	23.47%
2000 census	Collier County	251, 377	33.85%
2010 census	Collier County	321,520	27.90%

2. Income

~~In 1995, the Naples MSA had the highest median income in the State of Florida at \$44,700.00 for a family of four (4). The 1991 data from the Department of Commerce reflects a per capita income in Collier County of \$26,935.00, the average wage and salary earnings per job during 1991 and 1992 was only \$20,025.~~ According to the 1990 Census, in 1989 dollars the City's per capita income was \$41,358.00 while the entire County had a per capita income of \$21,386.00. According to the 2000 census the median income in the City of Naples had risen by approximately 63% to \$65,641

while the County median income in the County increased by 44% to \$48,289. The discrepancy in income increases between the City and County is was 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 located outside of the city limits. According to the 2015 American Community Survey 5 year estimates the median income in the City was reported at \$79,515 and \$57,452 in the County.

3. Age

While the 1980 median age in the City was 57.4 years, the 1990 Census reports the median age increased to 60.6 years. Elderly residents age 65 and older accounted for 42% of the City's 1990 population compared to 35.6% in 1980. Unincorporated Collier County's median age increased from 38 years in 1980 to 40.7 years in 1990. According to the 2000 census the median age of City residents remained steady at 60.7 years with residents age 65 and older again accounting for 42% of the population. In the County the median age in 2000 increased slightly to 44.1 years. As the median age has increased, there has been a decrease in the number of persons per household. The City's person per household decreased from 2.15 in 1980 to 1.97 in 1990. Unincorporated Collier County had a person per household of 2.59 in 1980 while the 1990 Census reflected 2.41 persons per household. In 2000 the person per household remained nearly the same at 1.92 in the City and 2.39 in the County. This likely is correlated with the limited changes in the median age of both populations. The 2010 census reported a slight but continued increase in median age and reduction of persons per household with the median age in the City as 64.2 years with an average of 1.88 persons per household. The median age in the County was 46.9 years with 2.38 persons per household.

The reduction in City population, despite an increase in the number of dwelling units, seems to indicate an increase in the percentage of seasonal population. The 2000 census reported the total number of housing units as 16,956 compared to 17,753 in 2010. The total number of occupied units in 2000 was 10,803. The total number of occupied units decreased to 10,231 in 2010.

4. Ethnic Characteristics

The following table provides a breakdown of ethnic characteristics for each neighborhood and the City as a whole. The figures show that 94.6% of the City's residents are white and 5.6% are black based on the 1990 census. With the exception of the Redevelopment area, the neighborhoods closely mirror the City wide breakdown. In 1990 within the Redevelopment area, 48.4% of the residents were white and 50.9% were black. The 2000 census indicated that 92.5% of the population was white, 4.6% was black and 2.9% fit the "other" category. Within the redevelopment area there was a shift in 2000 with 28% of the residents being white and 57% being black.

III. Housing Element – *No suggested changes*

IV. Conservation & Coastal Management Element

	CONSERVATION ELEMENT		
GOAL X [numbered to correspond with the number of the Conservation Element]:	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.	Language has been moved to the Coastal Management Element Goal X	
OBJECTIVE X-1	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.	Objective 1: Water Quality	
POLICY X-1.1	Continue to implement a statistically valid water quality monitoring program for both estuarine and non-tidal surface waters.	Policy1-1	
POLICY X-1.2	Reduce stormwater discharge and improve stormwater and receiving water quality through implementation of the Stormwater Master Plan and Best Management Practices (BMPs) such as the creation of filter marshes, vegetated swales, and living shorelines.	Policy1-2	
POLICY X-1.3	Encourage marine facilities (e.g., marinas and boat storage/maintenance facilities) to use environmental BMPs to reduce or eliminate pollutant discharge into waterbodies. Do we have specific recommendations?	Policy1-3	
POLICY X-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,	Policy1-4	

	stormwater management, earth mining, solid waste and other related aspects of land use and development in the vicinity of public water supply wells.		
POLICY X-1.5	Promote BMPs and enforce City regulations related to urban landscaping and fertilizer practices, to minimize pollution by preventing nutrients, grass clippings and other contaminants from reaching waterbodies.	Policy1-5	
POLICY X-1.6	Promote the use of environmentally-friendly alternatives to chemical pesticides and algaecides through public education and outreach.	Policy1-6	
POLICY X-1.7	Support public education, awareness, and participation programs on water conservation, shoreline and waterway cleanups, and the proper use, storage, and disposal of household chemicals, including pesticides and fertilizers.	Policy1-7	
POLICY X-1.8	Coordinate with and support efforts of Collier County and South Florida Water Management District (SFWMD) to implement the Surface Water Improvement Management (SWIM) plan for Naples Bay. This includes redirecting and reducing freshwater 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.	Policy1-8	
POLICY X-1.9	Cooperate with the Department of Environmental Protection (DEP) 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.	Policy1-9	
OBJECTIVE X-2	The City recognizes the vital importance of its natural resources to its wellbeing, economy and healthy environment, and will protect them through resource management practices and by regulating coastal construction development. The City recognizes the vital importance of its natural resources to its wellbeing, economy and healthy environment, and will protect them through resource management practices and by regulating coastal construction development.	See Objective 2	
POLICY X-2.1	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 2-8	

POLICY X-2.2	Collaborate with the Collier County Sea Turtle Program to provide sea turtle protection, monitoring, and enforcement of sea turtle protection regulations.	Policy 2-9	
POLICY X-2.3	Protect and enhance seagrass beds, oyster reefs, mangroves and shallow benthic habitat.	Policy 2-10	
POLICY X-2.4	Oppose any exploration or production of offshore petroleum resources <u>onshore and offshore</u> in the Gulf of Mexico <u>and Collier County</u> .	Policy 2-11	
POLICY X-2.5	Coordinate with local and regional agencies regarding Doctors Pass and Gordon Pass inlet management	Repetitive of Coastal Management Policy x-9.7	
POLICY X-2.6	Coordinate with Collier County, Rookery Bay National Estuarine Research Reserve, and the SFWMD to conserve, manage, and protect natural areas and resources.	Policy 2-14	
POLICY X-2.7	Participate in the planning and implementation of routine and emergency conservation measures for potable water resources and groundwater recharge areas, in cooperation with the SFWMD.	Policy 2-15	
POLICY X-2.8	Promote manatee protection through public education and enforcement of manatee protection speed zones.	Policy 2-16	
POLICY X-2.9	Protect and encourage the planting of appropriate native trees and florida-friendly vegetation.	Policy 2-17	
POLICY X-2.10	Maintain the City as a bird sanctuary (established 1957), in which all native avifauna, including migratory species, are protected.	Policy 2-18	
OBJECTIVE X-3	The City will m Maintain development standards which that 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.	See Objective 4	
POLICY X-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 3-1	

POLICY X-3.2	Encourage undeveloped land to be used for preservation of coastal natural areas.	Policy 5-1	
POLICY X-3.3	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 4-1	
POLICY X-3.4	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 4-2	
POLICY X-3.5	Continue to implement and maintain protective measures for cypress trees, the sand pine and dwarf oak scrub community and other native trees through City regulations.	Policy 4-3	
POLICY X-3.6	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 4-4	
POLICY X-3.7	Encourage installation of riprap in lieu of vertical seawalls or bulkheads or in front of existing seawalls fronting waterways . Encourage and facilitate restoration of eroded areas, where such efforts will improve natural habitat and increase resiliency against natural disasters and climate change.	Policy 4-5	
POLICY X-3.8	Protect Florida's Imperiled Species [as designated by the Florida Fish and Wildlife Conservation Commission (FWC)] 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 4-6	
POLICY X-3.9	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. How much money is in this fund?	Policy 4-7	

POLICY X-3.10	Implement programs and initiatives that help improve air quality and encourage multi-modal transportation and mixed-use development where appropriate.	Policy 4-8	
POLICY X-3.11	Review proposed development to ensure implementation of environmental Best Management Practices and encourage Low-Impact Development (LID) strategies to reduce air, soil and water pollution.	Policy 4-9	
POLICY X-3.12	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 4-10	
POLICY X-3.13	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 <u>[X-3.14]</u> 4-12 of this element.	Policy 4-11	
POLICY X-3.14	<p>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:</p> <ol style="list-style-type: none"> 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. 	Policy 4-12	

POLICY X-3.15	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 7-5	
POLICY X-3.16	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 7-6	
POLICY X-3.17	Cooperate in implementing the disaster response and post-storm reconstruction and redevelopment programs, which integrate the coastal construction permitting requirements of the DEP, the Florida Building Code, the Office of the Governor, the Division of Emergency Management, and City regulations.	Policy 7-7	
POLICY X-3.18	Encourage innovation in residential and commercial design and construction to conserve water, energy and materials; reduce greenhouse gas emissions; and minimize environmental impacts.	Policy 8-1	
POLICY X-3.19	Expand walking and bicycling infrastructure as options that produce low or zero emissions.	Policy 8-4	

Underlined indicates NEW language due to statutory requirements

City of Naples Comprehensive Plan	
Coastal Management Element	
GOAL X [numbered to correspond with the number of the Coastal Management Element]:	<u>Restrict development activities that damage or destroy coastal resources; permit non-destructive uses of coastal resources only upon consideration of ecological, historical, cultural, and aesthetic factors; and protect human life and limit public expenditures in areas subject to destruction by natural disasters. The Objectives and Policies developed to meet this Goal are provided in the following Components of this Coastal Management Element</u>
DATA AND ANALYSIS	
Objective X-1.	<u>Base this Coastal Management Element on data, studies, and surveys, and maintain consistency with coastal resource plans prepared and adopted pursuant to law.</u>
Policy X-1.1	<u>Develop, maintain, and regularly revise a land use and inventory map of existing coastal uses, wildlife habitat, wetlands and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public access routes to beach and shore resources, historic preservation areas, and other areas of local special concern.</u>
Policy X-1.2	Identify, designate and preserve architecturally and significant resources, including archaeological sites, landmarks, and structures.
Policy X-1.3	Address current and future flood risk based on <u>current</u> or updated Flood Insurance Rate Maps, Flood Insurance Studies, Stormwater Master Plans and Sea-Level Rise studies as the data becomes available.
Policy X-1.4	Monitor sea-level rise science to plan its impacts and, based on pertinent data, revise this Plan accordingly.

Objective X-2.	<u>Consider the environmental, fiscal, and socioeconomic impact of development and redevelopment proposed in the Future Land Use Element of this Plan--together with the infrastructure required to support such future development and redevelopment--on the natural and historic resources of the coast.</u>
Objective X-3.	<u>Employ plans and principles to control development and redevelopment to eliminate or mitigate the adverse impacts on archaeological and historic sites; barrier islands, including beach and dune systems coastal wetlands, living marine resources, unique wildlife habitat, and other fragile coastal resources.</u>
Policy X-3.1	Consider projected climate impacts when developing and siting, or redeveloping infrastructure, to maximize longevity and resiliency.
Policy X-3.2	Consider measures to protect or relocate infrastructure and public facilities in areas projected to be impacted by sea-level rise and climate change.
Objective X-5.	<u>Analyze the effects of existing drainage systems and the impact of point source and nonpoint source pollution on estuarine water quality and the plans and principles, including existing state and regional regulatory programs that are used to maintain or improve water quality while maintaining sufficient quantities of water flow.</u>
Policy X-5.1	Recommend and review proposed projects that could change surface and groundwater flow patterns in basins tributary to Naples Bay, the Gordon River, Clam Bay, Moorings Bay, and the Gulf of Mexico to improve water quality discharge to these estuarine systems.
Policy X-5.2	Provide for drainage improvements in repairs to roads along City-maintained evacuation routes. Levels of service for these routes will be maintained and, where possible, improved.
HAZARD MITIGATION COMPONENT	
Objective X-6.	<u>Outline principles to mitigate hazards and protect human life against the effects of natural disaster--including population evacuation--that consider the capability to safely evacuate the coastal population density proposed in the Future Land Use Element of this Plan in the event of an impending natural disaster.</u>
Policy X-6.1	<u>Utilize the regional hurricane evacuation studies, updated from time to time by the State Division of Emergency Management employing the National Hurricane Center methodology for modeling storm surge.</u>
Policy X-6.2	Work to improve resilience to coastal flooding due to sea-level rise and lessen the impacts of natural disasters on human life, property, public facilities, and natural resources through emergency management, natural disaster planning, and hazard mitigation, coordinated with all other City- and County-wide plans.

Policy X-6.3	Coordinate land uses with hurricane evacuation policy with other relevant local and regional plans and policies.
Policy X-6.4	Coordinate with Collier County in the annual development and issuance of its All Hazards Guide.
Policy X-6.5	Promote public education of disaster preparedness and hurricane evacuation through public fora, condominium, homeowners, and neighborhood associations, and schools.
Policy X-6.6	The Land Development Code will Require new large-scale developments east of U.S. 41 to provide <u>adequate mitigation and</u> shelters for hurricane protection.
Policy X-6.7	Participate with Collier County in the Local Mitigation Strategy Working Group for the purpose of reducing vulnerability to natural hazards that endanger the community.
BEACH & DUNE SYSTEM COMPONENT	
Objective X-7.	<u>Outline principles for protecting existing beach and dune systems from human-induced erosion and for restoring altered beach and dune systems.</u>
Policy X-7.1	Protect beach and dune systems by regulating coastal construction development regulations through resource best management practices.
Policy X-7.2	Provide requirements to preserve and restore native beach and dune vegetation that stabilizes beach and dune systems and provides protection against storm impacts and expand/ <u>create</u> vegetated dunes.
Policy X-7.3	Require dune restoration and stabilization for all beachfront property development.
Policy X-7.4	Coordinate with Collier County on beach restoration and renourishment efforts and support ongoing protection and enhancement of the beach and dune systems.
Policy X-7.5	Prohibit public or private activities that would increase erosion or otherwise deteriorate the beach and dune systems.
Policy X-7.6	Limit beach maintenance and raking to minimize detrimental impacts upon native flora and fauna, <u>including nesting sea turtles</u> , and the functions of the beach and dune system.
Policy X-7.7	Prohibit motorized vehicles on the beach and dune system with certain permitted exceptions.
Policy X-7.8	Provide standards for armoring; construction of groins, seawalls, and other erosion control structures; dredge and fill activities; pier and dock construction; and public access.
REDEVELOPMENT COMPONENT	
New Objective X-8	<u>Establish best practice development and redevelopment principles, site development techniques, strategies, and engineering solutions to eliminate inappropriate and unsafe development in coastal areas when opportunities arise.</u>

Policy X-8.1*	Provide development and redevelopment principles and engineering strategies that reduce coastal area flood risks that result from flash floods, high-tide events, storm surge, stormwater runoff, and related impacts of sea-level rise.
Policy X-8.2	Prior to the development of new infrastructure or other public facilities in the Coastal High-Hazard Areas, determine that no other feasible sites exist outside that area.
Policy X-8.3	First consider relocation when growth demands expansion or renovation of existing infrastructure and other public facilities in the Coastal High-Hazard Areas. Where no feasible alternative exists to construction, expansion, or renovation, all development must be floodproofed to minimize potential damage from impacts
Policy X-8.4	Address and minimize the impacts of sea-level rise and storm surge with strategic regulations that also protect shoreline ecological functions, allow water-dependent uses, and provide public access.
Policy X-8.5	<u>Provide regulations consistent with Objective X-8 for hardened erosion control structures and other strategies to reduce flood risk in coastal areas in accordance with the [adopted] projection for Sea Level Rise.</u>
Policy X-8.6*	<p>Provide best management practices (BMPs), development and redevelopment principles, and engineering strategies for flood prevention and stormwater management that result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency (FEMA) in coordination with FDEP, SFWMD, and other partner agencies. Such provisions may include, but are not limited to:</p> <ul style="list-style-type: none"> • Reconstruction in compliance with current building and construction standards; • Public acquisition; or • Reduction in intensity of use.
Policy X-8.7	<u>Provide incentives and regulations to remove repetitive loss property and other real property improvements from projected [2030/2060/2100] inundation areas of the V and coastal AE FIRM zones and capture any additional Community Rating System benefits.</u>
Policy X-8.8*	Require new development and redevelopment employ site development techniques that reduce flood losses and claims made under flood insurance policies. These requirements will include structural and non-structural site development techniques, e.g., maintaining adequate levels of service for stormwater management, grading or use of appropriate materials to withstand inundation, minimizing flood damage to structures through flood-proofing and siting infrastructure and other public facilities to account for predicted flood conditions.
Policy X-8.9*	Continue to ensure that all new development meet or exceed the flood-resistance requirements of the Florida Building Code and 44 CFR part 60.
Policy X-8.10*	Continue to ensure that construction activities seaward of the coastal construction control line are consistent with F.S. Chapter 161, the Florida Building Code, and the LDC.

Policy X-8.11	Engage the community with public education and outreach on the benefits and importance of mitigating flood risks through building construction codes, flood elevation requirements, land use regulations, and stormwater management.
Policy X-8.12*	Continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (Community Rating System) administered by FEMA and strive to improve its score resulting in reductions in flood risk and insurance premiums for citizens.
Policy X-8.13	<u>Develop an optional adaptation action area designation for those low-lying coastal zones experiencing coastal flooding and policies within this element to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise, including, but not limited to, areas</u>
	<ul style="list-style-type: none"> • <u>where land elevations are below, at, or near mean higher high water;</u> • <u>that have a hydrologic connection to coastal waters;</u> • <u>that are designated as evacuation zones for storm surge;</u> • <u>that inundation modeling indicates are vulnerable; or</u> • <u>that are optimal for relocation of vulnerable development.</u>
SHORELINE USE COMPONENT	
Objective X-9	<u>Identify public access to beach and shoreline areas and address the need for water-dependent and water-related facilities, including marinas, along shoreline areas, including strategies to preserve commercial and recreational working waterfronts as defined in F.S. Section 342.07.</u>
Policy X-9.1	<u>Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.</u>
Policy X-9.2	Collaborate with Collier County to create additional marine habitat through the deployment and maintenance of artificial reefs.
Policy X-9.3	Support Collier County efforts to provide additional boat storage and points of access to coastal waters in areas outside of Naples Bay.
Policy X-9.4	Maintain and enhance the traditional coastal economy in boating, fishing, and tourism.

Policy X-9.5	<u>Preserve and protect the continued existence of viable populations of all native species of wildlife and marine life.</u>
Policy X-9.6	<u>Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.</u>
Policy X-9.7	Coordinate with local and regional agencies regarding Doctors Pass and Gordon Pass inlet management.
Policy X-9.8	Provide requirements that waterfront properties be designed to <ul style="list-style-type: none"> • promote water-related and water-dependent activities, • encourage the retention and development of marine service facilities, • public access to beaches and bays, and • maximize natural resource protection.
Policy X-9.9	Provide and improve opportunities for recreation and aesthetic enjoyment of coastal resources.
Policy X-9.10	Support Collier County efforts to acquire additional public beach access and parking facilities in the unincorporated areas of the county.
COASTAL HIGH-HAZARD AREA	
Objective X-10	<u>Designate Coastal High-Hazard Areas (CHHA) on the future land use map and the criteria for mitigation for amending this Plan in a CHHA, as defined in F.S. Section 163.3178(8).</u>
Policy X-10.1*	<u>The CHHA is the area below the elevation of the category 1 storm surge line established by a SLOSH computerized storm surge model.</u>
Objective X-10+1	<u>Analyze and evaluate the benefits and costs of adaptation alternatives in the design or retrofit of infrastructure and limit public expenditures that subsidize development in the Coastal High-Hazard Areas.</u>
Policy X-10+1.1	Include provisions that ensure development and zoning changes do not promote increased population within Coastal High-Hazard Areas.

Policy X-10+1.2	Direct new population growth away from known or predicted Coastal High-Hazard Areas except: 1. Mixed use projects that further economic development and revitalization efforts in the Downtown Mixed Use and Limited Commercial designations; and 2. Residential development in compliance with the FLUM and all City and other applicable regulations.
Policy X-10+1.3	Regulate all development including infrastructure in the Coastal High-Hazard Area.
Policy X-10+1.4	Development in the Coastal High-Hazard Area will be reviewed for significant impacts upon evacuation routes and will require all necessary roadway improvements.
PUBLIC FACILITIES COMPONENT	
Objective X-11	<u>Outline principles for providing that financial assurances are made that required public facilities will be in place to meet the demand imposed by the completed development or redevelopment.</u>
Policy X-11.1	<u>Ensure that adaptation to climate change impacts, especially sea-level rise, are incorporated into the planning, siting, construction, maintenance, and replacement of public infrastructure to maximize the useful lifespan and return on investment</u>
Policy X-11.2	<u>Public facilities needed to meet the demand imposed by coastal development or redevelopment will be scheduled for phased completion to coincide with such demands.</u>
Policy X-11.3	Public expenditures that subsidize new or expanded infrastructure in the Coastal High-Hazard Areas will only be permitted to service density levels as determined by the FLUM and permitted by City regulations.
REGULATORY & MANAGEMENT	
Objective X-12	<u>Avoid irreversible and irretrievable loss of coastal zone resources.</u>
Policy X-12.1	<u>Employ ecological planning principles and assumptions that allow coastal ecosystems to adapt to and migrate under new climate regimes in determining the suitability of future development and redevelopment in the coastal zone.</u>
Policy X-12.2*	<u>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 and employ regulatory and management techniques to mitigate the threat to human life and to control proposed development and redevelopment to protect the coastal environment, and consider cumulative impacts.</u>

*Existing policy that was assigned a section of the Florida Statutes

V. Transportation Element



**CITY OF NAPLES
COMPREHENSIVE PLAN**

TRANSPORTATION ELEMENT

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INTRODUCTION

1. ~~Local Government Comprehensive Planning and Land Development Regulation Act~~

Section 163.3177(6)(b) 9J-5.049, Transportation Element of the Community Planning Act ~~Local Government Comprehensive Planning and Land Development Regulation Act~~, requires that there be:

~~“A local government which has all or part of its jurisdiction included within the urbanized area of a Metropolitan Planning Organization (MPO)...shall prepare and adopt a transportation element consistent with the provisions of...Rule...(9J-5). For the affected jurisdictions, the transportation element shall replace the required plan elements of: traffic circulation; mass transit; and ports, aviation, and related facilities.... Within a designated MPO area, the transportation elements of the local plans shall be coordinated with the long-range transportation plan of the MPO. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems.”~~

A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall 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 S.339.175 shall 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. shall address traffic circulation, mass transit, and ports, and aviation, and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less shall only be required to address transportation circulation. The element shall 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 shall 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 shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series. The element shall 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 Rule 9J-5.019 and/or revisions thereof. [rule repealed], 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 ~~the urban area of coastal~~ Collier County ~~and prioritize in order to guide~~ the allocation of Federal, State, and local funds for ~~road~~ multimodal transportation improvements.

There are ~~seven~~ nine (9) voting members on the MPO: two (2) from the Naples City Council, one (1) from the City of Marco Island, one (1) from Everglades City and five (5) 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.

GOALS, OBJECTIVES AND POLICIES

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

~~Thiese~~ goals, ~~and the~~ objectives and policies are consistent with goals general policies 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 that are compatible in accordance with recognized safety standards, various land use districts, community transportation desires and needs that achieve positive benefits for the demands and environmental and community well-being and are mindful of the considerations-unique qualities of to the City of Naples.

Objective 1: Protect the character of existing and future residential neighborhoods by maintaining the integrity of the City's ~~identified collector and arterial circulation plan~~ transportation infrastructure and, ~~where possible promote alternative modes of transportation in an effort to better manage traffic flow~~ the movement of people and freight to protect ~~the~~ residential neighborhoods.

Policy 1-1: Carefully evaluate and control all proposed projects street improvements in the City that ~~may potentially~~ would increase through automobile and truck traffic volumes and impact the Level of Service (LOS). All projects are to be evaluated to protect residential neighborhoods.

Policy 1-2: Require landscape buffers and linear parks between residential neighborhoods and arterials roadways through ~~linear parks and~~ Code of Ordinances provisions, as well as land use planning and development regulation.

Policy 1-3: Maintain Level of Service (LOS) C peak hour volume for all roadways based on the 100th hourly volumes design, except: as a goal for the arterials and all major collectors except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard which are the responsibility of the City to maintain. 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 E. ~~The County's adopted LOS E applies to these roads.~~ For ~~the~~ State roads within City limits, (U.S. 41 [S.R. 45 & S.R. 90]), the City shall ~~be consistent with Collier County and~~ adopt LOS E. Criteria shall be detailed in the City's Traffic Impact Statement Guidelines to properly determine the 100th hourly volumes. ~~City LOS shall be measured by traffic~~

~~counts at peak hour, peak season. (See Support Document for LOS data.)~~

Policy 1-4: Enhance traffic flow on ~~major arterials roadways by through~~ applying intelligent transportation systems and ~~coordination~~ of traffic signals to ~~reduce~~ efficiently move multimodal and emergency response uses of the transportation system ~~traffic on neighborhood collectors and local streets.~~

Policy 1-5: Regulate ~~the location, type, manner, character, adjustment and installation of all facilities, improvements and construction work to be performed within public right-of-way and various easements~~ 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.

~~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 1-76: Continue cooperation with the Florida Department of Transportation and Collier County guidelines for to U.S. 41 addressing property access locations (curbcuts), sidewalks, bicycle lanes, crosswalks ~~curb~~, median cuts, and acceleration and deceleration lanes to allow for safe and efficient control of multimodal ~~vehicle~~ access and mobility.

Policy 1-87: Require, through the Code of Ordinances, the provision of safe and convenient on-site traffic access, egress, and flow and identify and traffic capacity trip generation and access/egress control as a primary criterion for transportation review of Planned Developments, site plan reviews and other land development applications as they would impact the existing transportation system.

Policy 1-98: Annually consider the appropriate ~~ion of the~~ funds within the 5 year Capital Improvement program budget for the ensuing year to ~~accommodate those phases of~~ address traffic calming and

Complete Streets ~~related~~ projects as recommended by staff and approved by the City Council ~~on an annually prioritized basis~~. In addition, explore alternative sources of financing to overcome potential shortfalls in transportation funding.

Policy 1-~~109~~: Due to impacts on traffic and aesthetics, the City shall not permit construction of vehicle road overpasses or flyovers in favor of feasible alternative planning 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-~~120~~: Examine the feasibility of developing ~~alternative traffic volume reduction strategies~~ alternatives for improving public safety, multimodal transportation options, and parking along, within and around U.S. 41 through the downtown redevelopment area consistent with all master planning documents, the Naples Downtown Origin-Destination Circulation and Mobility Study completed in 2017.

Policy 1-~~131~~: 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-~~1412~~: 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.

To provide a safe and environmentally responsible multi-modal system of roadways. These roadways should be compatible with the City's various land-use districts, mindful of the unique qualities of the City of Naples, and demonstrably responsive to the community's wellbeing. – PAB did not reach consensus on this

Objective 2: Undertake special traffic studies ~~on an annual basis~~ to identify and quantify traffic conditions within various neighborhoods. The traffic studies shall 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, including master planning documents approved by the City, and the Naples Downtown Circulation and Mobility Study, 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 shall 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~~ MPO Transit Plan
- i) Average Annual Daily Traffic (AADT) Volumes and Levels of Service Conclusions.
- ~~ij~~) 10 year transportation model needs assessments and needs improvements.
- k) 25 year transportation model needs assessments and needs improvements.
- ~~kl~~) 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 programs goals including Complete Streets and multimodal options to ~~modify~~ 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. on June 4, 2003. The adopted Airport Master Plan is hereby adopted by reference and serves to meet the requirements of Chapter 163.3177(6)(j), F.S., and Chapter 9J5.019, F.A.C.~~

Objective 3: Annually improve the condition and appearance of the City's streets, alleys, public parking areas and related traffic control signs, and street furniture ~~trash containers~~ as identified in the Capital Improvement Program. The City shall protect existing and future rights-of-way including public easements, from ~~building~~ 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 shall be based on recommendations of a professional landscape architect that ensures no impairment to line of sight 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 routes, paths, greenways and pedestrian pathways or routes that promote connectivity within and out of the City of Naples. ~~assist the Southwest Florida Land Preservation Trust in acquiring necessary easements and funding for the design and construction of a greenway bicycle/pedestrian pathway within the City of Naples including the Gordon River and Goodlette-Frank Road.~~

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 shall be relocated, at the cost to the developer, to a site designated by the City.

Policy 3-5: Maintain landscaping installation and maintenance 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.

Policy 3-7: Within the City's public right-of-ways, carefully consider permitting the number and location of driveway access points from streets to private properties in such a way as to minimize crash conflict points and impervious area created by the paved surfaces that negatively impact water quality and are inconsistent with the City's Stormwater Master Plan, Bike and Pedestrian Master Plan, Complete Streets and Blue Zone initiatives.

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 and planning for resiliency 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 and~~ provide safe, efficient and convenient travel facilities circulation including pedestrian, cyclists, and the ~~handicapped disabled~~ as well as motorized transportation systems.

Policy 5-1: On an annual basis, monitor traffic volumes and accidents to assess potential traffic problems and provide resources to make improvements.

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

Policy 5-3: Continue to work with the community to evaluate and implement traffic calming options ~~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 arterial function of this important north/south transportation facility.

Policy 5-5: Require transportation and traffic impact analysis for all commercial and ~~larger~~ residential development proposals over one (1) acre or as deemed necessary by application based on potential traffic impacts.

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 shall 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.

*Policy 5-7 should be revised to discourage mass transit system routes in residential neighborhoods in the City of Naples

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.

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 system providing access to and from school areas.

Policy 7-5: Ensure construction standards meet 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 ~~public~~ 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 green house gas emissions. The areas for potential reduction in green house gas emissions shall 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 utilize 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'.

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 Remain an active participant in and investigate improved inter-City transit connectivity, routes, access and frequency through representation on the MPO, TAC, CAC, Congestion Management Committee and PAC.

*PAB wants TAC, CAC, and PAC to be written out in their full names.

Policy 9-6: Continue to investigate ~~a downtown~~ improving intra-City and inter-City transit loops ~~as set forth in the MPO's Long Range Transportation Plan (LRTP) to provide downtown with low capacity, energy efficient decorative 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 Policy 9-3 ~~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 green house gases.

Policy 9-14: Encourage large developments to include charging stations for energy efficient vehicles.

VI. Public Facilities and Water Resources Element



CITY OF NAPLES COMPREHENSIVE PLAN

PUBLIC FACILITIES AND WATER RESOURCES ELEMENT

Introduction	P.F.W.R.E. 2
Goal, Objectives and Policies	P.F.W.R.E. 34

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 [Level of Service \(LOS\)](#) standard of 300 gallons per capita, per day. The wastewater treatment plant was upgraded in 2001 to expand the capacity ~~form~~ [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~~ [the](#) 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 [development](#) standards have been incorporated into the City's Code of Ordinances which assists in the overall water management effort. [The City also operates from a Stormwater Master Plan which contains programs and projects aimed at improving drainage, stormwater quality, environmental habitat and the quality of life for residents and visitors over a 10-year period.](#)

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 for the next 60 years. The current site has sufficient raw land capacity to the year 2016. Based on the size of the landfill and permitted capacity, the estimated life of the landfill is 54 years. 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~~ [reduced](#) 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~~ implemented a "single stream" recycling cart program for ~~recycling residential~~ 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 ~~with a choice of 65, 35 or 18 gallon receptacles~~ carts 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. Larger carts allow residents to increase the volume of recyclable material collected, thereby reducing the volume of material disposed in the Collier County Landfill. The carts are serviced by automated trucks that allow curbside service. The automated curbside service increases collection efficiency by reducing collection time. Solid waste tonnage reductions are estimated in the 10% - 15% range~~ recycle collection has more than doubled since the inception of the single stream cart collection program in 2010.

In 2014, the City completed construction of the Solid Waste Transfer Facility located at the Naples Airport. Relocating the Solid Waste operations to airport property allows for better use of public property within the City. The new facility includes a large sorting floor used to transfer collected recycle material to the Lee County recycle processing facility. Lee County shares profit with the City gained from the sale of recycled material depending on the recycle market.

In April 2017, City Council adopted an ordinance and resolution based on the recommendations of the 2016 Solid Waste Rate Study that updated solid waste rates. Adopted changes included a recycle collection rate for residential customers, reduced multi-family horticulture collection and disposal rate by 50% and increased commercial garbage rates by 3.5%. These rate changes, along with annual CPI adjustments will increase Working Capital to meet the City's Fund Balance Policy.

~~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 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. [Corrections and updates from Utilities]~~

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)~~ Four (4) 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.

Goals, Objectives and Policies

The following goals, 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 five-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.

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P.F.W.R. 5

- 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 Program and approved by City Council annually](#).
- 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 shall be phased out once central systems are available.
- Policy 1-6:** Water and wastewater system development fees shall 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 is](#) 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.)

Public Facilities and Water Resources Element
P.F.W.R. 6

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, one 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

*PAB suggests that staff draft for inclusion here a statement that the stormwater standards have been revised in the Code of Ordinances to exceed those required by the SFWMD.

Policy 1-11: All new development, redevelopment or substantial improvement of platted properties within the City of Naples shall 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 for attenuation and retention or detention.

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 one-hour

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duration and 5-year return frequency shall be used in computing the minimum off-site discharge rates from private properties to the City's

Public Facilities and Water Resources Element

P.F.W.R. 8

stormwater system. The stormwater conveyance system should be designed sufficiently so that the conveyance shall 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 shall be determined based upon selecting a detention system, a retention system, and/or a system that creates and maintains Best Management Practices (BMPs) with the most appropriate pollutant removal presumption to the corresponding BMP technique. The BMP guidelines used can be found in the Best Management Practices for South Florida Urban Stormwater Management Systems (latest edition). Innovative approaches and [Light Impact Design \(LID\)](#) techniques that reduce percent impervious are encouraged. When a retention system is used in conjunction with approved BMP's, a reduction in storage volume may be provided. ~~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 shall apply in meeting the above standards: a) on single family lots no more than one-half inch of detention or retention shall 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 shall be designed and located no less than 18 inches above the wet season water table; exfiltration and pervious pavement shall be designed to be a minimum of 24 inches above the wet season water tables; d) where special filtering materials are utilized, 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~~

BEST MANAGEMENT SELECTION CRITERIA

~~The following Best Management Practices are listed as design and operational opportunities for implementation: The City shall implement Best Management Practices to improve stormwater management. The measures employed will include but not be limited to:~~

Encourage the use and construction of common swales between properties.

Connect roof drains to swales or exfiltration systems to improve on-site percolation and reduce off-site drainage.

Promote the use of pervious paving on driveways with shallow slopes to reduce run-off.

Add trench drains within driveways to reduce run-off and detain water on-site to allow for percolation.

Use landscaped raingardens to hold water on-site at the ends of driveways and in the center of circular driveways.

Sloping pool decks to drain into the pool.

Plant native landscaping that is drought tolerant and reduces the needs for pesticides.

Use rain barrels to capture roof gutter run-off for use during draughts and to reduce run-off.

Proposed BMP Selection Credits			
	Additional BMP Measure Utilized	Proposed Credit	Justification Explanation
4	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

**Public Facilities and Water Resources Element
P.F.W.R. 9**

Proposed BMP Selection Credits			
	Additional BMP Measure Utilized	Proposed Credit	Justification Explanation
			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 impervious runoff and allow for some percolation will provide credits.
3	Pervious Driveway <input type="checkbox"/> Flat ($\leq 2\%$ slope) <input type="checkbox"/> Med ($2\% > 5\%$ slope) <input type="checkbox"/> Steep ($\geq 5\%$ slope)	● 1.0 SC ● 0.5 SC ● 0.0 SC	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 do 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.
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

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Proposed BMP Selection Credits			
	Additional BMP Measure Utilized	Proposed Credit	Justification Explanation
			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 it's use will credit BMP's

Source: City of Naples Stormwater Standards Handbook, July 2007

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

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	Freeboard	• 6" 1.5 SC	
4	Minimum Exfiltration Ground Cover	<ul style="list-style-type: none"> • 12" 0 SC (recommended) • 6" 0.5 SC • 3" 1.0 SC • 0" 1.0 SC (under slope) 	

Source: City of Naples Stormwater Standards Handbook, July 2007

*PAB suggested that staff include a reference to the Stormwater Handbook, in which BMP's are provided.

Objective 2:

On an annual basis, measure the demand for water based on service area 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

Public Facilities and Water Resources Element
P.F.W.R. 12

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.~~ a.m. after the establishment of plantings.
- Policy 2-8:** During the ~~five~~ 20-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.
- 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 shall 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.~~ **Is the shortage plan still required by SFWMD?**

Policy 2-15¹⁴: 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 2-16¹⁵: 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 2-17¹⁶: Evaluate alternative water supplies to supplement the reclaimed water irrigation system. This would include storage of reclaimed water, surface water and stormwater in Aquifer Storage and Recovery (ASR) wells.

Objective 3: Update the Stormwater Master Plan which sets forth a plan recommendations of programs and projects by which to reduce surface flooding, ~~manage runoff~~ strengthen development regulation, expand public education and information, restore natural habitat, ~~and~~ improve stormwater quality, and climate adaptation and resiliency.

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 restore the historic watershed flows, reduce freshwater impacts to Naples Bay mitigate flooding and improve stormwater quality.

Policy 3-2: Develop and annually maintain and review a public information program to inform the citizens of, and encourage support for, a comprehensive stormwater quality management approach that preserves public health, protects property, identifies stormwater as a valuable resource and ~~program with emphasis on stormwater retention in swales and lakes~~ seeks out

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P.F.W.R. 14

ways to conserve, preserve and improve stormwater quality and quantity.

- 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 management program that ~~to determine the~~ prioritizes lake restoration and the feasibility of increasing the retention capacity and improving water quality. Lake restoration shall be funded annually through the Capital Improvement Plan.
- 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 all development.
- Policy 3-8:** Implement and fund a water quality sampling program for receiving water bodies. ~~and fund a lake and bay maintenance/ 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 maintenance plans for 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: ~~Maintain the City's will work inter-departmentally review and response process that ensures to determine goals and policies for immediate and complete response to illegal and illicit surface water discharges. clean up to include water filtration systems around the City, in coordination with Collier County.~~

Objective 4: ~~By 2020, reduce stormwater pollutant loading levels, as measured in bays, by 25% of that measured in 2008 and 2009. Reduce freshwater impacts to receiving water bodies including Naples Bay, Moorings Bay and the Gulf of Mexico. Reduce anthropogenic impairments to receiving water bodies 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 twenty-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 bays.

Policy 4-4: Continue to implement National Pollutant Discharge Elimination System (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.

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P.F.W.R. 16

- 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 [all suitable uses including](#) 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 shall be monitored during the pilot program. If the pilot program proves successful, a system-wide program shall be designed and implemented. The program shall include funding alternatives. Maintain the City's efforts to work with lake front property owners to increase dissolved oxygen levels and reduce water temperatures of lakes (stormwater ponds) through technology such as aerators.~~
- Policy 4-13:** ~~Continue to work with Collier County and the Pelican Bay Improvement District to review Determine if there is a hydraulically efficient way to provide an adequate~~ [the](#) exchange of water between Clam Bay and Venetian Bay with the goal of improving water quality.

**Public Facilities and Water Resources Element
P.F.W.R. 17**

~~The Natural Resources Department shall monitor the Clam Bay Committee meetings and pursue implementation of the Management Plan recommendations of the committee.~~

Policy 4-14: ~~Continue to evaluate~~ Implement the septic tank replacement program in the City's sanitary sewer service area.

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 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 and desirability of phasing in the under grounding of utilities over a ten-year period.

Public Facilities and Water Resources Element
P.F.W.R. 18

Policy 6-2: All electrical distribution facilities, except main feeder lines, serving new growth and redevelopment, shall 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: Major electric distribution and transmission facilities, such as substations, transmission lines, and the like, shall not be placed in single-family zoned residential areas when their placement in other zoning districts is permitted and will provide essentially the same level of service and will be economically, operationally, and technically feasible.

Policy 6-4: Encourage electrical installations and distribution facilities to be as aesthetically pleasing as is economically and technologically feasible.

Policy 6-5: Support efforts by the electrical ~~companies~~ company to plan for present and future needs of the City in an economical and reliable manner.

Policy 6-6: Improve communication with FPL during response to storm recovery.

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: Encourage ~~Require~~ all public buildings to be designed to minimize energy needs and support energy-efficient standards.

Is there a reason why this would be reduced from “require” to “encourage”? Is there a conflicting building code requirement? Is it because there are County buildings within the City?

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 [including solar](#).
- 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.

VII. Parks, Recreation and Open Space Element



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

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Recreation Facilities.....	PRE 16

INTRODUCTION:

~~The Local Government Comprehensive Planning and Land Development Regulation Act requires a "recreation and open space element indicating a comprehensive system of public and private sites for recreation, including but not limited to: natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces and other recreational facilities." The Parks, Recreation and Open Space Element is designed to address these requirements and provide for a coordinated and economical program for public and private recreation facilities and open space.~~

The Parks, Recreation and Open Space Element supports the goals, objectives and policies contained in ~~a number of several of~~ the comprehensive plan elements, including the five (5) newly revised Vision Goals.

1. Our Economy - Economic Health & Vitality
2. Our Experience - Extraordinary Quality of Life for Residents
3. Our Governance - High Performing Government
4. Our Nature - Environmental Sensitivity
5. Our Place - Preserve Small Town Character & Culture

~~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 the entire Naples community residents. Recreation sites must be provided for in the Future Land Use Element. It must also be consistent with the Conservation and Coastal Management Element, particularly in regard to developing public or private sites.~~

Existing public recreation facilities include

Community Parks	Conservation Areas	Neighborhood Parks
<u>Cambier Park</u> <u>Fleischmann Park</u> <u>Landings Park</u> <u>Lowdermilk Park</u> <u>Naples Dog Park</u> <u>Baker Park</u>	<u>Gordon River Parcel</u> <u>Riverside Circle</u> <u>Parcel</u>	<u>Anthony Park</u> <u>River Park</u> <u>Sea Gate Park</u>

**Parks, Recreation and Open Space Element
P.R.E. 3**

Mini-Parks	Linear Parks
<u>Betsy Jones Park</u>	<u>Goodlette-Frank Linear Park</u>
<u>Bow Line Park</u>	<u>Orchid Linear Park</u>
<u>Cambridge Perry Park</u>	<u>Sea Gate Linear Park</u>
<u>Coconut Point Park</u>	
<u>Menefee Park</u>	
<u>Merrihue Park</u>	
<u>Rodgers Park</u>	
<u>Selfon Park</u>	

~~seven (7) neighborhood and linear parks, thirteen (13) mini-parks, four (4) community parks, 2 natural resource areas. 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 and the Naples City Dock. The Collier County School Board provides recreation facilities within the City limits at four (4) schools. Collier County provides facilities at Bayview Park and at Gulfview Middle School. In addition, there are and maintains approximately 9.1 8 miles of Gulf Coast beaches. Naples Bay, Gordon River, Moorings Bay, and the Gulf of Mexico provide many water-oriented recreation opportunities. The City maintains an additional one hundred one 101 acres of open space parkway area, including beach ends and access points, street islands and medians, cul de sacs and rights of way.~~

~~Due to the City's growth and that of the surrounding urban area, it has become increasingly important to anticipate future park, recreation, and open space demands and to develop a program to meet as many of these demands as limited land and financial resources will allow. The following sections of this element represent a conservative proposal for additional facilities, and take into account the existing open, uncluttered character of the City, the socioeconomic characteristics of each neighborhood, the increasing scarcity and high cost of land, and the opinion of the community (as well as can be determined) as to which facilities are really needed and/or desired. Future parkland park land and facilities will be provided for based upon the established level of service standards in this element. The City will adopt a Comprehensive Park Master Plan in 2018. The recommendations in the plan will be based upon existing site inventories and analysis, community needs survey and public engagement. Such services will be included in the The plan will guide City investment in park and recreation facilities through the Capital Improvements Element Plan based upon the priorities established by City Council, and funded as required to meet future needs.~~

GOAL, OBJECTIVES AND POLICIES

The following goal, objectives and policies address the short and long term issues involved in the provision of recreation facilities and the preservation of open space in the City of Naples. Whenever applicable, they should be consistent with those of Collier County, the Southwest Florida Regional Planning Council, and the State of Florida, so that the City's planning effort will be compatible with and further their plans.

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. ~~Provide the provision of a full range of public and semi-public park and recreation facilities which are well equipped, in convenient locations, and adequate in number for existing and future populations, with particular concern for the needs of the young and the elderly. The goal, objectives and policies contained in this element serve to support supplement the Vision 2007 2020 work plan and will be coordinated with those efforts.~~

Objective 1: Planning: Maintain Naples as the “Green Jewel” of Southwest Florida and provide an extraordinary quality of life for residents through well planned parks, recreation facilities, open spaces and right-of-way landscaping. ~~Have in place a comprehensive park and recreation plan to ensure the provision of additional open space which utilizes existing resources and identifies new funding sources.~~

Policy 1-1: Adopt the comprehensive Parks and Recreation Master Plan in 2018. The plan should be updated 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

**Parks, Recreation and Open Space Element
P.R.E. 5**

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, provided funding is available. 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 and as may be recommended in the City's Bicycle/Pedestrian Master Plan.

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, encourage developers of multi-family and commercial projects ~~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 in accordance with zoning regulations.

**Parks, Recreation and Open Space Element
P.R.E. 6**

~~Policy 1-1: Acquire more green space in the City.~~

~~Policy 1-2: Develop public property for parks.~~

~~Policy 1-3: Preserve the Gordon River Greenway. Develop more bikeways and sidewalks and address beach issues such as red tide, erosion and parking areas.~~

~~Policy 1-4: Through the development review process, encourage private enterprise to assume a role in the funding, planning, and development of a coordinated recreation and open space system for the City.~~

~~Policy 1-5: Integrate drainage, aquifer recharge, and natural resource conservation as part of open space planning.~~

~~Policy 1-6: Leave lands subject to natural or man-made hazards, detrimental to life and property, in their natural state and consider them as part of the open space system.~~

~~Policy 1-7: Orient neighborhood parks toward the needs of the neighborhoods they are intended to serve.~~

~~Policy 1-8: Protect the recreational value of the City's water resources and participate in programs to improve water quality.~~

~~Policy 1-9: Encourage Collier County to expand its recreational program to ease the burden placed on City facilities by residents of the unincorporated areas.~~

~~Policy 1-10: Give City residents first priority in City-sponsored recreational programs.~~

~~Policy 1-11: Encourage the dual use of school facilities to meet the park and recreation needs of both the students and the residents in the vicinity of such facilities.~~

~~Policy 1-12: Maintain park facilities and associated parking areas properly. Facilities damaged or aged shall be replaced/repared in a timely~~

**Parks, Recreation and Open Space Element
P.R.E. 7**

~~manner. Consider the ongoing cost of maintenance in plans for specific park or recreation facilities.~~

~~Policy 1-12.1: Fund and implement a renovation and redevelopment plan for Fleischmann Park consistent with an approved master plan.~~

~~Policy 1-13: Coordinate the City's park and recreation facilities and activities with Collier County, regional, and state plans and programs.~~

~~Policy 1-14: Increase the utilization of private donations and grants to acquire privately held undeveloped properties within the corporate City limits to meet levels of service.~~

~~Policy 1-15: Actively pursue available grants to supplement programs and facilities.~~

~~Policy 1-16: Ensure that special events utilizing City parks, streets, or facilities have minimal impact on adjoining residential neighborhoods.~~

~~Policy 1-17: Incorporate applicable Americans with Disabilities Act (ADA) requirements in the design of new parks and facilities.~~

~~Policy 1-18: Consider park equipment constructed of recycled material when purchasing new equipment.~~

~~Policy 1-19: Designate ecologically sensitive areas, where little or no development is permitted, as open space areas.~~

~~Policy 1-20: Develop and adopt an "Official Map" designating future park and recreation sites and open space for those parks and facilities operated by the City and identify those operated by the County.~~

**Parks, Recreation and Open Space Element
P.R.E. 8**

Objective 2: Environmental: Protect beaches and waterways. Promote community sustainability and environmental conservation through parks, recreation facilities, open space areas, right-of-way landscaping, and quality stormwater management projects.

~~Objective 2: Continue planned open space, parks and recreation facility and program enhancements and improvements.~~

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 energy efficient equipment that are environmentally friendly and sustainable including consideration of products and equipment manufactured from recycled 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 quality stormwater management 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.

~~Policy 2-1: Continue Fleischmann Park improvements with Collier County participation.~~

~~Policy 2-2: Assess River Park pool improvements.~~

Parks, Recreation and Open Space Element
P.R.E. 9

~~Policy 2-3: Expand the number of cultural programs and activities.~~

~~Policy 2-4: Develop additional public facilities and services for children~~

~~Policy 2-5: Identify and develop more green space opportunities in the 41-10 (Downtown) area and in individual neighborhoods.~~

~~Policy 2-6: Prepare data on recreational facilities use patterns for fair share funding discussions with the County.~~

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.

~~Objective 3: Maintain the quality of the Naples recreational experience. The intent is to ensure that the recreational experiences that draw people to Naples remain enjoyable, safe and of high quality.~~

Policy 3-1: Establish cost recovery policies for parks, recreation facilities and programs in 2021 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 and include cost sharing opportunities.

**Parks, Recreation and Open Space Element
P.R.E. 10**

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.

~~Policy 3-1: Address boat speeds in cooperation with other regulating agencies~~

~~Policy 3-2: Maintain existing open space areas and, where possible, acquire additional public open space areas. Work collaboratively with Collier County to address beach access issues.~~

~~Policy 3-3: Maintain the quality of the parks and recreational programs.~~

~~Policy 3-4: 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 3-5: Promote the establishment of a Collier County offshore artificial reefs program for enhancing marine life and for its recreational value.~~

~~Policy 3-6: Analyze the ability to coordinate recreational resources with the school facilities for all school properties located within the City~~

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.

~~Objective 4: As consistent with Section 163.3202, F.S., develop a system to assess needs and propose capital improvements to provide adequate park and recreational facilities and land to meet the demands of future growth, based on established levels of service.~~

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.

**Parks, Recreation and Open Space Element
P.R.E. 11**

Policy 4-3: Increase year-round recreational program opportunities for adults and youth, including at-risk youth, as represented in the most recent 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.

~~Policy 4-1: Through the annual level of service report, correct or improve existing deficiencies in parks, open space and recreation facilities.~~

~~Policy 4-2: Designate in the Capital Improvements Element the facilities required to meet future demands according to level of service standards.~~

~~Policy 4-3: The level of service for recreation is in accordance with the park land inventory, as listed in the following chart.~~

PARK LAND

Type	Provided	Service Level	Needed
Community Parks and Conservation Areas*	101 acres	2 acres/ 1,000 population	0 acres

**Parks, Recreation and Open Space Element
P.R.E. 12**

Neighborhood, Linear 36 acres 1 acre/1,000 0 acres
and Mini Parks** population

~~*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, and Gulfview School Park~~

(NOTE: Mini parks and linear parks, including Rodgers, Merrihue, Menefee, Bow Line, Crayton Road-Seagate Park, U.S. 41 Orchid Drive Park, Sixth Avenue North and Tenth Street, Coconut at Tenth Avenue South, and Goodlette linear park, are not assigned a level of service but may be considered as open space).

Facility inventory by park location is listed in the Support Document.

RECREATION FACILITIES

Facility	Provided	Service Level	Needed
Basketball courts	11	1/5,000 population	0
Baseball fields	6	1/5,000 population	0
Beach Access Points	42	1/1,000 population	0
Boat Ramps	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	3	1/11,000 population	0
Picnic Areas	22	1/5,000 population	0
Play Areas	7	1/6,000 population	0

**Parks, Recreation and Open Space Element
P.R.E. 13**

Swimming pools	4	1/25,000 population	0
Tennis Courts	24	1/2,000 population	0
Volleyball Courts	9	1/4,000 population	0
Physical Fitness Trails	5	1 acre/5,000 population	0

~~Policy 4-4: Review park and recreation level of service standards on an annual basis to maintain adequate facilities as based on community needs.~~

~~Policy 4-5: Ensure that land used as part of the open space inventory shall be functional and accessible to the general public.~~

~~Policy 4-6: The City Community Services Advisory Board will explore opportunities to acquire land for recreation and open space. The board will also organize public awareness and educational programs related to acquisition.~~

~~Policy 4-7: The Community Services Advisory Board should further investigate opportunities for public access and enjoyment of the waterfront, improved bike trail systems, community gardens, open space opportunities and enhance the tree planting program.~~

~~Policy 4-8: The City shall conduct resident surveys to identify needs and trends in recreational facilities and to assist the Community Services Advisory Board in recommendations for adjustments to the level of service standards as necessary.~~

Objective 5: Implementation: Maintain an extraordinary quality of life for the community residents through well maintained and sustainable parks, recreation facilities and open space.

~~Objective 5: On an annual basis, prepare written reports which assess City open spaces and propose capital improvements, as needed, in order to upgrade open~~

Parks, Recreation and Open Space Element
P.R.E. 14

~~space areas, where appropriate and feasible, and to provide logical connections between the City's natural amenities.~~

Policy 5-1: Maintain the quality of the parks and recreational programs.

Policy 5-2: Identify Capital Improvements Projects for new facilities that are needed 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 2022.

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.

**Parks, Recreation and Open Space Element
P.R.E. 15**

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

<u>Type</u>	<u>Service Level</u>	<u>Needed***</u>	<u>Provided</u>
<u>Community Parks and Conservation Areas*</u>	<u>2 acres/ 1,000 population</u>	<u>19.5 acres</u>	<u>106 acres</u>
<u>Neighborhood, Linear and Mini Parks**</u>	<u>1 acre/ 1,000 population</u>	<u>19.5 acres</u>	<u>32 acres</u>
<u>Total</u>			<u>138 acres</u>

*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

*** Based upon 2017 population estimate of 19,537

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.

[similar to existing Parkland chart with updated numbers provided but same level of service]

**Parks, Recreation and Open Space Element
P.R.E. 16**

RECREATION FACILITIES

<u>Facility</u>	<u>Service Level</u>	<u>Needed</u>	<u>Provided</u>
<u>Basketball Courts</u>	<u>1/5,000 population</u>	<u>3.9</u>	<u>8</u>
<u>Baseball Fields</u>	<u>1/5,000 population</u>	<u>3.9</u>	<u>5</u>
<u>Beach Access Points</u>	<u>1/1,000 population</u>	<u>19.5</u>	<u>40</u>
<u>Boat Ramps/Docks</u>	<u>1/9,000 population</u>	<u>2.1</u>	<u>3</u>
<u>Bike Lanes and Routes</u>	<u>1/1,500 population</u>	<u>13.0</u>	26
<u>Community Centers</u>	<u>1/9,000 population</u>	<u>2.1</u>	<u>3</u>
<u>Football Fields</u>	<u>1/20,000 population</u>	<u>0.9</u>	<u>1</u>
<u>Handball/Racquetball Courts</u>	<u>1/20,000 population</u>	<u>0.9</u>	<u>5</u>
<u>Picnic Areas</u>	<u>1/5,000 population</u>	<u>3.9</u>	<u>22</u>
<u>Play Areas</u>	<u>1/6,000 population</u>	<u>3.2</u>	<u>7</u>
<u>Soccer Fields</u>	<u>1/10,000 population</u>	<u>1.9</u>	<u>2</u>

Parks, Recreation and Open Space Element
P.R.E. 17

<u>Softball Fields</u>	<u>1/5,000 population</u>	<u>3.9</u>	<u>3</u>
<u>Swimming Pools</u>	<u>1/20,000 population</u>	<u>0.9</u>	<u>1</u>
<u>Tennis Courts</u>	<u>1/2,000 population</u>	<u>9.7</u>	<u>15</u>
<u>Trails</u>	<u>1/region</u>	<u>1</u>	<u>5</u>
<u>Volleyball Courts</u>	<u>1/5,000 population</u>	<u>3.9</u>	<u>5</u>

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

[similar to prior Recreation Facilities table with addition of standards and some changes to level of service]

~~Policy 5-1: Support the Southwest Florida Land Preservation Trust in its efforts to establish a greenway bicycle/pedestrian pathway along the Gordon River and Goodlette Frank Road.~~

~~Policy 5-2: Annually implement strategies and practices to maintain the City's designation of "Tree City USA."~~

~~Objective 6: Following future annexations, develop a comprehensive park and recreation plan to accommodate growth over the following 10 years.~~

Parks, Recreation and Open Space Element
P.R.E. 18

~~Policy 6-1: Future annexations shall provide recreational facilities consistent with City LOS standards, where it would be applicable if vacant land were available for such opportunity.~~

~~Policy 6-2: Require that new development within annexed areas meet the City's park and recreation LOS standards.~~

~~Policy 6-3: Following future annexations, incorporate the annexed area into the comprehensive park and recreation plan of this element. Included will be the projects and funding of the recreational deficiencies for the annexed area into the Capital Improvements budget.~~

VIII. Intergovernmental Coordination Element



CITY OF NAPLES COMPREHENSIVE PLAN

INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction	I.C.E. 2
Goal, 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.

Intergovernmental Coordination Element
I.C.E. 3

- 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.
- 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:** Continue to coordinate efforts with ~~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.

*Do Interlocal Agreements exist? Who has those records and are they available for review?

- 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

Intergovernmental Coordination Element

I.C.E. 4

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 concurrency in accordance with Section 163.3180(13) Florida Statutes.

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, the Collier County School District 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.

**Intergovernmental Coordination Element
I.C.E. 5**

Policy 2-3: The City of Naples Utilities Department to work routinely with Collier County Growth Management to provide updated utility improvement coordination on stormwater improvement projects within the City's Utility Service area to reduce conflicts with City owned infrastructure.

Policy 2-4 Continue with interlocal agreements between the City and County to participate in joint projects specifically with septic to sewer projects that eliminate septic tanks.

Objective 3: ~~On an annual basis, t~~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. 6

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:** Comply with the Voting Rights Act of 1965 relative to seeking pre-clearance for each geographic area considered for annexation.~~

Policy 4-~~54~~: 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-~~65~~: Maintain the zoning conversion chart as shown in the Future Land Use Element.

IX. Capital Improvements Element



CITY OF NAPLES COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

Introduction	C.I.E. 2
Goal, Objectives and Policies	C.I.E.3
Capital Improvements Program	C.I.E.10

INTRODUCTION

~~The Growth Management Legislation requires that the Comprehensive Plan be "financially feasible." Toward that end, 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 shall carry related fiscal considerations, including estimated costs, priority ranking relative to other proposed capital expenditures, ~~and~~ proposed funding sources, and estimated annual operating costs.

Specific capital improvements are routinely planned for and financed 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 ~~certified as such~~ 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.

~~The following is an overview of the estimated cost and revenue related to the various capital improvements proposed in the elements of the Comprehensive Plan and as related to the established level of service standards used to correct deficiencies.~~

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 on an ongoing basis unless specific time frames are indicated 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 useful (depreciable life) of two years or more.

Policy 1-2: Annually, department managers shall 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

Capital Improvements Element
C.I. 4

~~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: ~~No later than December 1st of each year t~~The City shall adopts by reference, into this Capital Improvements Element, the School District's financially feasible Capital Improvement Plan, beginning with as adopted annually by the District School Board of Collier County. Capital Improvement Plan for FY09-28 as approved by the School Board on April 15, 2008 and as annually updated and adopted. The School District's Five Year capital Improvement plan identifies the financially feasible school facility capacity projects necessary to address the existing deficiencies and future needs based on achieving and maintaining the adopted level of service standards for schools. Annual updates and revisions to the School District's Five Year Capital improvement Plan shall update the above Capital Improvement Plan by reference.

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 ~~a financially feasible 5-year schedule of capital improvements. No later than December 1st of each year the City shall adopt and transmit the updated Capital Improvements Element to the State~~

Objective 2: Future development and redevelopment ~~shall~~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, and 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 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 2-4:** Circulate review petitions from the Planning Department to each department for review of the impacts of the proposed development on public facilities.
- Policy 2-5:** Update impact fee studies on a periodic basis to assure that fees remain appropriate to 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 2-7: ~~Permit the use of water system development charges for groundwater aquifer protection programs.~~

Policy 2-8 6: On a periodic basis, evaluate and update as applicable the interlocal agreement for beach parking and recreation fee schedule. The review shall include an examination of resident and non-resident recreation fees.

Policy 2-9 ~~Adopt level of service standards for public school facilities into the concurrency management program and monitoring requirements of the land development regulations.~~

Objective 3: Review all proposed development in the City's sewer and water service area to ensure that development does not exceed the ability of the City 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.

Policy 3-4: Evaluate development in order to assure that public facility impacts are minimized and the availability of such facilities will be in place concurrent with the impacts of development. ~~Encourage installation of~~ Continue to encourage connection to reuse water distribution systems ~~with new development~~ to mitigate public facility impacts, where available.

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. ~~The Capital Improvements Element will be amended on an annual basis to address the necessary improvements.~~

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 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 ~~financial feasibility~~ 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 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 ~~financial feasibility~~ fiscal sustainability of the Capital Improvements Program.
- Policy 5-6:** Capital improvements identified in the monitoring Level of Service 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 shall adopt on an annual basis a roadway construction program using proceeds from the ~~five-cent~~ local option gasoline tax.

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

CAPITAL IMPROVEMENTS PROGRAM

This document incorporates the City's current Capital Improvements Program ~~for 2009-2013~~ as it is updated by City Council on an annual basis. This element will be ~~updated annually 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 ~~concurrency requirements or to meet~~ level of service standards in the next five years.

X. Concurrency Management System Element



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 shall 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:

PARK LANDS

TYPE	LEVEL OF SERVICE	NEEDED***	PROVIDED
Community <u>Parks and Conservation Areas*</u>	2 acres/1,000 population	<u>19.5 acres</u>	<u>106 acres</u>
Neighborhood <u>Linear and Mini Parks**</u>	1 acre/1,000 population	<u>19.5 acres</u>	<u>32 acres</u>
<u>Total</u>			<u>138 acres</u>

* Cambier, Fleischmann, Lowermilk, and Landing Parks, Riverside Circle, Gordon River, Naples Preserve, Riverside Circle east of the Community Services Office

**Concurrency Management System Element
C.M.S. 3**

** Anthony Park, River Park, Seagate School Park

*** Based upon 2017 population estimate of 19,537

NOTE: Mini parks and linear parks, including Rodgers, Merrihue, Menefee, Bow Line, Seagate 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. [Updates required]

RECREATION FACILITIES

FACILITY	LEVEL OF SERVICE	<u>NEEDED*</u>	<u>PROVIDED</u>
Basketball Courts	1/5,000 persons population	<u>3.9</u>	<u>8</u>
Baseball Fields	1/5,000 persons population	<u>3.9</u>	<u>5</u>
Beach Access Points	1/1,000 persons population	<u>19.5</u>	<u>40</u>
Boat Ramps/ <u>Docks</u>	1/9,000 persons population	<u>2.1</u>	<u>3</u>
Bike Lanes and Routes	1/1,500 persons population	<u>13.0</u>	<u>26 miles</u>
Community Centers	1/9,000 persons population	<u>2.1</u>	<u>3</u>
Football Fields	1/11,000 20,000 persons population	<u>0.9</u>	<u>1</u>
<u>Handball/Racquetball Courts</u>	<u>1/20,000 population</u>	<u>0.9</u>	<u>5</u>
Picnic Areas	1/5,000 persons population	<u>3.9</u>	<u>22</u>
Play Areas	1/6,000 persons population	<u>3.2</u>	<u>7</u>
<u>Soccer Fields</u>	<u>1/10,000 population</u>	<u>1.9</u>	<u>2</u>
<u>Softball Fields</u>	<u>1/5,000 population</u>	<u>3.9</u>	<u>3</u>
Swimming Pools	1/25,000 20,000 persons population	<u>0.9</u>	<u>1</u>
Tennis Courts	1/5,000 2,000 persons population	<u>9.7</u>	<u>15</u>
<u>Trails</u>	<u>1/region</u>	<u>1</u>	<u>5</u>
Volleyball Courts	1/4000 5,000 persons population	<u>3.9</u>	<u>5</u>

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

***See updated tables from Interim Community Serviced
Director Mike Leslie in separate attachment.**

PARK LAND

Type	Service Level	Acreage Needed for Level of Service	Acreage Provided	Acreage Surplus (Deficiency)
Community Parks and Conservation Areas*	2 acres per 1,000 population	42 acres	121 acres	79 acres
Neighborhood Linear and Mini Parks**	1 acre per 1,000 population	22 acres	32 acres	10 acres
Total		64 acres	153 acres	89 surplus acres

*Baker Park, 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 SchoolPark

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.

Based on estimated population of 21,063

**Concurrency Management System Element
C.M.S. 5**

**Parks, Recreation and Open Space Element
P.R.E. 9**

RECREATION FACILITIES

Facility	Service Level	Needed for Level of Service	Provided	Surplus (Deficiency)
Basketball Courts	1/5,000 population	4.21	8	3.79
Baseball/Softball Fields	1/5,000 population	4.21	5	.79
Beach Access Points	1/1,000 population	21.06	42	20.64
Boat Ramps/Docks	1/9,000 population	2.34	3	.66
Bike Lanes and Routes	1/1,500 population	14.04 miles	22 miles	7.96 miles
Community Centers	1/9,000 population	2.34	3	.66
Football Fields	1/20,000 population	1.05	2	0.95
Handball/Racquetball Courts	1/20,000 population	1.05	5	3.95
Picnic Areas	1/5,000 population	4.21	25	20.79
Play Areas	1/6,000 population	3.51	9	5.49
Soccer Fields	1/20,000 population	1.05	2	0.95
Swimming Pools	1/20,000 population	1.05	1	0
Tennis Courts	1/5,000 population	4.21	19	14.79
Trails	1/region	1	5	4
Volleyball Courts <u>(Sand)</u>	1/4,000 population	5.26	6	.74
<u>Pickleball Courts*</u>	<u>1/5,000 population</u>	<u>4.21</u>	<u>7</u>	<u>2.79</u>

NOTE: Service Level Standards developed by the National Recreation and Park Association Based on estimated population of 21,063.

Courts and Fields are considered multi-use and may be counted in multiple sports.

Concurrency Management System Element C.M.S. 6

*NRPA does not have a LOS for Pickleball. They state some city's use the same measure as Tennis Courts which is shown in chart.

Roadways: Maintain Level of Service (LOS) C peak hour volume for all roadways based on the 100th hourly volumes design, except: for the City collectors except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard, which has been defined as a "constrained facility. 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 E. 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 adopts LOS E. LOS for City collectors shall be measured by traffic counts at peak hour, peak season. (See Support Document for LOS data.) [Recommendation of Streets and Stormwater]

Drainage:

CATEGORY	STANDARD
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>Wet Retention Best Management Practices (refer to Public Facilities and Water Resources Element Policy 1-11)</p> <p>Dry Retention 1.25" Minimum</p> <p>Retention 0.5" Minimum</p>

[Correction by Streets and Stormwater]

Public School Facilities:

FACILITY	LEVEL OF SERVICE
Elementary Schools	95% of CSA Enrollment/FISH Capacity
Middle Schools	95% of CSA Enrollment/FISH

**Concurrency Management System Element
C.M.S. 7**

	Capacity
High Schools	100% of CSA Enrollment/FISH Capacity

[Concurrency Service Area \(CSA\)](#)
[Florida Inventory of School Houses \(FISH\)](#)

Policy 1-2: On an annual basis, the City ~~Planning Department~~ shall prepare an ~~annual update of the Capital Improvements Element Level of Service Report~~ which shall include an analysis of all public facilities for which level of service standards have been established. ~~[Correction]~~

Policy 1-3: On an annual basis, the City shall adopt a Five- Year Capital Improvements Program ~~that includes projects to correct deficiencies in the Level of Service Report.~~ ~~[Correction]~~

~~**Policy 1-4:** Coordinate the annual update of the Capital Improvements Element with the annual preparation of the Five-Year Capital Improvements Program to ensure adherence to adopted level of service standards.~~

Objective 2: New development shall 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 shall 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 shall 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 shall be

Concurrency Management System Element
C.M.S. 8

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., 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 shall 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;
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;
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 shall 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.

**Concurrency Management System Element
C.M.S. 10**

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.
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 shall 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 shall 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 2-108 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 will be completed under the contract development agreement 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 1st, 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 the developer will construct the needed facilities.

XI. Public School Facilities Element – *No suggested changes*

XII. Property Rights Element – *Not applicable, adopted February 2023*