

# What is a Comprehensive Plan?

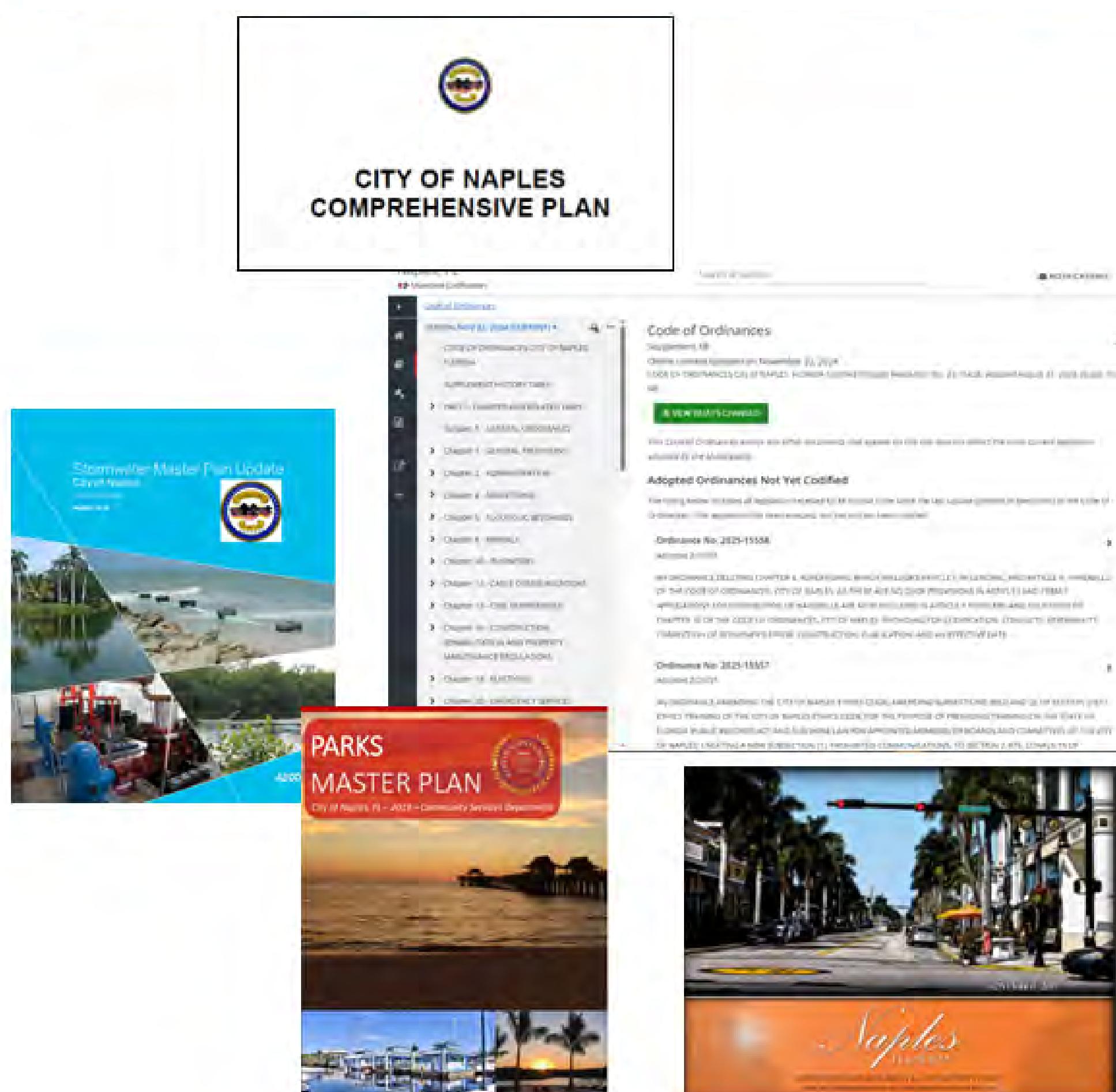
## Florida Statutes §163.3177

**The Comprehensive Plan is a local government's blueprint for future use of land and the provision of basic services and infrastructure**

- Based on data and analysis of the City's demographic and physical conditions forecasted over 10- and 20-year planning horizons
- Guides physical development of the City (Future Land Use Map)
- Defines long range strategies, programs & standard level of service for public investments
- Expresses intent through Goals, Objectives & Policies
- Must address 10 required Subjects (Elements), but may adopt optional Elements:

| NAPLES COMPREHENSIVE PLAN ELEMENTS |                                   |                                   |                              |
|------------------------------------|-----------------------------------|-----------------------------------|------------------------------|
| 1. Future Land Use                 | 5. Coastal Management             | 8. Intergovernmental Coordination | 11. Concurrency Management   |
| 2. Housing                         | 6. Public Facilities / Utilities  | 9. Capital Improvements           | 12. Vision                   |
| 3. Transportation                  | 7. Parks, Recreation & Open Space | 10. Private Property Rights       | 13. Public School Facilities |
| 4. Conservation                    |                                   |                                   |                              |

## Why is the Comprehensive Plan Important?



**The Comprehensive Plan is the foundation of other important adopted plans, codes, and documents**

- **Comprehensive Plan:** Long Term Goals, Objectives, Policies
- **Land Development Code:** Development Standards & Regulations
- **Other Plans:** Priorities & Funding

# Purpose of Comp Plan Update

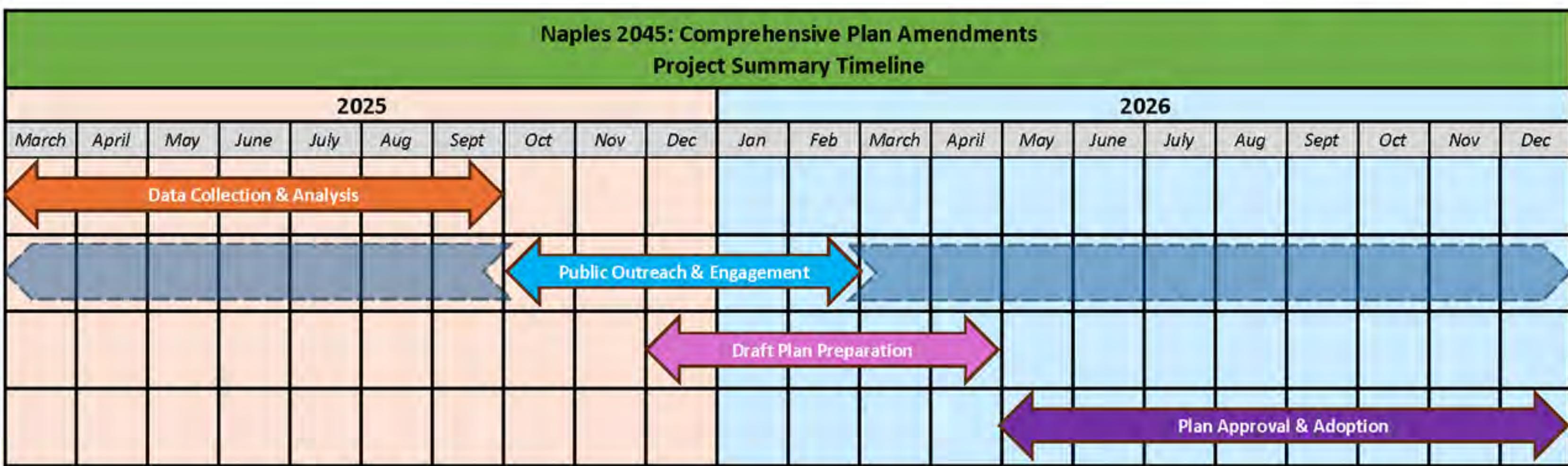
- Elective Update the Comprehensive Plan
  - Infuse the principles and directives found in the Vision Element, adopted August 2024, throughout the goals, objectives, and policies of other Elements of the Plan
  - Address new and emerging concerns regarding:
    - Community Character
    - Resilience
    - External growth pressures



## Summary Schedule

22 Month Work Plan: March 2025 – Dec. 2026

4 Key Stages



Get Involved & Stay Informed of Project Updates!

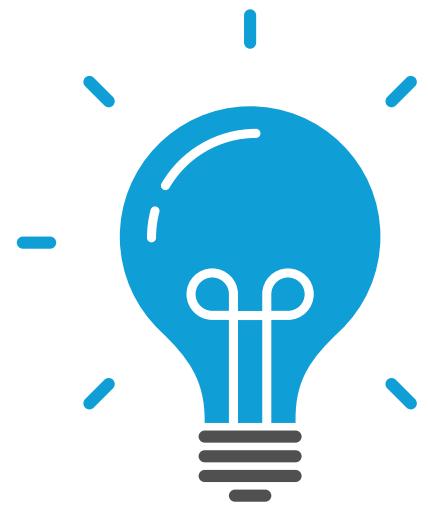
**Website:**

[www.Naples2045.com](http://www.Naples2045.com)

Thanks for Participating!

**Email:** [info@Naples2045.com](mailto:info@Naples2045.com)

COMPREHENSIVE PLANNING & NAPLES 2045 INFORMATION



## DID YOU KNOW?

Design and form are physical aspects that help define community character!

The Current Comprehensive Plan provides guidance for lot coverage, but only for certain Future Land Use Categories and has no impervious surface coverage policies!

Adding lot coverage and impervious area policies could help reduce hardscape and promote resiliency!

## Lot Coverage

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

Building  
Footprint

Impervious  
Surface



## Lot Coverage

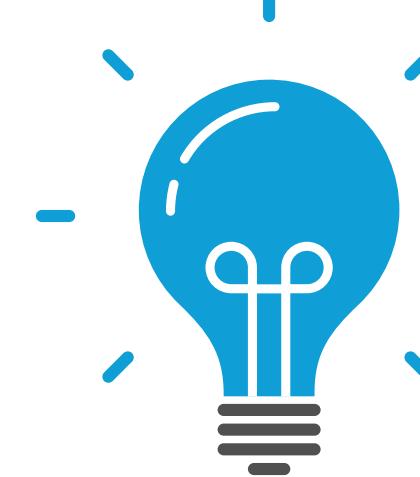
- Single family home example from Boca Raton

Building  
Footprint

Impervious  
Surface

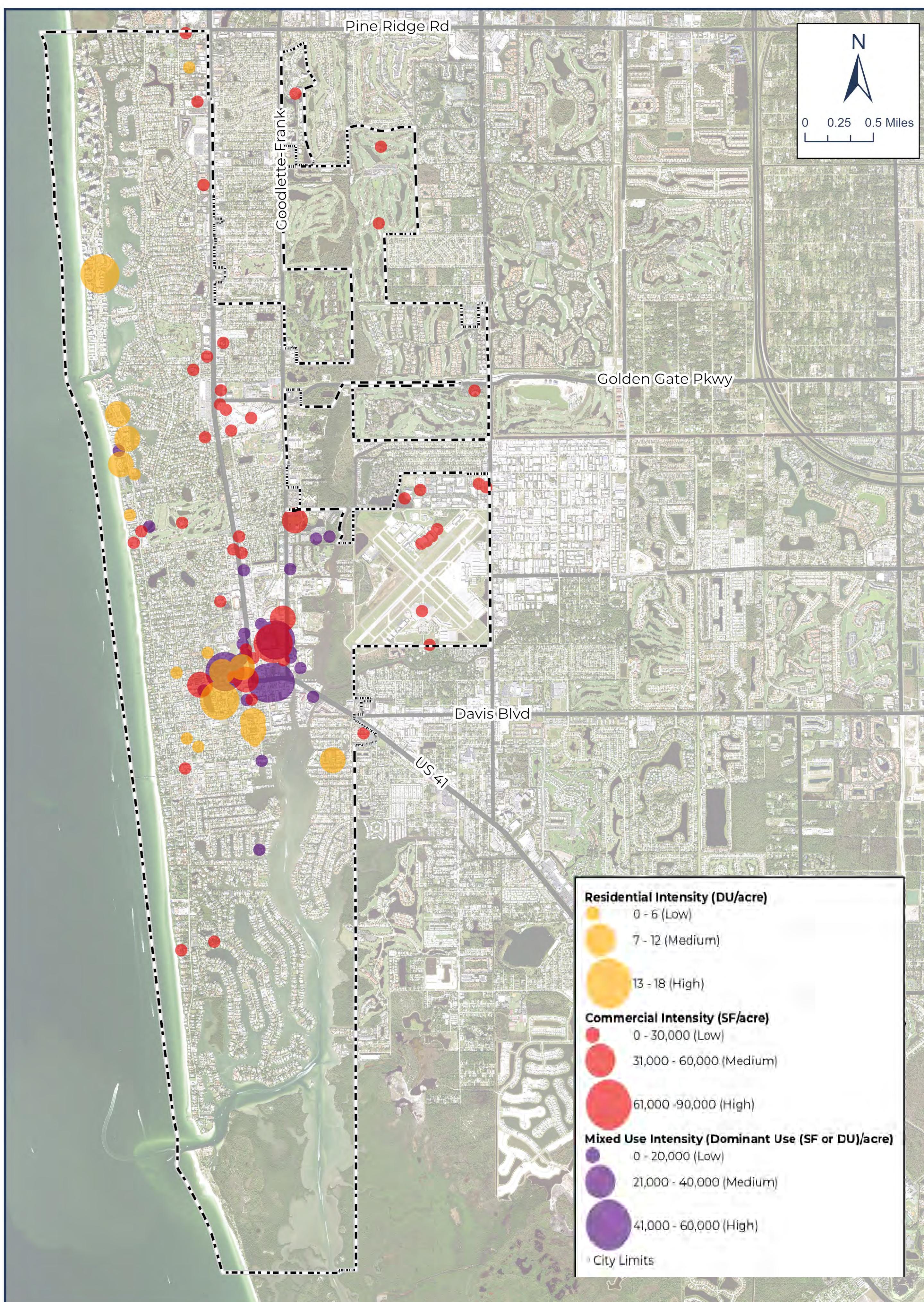
Impervious Surface or Pervious Surface  
(depending on code definitions)





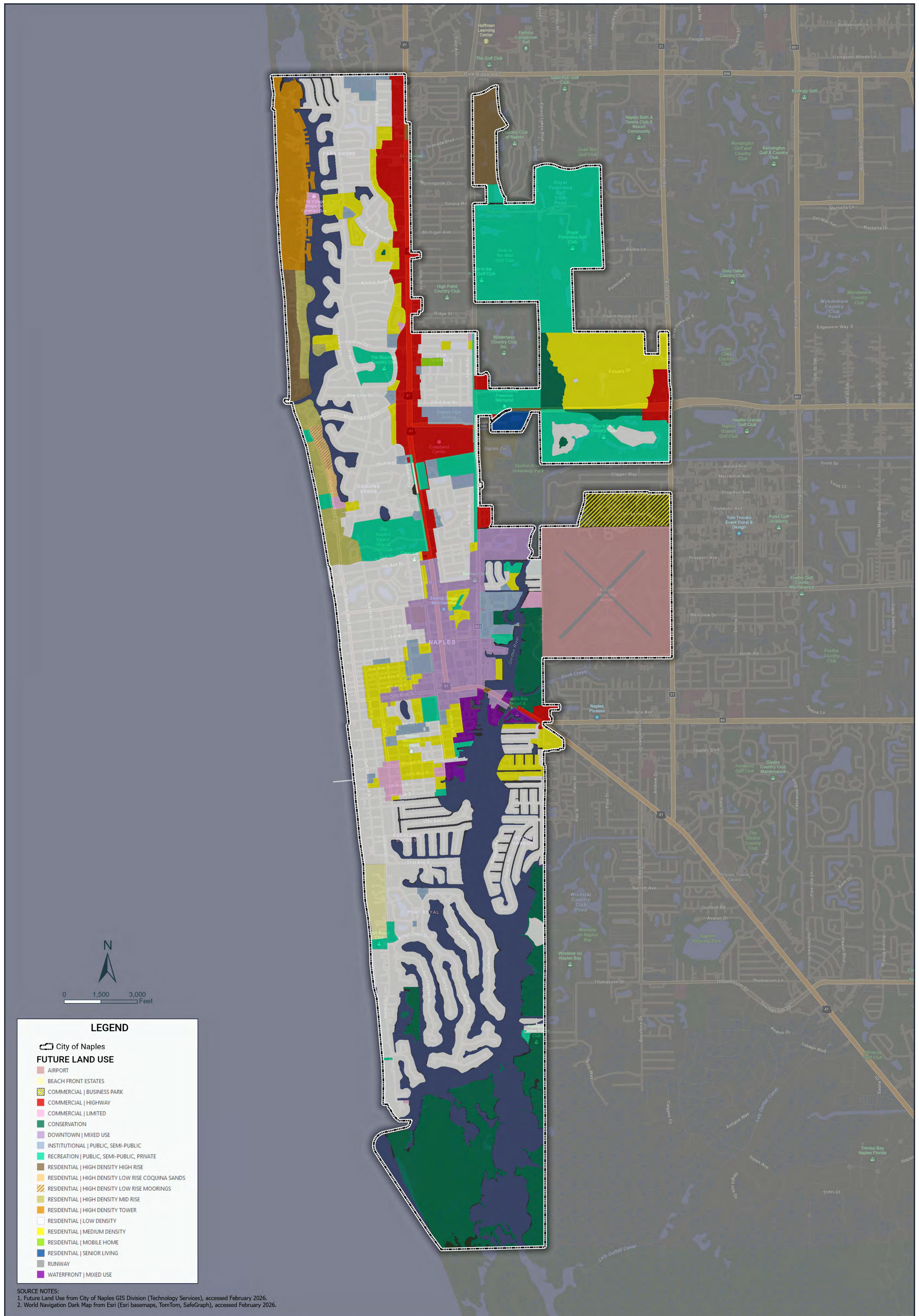
## DID YOU KNOW?

### Recent and Emerging Development (Citywide)



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

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



# VISION THEME STATION: GROWTH & DEVELOPMENT FUTURE LAND USE MAP



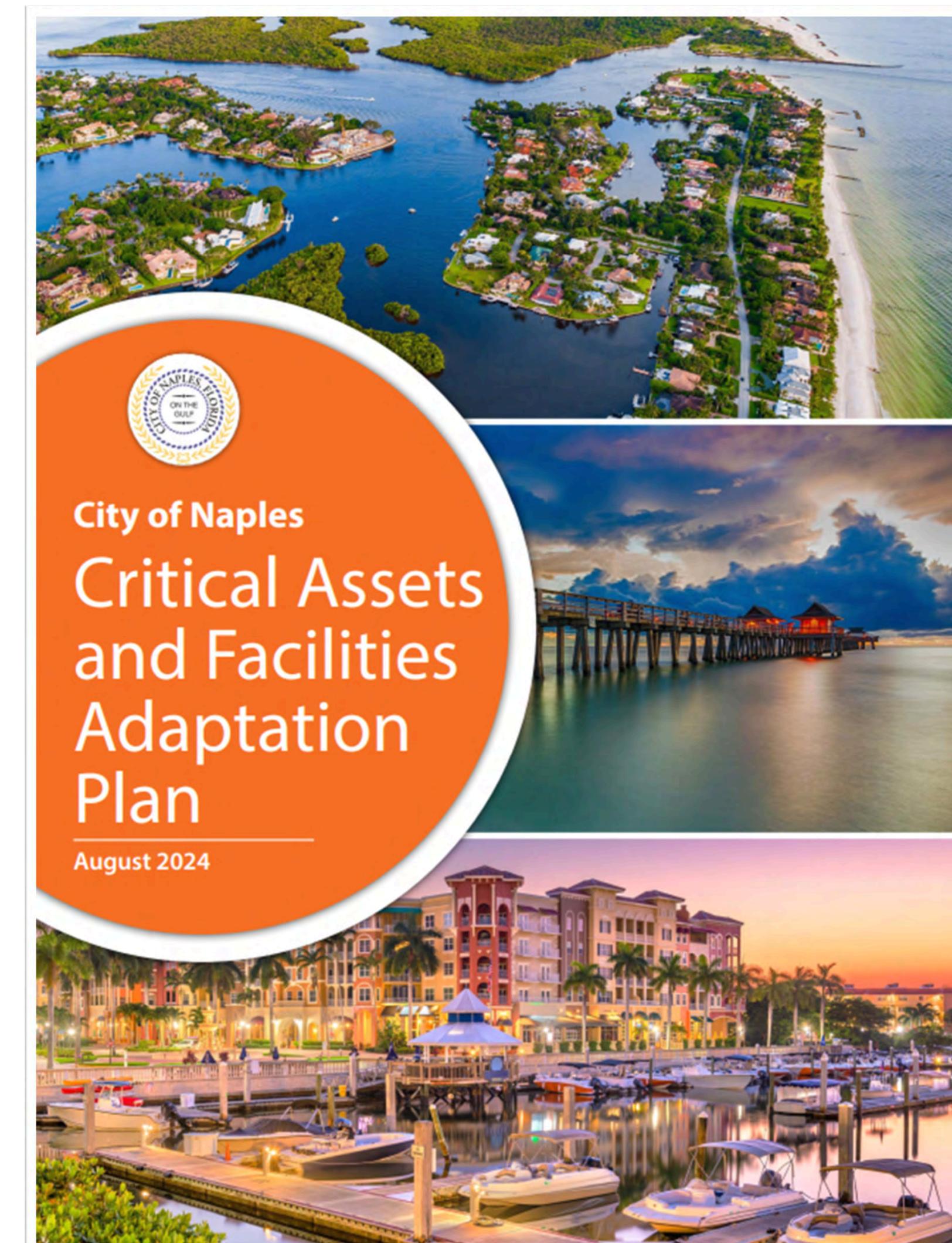
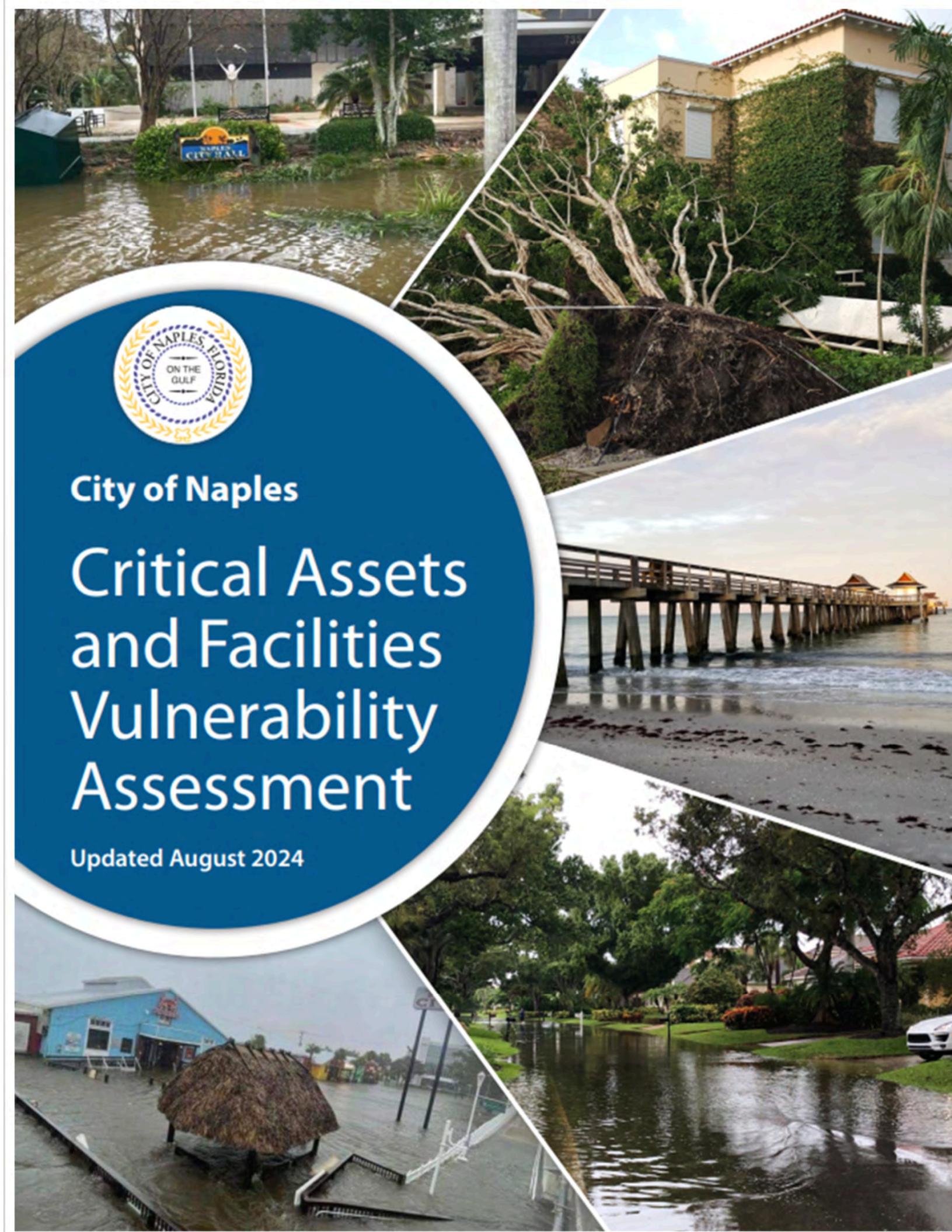
# NAPLES 2045 COMPREHENSIVE PLAN UPDATE

The image consists of four distinct parts arranged horizontally. 1. The top section features the 'JOHNSON ENGINEERING' logo in a serif font, enclosed within a black rectangular border. The letters are white, and there is a small black square with a white crosshair symbol positioned to the right of the 'O' in 'JOHNSON'. 2. A thin horizontal black line spans the width of the image. 3. Below the line, the text 'An Apex Company' is centered in a white, sans-serif font. 4. The bottom section contains the 'CLARION CMA' logo, where 'CLARION' is in a large, bold, white, sans-serif font, and 'CMA' is in a smaller, white, sans-serif font directly below it, also enclosed within a black rectangular border.



## DID YOU KNOW?

In 2024, Naples prepared several documents to assess and promote RESILIENCY throughout the City!



## VISION THEME STATION: RESILIENCY INFORMATION

## City of Naples Tidal Flooding Chart



Table 5 provides a tabulation of the average annual number of days per year the shoreline is projected to be exceeded or overtopped for a range of shoreline elevations across the City.

Table 5: Number of High Tide Flood Days Per Year

| Scenario            | Year | SLR (ft) | Shoreline Elevations (ft, NAVD88) |      |     |      |     |      |     |      |     |      |     |      |    |      |     |      |
|---------------------|------|----------|-----------------------------------|------|-----|------|-----|------|-----|------|-----|------|-----|------|----|------|-----|------|
|                     |      |          | 2                                 | 2.25 | 2.5 | 2.75 | 3   | 3.25 | 3.5 | 3.75 | 4   | 4.25 | 4.5 | 4.75 | 5  | 5.25 | 5.5 | 5.75 |
| Existing Conditions | 2020 | 0.0      | 4                                 | 1    | <1  | <1   | <1  | <1   | <1  | <1   | <1  | <1   | <1  | <1   | <1 | <1   | <1  | <1   |
| Intermediate Low    | 2040 | 0.4      | 26                                | 8    | 2   | <1   | <1  | <1   | <1  | <1   | <1  | <1   | <1  | <1   | <1 | <1   | <1  | <1   |
|                     | 2070 | 1.0      | 167                               | 92   | 40  | 13   | 4   | 1    | <1  | <1   | <1  | <1   | <1  | <1   | <1 | <1   | <1  | <1   |
| Intermediate High   | 2040 | 1.1      | 200                               | 119  | 57  | 21   | 6   | 2    | <1  | <1   | <1  | <1   | <1  | <1   | <1 | <1   | <1  | <1   |
|                     | 2070 | 3.0      | 365                               | 365  | 365 | 363  | 359 | 344  | 308 | 246  | 167 | 92   | 40  | 13   | 4  | 1    | <1  | <1   |

Low <1 day per year  
 Mod <12 days per year  
 High <52 days per year  
 Very High >52 days per year (once a week or more)



Flooding at Naples City Hall following Hurricane Ian.





## DID YOU KNOW?

# Flooding emerged as the top concern among respondents to the Naples 2045 Round 1 Questionnaire!



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

City of Naples • Vulnerability Assessment

## City of Naples Inundation Maps

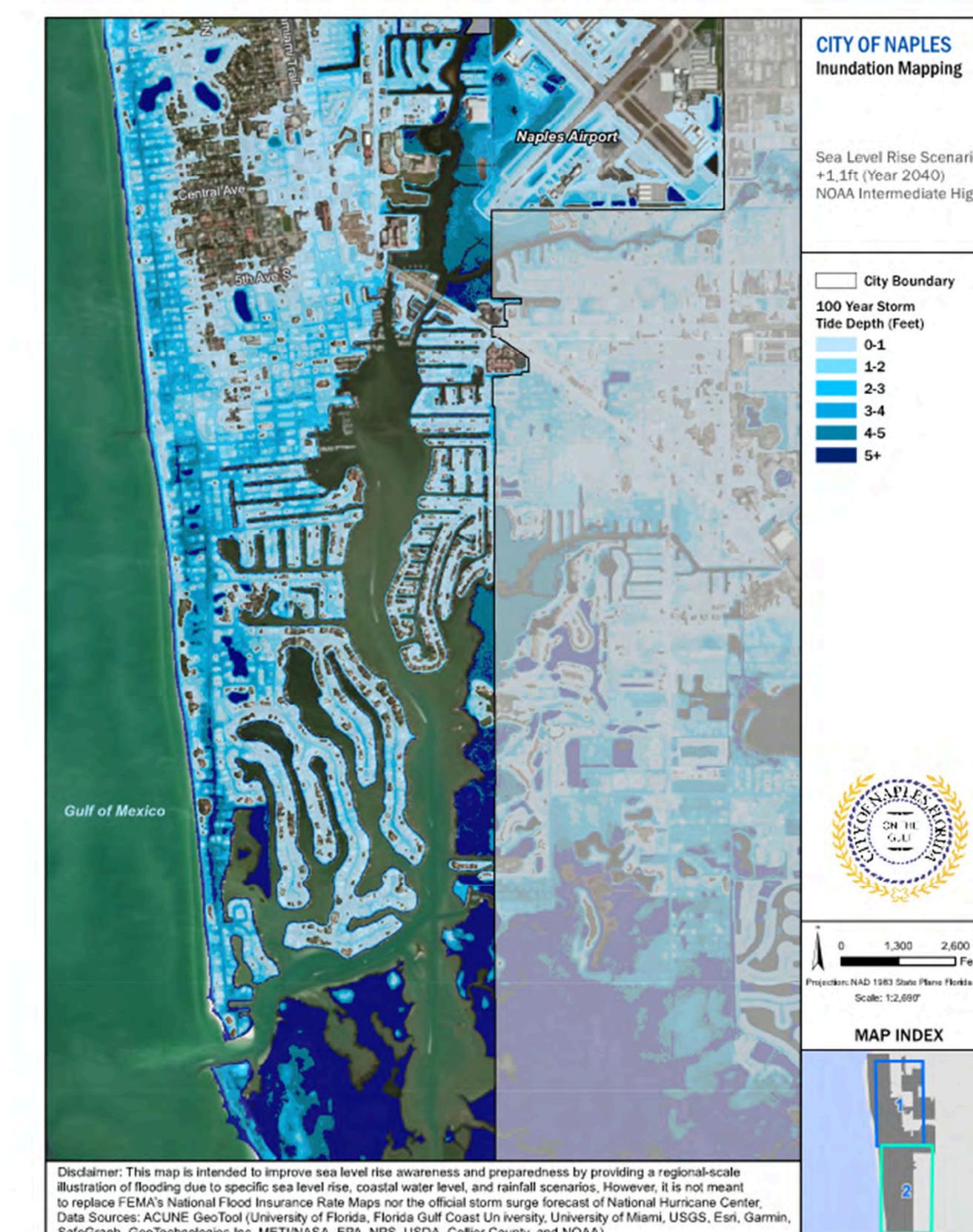


Figure 12: Sea Level Rise Map Example (South Naples)

City of Naples • Vulnerability Assessment

Source: Naples Vulnerability Assessment, 2024

## VISION THEME STATION: RESILIENCY INFORMATION

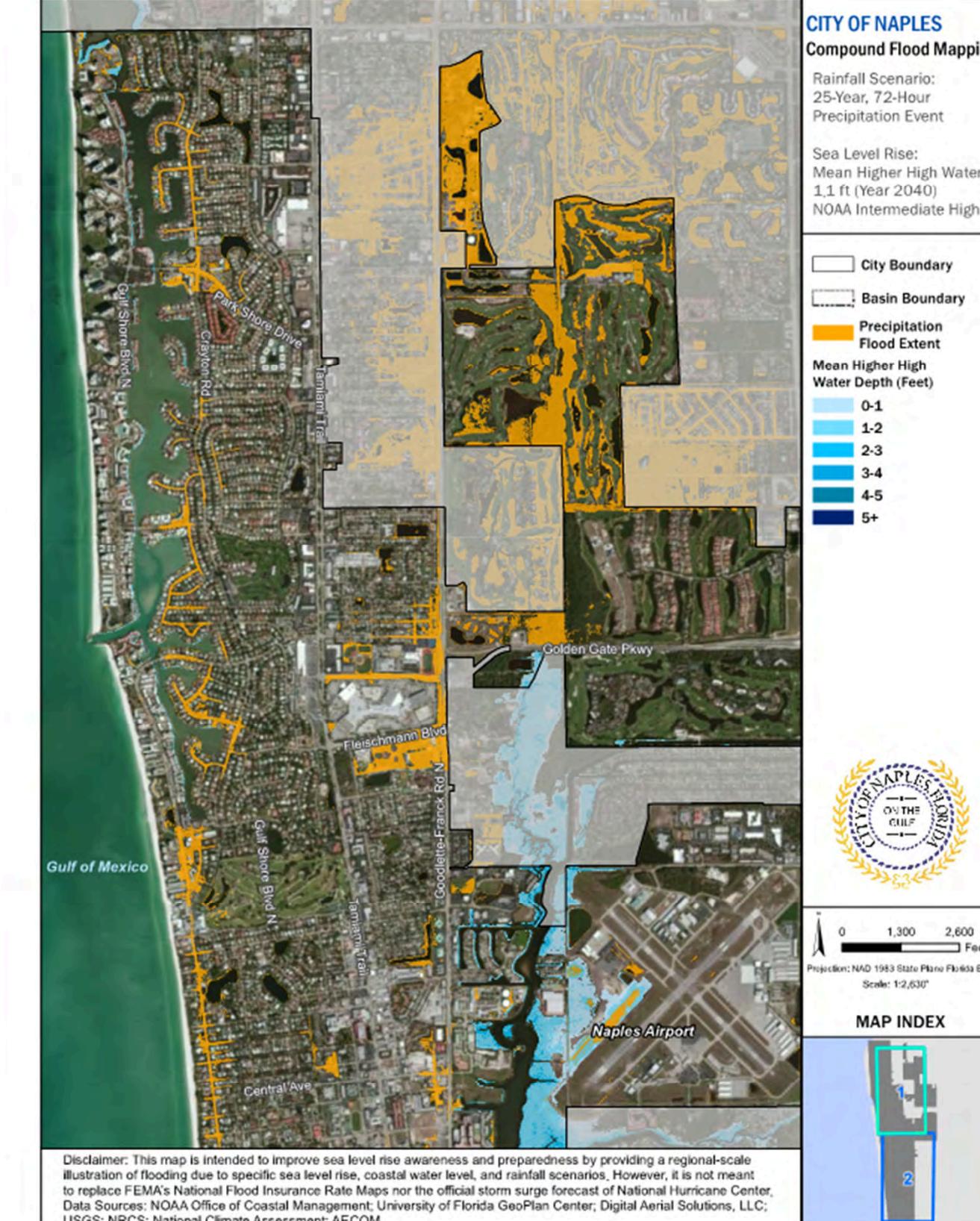


Figure 13: Compound Flood Map Example (North Naples)

City of Naples • Vulnerability Assessment

## City of Naples Compound Maps

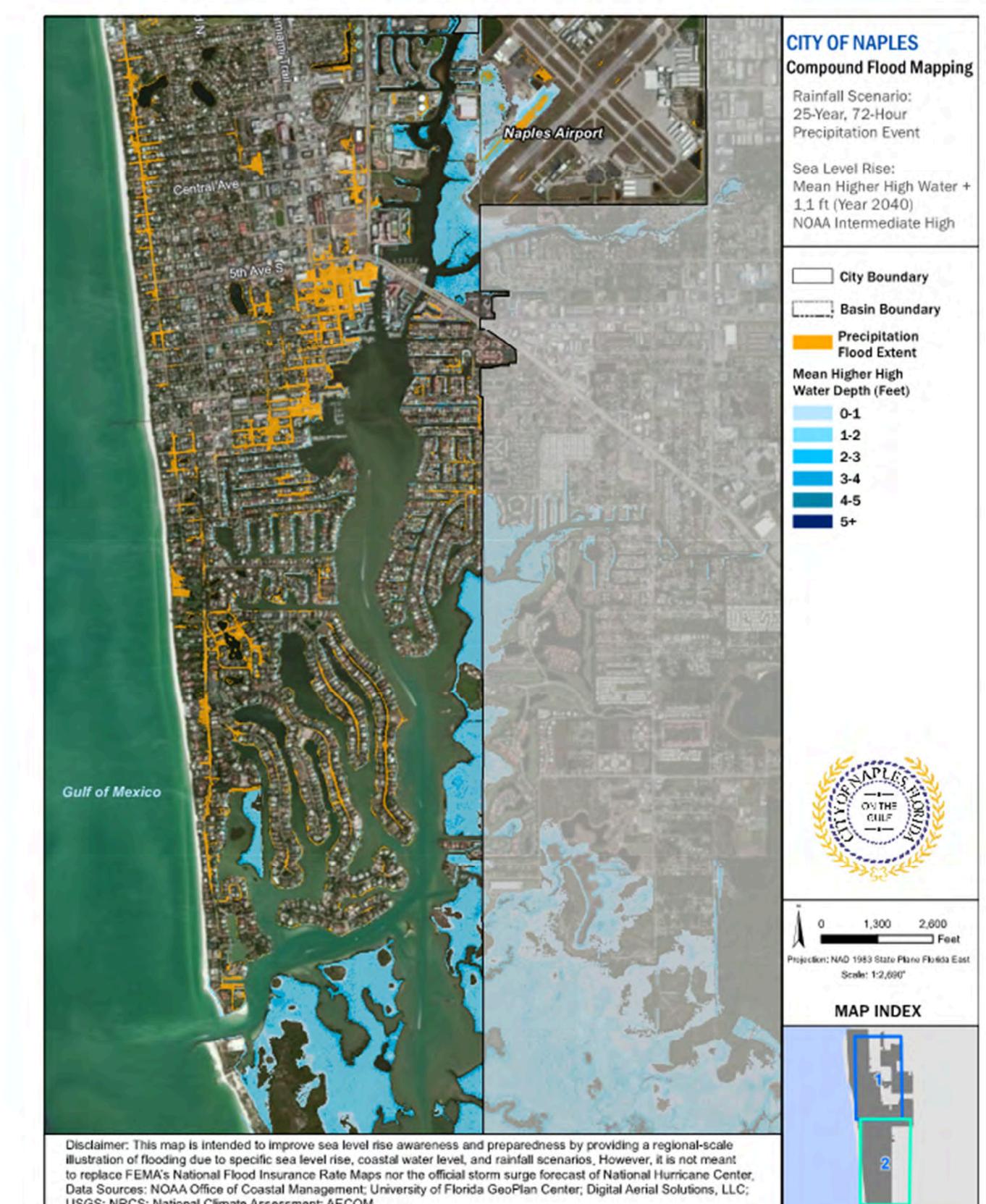


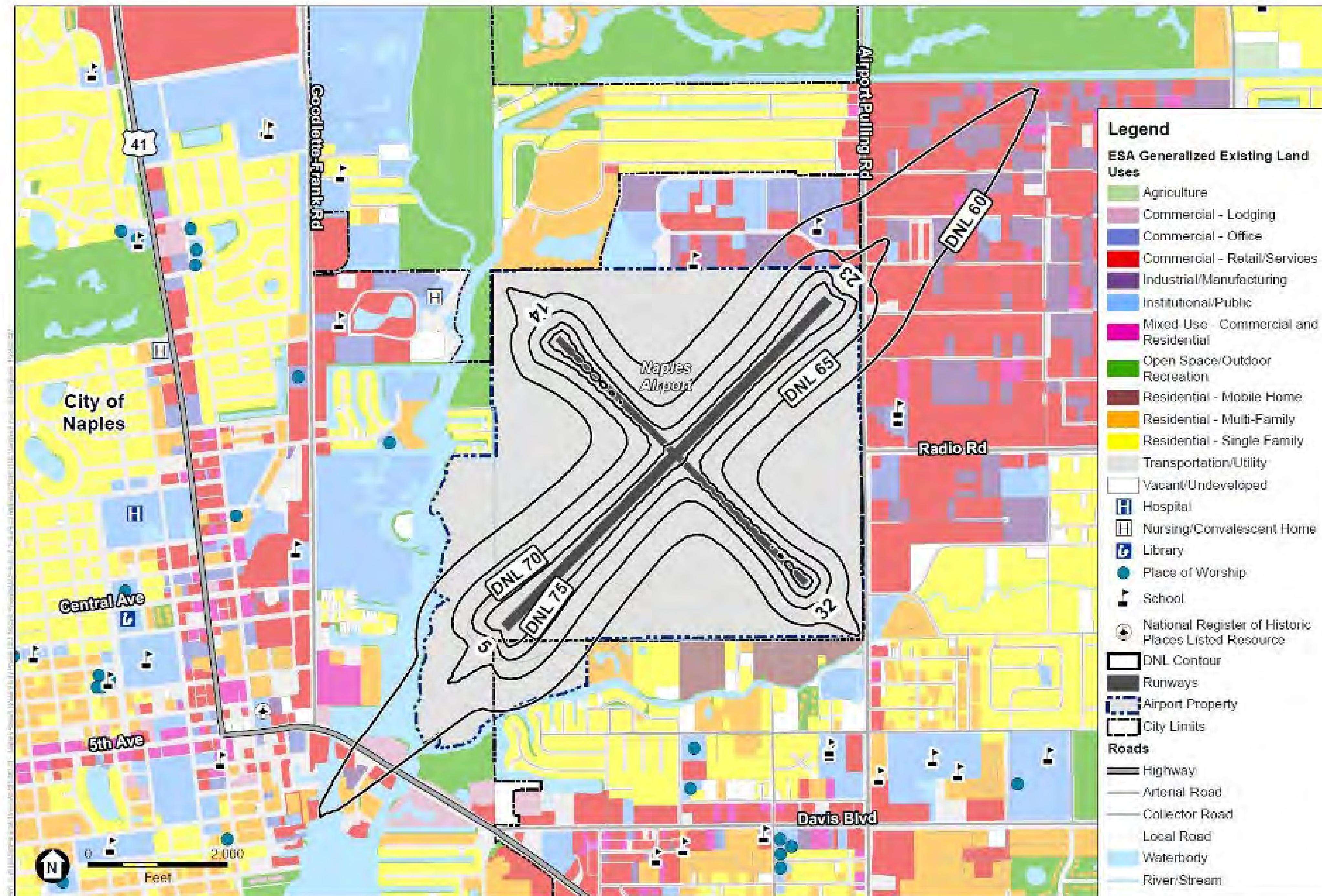
Figure 14: Compound Flood Map Example (South Naples)

City of Naples • Vulnerability Assessment



## DID YOU KNOW?

The Naples Airport Authority recently conducted a Part 150 Noise Study to assess its noise compatibility planning!



**Figure 1-8**  
Future Conditions (2026) DNL Contours  
Naples Airport



## DID YOU KNOW?

Naples 2045 Round 1 Questionnaire respondents feel Naples offers an extraordinary quality of life (80%)!

### Fire-Rescue Services



#### Mission Statement

The City of Naples Fire-Rescue Department was established to provide professional fire and rescue services needed to secure, sustain and bolster the quality of life in Naples. We are responsive to the needs of our citizens and provide rapid, compassionate and professional services essential to the health, safety, and well-being of our community. Personnel shall demonstrate exceptional ethics and work seamlessly to achieve public safety excellence.

#### The City of Naples Fire-Rescue Department...

- ✓ is currently recognized as an ISO Class 1 Department, the highest possible Public Protection Classification (PPC) rating from the Insurance Services Office (ISO)
- ✓ serves an area of 16.45 square miles and a permanent population of about 20,000 residents which increases to over 35,000 during peak winter months
- ✓ consists of 3 stations, including Fire-Rescue Administration, strategically located within the city to provide prompt fire rescue service
- ✓ participates in mutual aid with neighboring fire districts such as Greater Naples fire Rescue District and others around Collier County

### Utilities



**Mission Statement:** To efficiently maintain the public water, sewer and irrigation infrastructure and provide services to ensure the safety and well-being of City residents.

#### The City of Naples Utilities...

- ✓ water service area extends beyond the corporate limits of the City serving about 18,000 water accounts and an estimated population of 62,000
- ✓ water distribution system consists of about 358 miles of water main that range in size from 2 to 30 inches, 4,900 valves, and 1,928 fire hydrants
- ✓ reclaimed water system consists of 30 miles of distribution main, 637 electronic meters and 63 fire hydrants
- ✓ wastewater service area has about 9,000 accounts with an estimated population of 45,000
- ✓ sanitary sewer system consists of 122 miles of gravity sewer main, 2,924 manholes and 52.3 miles of force main
- ✓ provides backdoor residential garbage collection, curbside single-stream residential recycling, residential horticulture collection, commercial garbage collection and non-residential (commercial) recycling throughout the City

### Police Services



#### **Mission:**

It is the mission of the Police Department to protect and serve our citizens, reduce crime, and improve the quality of life.

#### **Vision:**

Protecting our community through servant leadership that promotes respect, community partnership and safety for all citizens.

#### The City of Naples Police Department...

- ✓ received their third reaccreditation award on June 29, 2023 from the Commission for Florida Law Enforcement Accreditation (CFA)
- ✓ made a total of 522 arrests in 2024
- ✓ handled 79,911 incidents in FY 2023-2024
- ✓ answered 14,547 emergency 911 phone calls in FY 2023-2024
- ✓ answered 46,957 non-emergency phone calls in FY 2023-2024

### Parks & Open Space



**Mission Statement:**  
To provide the residents and visitors of Naples with the highest level of customer care and to serve as exceptional stewards of beaches, facilities, parks, programs and services.

**Vision Statement:**  
The City of Naples Community Services Department will enrich the lives of residents and meet their high standards by consistently providing a beautiful city with exceptional parks, programs and services.

#### The City of Naples Community Services Department...

- ✓ is responsible for parks and recreation services and facilities
- ✓ coordinated 20 concerts, 18 theatre/musical performances, 3 comedy shows and 7 films through the Norris Center in FY 2024-2025
- ✓ had more than 1 million people visit the Naples Pier in 2024, despite its partial closure
- ✓ has over 14 parks and facilities and maintains over 20,000 city-owned trees
- ✓ is in the process of updating its Parks & Recreation Master Plan, with adoption set for late 2026

Source: City of Naples 2025-2026 Adopted Budget, Professional Standards Annual Report, 2024; [www.naplesgov.com](http://www.naplesgov.com)

### VISION THEME STATION: QUALITY OF LIFE INFORMATION