

# TABLE OF CONTENTS

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1. Introduction (Introduction – 1)
2. Vision (Vision – 1)
3. Future Land Use (Future Land Use – 1)
4. Housing (Housing – 1)
5. Conservation and Coastal Management (Conservation and Coastal Management – 1)
6. Resilience (Resilience – 1)
7. Public Facilities and Water Resources (Public Facilities and Water Resources – 1)
8. Transportation (Transportation – 1)
9. Parks, Recreation, and Open Space (Parks, Recreation, and Open Space – 1)
10. Intergovernmental Coordination (Intergovernmental Coordination – 1)
11. Concurrency and Capital Improvements (Concurrency and Capital Improvements – 1)
12. Property Rights (Property Rights – 1)
- ~~13. School Facilities~~
- ~~14. Concurrency Management System~~

1

# INTRODUCTION

In this Section:

Introduction

Historical Background  
of Planning in Naples

Community Profile

*[NOTE: Content refinement is underway for the Introduction and will be provided prior to the April 13<sup>th</sup> City Council Workshop.]*

# 2

# CITY OF NAPLES VISION

In this Section:

Background

Initiatives and Priorities

Strategic Steps

## CITY OF NAPLES VISION

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

## BACKGROUND

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

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

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

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

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

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

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

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

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

## INITIATIVES AND PRIORITIES

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

### **OUR PLACE - PRESERVE SMALL TOWN CHARACTER AND CULTURE (RANKED VERY IMPORTANT GOAL BY 80% OF SURVEY RESPONDENTS).**

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

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

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

#### **HISTORIC ASSETS**

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

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

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

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

- Our adopted plans and zoning code are blueprints for our community. We will ensure that any proposed additions or changes to the built environment adhere to our adopted plans and zoning code, and that standards for environmental responsibility are applied to construction activities.
- We will keep our plans and zoning code up to date to ensure they always reflect the values of our community and serve the interests of the residents.

## **OUR NATURE - ENVIRONMENTAL SENSITIVITY (RANKED VERY IMPORTANT GOAL BY 75% OF SURVEY RESPONDENTS).**

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

### **WATER QUALITY**

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

### **RECYCLING AND WATER RECLAMATION PROGRAMS**

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

### **ENVIRONMENTAL ENHANCEMENT AND MONITORING**

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

## **STORMWATER MANAGEMENT**

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

## **DRINKING WATER**

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

## **BEACH MAINTENANCE AND WATERBODY EROSION**

We will invest in programs for responsible re-nourishment and enhancement of the Gulf coast, bay, estuarine, and lake waters.

## **RESILIENCY**

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

## **OUR EXPERIENCE - EXTRAORDINARY QUALITY OF LIFE FOR RESIDENTS (RANKED VERY IMPORTANT GOAL BY 71% OF SURVEY RESPONDENTS).**

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

## **SAFETY**

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

## **CLEANLINESS**

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

## **AFFORDABILITY**

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

## **COMFORT AND PEACEFULNESS**

- We will continue protecting the peace and quiet of residential neighborhoods from intrusive activities and from large-scale development.
- We seek to mitigate and control effects of noise from factors such as airplanes, lawn and construction equipment, and traffic.

- We will manage conflicting interests of tourists and residents by prioritizing peace and comfort of residents.
- We will balance the impacts of special events by assessing and managing the geographic locations and levels of activity associated with events so that the comfort and convenience of residents is maintained.
- We are proud to be a Blue Zone community and support initiatives that foster healthy lifestyles.

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

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

### **COMMUNITY FABRIC AND THE ARTS**

- We support keeping the fabric of our community made up of families sharing in the warm weather, friendly people, and gentle pace of life.
- We value the visual and performing arts facilities that enrich the lives of residents.

### **LANDSCAPING AND SPACIOUSNESS**

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

### **EMERGENCY SERVICES**

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

## **OUR ECONOMY - ECONOMIC HEALTH AND VITALITY (RANKED VERY IMPORTANT GOAL BY 44% OF SURVEY RESPONDENTS).**

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

### **HEALTH CARE**

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

### **BUSINESSES**

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

### **AIRPORT**

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

## **OUR GOVERNANCE - HIGH PERFORMING GOVERNMENT (RANKED VERY IMPORTANT GOAL BY 42% OF SURVEY RESPONDENTS).**

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

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

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

**TRANSPARENCY**

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

**ETHICS**

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

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

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

## STRATEGIC STEPS<sup>1</sup>

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### TOP PRIORITY INITIATIVES

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

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<sup>1</sup> Vision Work Plan was removed from this draft.

# 3

## FUTURE LAND USE



In this Section:

Introduction

Goal, Objectives, and  
Policies

Future Land Use

# INTRODUCTION

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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, [character](#), 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 [and character](#) 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.

[Existing land use is how land is being used right now; in comparison, future land use outlines the intended or planned uses of that land based on a community's long-term vision established in the comprehensive plan. In planning, the gap between the two helps identify where redevelopment or preservation efforts may be focused.](#)

## FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

The goals, objectives, and policies serve three (3) functions as follows:<sup>1</sup>

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 character, 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.~~<sup>2</sup>

Since As the physical form of the City is fairly well established, the Future Land Use Element proposes a special focus on maintaining character and small town charm through redevelopment and adaptive reuse. † The crux of the Future Land Use Element ~~is~~ are the goals, objectives, and policies. ~~The goals, objectives and policies establish~~ which establish a comprehensive approach to focus on attaining a desirable, resilient built environment while protecting and enhancing the established residential areas and the community's natural resources. The Future Land Use Designations complement the goals, objectives, and policies to support the desirable resilient built environment and character of the community.

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

1. Maintain and improve the neighborhood character and high quality of residential life.
2. 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), in coordination with the Levels of Service (LOS) in the Concurrency and Capital Improvement Element.
3. Strengthen City and County cooperative planning ~~programs~~ and coordination.
4. Protect and enrich the environment, including natural elements like trees, landscaping, green infrastructure, and open space that support community character and resiliency.
5. Establish a long-term plan for the downtown, Gordon riverfront, Miracle Mile, and Naples bayfront development/redevelopment.

<sup>1</sup> Content under this header is carried forward from the current plan with changes noted in footnotes.

<sup>2</sup> Removed based on 2018-2021 PAB Recommendations

6. [Increase public recreational opportunities, parks,<sup>3</sup> and open space to support quality of life and increase flood storage.](#)
7. [Coordinate and maintain resilient infrastructure design that supports community character.](#)
8. [Increase the City's resiliency to hazards to improve response and recovery and plan for the impacts of future environmental conditions.](#)
9. [Reduce impacts of adjacent development on established neighborhoods.](#)
- ~~7.10.~~ [Establish a traffic management system that ~~facilitates accessibility and movement while protecting~~ protects residential quality, \[pedestrian safety, and accessibility\]\(#\).<sup>4</sup>](#)
- ~~8.11.~~ [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.](#)
- ~~9.12.~~ [Enhance the appearance of streets within the City.](#)
- ~~10.13.~~ [Ensure that the Airport is operated in the best interests of the \[residents of the City\]\(#\).<sup>5</sup>](#)
14. [Maintain an annexation policy that carefully considers the benefits and impacts of each annexation.](#)
15. [Preserve the City's historic assets, landmarks, open space, and other cultural resources.](#)
- ~~11.16.~~ [Align future land use to enhance, develop, and create workforce housing opportunities.<sup>6</sup>](#)

The Future Land Use Element, with its focus on policies for ~~future growth~~ [balanced growth and environmentally responsible development](#) 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 Elements, provide specific goals, requirements, and/or constraints on areas with significant natural resources that will affect the Future Land Use Element. [A new Resiliency Element includes policies to support decision-making on changing environmental conditions, predominantly increasing flood risk.](#) 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~~

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<sup>3</sup> 2018-2021 PAB Recommendations

<sup>4</sup> 2018-2021 PAB Recommendations

<sup>5</sup> 2018-2021 PAB Recommendations

<sup>6</sup> 2018-2021 PAB Recommendations

~~Circulation; and Coastal Resources.~~<sup>7</sup>–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 Community Profile, which provides an overview of existing conditions and relevant data, is available in the Introduction of this plan. 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 [data and analysis, which are also found in this](#) .~~These projections are also found in the support~~ document.<sup>8</sup>

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.

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<sup>8</sup> Note: The Community Profile will be updated to match new plan layout formatting and will be included in a future draft of the plan.

## GOALS, OBJECTIVES, AND POLICIES

The goal, objectives, and policies are separated into two (2) categories - City ~~development~~ Development guidelines-Guidelines and ~~growth management~~ Future Land Use.

The City development guidelines establish the general ~~framework-direction~~ for City-wide comprehensive planning issues. ~~the location, distribution, and intensity/density of land uses~~. They also outline general development, character, 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~~. Future land use is set out in the two subsequent sections: Generalized Future Land Use and Future Land Use Designations. These provide the intended location, distribution, intensity/density, and character of land uses.

All ~~of~~ the objectives, ~~and~~ policies, and actions 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.~~<sup>9</sup> Applications Land development or redevelopment 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.~~<sup>10</sup> The following policies reflect design guidelines consistent with the goal of this element.

<sup>9</sup> 2018-2021 PAB Recommendations.

<sup>10</sup> 2018-2021 PAB Recommendations.

**Objective 1 Support Balanced and Resilient Development**

Manage new development, redevelopment, and reuse to ensure that it is orderly, balanced, resilient, and compatible with the City's desire to maintain its goals around the built environment (~~and protect its existing residential character and, to maintain the viability of its commercial areas~~), natural environment (~~, provide open space and /green space, and protect environmentally sensitive lands~~) and quality of life and social connections (encourage pedestrian/bicycle linkages), ~~and protect environmentally sensitive lands.~~<sup>11</sup>

**Policy 1.1- Permitted Intensity/Density of Land Use Designations**

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
Highway Commercial	30% building coverage
Airport Commercial	40% building coverage
Business Park Commercial	60% building coverage
Downtown Mixed Use	Residential Density for area within 5th Ave S, 8th Street, 7th Ave N, and Goodlette Rd is limited to 12 units/ac overall with open space provisions.  Residential Density for areas in the Downtown

<sup>11</sup> Carried forward from Objective 1 with consultant team redlines to emphasize the three components of community character.

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

**Policy 1.2 Permitted Uses of Land Use Designations**

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 as listed in each Future Land Use category (found in the Future Land Use Designations section that follows).<sup>12</sup> ~~The permitted intensity/density in each land use designation is as follows:~~<sup>13</sup>

**Policy 1.~~32.1~~ Design of Multi-Family and Non-Residential Projects**

<sup>13</sup> Carried forward from Policy 1-1.

~~Encourage~~ Ensure through a review process that professional standards of architectural and urban design, site planning, and landscaping are applied for all new non-residential projects and residential projects that are not single-family.<sup>14</sup> This review process will be conducted by the Design Review Board and guided by the Design Review Board Handbook as amended.

### **Policy 1.43 Compatibility and Character of Neighborhoods**

Preserve and protect stable residential neighborhoods through development practices that promote compatibility and consistent character.<sup>15</sup>

**Action 1.3.1** Following adoption of this plan, conduct a one-time analysis of recent development projects with room for improvement regarding character and design as identified through community engagement. Utilize recommendations to propose amendments to the Land Development Code or the Design Review Board Handbook accordingly.

### **Policy 1.54 Non-Residential Development**

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-established~~ residential areas.<sup>16</sup>

### **Policy 1.4.65 Landscaping and Buffering**

Landscaping and buffering shall be provided where commercial uses adjoin residential neighborhoods to avoid a negative impact on the residential neighborhood.<sup>17</sup>

### ~~Policy 1.8~~ **Policy 1.7 Adequate Public Facilities in Development Approval Process**<sup>18</sup>

The provision of adequate public facilities (as defined by ~~Policy 1.1~~ of the Concurrency and Capital Improvement Element) shall be discussed and negotiated with the developer during the development approval process.<sup>19</sup>

#### ~~Policy 1-8.1~~

**Action 1.7.1** 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.<sup>20</sup>

<sup>14</sup> Carried forward from Policy 1-2.1.

<sup>15</sup> Carried forward from Policy 1-3.

<sup>16</sup> Carried forward from Policy 1-4.

<sup>17</sup> Carried forward from Policy 1-4.5 as separate policy.

<sup>18</sup> Actions below this policy are carried forward from Policies 1-8.1 through 1-8.6.

<sup>19</sup> Carried forward from 1-8.

<sup>20</sup> Carried forward from 1-8.1.

~~Policy 1-8.2~~

~~Public facilities may be used as a transitional land use provided they do not create an incompatible situation themselves.<sup>21</sup>~~

~~Policy 1-8.3~~

~~**Action 1.7.2** Require new, DRI scale developments to the east of U.S. 41 to provide shelters for hurricane protection.<sup>22</sup>~~

~~Policy 1-8.4~~

~~**Action 1.7.3** Enforce existing development standards for stormwater management as defined in ~~Policy 1-10~~ of the Public Facilities and Water Resources Element.<sup>23</sup>~~

~~Policy 1-8.5~~

~~**Action 1.7.2** New non-residential development, redevelopment, and reuse shall be evaluated for the potential to connect to available reuse water systems.<sup>24</sup>~~

~~Policy 1-8.6~~

~~Commercial and Multifamily development shall provide sidewalks per standards in the Code of Ordinances.~~

**Policy 1.9-8 Commercial Development Requirements<sup>25</sup>**

Commercial properties shall be ~~properly~~ appropriately<sup>26</sup> screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance.<sup>27</sup>

~~Policy 1-9.1~~

~~**Action 1.8.1** Parking lots for ~~separate~~ contiguous<sup>28</sup> developments shall be connected, ~~when~~ where ~~appropriate~~ possible.<sup>29</sup>~~

~~Policy 1-9.2~~

<sup>21</sup> Removed based on 2018-2021 PAB Recommendations

<sup>22</sup> Carried forward from Policy 1-8.3.

<sup>23</sup> Carried forward from Policy 1-8.4.

<sup>24</sup> Carried forward from Policy 1-8.5.

<sup>25</sup> Actions below this policy are carried forward from Policies 1-9.1 through 1-9.5.

<sup>26</sup> 2018-2021 PAB Recommendations

<sup>27</sup> Carried forward from Policy 1-9.

<sup>28</sup> 2018-2021 PAB Recommendations.

<sup>29</sup> Carried forward from Policy 1-9.1.

**Action 1.8.2** 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.<sup>30</sup>

**Policy 1-9.3**

**Action 1.8.3** 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<sup>31</sup> ~~shall result in a commensurate increase in green/open space.~~<sup>32</sup>

**Policy 1-9.4**

**Action 1.8.4** Redevelopment and reuse sites shall be appropriately configured as to number, location, and design features of the ingress and egress points.<sup>33</sup>

**Policy 1-9.5**

**Action 1.8.5** Site design shall ensure safe pedestrian access from parking areas to commercial activities. Pedestrian conflicts within vehicular circulation shall be minimized.<sup>34</sup>

**Action 1.8.6** Require Crime Prevention Through Environmental Design (CPTED) review for commercial development.

**Policy 1.10–9 Multimodal Connections**

New development, redevelopment, and reuse shall be evaluated to identify potential linkages to existing pedestrian walkways and bikeways.<sup>35</sup> If the linkage is appropriate, physical improvements meeting City specifications shall be provided by the property owner.<sup>36</sup>

**Policy 1.11–10 Signage**

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.<sup>37</sup>

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<sup>30</sup> Carried forward from Policy 1-9.2.

<sup>31</sup> 2018-2021 PAB Recommendations.

<sup>32</sup> Carried forward from Policy 1-9.3.

<sup>33</sup> Carried forward from Policy 1-9.4.

<sup>34</sup> Carried forward from Policy 1-9.5.

<sup>35</sup> 2018-2021 PAB Recommendations.

<sup>36</sup> Carried forward from Policy 1-10.

<sup>37</sup> Carried forward from Policy 1-11.

### Policy 1.12<sup>38</sup>

~~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 1.13–11 Reduce Greenhouse Gas Emissions**

To improve air quality and reduce energy costs, identify and implement strategies to reduce greenhouse gas emissions.<sup>39</sup>

### Policy 1-13.1

**Action 1.11.1** Continue to promote and maintain mixed use land use and zoning that reduces trip lengths, number of trips, time of travel and promotes pedestrian and bicycle activity while supporting adjacent neighborhood character.<sup>40</sup>

### Policy 1-13.2

**Action 1.11.2** 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.<sup>41</sup>

### Policy 1-13.3

**Action 1.11.3** Promote intermodal facilities to provide both travel options and more efficient travel by ~~insuring~~ensuring that transit stops and pedestrian connections are addressed in the development review process.<sup>42</sup>

<sup>38</sup> Policy 1-12 and Policy 1-12.1 were moved to Objective 4.

<sup>39</sup> Carried forward from Policy 1-13 with adjustments.

<sup>40</sup> Carried forward from Policy 1-13.1.

<sup>41</sup> Carried forward from Policy 1-13.2.

<sup>42</sup> Carried forward from Policy 1-13.3.

Policy 1-13.4

**Action 1.11.4** Promote public use of intermodal facilities and active transportation through ~~the use of public meetings~~ public education and outreach campaigns, leveraging ~~use of~~ the City’s website, public meetings, and direct support of service providers.<sup>43</sup>

Policy 1-13.5

**Action 1.12.5** Support walkable community initiatives by ensuring that on-site and off-site pedestrian connections are addressed in the development review process.<sup>44</sup>

Policy 1-13.6

**Action 1.12.6** Maintain a street tree program ~~for to support~~ traffic calming, reduced greenhouse gas emissions, reduced heat island effect, ~~es~~ and a more pleasant pedestrian environment.<sup>45</sup>

Policy 1-13.7

**Action 1.12.7** Amend the land development regulations as necessary to accommodate new energy producing technology such as roof mounted solar panels, floating solar facilities (floatovoltaics), as defined in F.S. Sec. 163.3205(2) as amended, and wind turbines.<sup>46</sup>

Policy 1-13.8

**Action 1.12.8** Coordinate with local utilities to provide for the location and expansion of facilities that promote energy efficiency.<sup>47</sup>

Policy 1-13.9

**Action 1.11.9** ~~Provide an expedited review process~~ Consider incentives for Florida Green Building Coalition or Leadership in Energy and Environmental Design<sup>48</sup> ~~for~~ (LEED) certified plans.<sup>49</sup>

**Action 1.12.10** Encourage the creation of greener public spaces like pocket parks, greenways, community gardens, and green roofs that include green installations such as planters, vertical gardens, and trees as applicable.

<sup>43</sup> Carried forward from Policy 1-13.4.

<sup>44</sup> Carried forward from Policy 1-13.5.

<sup>45</sup> Carried forward from Policy 1-13.6.

<sup>46</sup> Carried forward from Policy 1-13.7.

<sup>47</sup> Carried forward from Policy 1-13.8.

<sup>48</sup> 2018-2021 PAB Recommendations.

<sup>49</sup> Carried forward from Policy 1-13.8.

[Action 1.12.11](#) Explore methods to optimize municipal waste operations, such as improving recycling programs and decreasing solid waste generation.

[Action 1.12.12](#) In coordination with the Resiliency Element, explore options to improve smart water use, such as sustainably managing urban water supplies and improving urban water infrastructure.

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## Objective 2 [Provision of Public Facilities and Services](#)

Provide necessary public facilities, [services](#), 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 [in accordance with Floridate Statute 163.3177, recognizing that urban sprawl has limited potential due to the built-out nature of the City of Naples.](#)<sup>50</sup>

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### Policy 2.1 [Public Facilities Management](#)

Discourage haphazard, uncontrolled, incompatible, and unserviceable growth and urban sprawl by assuring that [resilient](#) public facilities [and services](#) are in place at the time building permits are issued consistent with [Policies 2-1, 2-2 and 2-3](#) [the policies](#) of the Concurrency [Management System](#) [and Capital Improvement](#) Element.<sup>51</sup>

#### Policy 2-2

[Action 2.1.1](#) 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.<sup>52</sup>

#### Policy 2-3

[Action 2.1.2](#) 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.<sup>53</sup>

#### Policy 2-4

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<sup>50</sup> Carried forward from Objective 2.

<sup>51</sup> Carried forward from Policy 2-1.

<sup>52</sup> Carried forward from Policy 2-2.

<sup>53</sup> Carried forward from Policy 2-3.

**Action 2.1.3** Prepare an annual level of service report ~~per as required by~~ the City’s Concurrency Management Program and Monitoring Requirements.<sup>54</sup>

Policy 2-5

**Action 2.1.4** Coordinate the level of service report and annual update of the Concurrency and Capital Improvements Element with the Five-Year Capital Improvements Program ~~as applicable to correct deficiencies~~.<sup>55</sup>

### Objective 3 Comprehensive Land Use Planning and Resilience Coordination

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 related to hazard planning and resiliency.<sup>56</sup>

#### Policy 3.1 Evacuation Plans

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.<sup>57</sup>

#### Policy 3.2 Regional Planning for Hurricane Evacuation

Where applicable, implement regional plans as part of the City’s hurricane evacuation plans.

#### Policy 3.5-3 Resilient Land Use and Investment

Direct new population growth away from known or predicted coastal high hazard areas and environmentally sensitive areas except for residential development in compliance with the Future Land Use Map and as may be further limited by the Code of Ordinances.<sup>58</sup>

Policy 3-3

**Action 3.3.1** 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~~.<sup>59</sup>

<sup>54</sup> Carried forward from Policy 2-4.

<sup>55</sup> Carried forward from Policy 2-5 with adjustment from consultant team.

<sup>56</sup> Carried forward from Objective 3

<sup>57</sup> Carried forward from Policy 3-1.

<sup>58</sup> Carried forward from Policy 3-5.

<sup>59</sup> Carried forward from Policy 3-3

**Policy 3-4**

**Action 3.3.2** Limit public expenditure on vital barrier islands to the restoration or enhancement of natural resources and the hardening or adaptation of public facilities.<sup>60</sup>

**Objective 4 Advance the Vision of the Green Jewel**

In alignment with the Naples Vision of being the Green Jewel of Southwest Florida, proactively implement this community character concept by supporting and enhancing a network of environmentally sensitive land, parks, open space, and trees.

**~~Policy 1-7~~ Policy 4.1 Promote Florida-Friendly Landscaping**

Drought tolerant, low maintenance, Florida-Friendly landscaping practices<sup>61</sup> ~~Xeriscaping~~ shall be incorporated ~~to the greatest extent possible~~ into landscape plans for new development and replacement landscaping as a part of redevelopment and reuse projects.

**Action 4.1.1** Identify necessary Land Development Code updates to improve landscaping and resilience requirements in order to incorporate Right Tree, Right Place and Florida Friendly landscaping practices. Coordinate these changes with other policies and actions in the Resiliency Element for co-benefits, including increasing shade by native plants, piloting cool pavement projects, reducing urban heat island effect, incorporating nature-based solutions, increasing opportunities for floodable park space.

**Action 4.1.2** Evaluate Land Development Code changes to open space requirements to better align with the Future Land Use Designations.

**Action 4.1.3** Explore ways to advance local Florida Friendly landscaping through code regulations (incentives).

**~~Policy 1-6~~ Policy 4.1 Increase Green Space**

Increase the amount of green space in the City through appropriate project design and attributes and through acquisition of land considering the current and future flood risk associated with lands.<sup>62</sup>

<sup>60</sup> Carried forward from Policy 3-4

<sup>61</sup> 2018-2021 PAB Recommendations.

<sup>62</sup> 2018-2021 PAB Recommendations to add "through acquisition of land." Balance of policy is carried forward from Policy 1-6 with flood risk adjustment recommended by consultant team.

[Action 4.1.1 Identify funding mechanisms to support acquisition of land and integrate green space set asides in capital projects.](#)

## **Policy 4.2 Promote Tree Protection**

[Promote opportunities for nature-based solutions with resilience co-benefits by supporting the urban tree canopy, which reduces stormwater runoff, combats the urban heat island effect, enhances walkability and outdoor activities, softens noise pollution, and creates engaging outdoor spaces with beneficial ecological impacts including air quality. Promoting green stormwater infrastructure uses natural vegetation to treat stormwater before it is returned to natural waterbodies, providing ecosystem and resilience benefits.](#)

[Action 4.2.1 Identify and protect the urban forest and large canopy trees. Expand the Code of Ordinance's protection of publicly owned trees to include protection of large canopy trees that are privately owned.](#)

[Action 4.2.2 Create a program and associated Code of Ordinances amendments to support heritage tree protection \(typically greater than 30 inches diameter at breast height \(DBH\)\).](#)

[Action 4.2.3 Continue to support and expand the reach of community programs to encourage tree planting, such as the Arbor Day Giveaway.](#)

[Action 4.2.4 Consider the creation of development incentives for preserving mature trees to protect tree canopy and support the urban forest. Potential incentives could include reduced landscape buffer requirements, expedited approvals, or credits toward open space or landscaping standards.](#)

[Action 4.2.5 Continue to support the designation of Naples as Tree City USA, which includes maintaining a Tree Board, community tree ordinance, municipal spending on urban forestry, and celebrating Arbor Day.](#)

[Action 4.2.6 Per the Urban Forest Green Print \(2024\) plan, identify, and implement strategies to mitigate notable canopy loss from Cuban Laurel trees.](#)

[Action 4.2.7 Per the Urban Forest Green Print \(2024\) plan, continue current successful tree programs, including the Invasive Exotic Tree Management Program and Designated Street Trees Program, which utilizes Right Tree, Right Place. Coordinate the Designated Street Tree Program with homeowners associations and the Urban Forestry Divisions in coordinated with the Concurrency and Capital Improvement Element.](#)

[Action 4.2.8](#) Per the Urban Forest Green Print (2024) plan, continue the capital improvement funding of tree fill-in program and coordinate future efforts with the Resiliency Element.

#### ~~Objective 4~~ [Policy 4.3](#) **Coordinate Natural Resource Protection and Future Land Use**

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 1-12~~ [Policy 4.4](#) **Coordination with Conservation and Coastal Management Strategies**

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~~-[flood](#) 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~~[floods](#), helps maintain air and water quality, promotes fish and wildlife and habitat diversification and productivity, and promotes soil stabilization.<sup>63</sup>

#### ~~Policy 4-1/Policy 1-12.1~~

[Action 4.4.1](#) 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.<sup>64</sup>

#### ~~Policy 4-2~~ [Policy 4.5](#) **Coordination with Conservation and Coastal Management Strategies**

Coordinate the Conservation and Coastal Management Element with the Future Land Use Element.<sup>65</sup>

#### ~~Policy 4-3~~ [Policy 4.6](#) **Natural Resource Coordination**

<sup>63</sup> Carried forward from Policy 1-12.

<sup>64</sup> Carried forward from Policy 1-12.1 which was repeated in Policy 4-1.

<sup>65</sup> Carried forward from Policy 4-2.

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.<sup>66</sup>

~~Policy 4-4~~ Policy 4.7 Environmentally Sensitive Land Protection

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.<sup>67</sup>

~~Policy 4-5~~ Policy 4.8 Review of Permits

Ensure consistency of local policy with other permitting agencies by reviewing permits issued within the City by other resource agencies.<sup>68</sup>

~~Policy 4-6~~ Policy 4.9 Review of Functional Plans

Review resource permitting agencies' functional plans on an annual basis to ensure consistency with local plans.<sup>69</sup>

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<sup>66</sup> Carried forward from Policy 4-3.

<sup>67</sup> Carried forward from Policy 4-4.

<sup>68</sup> Carried forward from Policy 4-5.

<sup>69</sup> Carried forward from Policy 4-6.

## Objective 5 Future Land Use

Future development will be directed ~~as designated on the~~ by the Future Land Use Map, Future Land Use Designations, and as described ~~and described in these in the Future Land Use~~ goals, objectives, ~~and~~ policies, and actions to provide opportunities for development consistent with the City's ~~2035 and 2045~~ projected populations. Designations are established to protect residential neighborhoods, ~~balance~~ identify and address inconsistent design and character of land uses ~~redevelopment with surrounding areas~~, provide opportunities for redevelopment of older commercial areas ~~and renewal of blighted areas~~, and encourage mixed use development.<sup>70</sup>

### Policy 5.1 Consistent Land Uses

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 Standards

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).<sup>71</sup>

### Policy 5.3 Buffers and Transitions

Control land uses by requiring buffer areas between ~~inconsistent incompatible~~ land uses and establish transitional land use zones to ~~assure~~ ensure compatibility of land uses and surrounding character of the area.<sup>72</sup> Evaluate current buffering standards in the Land Development Code and identify if updates are needed to achieve the desired buffers and transitions between uses and adjacent developments with different intensities.

### Policy 5.4 Downtown Mixed Use

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.<sup>73</sup>

### Policy 5.5 Limit Residential Development near Airport

<sup>70</sup> Carried forward from Objective 5 with modifications as shown.

<sup>71</sup> Carried forward from Policy 5-2.

<sup>72</sup> Carried forward from Policy 5-3.

<sup>73</sup> Carried forward from Policy 5-4.

New residential development shall not be permitted within the high noise impact zone of the airport.<sup>74</sup>



### WHAT IS PLACEKEEPING?

Placekeeping is the process of preserving the culture, history, ecological landscape, and stories of a place while creating spaces that will meet the needs of the community for years to come. It incorporates the cultural memories that make up the community's social fabric into the built environment. As a counter to Placemaking, it isn't about creating new spaces, it's about embracing what has always been there.

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<sup>74</sup> Carried forward from Policy 5-5.

## **Objective 6 Protect Community Character**

Protect community character through placekeeping efforts and design guidance. Identify and celebrate the City's characteristic public spaces, cultural features, iconic places, and landmarks.

### **Policy 6.1 Update Guidelines and Regulations to Support Placekeeping Principles**

Identify changes or additions to development standards that can better align with established character and site designs with respect to building heights, building massing, and open space.

**Action 6.1.1** Continue to update the Design Review Handbook as needed to provide more clear guidance about size and massing of redevelopment and new development.

**Action 6.1.1** Update the Design Review Handbook to incorporate recommendations from the 2024 Urban Forestry Plan.

### **Policy 6.2 Aid Private Developers in Achieving City Design Objectives**

Consider ways to achieve the City's design intent at the time of project design and development and in the review of commercial and multifamily development design.

**Action 6.2.1** Consider adding professional design and/or architecture capacity to the Planning Department. This role could serve as a type of ombudsman for private project implementation.

### **Policy 6.3 Align Development Standards with Established Character and the Green Jewel Concept**

Evaluate the Naples Land Development Code to identify changes or additions to development standards that can better align with established character and site designs and support the concept of the Green Jewel of Southwest Florida within private commercial and residential developments.

**Action 6.3.1** For Commercial and Mixed-Use developments, evaluate minimum yards and setbacks, maximum building areas, and consider requiring open space, green space, or pervious areas.

**Action 6.3.2** For Multifamily developments, evaluate maximum lot coverage, minimum yards and setbacks, and heights to be in better alignment with the City's Charter ( three floors and building heights of 42 feet to the peak of the roof, measured from the first floor, FEMA elevation).

**Action 6.3.3** For single-family homes, evaluate opportunities to 1) require a certain percentage of a site for open space, green space, or pervious surface area and 2) implement landscaping requirements.

### **Policy 6.4 Prepare Studies to Identify Character Elements to Protect**

Identify character elements that are important to protect in established neighborhoods.

**Action 6.4.1** The City of Naples will initiate a study of the Old Naples area to determine architectural and development standards to protect and preserve the existing residential character of the area.<sup>75</sup>

~~Housing Policy 3-6~~

**Action 6.4.2** The City of Naples will study and make recommendations to amend the ~~Code of Ordinances~~ Land Development Code to address impacts of larger homes on smaller lots within the City of Naples. These changes will be reviewed to determine their effectiveness.<sup>76</sup>

~~Objective 6~~ **Policy 6.5 Protect Historically and Architecturally Significant Resources**

Preserve historically and architecturally significant resources including structures, landmarks, and archaeological sites.<sup>77</sup>

~~Housing Policy 5-2~~

**Action 6.5.1** ~~By 2019, Collier County and the City of Naples, will study~~ Study potential incentives to encourage the conservation, maintenance and rehabilitation of historic homes and ~~will~~ make recommendations to the City Council and to the Board of County Commissioners as to which incentives should be adopted. Recognize changing climate conditions and resilience and adaptation priorities in this effort. Consider the creation of performance criteria to guide the redevelopment of these properties to honor historic building characteristics and develop public-private partnerships to support this work.

**Action 6.5.2** Create a public-facing map of iconic community structures and places that are important contributors to the City's identity.

**Action 6.5.3** Develop citywide preservation and recognition programs to support placekeeping efforts, in particular for areas including the Pier, Baker Park, Naples Design District, Historical Palm Cottage, Lowdermilk Park, Fifth Avenue South, and Third Avenue South.

**Action 6.5.4** Support the redevelopment of Naples Pier.

<sup>75</sup> Carried forward from Housing Element, Policy 3-5.

<sup>76</sup> Carried forward from Housing Element, Policy 3-6.

<sup>77</sup> Carried forward from the Objective 6.

[Action 6.5.5](#) [Coordinate preservation efforts with tree protection efforts \(0\), identifying heritage trees or other natural features. Consider climate risks and support efforts in collaboration with the Resiliency Element.](#)

**Policy 6-1**

[Action 6.5.6](#) Avoid adverse impacts on property, places, or sites that are on the [Federal National](#)<sup>78</sup> Register of Historic Places, Florida Master Site File, or designated as a local historic resource through official action by the City of Naples.<sup>79</sup>

**Policy 6-3**

[Action 6.5.7](#) 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.<sup>80</sup>

**Policy 6-2**

[Action 6.5.8](#) Encourage private preservation and renovation of historically significant structures.<sup>81</sup>

[Action 6.5.9](#) [Establish policies, create partnerships, and consider development standards that encourage the inclusion of public art in public spaces and private development projects.](#)

**Policy 6-7**

~~Continue to monitor and identify historic sites, structures, landmarks and archaeological sites within the City limits.~~

**Policy 6-10**

[Action 6.5.10](#) ~~Amend the Code of Ordinances~~ [Consider](#) ~~criteria~~[criteria](#) for [planning petitions that encourage the renovation, rehabilitation, and compatibility of](#) ~~the issuance of a variance or expansion of nonconformity to allow for the renovation, rehabilitation and compatible~~<sup>82</sup> additions to historic or architecturally significant structures.

**Policy 6-8**

**Action 6.5.12** In conjunction with the Florida Historic Preservation office and the Naples Historical Society<sup>83</sup>, establish criteria, standards, and procedures which should be used

<sup>78</sup> 2018-2021 PAB Recommendations.

<sup>79</sup> Carried forward from Policy 6-1.

<sup>80</sup> Carried forward from Policy 6-3.

<sup>81</sup> Carried forward from Policy 6-2.

<sup>82</sup> 2018-2021 PAB Recommendations.

<sup>83</sup> 2018-2021 PAB Recommendations.

to avoid adverse impacts on historic properties and the encouragement of voluntary identification of historic resources.<sup>84</sup>

~~Policy 6-11~~

**Action 6.5.13** Continually evaluate incentives to offer to property owners of historic resources for the maintenance, rehabilitation and conservation of those historic resources.<sup>85</sup>

**Policy 6.6 Support Working Waterfronts**

Working waterfronts are areas of economic activity or industry where people earn a living on or near the sea, such as fishing. Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities (in accordance with Florida Statute 163.3177 and 342.201, as amended). Consider strategies to support and encourage working waterfronts, such as the historic example of Tin City.

~~Policy 6-9~~ **Policy 6.7 Identify New Historic Resources**

Develop a voluntary mechanism for the identification and designation of properties outside of the existing Historic District as locally significant historic resources.<sup>86</sup>

~~Policy 6-12~~

**Action 6.7.1** Assist property owners of historic resources in obtaining designation on the Florida Master Site Files and/or Federal Register of Historic Places.<sup>87</sup>

~~Policy 6-13~~

**Action 6.7.1** Publicize the incentives and assistance programs which are available for the protection and preservation of historic resources.<sup>88</sup>

~~Policy 6-4~~ **Policy 6.8 Coordinate Historical Preservation Efforts**

Coordinate Future Land Use policies with the Housing Element policies relevant to historical preservation.<sup>89</sup>

~~Policy 6-5~~

**Action 6.8.1** The City has designated the Palm Cottage Historic House Museum property, located at 137 Twelfth Avenue South, as "Public, Semi-Public and Institutional"

<sup>84</sup> Carried forward from Policy 6-8.

<sup>85</sup> Carried forward from Policy 6-11.

<sup>86</sup> Carried forward from Policy 6-9.

<sup>87</sup> Carried forward from Policy 6-12.

<sup>88</sup> Carried forward from Policy 6-13.

<sup>89</sup> Carried forward from Policy 6-4.

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~~ are<sup>90</sup> no longer used as an historic house museum, this property will be reclassified as "Low Density Residential" on the Future Land Use Map.<sup>91</sup>

#### ~~Policy 6-6~~ Policy 6.9 Wilkinson Home

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 6.10 Expand Healthy Community Initiatives in Naples

In collaboration with health care organizations and other industry partners, seek to implement additional initiatives that aim to improve the overall health and well-being of the community.

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<sup>90</sup> 2018-2021 PAB Recommendations.

<sup>91</sup> Carried forward from Policy 6-5.

## **Objective 7 Naples Airport**

~~Assure~~ Ensure the Naples Municipal Airport is managed in a manner which will best serve the overall interests of the community.<sup>92</sup>

### **Policy 7.1 Land Use Compatibility**

Prevent potential incompatibilities in land use surrounding the airport through zoning and land use planning.<sup>93</sup>

#### ~~Policy 7-1.1~~

**Action 7.1.1** Land outside of the airport site, and located within the ~~60-LDN~~ Noise Impact Zone contour ~~contour~~ area ~~shall require site plan approval by City Council~~ shall be reviewed according to the criteria established in the Land Development Code as may be required by law.<sup>94</sup>

#### ~~Policy 7-1.2~~

**Action 7.1.2** The Naples Airport Authority and City Council will meet ~~quarterly~~ annually for review and comment on proposed airport budget and development.<sup>95</sup> Representatives from the City and Naples Airport Authority will meet quarterly to discuss aviation, noise, and development concerns.<sup>96</sup>

#### ~~Policy 7-1.3~~

**Action 7.1.3** Prohibit any construction within the runway safety areas off of the airport property which would create potential safety hazards<sup>97</sup> consistent with FAA requirements.<sup>98</sup>

### **Policy 7.2 Airport Stormwater Management**

Protect the water quality of Naples Bay by reducing the effects of runoff<sup>99</sup> from the airport.

#### ~~Policy 7-2.1~~

**Action 7.2.1** Utilize a combination of existing wetlands, created wetlands, and other stormwater management technology, as appropriate, to manage stormwater runoff for

<sup>92</sup> Carried forward from Objective 7.

<sup>93</sup> Carried forward from Policy 7-1.

<sup>94</sup> Carried forward from Policy 7-1.1.

2018-2021 PAB Recommendations.

<sup>95</sup> Carried forward from Policy 7-1.2.

<sup>96</sup> 2018-2021 PAB Recommendations.

<sup>97</sup> Carried forward from Policy 7-1.3.

<sup>98</sup> 2018-2021 PAB Recommendations.

<sup>99</sup> Carried forward from Policy 7-2.

[the airport and surrounding areas](#) consistent with South Florida Water Management District regulations.<sup>100</sup>

**Policy 7-2.3**

**Action 7.2.2** Future development within airport boundaries shall be required to include a stormwater management system.<sup>101</sup> ~~to meet the 25-year, 3-day storm event standard.~~<sup>102</sup>

**Policy 7.3 [Airport Noise Abatement](#)**

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.<sup>103</sup>

**Action 7.3.1** [Work with the Naples Airport Authority to implement the Noise Compatibility Program as designated.](#)

**Policy 7.4 [Airport Planning Coordination with City Council](#)**

[Airport master planning efforts and any development or redevelopment projects- will be closely coordinated with City of Naples leadership and City Council.](#)

**Action 7.4.1** ~~Development within the “Future Development Designation” as delineated on the~~<sup>104</sup>[The Overall Airport Utilization Plan](#) will require site plan approval by City Council.<sup>105</sup>

**Policy 7-6**

**Action 7.4.2** Emphasize the maintenance and enhancement of existing facilities before the development of additional facilities.<sup>106</sup>

**Policy 7.5 [Airport Landscaping and Overall Appearance](#)**

The Naples Airport should present the best possible image as an aviation gateway to the community.<sup>107</sup>

**Policy 7-5.1**

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<sup>100</sup> Carried forward from Policy 7-2.1.

<sup>101</sup> Carried forward from Policy 7-2.2.

<sup>102</sup> 2018-2021 PAB Recommendations.

<sup>103</sup> Carried forward from Policy 7-3.

<sup>104</sup> 2018-2021 PAB Recommendations.

<sup>105</sup> Carried forward from Policy 7-4.

<sup>106</sup> Carried forward from Policy 7-6.

<sup>107</sup> Carried forward from Policy 7-5.

**Action 7.5.1** Maintain landscaping and aesthetic improvements along Airport Road and North Road frontage as ~~delineated~~ approved<sup>108</sup> on the ~~Overall~~ Airport Utilization Plan.<sup>109</sup>

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<sup>108</sup> 2018-2021 PAB Recommendations.

<sup>109</sup> Carried forward from Policy 7-5.1.

## 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~~ [area](#) 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.~~<sup>110</sup>

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 [and character](#) 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.

[In addition, the Natural Resources Map is not all-inclusive; it shows resources that have currently been identified but the extent of natural resources may be greater than what is identified on the map. The Natural Resources Map does not replace the need for natural resource surveys such as individual project environmental surveys or submerged resources surveys.](#)

The following [pages](#) provides a description of each land use designation including purpose, permitted uses, intensity/density, relationship with adjacent land uses, [community character](#), and applicable development standards.

### RESIDENTIAL

Residential areas designated on the Future Land Use Map are divided into nine (9) ~~classifications~~ [designations](#) 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.

<sup>110</sup> 2018-2021 PAB Recommendations.

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 and promote balanced redevelopment and infill residential development.](#)

- **Beach Front Estates**, which provide low density single-family dwelling units along the southern beachfront area of the City.
- **Low Density Residential**, which accommodates single-family or other similar residential uses.
- The **Medium Density Residential** designation accommodates single- and multifamily residential housing types.
- The **High Density Residential** designation is divided into five categories that permit multifamily development, organized by the number of permitted stories and [densities](#) ranging from 15 to 18 units per acre. Generally, these residential areas are located along Gulf Shore Boulevard North on some of the most desirable gulf and bayfront sites. The five High Density Residential designations include:
  - High Density Residential Low Rise Coquina Sands
  - High Density Residential Low Rise Moorings
  - High Density Residential Mid Rise
  - High Density Residential High Rise
  - High Density Residential Towers
- Mobile Home Residential
- Senior Living Residential

## 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.

- Highway Commercial
- Limited Commercial
- Waterfront Mixed Use
- Airport Commercial
- Downtown Mixed-Use District

- Business Park Commercial

## 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.<sup>111</sup>

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.<sup>112</sup> ~~Floating solar facilities (floatovoltaics), as defined in F.S. Sec. 163.3205(2), shall also be permitted.~~

Land designated for "Public and Semi-Public Institutional" uses includes such public facilities as schools, libraries, governmental administration buildings, the City's Public Works complex, and private uses such as educational, religious, or cultural facilities.<sup>113</sup>

Floating solar facilities (floatovoltaics), as defined in F.S. Sec. 163.3205(2), shall also be permitted in both [Public and Semi-Public land use designations.](#)

## 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~~[considers](#) site topography and hydrology. This environmental assessment must be submitted with the other applications required for such development.<sup>114</sup> [Key types of conservation areas are described below.](#)

- **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.

<sup>111</sup> Carried forward from Future Land Use Element – Generalized Future Land Use.

<sup>112</sup> Carried forward from Future Land Use Element – Generalized Future Land Use.

<sup>113</sup> Carried forward from Future Land Use Element – Generalized Future Land Use.

<sup>114</sup> Carried forward from Future Land Use Element – Generalized Future Land Use.

- **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.
- **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.
- **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.
- **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, [nesting](#), and food sources to shorebirds, [sea turtles](#), and [other](#) marine animals, and stabilize the shoreline.

- **City Stormwater Lakes/Ponds (aka Lakes)/Other Artificial Ponds** - There are 31 ponds, or lakes, within City boundaries that were constructed ~~40-50~~ over 70 years ago to treat surface storm water runoff. Of these 31 ponds, ~~11-5~~ are managed by the City: [Mandarin Lake \(Lake 6\)](#), [East Lake \(Lake 11\)](#), [15<sup>th</sup> Avenue N. Lake \(Lake 19\)](#), [Lake Manor \(Lake 22\)](#), and [Lowdermilk Lake \(Lake 23\)](#). 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.
- **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.
- **Parks and Open Space** are public parks within the City as well as undeveloped lands that could potentially become parks.

## 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:<sup>115</sup>

- Does the annexation provide greater control over natural resources and environmentally sensitive land?
- Is the character of the built environment in the area to be annexed similar or complementary to the built environment in the City?
- Will the [voting power of existing constituents be diluted](#) ~~annexation potentially diminish access to public officials~~ or [access to public officials be diminished by the annexation](#) ~~dilute the voting power of existing constituents~~?
- Is the area to be annexed within the existing City utility service areas?

<sup>115</sup> This narrative and the following bullets carried forward from Future Land Use Element, Generalized Future Land Use, Annexation.

- Will the annexation significantly impact the City’s level of service?
- Will the annexation afford greater control over growth and related transportation and economic impacts?
- Does the annexation provide a positive fiscal impact on the City immediately or over a short period of time?
- 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.<sup>116</sup>

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

### *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~~ because of the adoption or implementation of this Comprehensive Plan. In order to adequately address and establish a process for the City of Naples to receive and evaluate potential claims of vested rights or other legally recognized claims for relief including, but not limited to, a claim for relief pursuant to the Private Property Rights Protection Act embodied in Chapter 70, Florida Statutes and the City of Naples procedure

<sup>116</sup> Carried forward from Future Land Use Element, Generalized Future Land Use, Annexation.

for a vested rights or claims determination as provided in Chapter 46 of the Code of Ordinances.<sup>117</sup>

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<sup>117</sup> This narrative and the following bullets carried forward from Future Land Use Element, Generalized Future Land Use, Annexation.

## FUTURE LAND USE DESIGNATIONS

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The following pages provide descriptions by each Future Land Use Designation, organized by residential and then commercial categories from least to most dense or intense land use. Each land use designation includes:

- **Description and Intent:** general description of the Future Land Use Designation and the intended purpose of the category.
- A list of the **Primary** and **Secondary Uses**
- **Applicable Zoning Districts** and those categories that are evaluated through the Design Review Board process;
- Images to share examples of the land use **pattern** and **character** intended for that future land use type
- Building Blocks: a table identifying:
  - **Building height**, in the categories of Low, Medium, and High;
  - **Open space** recommendations; and
  - **Density** for residential uses and **intensity** for mixed-use and commercial uses.

Projects subject to design review are the following in Commercial, Multifamily, Planned Development (PD), and Public Service zoning districts:

- New buildings;
- Building additions over 1,000 square feet; or
- Substantial changes to building facades; or
- Changes to building Awnings (addition or change); or
- Plans for outdoor dining on 5th Avenue or within any public right of way.

Single family zoning districts and single family residences are not subject to design review.

## CONSERVATION

### DESCRIPTION

The [Conservation](#) areas ~~designated as~~ [are](#) environmentally sensitive lands ~~are~~ delineated on the Future Land Use Map. 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.

### INTENT

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.

### APPLICABLE ZONING DISTRICTS AND DESIGN

Conservation (C) and Transitional Conservation (TC) Districts; No requirement for single family development projects to comply with the Design Review Board process.

### PRIMARY USES

- Conservation

### SECONDARY USES

- Recreation
- [Limited residential or commercial development based on environmental assessment](#)
- [Flood storage](#)

### EXAMPLE PATTERN

[Placeholders for images to be shared in future draft are shown in blue boxes on this and the following pages.]

### EXAMPLE CHARACTER

## BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Open space is a key component to the Conservation category to protect land with high ecological value and prevent the building of facilities in areas with flood hazards <a href="#">and aids in the storage of flood waters.</a>
<b>Intensity/Density</b>	1 unit per net 5 acres (as determined through DSEI)

## RECREATION – PUBLIC, SEMI-PUBLIC, PRIVATE

### DESCRIPTION

Recreation areas are lands presently being used or proposed to be used in the future for open space, [floodplain management](#), and recreational purposes.

### INTENT

This designation includes facilities such 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.

### APPLICABLE ZONING DISTRICTS AND DESIGN

PS (Public Service)

### PRIMARY USES

- Recreation
- [Open Space](#)
- [Floodplain Management](#)

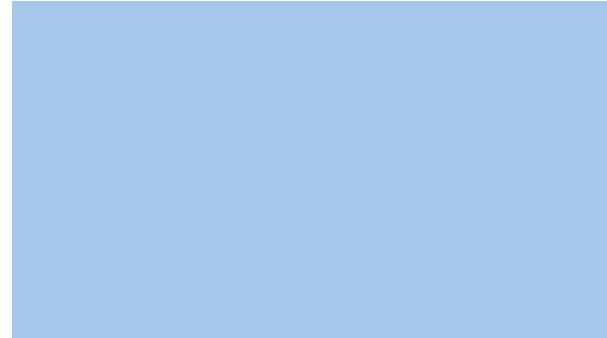
### SECONDARY USES

- Floating solar facilities (floatovoltaics)

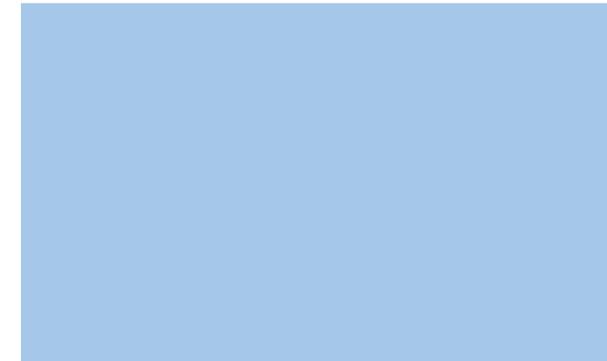
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Open space is a key component to the Recreation category to protect land with high ecological value and prevent the building of facilities in areas with flood hazards <a href="#">and floodplain management</a> .
<b>Intensity/Density</b>	Not applicable.

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## RESIDENTIAL - BEACH FRONT ESTATES<sup>118</sup>

### DESCRIPTION

Beach Front Estates are intended to provide for low density single-family dwelling units along the southern beachfront area of the City.

### INTENT

Most of the areas within this category are established neighborhoods. Larger single-family homes are on larger lots in this designation compared to other areas. Low-impact development methods are encouraged for new development to reduce stormwater runoff impacts and support adjacent coastal surface water quality.

### APPLICABLE ZONING DISTRICTS AND DESIGN

R1-E Residence District; Planned Development District (PD). No requirement for single family development projects to comply with the Design Review Board process.

### PRIMARY USES

- Single family residential

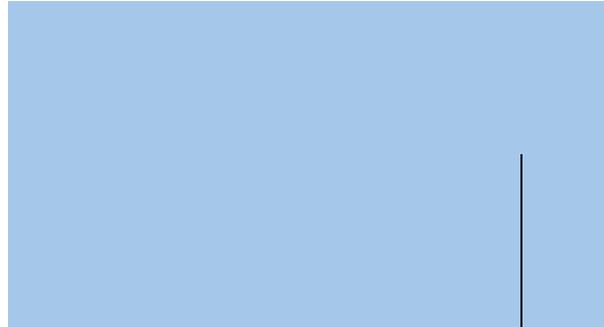
### SECONDARY USES

- Accessory dwelling units (also referred to as guest units)
- Accessory structures
- Recreational facilities

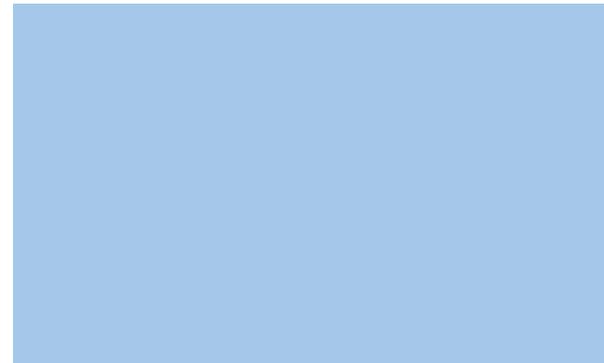
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Parks, tree-lined walkways, or trails should be provided as open space amenities. Natural areas should be preserved or reestablished through site design to support natural function. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Up to one (1) dwelling unit per 1.5 acres

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>118</sup> New header; content carried forward from currently adopted plan.

## RESIDENTIAL – LOW DENSITY

### DESCRIPTION

Low Density Residential areas 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.~~

### INTENT

The residential housing types in these areas may include traditional single-family detached homes and innovative cluster housing types to encourage a diversity of housing types in a neighborhood. ~~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. Protective strategies, such as transition zones ~~of to~~ higher density residential areas, landscaped buffer areas, natural barriers, and other screening devices may be required.

### APPLICABLE ZONING DISTRICTS AND DESIGN

R1-10 Residence District; R1-7.5 Residence District; R1-15 Residence District; R1-15 A Residence District; R1-10A Residence District; R1-10 Residence District; Planned Development District; R1-15 Residence District; R3-12 Multifamily District; R3-6 Multifamily District; Public Service District. No requirement for single family development projects to comply with the Design Review Board process.

### PRIMARY USES

- Single Family

### SECONDARY USES

- Accessory dwelling units (also referred to as guest units)
- Civic/institutional
- Small and human-scale, neighborhood-serving commercial
- Parks and Open Space

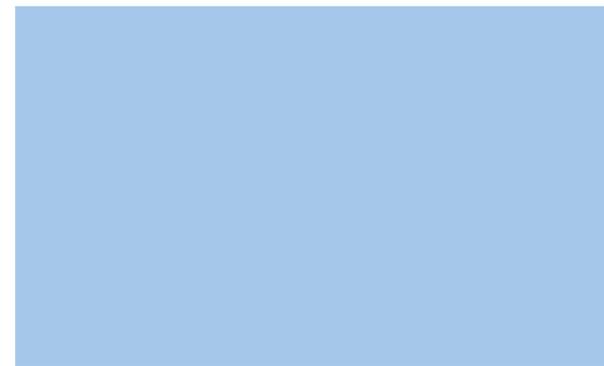
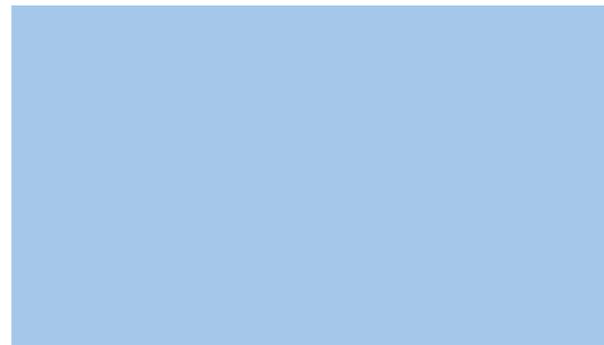
### BUILDING BLOCKS

**Building Height** Low

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



**Open Space** Parks, tree-lined walkways, or trails should be provided as open space amenities. Natural areas should be preserved or reestablished through site design to support natural function. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.

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**Density/Intensity** Up to six (6) dwelling units per acre

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## RESIDENTIAL MOBILE HOME

### DESCRIPTION

This land use designation encompasses an 8.1- acre site that accommodates a mobile home park.

### INTENT

The mobile home park contributes to the diversity of affordable housing opportunities in the area. No more than one hundred forty-one (141) mobile homes and thirty-one (31) recreational vehicle spaces shall be allowed on the site.

### APPLICABLE ZONING DISTRICTS AND DESIGN

No requirement for single family development projects to comply with the Design Review Board process.

### PRIMARY USES

- Mobile homes and recreational vehicles

### SECONDARY USES

- Land uses other than mobile homes and recreational vehicles shall require an amendment to the Comprehensive Plan.

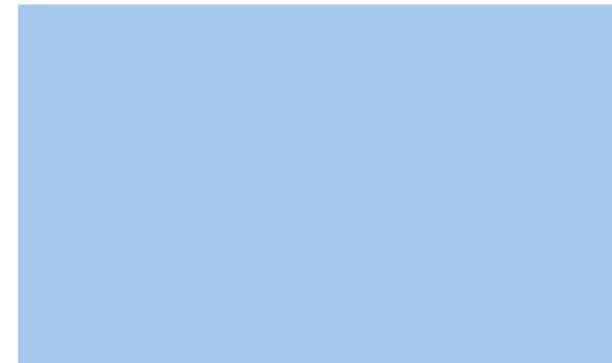
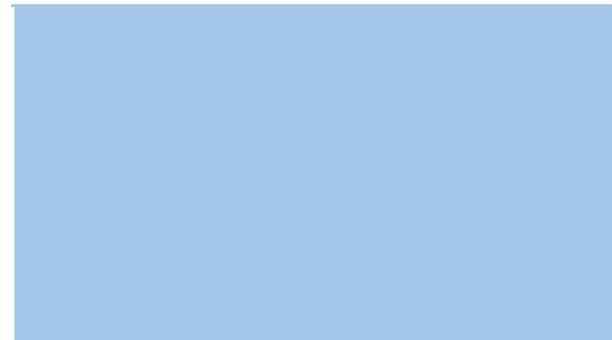
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Parks, tree-lined walkways, or trails should be provided as open space amenities. Natural areas should be preserved or reestablished through site design to support natural function. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Residential development subject to an aggregate unit cap, limited to 141 mobile home units and 31 recreational vehicle space, per approved Planned Development

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## RESIDENTIAL SENIOR LIVING

### DESCRIPTION

Senior Living Residential areas designated on the Future Land Use Map are intended to accommodate [full levels of care for residents as they age](#). They may be comprised of independent living units, assisted living units, and skilled nursing units, or a combination of the foregoing, as well as accessory amenities. Independent living units qualify as dwelling units and include full kitchen facilities. Assisted living units are smaller hotel or suite sized units within a facility where medical care and basic living assistance is

24 hours a day. Skilled nursing units and supporting facilities provide a high level of around-the-clock specialized care for infirm persons suffering from acute illnesses and who require medical, skilled nursing or rehabilitative service including, without limitation, intravenous injections and physical therapy. The maximum permitted density is 18 dwelling units per acre for independent living, assisted living or skilled nursing units.

### INTENT

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. [These facilities and communities 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.](#)

### APPLICABLE ZONING DISTRICTS AND DESIGN

Planned Development (PD)

### PRIMARY USES

- Independent living, assisted living units, skilled nursing, and other related units

### SECONDARY USES

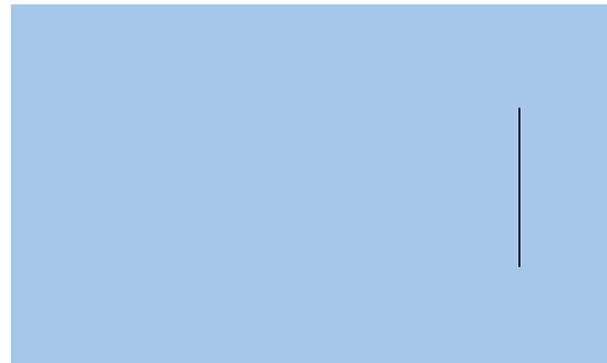
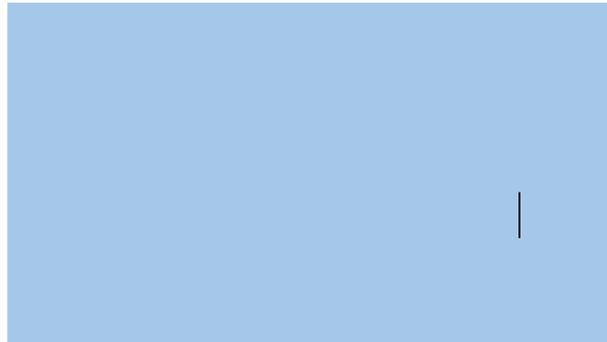
- Non-residential uses within the community shall exist primarily to serve the residents of the community and shall be considered accessory to the residential development.

### BUILDING BLOCKS

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<b>Building Height</b>	Medium
<b>Open Space</b>	Parks, tree-lined walkways, or trails should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	<p>Up to eighteen (18) dwelling units per acre, inclusive of independent living, assisted living, and skilled nursing units, subject to applicable ratios and standards.</p> <p>-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.</p>

## RESIDENTIAL MEDIUM DENSITY

### DESCRIPTION

Medium Density Residential areas on the Future Land Use Map are intended to accommodate single- and multifamily residential development up to a maximum of twelve (12) dwelling units per net acre. 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~~ near 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.

### INTENT

Residential housing types in these areas may include traditional single-family detached, cluster, and low-profile multifamily 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.

### APPLICABLE ZONING DISTRICTS AND DESIGN

Planned Development (PD) District; R3-12 Multifamily District; R3T-12 Multifamily District. Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Single family and multifamily residential

### SECONDARY USES

- Accessory dwelling units (also referred to as guest units)
- Certain uses other than residential may be permitted as conditional uses, subject to restrictions necessary to protect the residential integrity of these neighborhoods.

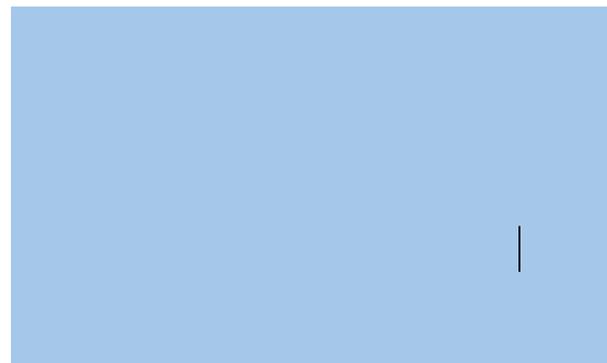
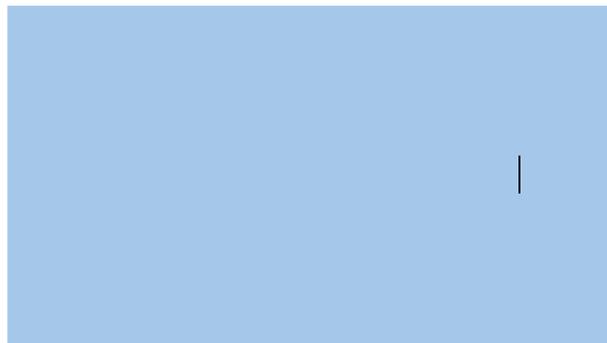
### BUILDING BLOCKS

<b>Building Height</b>	Medium
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### EXAMPLE PATTERN



### EXAMPLE CHARACTER



**Open Space** Pocket parks, courtyards, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.

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**Density/Intensity** Up to twelve (12) dwelling units per acre

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## RESIDENTIAL – HIGH DENSITY LOW RISE COQUINA SANDS

### DESCRIPTION

The High Density Low Rise Coquina Sands Future Land Use Designation is a residential area on the Future Land Use Map in the northern end of the City, to the east of Gulf Shore Boulevard North.

### INTENT

- Intended to accommodate the Coquina Sands neighborhood, this designation supports **midlow**-rise multifamily development.

### APPLICABLE ZONING DISTRICTS AND DESIGN

R3-15 Multifamily District, Coquina Sands; Planned Development District (PD); Public Service (PS). Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Single family and multifamily residential
- Accessory dwelling units

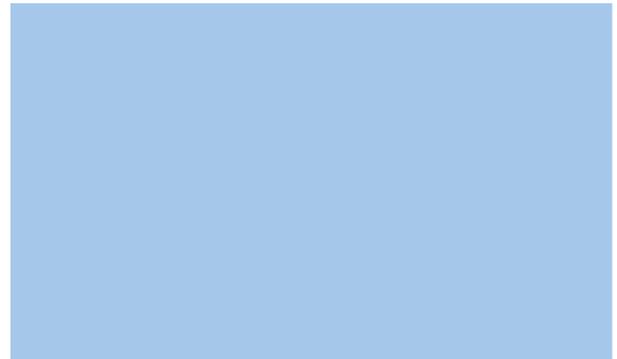
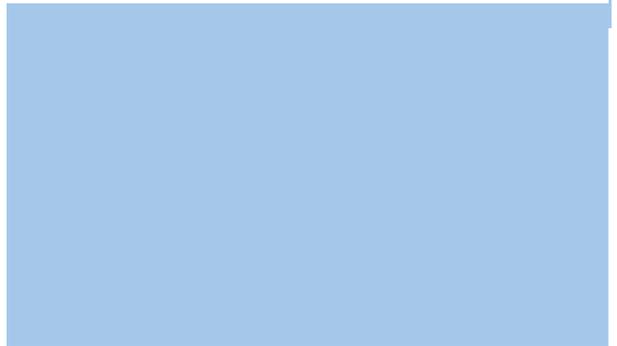
### SECONDARY USES

- Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas.

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Pocket parks, courtyards, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Up to fifteen (15) dwelling units per acre

## RESIDENTIAL – HIGH DENSITY LOW RISE MOORINGS

### DESCRIPTION

[The High Density Low Rise Moorings Future Land Use Designation is a residential area on the Future Land Use Map in the central-western portion of the City, east of Gulf Shore Boulevard.](#)

### INTENT

- Intended to accommodate the Moorings neighborhood, this designation supports low-rise multifamily development.

### APPLICABLE ZONING DISTRICTS AND DESIGN

R3-15 Multifamily District, Moorings; Planned Development (PD). Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Single family and multifamily residential
- Accessory dwelling units

### SECONDARY USES

- Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas.
- Accessory dwelling units (also referred to as guest units)

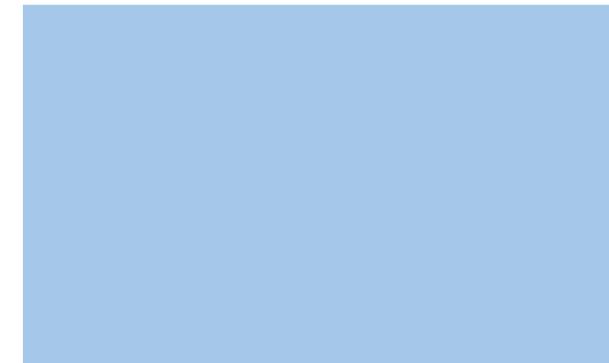
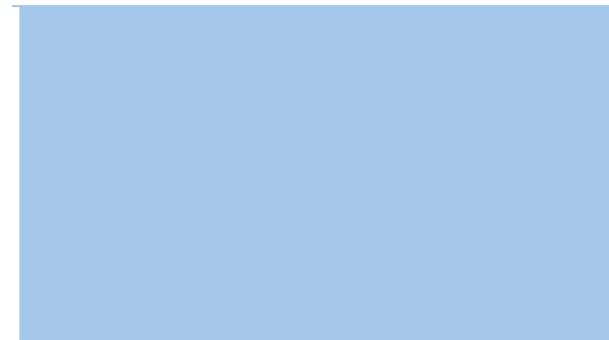
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Pocket parks, courtyards, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Up to fifteen (15) dwelling units per acre

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## RESIDENTIAL – HIGH DENSITY MID RISE

### DESCRIPTION

[The High Density Mid-Rise Residential Future Land Use Designation is a multifamily district.](#)

### INTENT

[The intent of this designation is to provide high density and medium building height residential development in certain areas of the City.](#)

### APPLICABLE ZONING DISTRICTS AND DESIGN

R3-18 Multifamily District; Planned Development (PD) District. Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Single-family and multifamily residences

### SECONDARY USES

- Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas.
- Accessory dwelling units (also referred to as guest units)

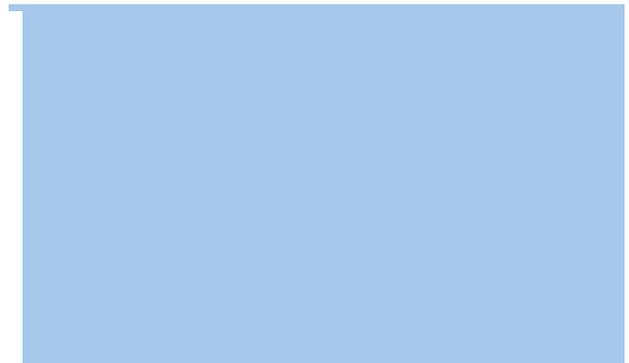
### BUILDING BLOCKS

<b>Building Height</b>	<a href="#">Medium</a>
<b>Open Space</b>	Pocket parks, courtyards, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Between fifteen (15) and eighteen (18) dwelling units per acre

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## RESIDENTIAL – HIGH DENSITY TOWER

### DESCRIPTION

The High Density Tower Future Land Use is a residential designation intended for primarily multifamily residential, with single-family permitted.

### INTENT

[The intent of this designation is to provide higher density and building height residential development in certain areas of the City, with a permitted density of up to 18 dwelling units per acre.](#)

### APPLICABLE ZONING DISTRICTS AND DESIGN

Planned Development (PD) District; R3-12 Multifamily District. Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Multifamily
- Single-family

### SECONDARY USES

- Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas.
- Accessory dwelling units (also referred to as guest units)

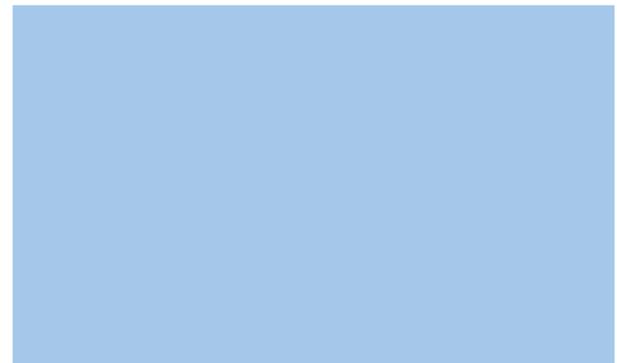
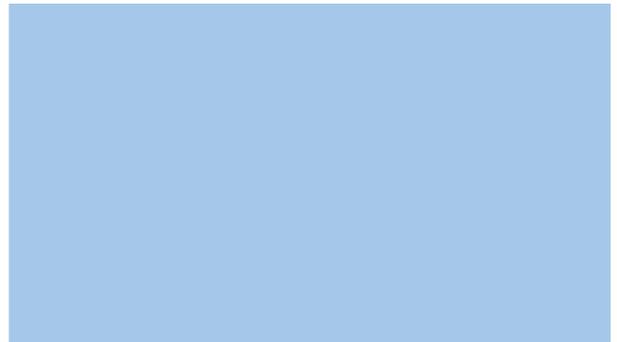
### BUILDING BLOCKS

<b>Building Height</b>	High
<b>Open Space</b>	Pocket parks, courtyards, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Up to twenty-five (25) dwelling units per acre, subject to Planned Development approvals and applicable developer agreements

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## RESIDENTIAL – HIGH DENSITY HIGH RISE

### DESCRIPTION

The High Density ~~Tower~~ High Rise Future Land Use is a residential designation intended for primarily multifamily residential, with single-family permitted.

### INTENT

The intent of this designation is to provide higher density and building height residential development in certain areas of the City

### APPLICABLE ZONING DISTRICTS AND DESIGN

Planned Development (PD) District; R3-18 Multifamily District. Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Multifamily
- Single-family

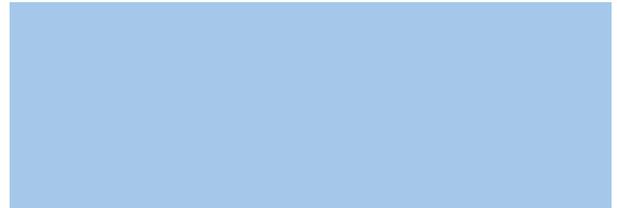
### SECONDARY USES

- Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas.
- Accessory dwelling units (also referred to as guest units)

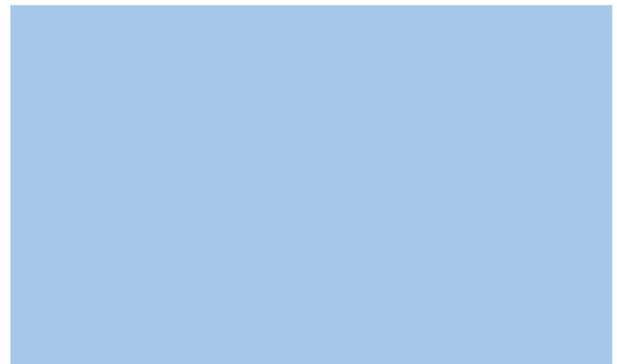
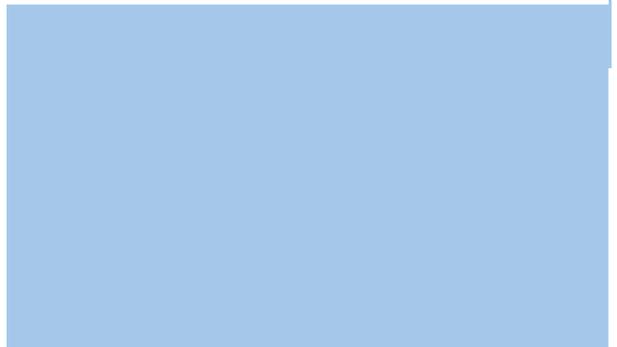
### BUILDING BLOCKS

<b>Building Height</b>	High
<b>Open Space</b>	Pocket parks, courtyards, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Up to eighteen (18) dwelling units per acre

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## INSTITUTIONAL – PUBLIC, SEMI-PUBLIC

### DESCRIPTION

Land in the Public and Semi-Public Institutional Future Land Use Designation are intended for public facilities. Examples of public uses include schools, libraries, governmental administration buildings, public works facilities. Private uses include educational, religious, or cultural facilities.

### INTENT

Support quality of life and the provision of public services through institutional land uses.

### APPLICABLE ZONING DISTRICTS AND DESIGN

Public Service (PS); Planned Development District (PD)

### PRIMARY USES

- Public and private institutional uses

### SECONDARY USES

- Parks, recreation, and open space

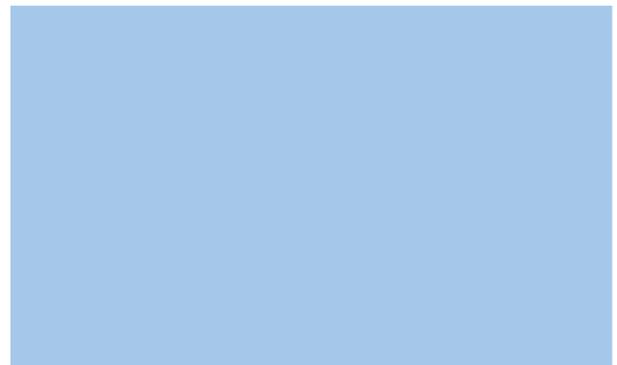
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Parks, tree-lined walkways, or trails should be provided as open space amenities. Natural areas should be preserved or reestablished through site design to support natural function. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	45% building coverage

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



## AIRPORT COMMERCIAL

### DESCRIPTION

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 uses. All such uses and activities shall be consistent with the Airport Master Plan as ~~approved~~ accepted by the City Council, and consistent with this Plan, ~~and~~ other relevant City regulations such as the Code of Ordinances, and in accordance with federal and state law.

### INTENT

Intended to accommodate the Naples Municipal Airport and related uses.

### APPLICABLE ZONING DISTRICTS AND DESIGN

Airport Commercial (C4); Business Park (BP)

Must comply with the Design Review Board process for eligible projects and final review from City Council.

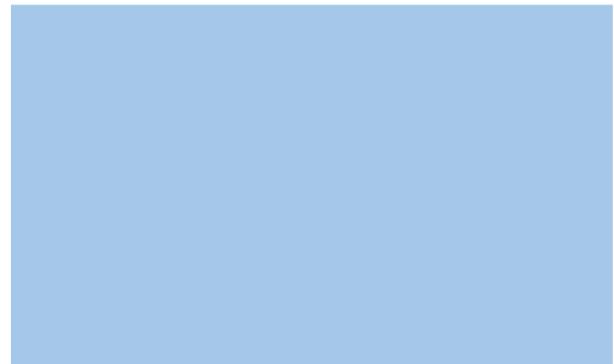
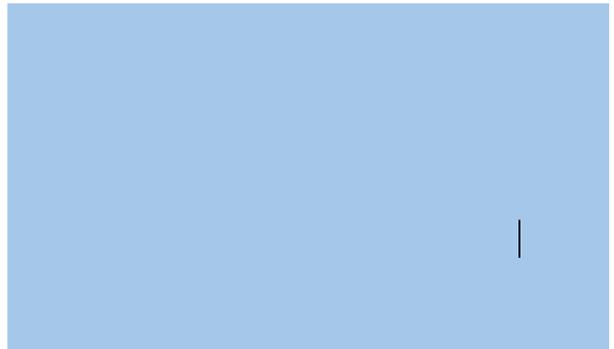
### PRIMARY USES<sup>119</sup>

- Commercial uses for the Naples Municipal Airport and passenger and freight terminals
- Related commercial and light industrial uses, and related service facilities
- 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

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>119</sup> New header; content carried forward from currently adopted plan.

**SECONDARY USES<sup>120</sup>**

- Accessory uses and structures which are incidental to and customarily associated with such facilities, such as runways, hangars, control towers, and navigation equipment
- Non-aviation related commercial activity shall also be permitted.

**BUILDING BLOCKS**

<b>Building Height</b>	Low
<b>Open Space</b>	Resilient, green infrastructure components may be appropriate for certain uses.
<b>Intensity/Density</b>	40% building coverage.

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<sup>120</sup> New header; content carried forward from currently adopted plan.

## COMMERCIAL - LIMITED

### DESCRIPTION

Limited Commercial areas are intended for distinct, specialized, and limited commercial use. [This designation accommodates the City's prestigious shopping areas and a limited amount of residential.](#) Two areas include the Third Street South Shopping District and the Crayton Cove Shopping District. Adjoining residential areas must be properly protected to minimize adverse impacts by the commercial districts.

### INTENT

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.

### APPLICABLE ZONING DISTRICTS AND DESIGN

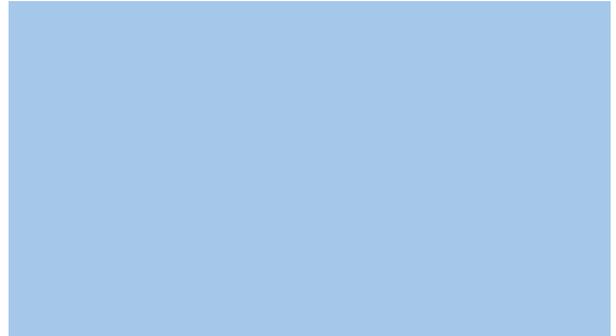
Retail Shopping District (C1); Planned Development District (PD).

Must comply with the Design Review Board process for eligible projects.

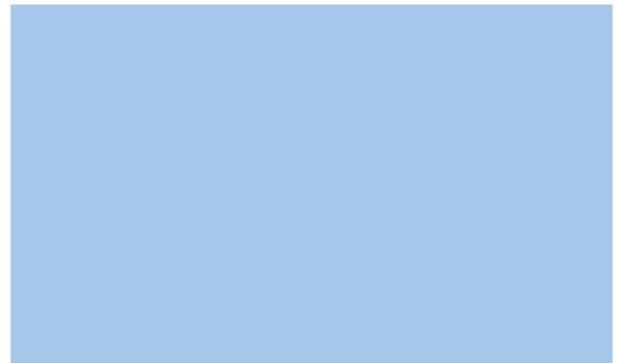
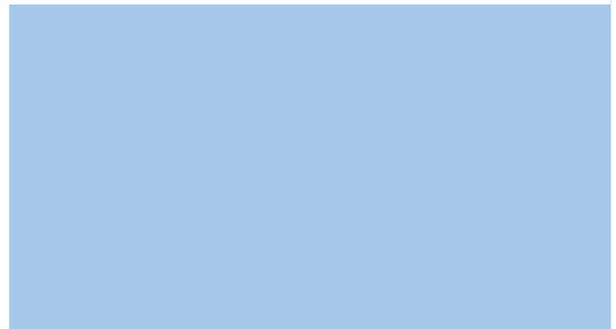
### PRIMARY USES

- Commercial (Retail, Office)
- Mixed-use
- Residential

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



**SECONDARY USES**

- Parks, recreation, and open space

**BUILDING BLOCKS**

<b>Building Height</b>	Low
<b>Open Space</b>	Pocket parks, tree-lined walkways, and sidewalks should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	50% building coverage

## HIGHWAY COMMERCIAL

### DESCRIPTION

This designation recognizes the need for areas of "Highway Commercial" activities along the Tamiami Trail.

### INTENT

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.

The keys to controlling highway commercial development are strict traffic control measures and protection of adjoining incompatible land uses.

### APPLICABLE ZONING DISTRICTS AND DESIGN

General Commercial District (C2); Highway Commercial District (HC); Planned Development District (PD); Public Service District (PS); Waterfront Commercial District (C2-A). Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Commercial/Retail
- Office

### SECONDARY USES

- Civic/Institutional
- Healthcare
- Parks and Open Space

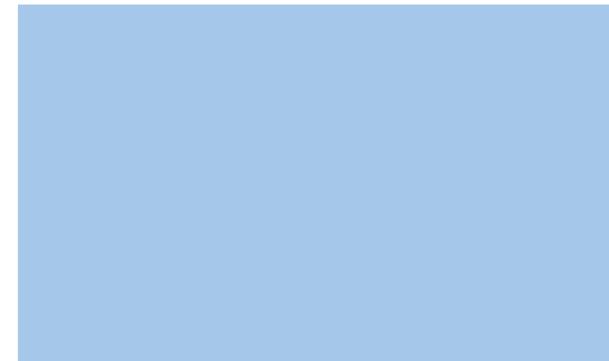
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Tree-lined walkways and small courtyards should be provided as open space amenities. Incorporation of resilient elements into

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



open space amenities should be prioritized, such as pervious surfaces.

---

**Density/Intensity**

30% building coverage

---

## DOWNTOWN MIXED-USE

### EXAMPLE PATTERN

#### DESCRIPTION

The Downtown Mixed-Use ~~District~~ category contains a mixture of existing uses with significant opportunities for future infill development and redevelopment. This ~~area~~ district will continue to promote mixed uses with emphasis on commercial and residential uses in the same structure.

#### INTENT

The permitted uses in this ~~district~~ category 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.

Redevelopment themes for this area shall include:

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

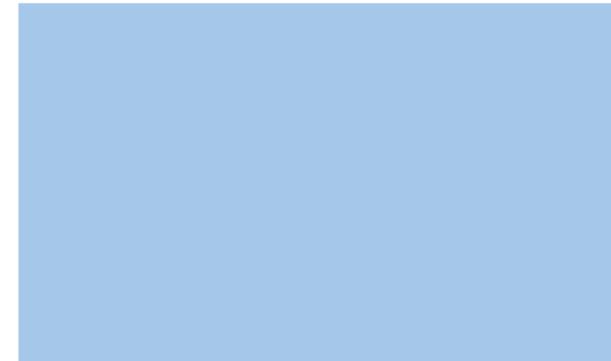
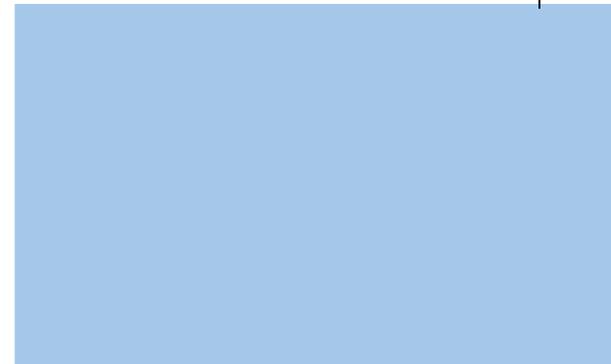
#### APPLICABLE ZONING DISTRICTS AND DESIGN

Planned Development (PD) District; Downtown (D) District; Commercial Core (C1-A) District; General Commercial (C2) District; Public Service (PS) District; Waterfront Commercial (C2-A) District; Medical (M) District. Must comply with the Design Review Board process for eligible projects.

#### PRIMARY USES



### EXAMPLE CHARACTER



- Commercial and heavy commercial
- Office
- Mixed-Use
- Residential

**SECONDARY USES**

- Cultural and institutional
- Parks, recreation, and open space

**BUILDING BLOCKS**

<b>Building Height</b>	Low
<b>Open Space</b>	Tree-lined walkways and small courtyards should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	<p>To protect the integrity of the downtown area as it relates to surrounding neighborhoods, the area that is designated as Downtown Mixed Use bounded by 5<sup>th</sup> Avenue South, 8<sup>th</sup> Street, 7<sup>th</sup> Avenue north, and Goodlette-Frank Road shall be subject to the following development standards:</p> <ul style="list-style-type: none"> <li>• <i>Maximum Aggregate density:</i> 12 units per acre for 118 acres, or 1,416 units.</li> <li>• <del><i>Maximum Site Density: Up to 30 units per acre with provision for open space or payment into an open space fund, however, aggregate density limit of 1,416 units cannot be exceeded</i></del></li> </ul> <p>Other areas designated as Downtown Mixed Use shall be limited to the standards in Policy 1.1 or by the more restrictive limitations imposed by zoning.</p>

## WATERFRONT MIXED USE

### DESCRIPTION

Waterfront Mixed Use areas designated on the Future Land Use Map provide flexibility in allowing different types of land uses within close proximity to one another. This area circles the north bay area from the Thirteenth Avenue South bayfront to U.S. 41 and east to the City limits.

### INTENT

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. 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.

### APPLICABLE ZONING DISTRICTS AND DESIGN

Planned Development (PD) District; Waterfront Commercial (C2-A) District. Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Mixed-Use
- Commercial
- Multi-Family

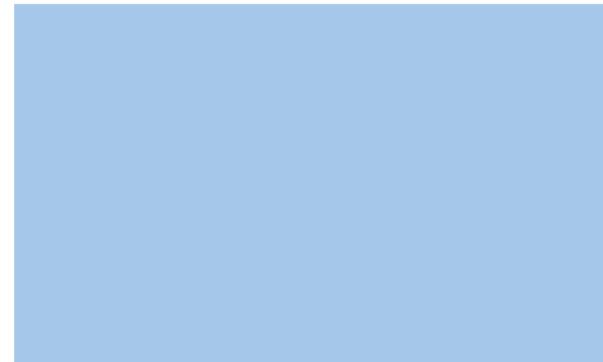
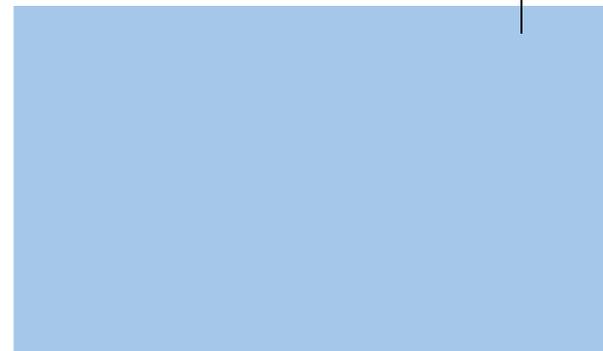
### SECONDARY USES

- Parks, recreation, and open space

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



**BUILDING BLOCKS**

<b>Building Height</b>	Medium
<b>Open Space</b>	Tree-lined walkways and small courtyards should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	Regulated by building coverage (50% marina-related uses; 40% other uses)

## BUSINESS PARK COMMERCIAL

### DESCRIPTION

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.

### INTENT

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.

### APPLICABLE ZONING DISTRICTS AND DESIGN

Business Park District (BP); Must comply with the Design Review Board process for eligible projects.

### PRIMARY USES

- Commercial (professional and business uses, retail, services, utilitarian businesses, and other related commercial uses),
- Industrial (manufacturing, distribution, storage, and repair uses)
- Civic uses (public utility offices, government facilities)

### SECONDARY USES

- Outdoor storage and parking garages

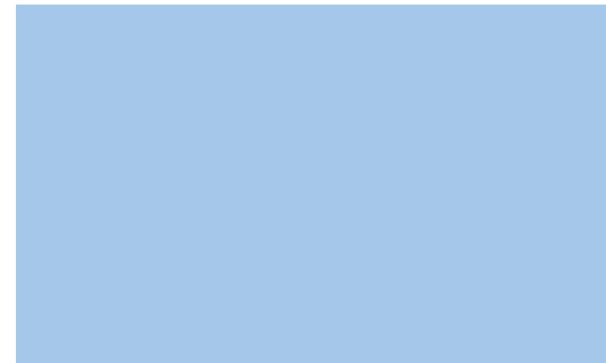
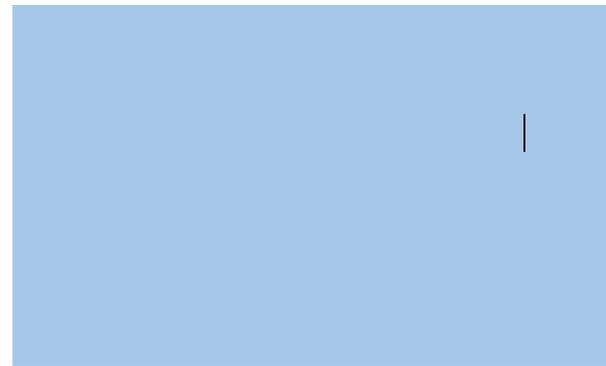
### BUILDING BLOCKS

<b>Building Height</b>	Low
<b>Open Space</b>	Pocket parks, tree-lined walkways, and sidewalks should be provided as open space amenities. Natural areas should be preserved or reestablished through site design to support natural function. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.
<b>Density/Intensity</b>	60% building coverage

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



# 4

# HOUSING

In this Section:  
Statement of Purpose  
Introduction  
Methodology  
Goals, Objectives, and  
Policies

## STATEMENT OF PURPOSE

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

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

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

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

- Provide for the adoption of a joint Housing Element for Collier County and the City of Naples that strives to increase the supply of housing and furthers intergovernmental coordination and the consolidation of housing programs.
- Encourage public/private partnership efforts and financial incentives, including the coordination of information and resources, to ensure that all housing partners are apprised of housing assistance programs and resources, and any changes as they occur.
- Establish a comprehensive inventory of existing housing units, reduce the number of substandard housing units and increase the number of housing programs and funding sources.
- Encourage conservation and preservation of historically significant resources.
- Allow for special needs housing, including group homes and foster care facilities and rural and migrant farmworker housing.
- Address local development regulations and land use related issues.

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

- Greater utilization of intergovernmental agreements between Collier County and the City of Naples.
- Establish a comprehensive housing delivery system through partnerships with local governments, non-profits, private developers and other interested parties.
- The creation of a non-profit housing corporation.

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

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

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

**However, some policies pertain to only one jurisdiction and therefore are specially referenced as a CITY OF NAPLES POLICY or a COUNTY POLICY. Policies that are asterisked (\*) are included for informational purposes only pursuant to Chapter 163 F.S. Policies identified as COUNTY POLICIES are not being adopted by the City of Naples. Policies identified as CITY POLICIES are not being adopted by Collier County. These policies are provided for informational purposes only.**

## INTRODUCTION

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

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

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

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

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

## METHODOLOGY

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

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

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

## GOAL, OBJECTIVES, AND POLICIES

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### GOAL

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

## **Objective 1 Provide Affordable Housing to Support Current and Future Community Needs**

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

## **JOINT CITY/COUNTY POLICIES**

### **Policy 1.1 Interlocal Coordination for Proportionate Share of Affordable-Workforce Housing**

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

### **Policy 1.2 Coordination of City and County Affordable Housing Programs**

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

### **Policy 1.3 Fair-Share Affordable Housing Requirements and Incentives**

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

### **Policy 1.4 Equitable Distribution of Affordable-Workforce Housing Countywide**

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

## CITY POLICIES

None.

## COUNTY POLICIES

### **Policy 1.5 Inventory of Approved Affordable-Workforce Housing Units**

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

## **Objective 2 Increase Affordable Housing Units Through Public and Private Partnerships**

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

## **JOINT CITY/COUNTY POLICIES**

### **Policy 2.1 Nonprofit Participation in Affordable-Workforce Housing Development**

Not for profit agencies, such as the Collier County Housing Development Corporation, shall assist the County in reaching its annual affordable-workforce housing goal by holding workshops and fairs to raise awareness and understanding of housing issues in the County; working together to purchase and develop parcels; and contributing funds towards the purchase of land for affordable-workforce housing projects.

### **Policy 2.2 Public-Private Partnerships for Affordable Housing Development**

Partnerships shall be encouraged between private developers, non-profit entities, local governments and other interested parties to ensure the development of housing that meets the needs of the County's very-low, low- and moderate-income residents.

### **Policy 2.3 Technical Assistance and Information Sharing for Affordable Housing Programs**

Collier County and City of Naples staff will continue to provide community organizations with brochures and updates on various housing programs, grant opportunities, technical assistance and other information that will promote affordable-workforce housing opportunities for very low, low- and moderate-income residents.

### **Policy 2.4 Flexible Land Development regulations for Mixed-Use and Diverse Housing Types**

Collier County and the City of Naples shall continue to review existing codes and ordinances and amend as needed to allow for flexible and innovative residential design that encourages mixed use developments and variety of housing designs, styles, and price ranges.

### **Policy 2.5 Streamlined Permit Processing for Affordable-Workforce Housing**

Collier County and the City of Naples shall continue to review their existing permit processing systems in an effort to reduce the processing time and cost of affordable-workforce housing and continue to identify areas that can be streamlined.

### **Policy 2.6 Technical Support for Affordable Housing Funding Applications**

Collier County shall continue to provide ongoing technical support and assistance to private developers and non-profit housing organizations in their efforts to secure State or Federal funding.

**Policy 2.7 [Impact Fee Deferrals for Affordable-Workforce Housing Development](#)**

Collier County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable- workforce housing through the provisions of deferrals.

**CITY POLICIES****Policy 2.8 [Financial and Technical Assistance for the Carver/River Park Neighborhood](#)<sup>1</sup>**

Provide financial, technical and support assistance to the residents of the Carver/River Park neighborhood through continued coordination with property owners, property managers and renters.

**COUNTY POLICIES****Policy 2.9 [Affordable-Workforce Housing Density Bonus Ordinance Review](#)<sup>2</sup>**

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

**Policy 2.10 [Affordable-Workforce Housing Program Administration](#)<sup>3</sup>**

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

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

<sup>1</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>2</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>3</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

**Policy 2.11 [Infrastructure Coordination for Affordable Housing Development](#)**<sup>4</sup>

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

**Policy 2.12 [Utility Coordination and Concurrency Compliance for New Housing](#)**<sup>5</sup>

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

**Policy 2.13 [Farmworker Housing Siting and Implementation Strategies](#)**<sup>6</sup>

The County will continue to adopt and implement policies which provide for the proper siting and implementation of farm worker housing, including, but not limited to, strategies such as density bonus agreements, impact fee deferrals, and the provision of adequate infrastructure and services.

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<sup>4</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>5</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>6</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

### **Objective 3 Preserve and Protect Existing Residential Neighborhoods Through Housing Programs**

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

## **JOINT CITY/COUNTY POLICIES**

### **Policy 3.1 Federal, State, and Local Funding for Housing Rehabilitation**

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

### **Policy 3.2 Support for Affordable-Workforce Housing Funding Applications**

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

### **Policy 3.3 Leveraging SHIP and Lending Resources for Home Improvements and Homeownership**

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

## **CITY POLICIES**

### **Policy 3.4 Neighborhood Planning for Local Housing Issue Identification<sup>7</sup>**

Through the Neighborhood Planning Process, the City will identify local housing issues and develop programs as needed to address these concerns.

### **Policy 3.5 Architectural and Development Standards for the Old Naples Area<sup>8</sup>**

The City of Naples will initiate a study of the Old Naples area to determine architectural and development standards to protect and preserve the existing residential character of the area.

<sup>7</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>8</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

**Policy 3.6 Code Amendments Addressing Large Homes on Small Lots**<sup>9</sup>

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

**Policy 3.7 Housing Maintenance Code Implementation**<sup>10</sup>

The City of Naples will implement its housing maintenance code to address the conservation of housing stock and the preservation and protection of residential neighborhoods.

**COUNTY POLICIES****Policy 3.8 Maintenance of CDBG Entitlement Status**<sup>11</sup>

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

<sup>9</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>10</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>11</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

#### **Objective 4 Reduce Substandard Housing Through Survey, Rehabilitation, and Demolition**

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

## **JOINT CITY/COUNTY POLICIES**

### **Policy 4.1 Housing Inventory Utilization for Substandard Housing Reduction**

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

### **Policy 4.2 Demolition of Unsafe or Irreparable Housing Units**

Require the demolition of dilapidated, unsafe or unsanitary housing that does not meet housing code or cannot economically be rehabilitated.

### **Policy 4.3 Relocation Policy for Displaced Residents**

Review and amend the existing relocation policy of the City of Naples and the County and create one uniform relocation housing policy consistent with the U.S. Department of Housing and Urban Development requirements.

### **Policy 4.4 Post-Disaster Replacement Housing Standards**

In the event of a natural disaster, replacement housing shall comply with all applicable Federal, State and local codes and shall consider factors such as, but not limited to, commercial accessibility, public facilities, places of employment, and housing income.

### **Policy 4.5 Minimum Housing Code Enforcement and Maintenance Standards**

Require that all dwelling units will be maintained in a safe and sanitary condition, including adequate light, ventilation, sanitation and other provisions as required by the County and the City of Naples minimum housing codes. This task may be accomplished through lawful housing code inspections and code enforcement actions, and housing rehabilitation programs supported through State, Federal, local and/or private resources.

## **CITY POLICIES**

None.

## **COUNTY POLICIES**

None.

**Objective 5 [Monitor and Support the Conservation of Historically Significant Homes](#)**

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

**JOINT CITY/COUNTY POLICIES**

**[Policy 5.1 Preservation of National Register and Locally Designated Historic Residential Structures](#)**

All residential structures that are listed on the National Register of Historic Places, or as contributing structures within the Old Naples National Register Historic District, or which are designated as locally significant historic resources, will be encouraged to maintain their historic value through the provision of technical assistance.

**[Policy 5.2 Land Development and Building Code Review for Historic Preservation](#)**

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

**CITY POLICIES**

**[Policy 5.3 Implementation of Historic Resource Designation Criteria](#)<sup>12</sup>**

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

**[Policy 5.4 Incentives for Historic Home Conservation and Rehabilitation](#)<sup>13</sup>**

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

**COUNTY POLICIES**

**[Policy 5.5 Incentives for Historic Home Conservation and Rehabilitation](#)<sup>14</sup>**

<sup>12</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy. Is this relevant? Who tracks historical structures?

<sup>13</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy. Is this relevant? Who tracks historical structures?

<sup>14</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy. Is this relevant? Who tracks historical structures? Is this relevant? Who tracks historical structures?

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

**Policy 5.6 Countywide Historical Survey and National Register Evaluation**<sup>15</sup>

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

**Policy 5.7 Historic Preservation Ordinance Revisions**<sup>16</sup>

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

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<sup>15</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy. Is this relevant? Who tracks historical structures?

<sup>16</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy. Is this relevant? Who tracks historical structures?

## **Objective 6 [Monitor and Amend Regulations to Ensure Compliance for Group Care Facilities](#)**

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

## **JOINT CITY/COUNTY POLICIES**

### **[Policy 6.1 Housing Resource Support for Special-Needs Providers](#)**

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

### **[Policy 6.2 Interjurisdictional Fair Housing Coordination for Group Care Facilities](#)**

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

### **[Policy 6.3 Land Development and Building Code Compliance for Group Care Facilities](#)**

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

### **[Policy 6.4 Residential Zoning Provisions for Groups and Foster Care Facilities](#)**

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

## **CITY POLICIES**

None.

## **COUNTY POLICIES**

None.

## **Objective 7 Restrict Mobile Home Development in Hazard Prone Coastal Areas**

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

## **CITY POLICIES**

### **Policy 7.1 Recognition of Existing Mobile Home Park<sup>17</sup>**

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

### **Policy 7.2 Mobile Home Development Restrictions in Hazard Areas<sup>18</sup>**

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

## **COUNTY POLICIES**

### **Policy 7.3 Mobile Home Zoning Limitations in the Coastal High Hazard Area<sup>19</sup>**

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

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<sup>17</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>18</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

<sup>19</sup> Included for informational purposes only pursuant to Chapter 163 F.S. Asterisked (\*) policies are only adopted by the jurisdiction listed directly above the policy.

## **Objective 8 Utilize Funding and Partnerships to Provide Affordable Housing in the Immokalee Area**

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

## **COUNTY POLICIES**

### **Policy 8.1 Rehabilitation or Removal of Substandard Housing Units**

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

### **Policy 8.2 Residential Density Caps Review to Support Affordable Housing**

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

### **Policy 8.3 Targeted Code Enforcement for Affordable Workforce Housing**

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

### **Policy 8.4 Funding for Rehabilitation of Owner and Rental Housing Units**

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

### **Policy 8.5 Location Criteria for Farmworker Housing Sites**

Proposed farmworker housing sites will be evaluated and selected on the basis of health, safety and welfare concerns and to ensure that housing for this group is located in close proximity to employment locations, transportation opportunities, shopping opportunities, and health care facilities.

### **Policy 8.6 CDBG Funding for Farmworker Housing Opportunities**

Collier County will continue to utilize CDBG funds to provide farmworker-housing opportunities. In addition to housing units that currently qualify for assistance under SHIP program guidelines,

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

## **CITY POLICIES**

None.

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**Objective 9 [Promote Energy Efficiency and Renewable Energy in New Housing](#)**

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

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**Policy 9.1 [Mixed-Use Land Use and Trip Reduction](#)**

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

**Policy 9.2 [Intermodal Transportation and Transit Connectivity](#)**

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

**Policy 9.3 [Walkable Community Design and Pedestrian Connectivity](#)**

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

**Policy 9.4 [Accommodation of Renewable Energy Technologies in Land Development Regulations](#)**

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

**Policy 9.5 [Expedited Review for LEED-Certified Development](#)**

Provide an expedited review process for LEED certified plans.

# 5

# CONSERVATION AND COASTAL MANAGEMENT

In this Section:

Introduction

Goals

Objectives, Policies,  
and Actions

# INTRODUCTION

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

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

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

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

The Coastal Management Element will implement the following objectives:

1. Maintain, restore and enhance the overall quality of the coastal environment, including but not limited to, its amenities and aesthetic values.
2. Preserve the continued existence of viable populations of all species of wildlife and marine life.
3. Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal resources.
4. Avoidance of irreversible and irretrievable loss of coastal resources.
5. Use ecological planning principles and assumptions in the determination of the suitability of permitted development.
6. Limit public expenditures that subsidize development in coastal high hazard areas.
7. Protect human life against the effects of natural disasters.
8. Preserve historic and archaeological resources which include the sensitive adaptive use of these resources.
9. Develop an adaptation strategy for low-lying areas that are subject to flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level.

## GOAL, OBJECTIVES, AND POLICIES

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

Unless otherwise stated, the objectives in this element will be implemented within the ~~ten~~ [twenty](#)-year Comprehensive Plan time frame.

### GOAL

**Conserve, protect, and restore or enhance the City's natural and coastal resources, including wetland and upland ecosystems, to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics. [Restrict development activities that damage or destroy coastal resources.](#)<sup>1</sup> -Permit non-destructive uses of coastal natural resources only upon consideration of ecological, historical, cultural, and aesthetic factors, as well as the protection of human life and the limitation of public expenditures in areas subject to destruction by natural disasters.**

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

- Objective 1: Water Quality;
- Objective 2: Natural Resource Protection;
- Objective 3: Water-Related Activities;
- Objective 4: Minimizing Development Impacts;
- Objective 5: Coastal High Hazard Areas;
- Objective 6: ~~Real Property Protection~~[Perils of Flood](#);
- Objective 7: Natural Disaster Planning; and
- Objective 8: Climate Adaptation and Resiliency.

<sup>1</sup> Added to address PAB Notes and AECOM policy recommendation.

## Objective 1 Water Quality

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

### **Policy 1.21 Implementation of Water Quality Monitoring**

Reduce stormwater discharge and improve receiving water body quality through implementation of the Stormwater Master Plan and best management practices such as the creation of filter marshes, and vegetated swales, and living shorelines.<sup>2</sup>

**Policy 1.1.1** **Policy 1.1** Coordinate implementation of a statistically valid water quality monitoring program for both estuarine and non-tidal surface waters.<sup>3</sup>

### **Policy 1.32 Marinas and Marine Facilities Best Management Practices**

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

### **Policy 1.3 Environmental Best Management Practices**

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.<sup>4</sup>

**Policy 1.7** **Action 1.3.1** Support public education, awareness, and participation programs on water conservation, shoreline and waterways cleanup, and the proper use, storage, and disposal of household chemicals, including pesticides and fertilizers.<sup>5</sup>

**Policy 1.8** **Action 1.3.2** Coordinate with and support efforts of Collier County and South Florida Water Management District to implement the Surface Water Improvement Management (SWIM) plan for Naples Bay. This includes redirecting and reducing fresh water discharge from the Golden Gate Canal into Naples Bay; which will help restore historical sheet flow paths, improve water quality, restore habitat and facilitate a more natural salinity regime in Naples Bay. It is also expected to reduce pollutant loadings (e.g.e.g., nutrients, turbidity) into Naples Bay.<sup>6</sup>

### **Policy 1.4 Wellfield Protection Coordination and Enforcement**

<sup>2</sup> Language carried forward unchanged from original Policy 1-2, re-formatted and renumbered as Policy 1.1.

<sup>3</sup> Language carried forward unchanged from original Policy 1-1, re-formatted and renumbered as an action.

<sup>4</sup> Added to address PAB Notes and AECOM policy recommendation.

<sup>5</sup> Language carried forward unchanged from original Policy 1.7, re-formatted as an action under Policy 1.3.

<sup>6</sup> Language carried forward unchanged from original Policy 1.7, re-formatted as an action under Policy 1.3.

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

### **Policy 1.5 Urban Landscaping Best Management Practices**

Promote best management practices and enforce City regulations related to urban landscaping, to minimize pollution by nutrients, grass clippings and other contaminants to [non-tidal and coastal](#) waterbodies.

### **Policy 1.9–6 Coordinate to Control Nutrient Discharge**

Cooperate with the Department of Environmental Protection and the Collier County Pollution Control Department to control the discharge of oxygen-demanding nutrients, petroleum hydrocarbons, and other toxic or hazardous substances into coastal waters.<sup>7</sup>

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## **Objective 2 Natural Resource Protection**

The City recognizes the vital importance of its natural resources to its wellbeing, economy and healthy environment, and will protect them through resource management practices and by regulating coastal construction development. [The City will protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.](#)

### **Policy 2.1 Coastal Area Preservation**

[Avoid irreversible and irretrievable loss of coastal zone resources.](#) Preserve and restore native dune vegetation which stabilizes dunes and provides a barrier against storm impacts, and by construction of additional vegetated dunes, where feasible.

### **Policy 2.2 Development of Beachfront Properties**

Development of beachfront properties will require dune restoration and stabilization [best practices consistent with the Code of Ordinances.](#)

### **Policy 2.3 Beach Renourishment**

[Continue beach renourishment and expansion of dune revegetation projects in collaboration with Collier County and the US Army Corps of Engineers to strengthen resilience of the City's dune system. ~~Ensure that construction activities seaward of the coastal construction control line are consistent with the state regulations and the Florida Building Code.~~](#)<sup>8</sup>

### **Policy 2.4 Support Ongoing Beach Protection**

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<sup>7</sup> Language carried forward unchanged from Policy 1-9; renumbered to Policy 1.6.

<sup>8</sup> Language from this policy, "Ensure that construction activities seaward of the coastal construction control line are consistent with the state regulations and the Florida Building Code" has been moved to Policy 6.7, Coastal Construction, under Objective 6, Perils of Flood.

Coordinate with Collier County on beach restoration and renourishment efforts and support ongoing protection and enhancement of the beach and dune systems.<sup>9</sup>

### **Policy 2.5 Prevent Deterioration of the Beach/Dune System**

Prohibit public or private activities that would increase erosion beyond the natural beach erosion/accretion cycle or that would otherwise deteriorate the beach/dune system.

### **Policy 2.6**

**Action 2.5.1** Limit beach raking and maintenance in order to minimize detrimental impacts upon native flora and fauna, including nesting sea turtles and the function of the beach and dune system.<sup>10</sup>

### **Policy 2.7**

**Action 2.5.2** Prohibit motorized vehicles on beaches and dunes except for the following:

1. Emergency vehicles; and
2. Vehicles associated with beach nourishment, environmental maintenance, environmental monitoring, or conservation purposes.<sup>11</sup>

### **Policy 2.86 Protect Marine Turtle Nesting Habitat**

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 or visible from the beach.

### **Policy 2.97 Collaborate with the Collier County Sea Turtle Program**

Collaborate with the Collier County Sea Turtle Program to provide sea turtle protection, monitoring, and enforcement of sea turtle protection regulations.

### **Policy 2.108 Protect and Restore Marine Habitat**

Protect and restore seagrass beds, oyster reefs, mangroves and shallow benthic habitat.

### **Policy 2.119 Oppose Offshore Petroleum**

Oppose any exploration or production of offshore petroleum resources in the Gulf of Mexico.

### **Policy 2.1210 Coordination with Local and Regional Agencies**

Coordinate with local and regional agencies regarding Doctors Pass and Gordon Pass inlet management.

### **Policy 2.1311 Review Proposed Projects Affecting Surface and Groundwater Flow**

Review and recommend proposed projects that could change surface and groundwater flow patterns in basins tributary to Naples Bay, Gordon River, the Clam Bay and Moorings Bay systems, and the Gulf of Mexico to improve water quality discharge.

<sup>9</sup> VISION ELEMENT: Our Nature, Beach Maintenance and Waterbody Erosion

<sup>10</sup> Language carried forward unchanged from original Policy 2.6; formatted as an action under Policy 2.5.

<sup>11</sup> Language carried forward unchanged from original Policy 2.7; formatted as an action under Policy 2.5.

**Policy 2.1412 Interagency Coordination for Natural Resource Protection**

Coordinate with Collier County, Rookery Bay National Estuarine Research Reserve, and South Florida Water Management District to conserve, manage, and protect natural areas and resources.

**Policy 2.1513 Potable Water and Groundwater Recharge Area Conservation**

Participate in the planning and implementation of routine and emergency conservation measures for potable water resources and groundwater recharge areas, in cooperation with the South Florida Water Management District.

**Policy 2.1614 Manatee Protection**

Promote manatee protection through public education and enforcement of manatee protection speed zones.

**Policy 2.1715 Native Trees and Vegetation Protection**

Protect and encourage the planting of appropriate native trees and vegetation.

**Policy 2.1816 Maintain the City of Naples as Bird Sanctuary**

Maintain the City as a bird sanctuary (established 1957), in which all native avifauna, including migratory species, are protected.

**Objective 3 Water-Related Activities**

Waterfront properties will be designed to promote water-related and water-dependent activities, encourage the retention and development of marine service facilities, and public access to beaches and bays, while maximizing natural resource protection. [Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.](#)<sup>12</sup>

**Policy 3.1 Waterfront Properties and Shoreline Development**

Development of all waterfront properties and along all shorelines will be designed to protect the natural and manmade resources within the City [through means that protect and enhance environmental benefits to the maximum extent practicable.](#)

**Policy 3.2 Minimum Water Standards**

Require, at a minimum, standards for armoring, marina siting, construction of groins, seawalls, [living shorelines](#) other erosion control structures, public access, pier and dock construction, and dredge and fill activities.

**Policy 3.4-3<sup>13</sup> Opportunities for Recreation**<sup>14</sup>

<sup>12</sup> Added based on AECOM and PAB recommendations.

<sup>13</sup> Note: Current Word document version of the comprehensive plan was misnumbered; this numbering corrects that issue from Policy 3.3 forward.

Provide and improve opportunities for recreation and aesthetic enjoyment of coastal resources.

**Action 3.3.1** Evaluate the level of intensity and location for storage racks for kayaks, canoes, and small sailboats.<sup>15</sup>

### **Policy 3.64 Encourage Additional Public Beach Access and Parking in County**

Encourage Collier County to acquire additional public beach access and parking facilities in the unincorporated areas of the County.

### **Policy 3.7**

**Action 3.4.1** Cooperate with the Collier County artificial reef installation and maintenance program to create additional marine habitat for the enjoyment of ~~fishermen~~-anglers and divers.<sup>16</sup>

### **Policy 3.8**

**Action 3.4.2** Encourage Collier County to provide additional boat storage and points of access to coastal waters in areas outside of Naples Bay.<sup>17</sup>

### **Policy 3.9**

~~Participate in the Gordon River Greenway planning process to promote education and recreation of the Gordon River environment.~~

### **Policy 3.105 Maintain Coastal Economy**

Maintain and enhance the City's traditional coastal economy in the areas of boating, fishing and tourism.

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## **Objective 4 Minimizing Development Impacts-**

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

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### **Policy 4.1 Protect Natural Resources from Development**

Conservation Areas and environmentally sensitive habitat and native vegetative communities as identified on the Natural Resources Map (not all-inclusive of existing extent of resources), will be protected from development that would diminish their environmental functions or significance, while allowing natural uses and passive, low intensity recreational uses.

### **Policy 4.2 Standards for Exotic Vegetation and Open Space Ratios**

<sup>15</sup> Language carried forward unchanged from original Policy 3-4; formatted as an action under Policy 3.3.

<sup>16</sup> Language carried forward unchanged from original Policy 3-6; formatted as an action under Policy 3.5.

<sup>17</sup> Language carried forward unchanged from original Policy 3-7; formatted as an action under Policy 3.5.

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

**Policy 4.3 Continue Protective Measures for Trees**

Continue to implement and maintain protective measures for cypress trees, the sand pine and dwarf oak scrub community and other native trees.

**Policy 4.4 Monitor and Protect Marine Habitats**

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

**Policy 4.5 Installation of Riprap and Habitat Restoration**

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

**Policy 4.6 Protect Florida's Imperiled Species**

Protect Florida's Imperiled Species (as designated by the Florida Fish and Wildlife Conservation Commission) and their habitats. The City will require an analysis of the potential adverse impacts on Florida's Imperiled Species and their habitat for all proposed development on any environmentally sensitive lands.

**Policy 4.7 Implement the Naples Land Conservation Program**

Implement the Naples Land Conservation Program using the Naples Land Conservation Trust Fund to acquire lands for conservation, preservation, restoration and maintenance of vital and significant resources and their biodiversity.

**Policy 4.8 Improve Air Quality**

Implement programs and initiatives that help improve air quality and encourage multi-modal transportation and mixed-use development where appropriate.

**Policy 4.9 Prevent Air, Soil, and Water Pollution in Development**

Review proposed development to ensure implementation of environmental Best Management Practices and encourage Low-Impact Development (LID) strategies to prevent air, soil and water pollution.

**Policy 4.10 Require Environmental Impact Assessments and Mitigation Plans**

Development proposed to take place within Conservation Areas will be required to provide an approved Development of Significant Environmental Impact Assessment and a mitigation plan prior to any development.

**Policy 4.11 Limit Infrastructure Development in Coastal Areas**

Limit development of infrastructure in coastal areas to protect natural resources. If negative impacts are unavoidable, these impacts will be mitigated in compliance with Policy 4.12 of this element.

### **Policy 4.12 Preserve Existing Natural Resources**

Mitigation plans for proposed development must maximize the preservation of existing natural resources. In determining mitigation procedures, the following methods will be employed; they are listed in the order of priority in which they should be utilized:

1. Avoid the impact altogether by not taking a certain action or parts of an action.
2. Minimize impacts by limiting the degree or magnitude of the actions or their implementation.
3. Rectify the impact by repairing, rehabilitating or restoring the affected environment.
4. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
5. Compensate for the impact by replacing or providing substitute resources or environments within the same watershed or receiving waters.
6. Compensate for the impact by replacing or providing substitute resources or environments within an adjacent watershed or receiving waters.

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### **Objective 5 Coastal High-Hazard Areas.**

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

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### **Policy 5.1 Preserve Undeveloped Coastal Areas**

Encourage undeveloped land to be used for preservation of coastal natural areas.

### **Policy 5.2 Direct Growth Away from Coastal High Hazard Areas**

Direct new population growth away from known or predicted coastal high hazard areas except:

1. Mixed use projects which further economic development and revitalization efforts in the Downtown Mixed Use and Limited Commercial designations; and
2. Residential development in compliance with the Future Land Use Map and as further limited by the City regulations; [or](#)
3. [Projects that adapt or relocation public facilities.-](#)

[Action 5.2.1 The City shall limit public expenditures that subsidize development in coastal high-hazard areas.](#)

### **Policy 5.3**

~~Public expenditures that subsidize new or expanded infrastructure in the CHHA will only be permitted to service density levels as determined by the FLUM and permitted by the City regulations.~~

### **Policy 5.43 Future Flood Risk**

Regulate all development including infrastructure in the CHHA [to account for current and future flood risk to the extent practicable](#).

### **Policy 5.5**

**Action 5.4.1** Development in the CHHA will be reviewed for significant impacts upon evacuation routes and will require any roadway improvements deemed necessary.<sup>18</sup>

### **Policy 5.6**

**Action 5.4.2** Prior to the development of [new](#) public facilities in the CHHA, it must be determined that no other feasible sites exist outside that area [or areas identified as vulnerable to flood risk within the useful life of that infrastructure](#). Where public facilities are proposed for [adaptation](#), renovation or expansion, relocation must be considered, [if feasible, prior to project approval](#). If construction of public facilities in the CHHA occurs, all facilities must be ~~floodproof~~[hardened](#) to minimize damage that may result from [current and future](#) high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.<sup>19</sup>

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## **Objective 6 ~~Real Property Protection~~. [Perils of Flood](#)**

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

### **Policy 6.1 [New Buildings and Structures](#)**

Continue to ensure that all new buildings and structures meet, or exceed, the flood-resistant requirements of the Florida Building Code and [44 CFR part 60](#) federal floodplain management regulations.

### **Policy 6.2 [Address Current and Future Flood Risk](#)**

Address current and future flood risk based on updated Flood Insurance Rate Maps, updated Flood Insurance Studies, updated Stormwater Master Plans, [Vulnerability Assessments](#), [Adaptation Plans](#), and other ~~and Sea Level Rise~~ studies as the data becomes available.

### **Policy 6.3 [Flood Prevention Best Management Practices](#)**

Promote the use of best management practices and engineering solutions for flood prevention and stormwater management through City regulations, Department of Environmental Protection and South Florida Water Management District that will result in the removal of real property from flood zone designations [established by the Federal Emergency Management Agency](#) such as but not limited to:

1. Reconstruction in compliance with current building and construction standards;
2. Public acquisition; or
3. Reduction in intensity of use.

<sup>18</sup> Language carried forward unchanged from original Policy 5-5; formatted as an action under Policy 5.4.

<sup>19</sup> Language carried forward unchanged from original Policy 5-6; formatted as an action under Policy 5.4.

### **Policy 6.4 Development and Redevelopment Techniques**

Ensure that development and redevelopment include site development techniques that reduce the losses due to flooding and claims made under flood insurance policies from current and future flood risk. These regulations will include structural and non-structural site development techniques such as but not limited to, maintaining adequate levels of service for stormwater management [that include consideration of tidal flooding constraints](#), grading or use of materials to withstand inundation, minimizing flood damage to structures through flood-proofing and ~~siting~~ [designing public facilities utilities and infrastructure](#) to account for predicted flood conditions [for the useful life of that project](#).

### **Policy 6.5 National Flood Insurance Program and Community Rating System**

Participate in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS), and strive to improve [the City's Class Rating](#) ~~its score~~ resulting in reductions in flood risk and insurance premiums for residents.

### **Policy 6.6 Public Outreach and Education**

Provide public outreach and education to the community on the importance and benefits of mitigating flood risks through land use regulations, building construction codes, flood elevation requirements and stormwater management.

### **Policy 6.7 Coastal Construction<sup>20</sup>**

[Ensure that construction activities seaward of the coastal construction control line are consistent with the state regulations and the Florida Building Code.](#)

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## **Objective 7 Natural Disaster Planning**

The City will work to lessen the impacts of natural disasters on human life, property, public facilities, and natural resources through emergency management, natural disaster planning and hazard mitigation [based on regional models and County/City planning efforts](#).

### **Policy 7.1 Coordinate Hurricane Evacuation Policy**

Coordinate land uses and the City hurricane evacuation policy with other relevant local and regional plans and policies, [including regional hurricane evacuation studies](#).

### **Policy 7.2 Education of Disaster Preparedness**

Promote public education of disaster preparedness and hurricane evacuation through neighborhood and condominium associations. Coordinate with the Collier County Emergency Management Department in the annual issuance of its All Hazards Guide.

### **Policy 7.3 Large-Scale New Developments**

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<sup>20</sup> Policy numbering and description is new, but policy language has been carried forward unchanged from Policy 2-3.

Require large-scale new developments east of U.S. 41 to provide [adequate mitigation relative to](#) shelters for hurricane protection where feasible.

#### **Policy 7.4 Drainage Improvements**

Provide for drainage improvements in repairs to roads along City-maintained evacuation routes. Levels of service for these routes will be maintained and, if possible, improved [considering projected impacts from tidal flooding](#).

#### **Policy 7.5 Commercial Fuel Storage and Sale Sites**

Conduct and maintain an up-to-date inventory of all commercial fuel storage and sales sites in the City and develop regulations for the emergency management of the sale of fuel.

#### **Policy 7.6 Electrical Utilities**

Encourage local electrical utilities to develop and maintain up-to-date fuel emergency and electrical conservation plans, and coordinate with local and state regulatory authorities for energy conservation.

#### **Policy 7.7 Disaster Response and Post-Storm Reconstruction**

Cooperate in implementing the disaster response and post-storm reconstruction and redevelopment programs, which integrate the coastal construction permitting requirements of the Department of Environmental Protection, the Florida Building Code, Office of Governor, Division of Emergency Management, and City regulations.

#### **Policy 7.8 Local Mitigation Strategy Working Group**

Participate with Collier County in the Local Mitigation Strategy Working Group for the purpose of reducing vulnerability to natural hazards that endanger the community.

### **~~Objective 8 Climate Adaptation and Resiliency.~~<sup>21</sup>**

~~Develop and implement adaptation strategies for areas vulnerable to flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion, and other impacts related to climate change or exacerbated by sea level rise, with the purpose of increasing the City's vulnerability adaptability and resiliency capabilities.~~

#### **~~Policy 8.1~~**

~~Encourage innovation in residential and commercial design and construction to conserve water, energy and materials; reduce greenhouse gas emissions; and minimize environmental impacts.~~

#### **~~Policy 8.2~~**

~~Monitor sea level rise science to determine how sea level rise will affect the City and, based on pertinent data, the City will plan and act accordingly.~~

<sup>21</sup> Objective 8 and accompanying policies were removed from the Conservation and Coastal Management Element and incorporated into the new Resiliency chapter.

**Policy 8.3**

~~Address and minimize the impacts of sea-level rise and storm surge with strategies that also protect shoreline ecological functions, allow water-dependent uses, and provide public access.~~

**Policy 8.4**

~~Expand walking and bicycling infrastructure as options that produce low or zero emissions.~~

**Policy 8.5**

~~Consider projected climate impacts when developing and siting, or redeveloping, infrastructure, to maximize longevity and resiliency.~~

**Policy 8.6**

~~Consider measures to protect or relocate public facilities and infrastructure in areas projected to be affected by sea level rise and climate change impacts.~~

**Policy 8.7**

~~Identify, designate and preserve historically and architecturally significant resources, including structures, landmarks, and archaeological sites.~~

## ENVIRONMENTALLY SENSITIVE HABITAT CLASSIFICATION

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

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

1. Submerged Resources are defined as benthic habitat including, but not limited to, seagrass beds, oyster beds/reefs, shallow mud/sand flats (approximately 5 feet or less mean low water (MLW) in depth), attached and drift algae, and intertidal zones.
  - a. Seagrass communities are highly productive habitats which act as nurseries for a broad group of organisms such as juvenile fish and crustaceans. The grasses are a vital food source for many animals, including the endangered West Indian manatee. They also stabilize bottom sediments (which aids in water quality improvement) and add oxygen to the water during daylight hours. Marine grass beds should be identified on a project-by-project basis through the normal local, state and federal dredge and fill permitting procedures, bulkhead and dock construction and maintenance dredging permitting, the general development and site plan review process, the development of significant environmental impact assessment, or the State's development of regional impact process.

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

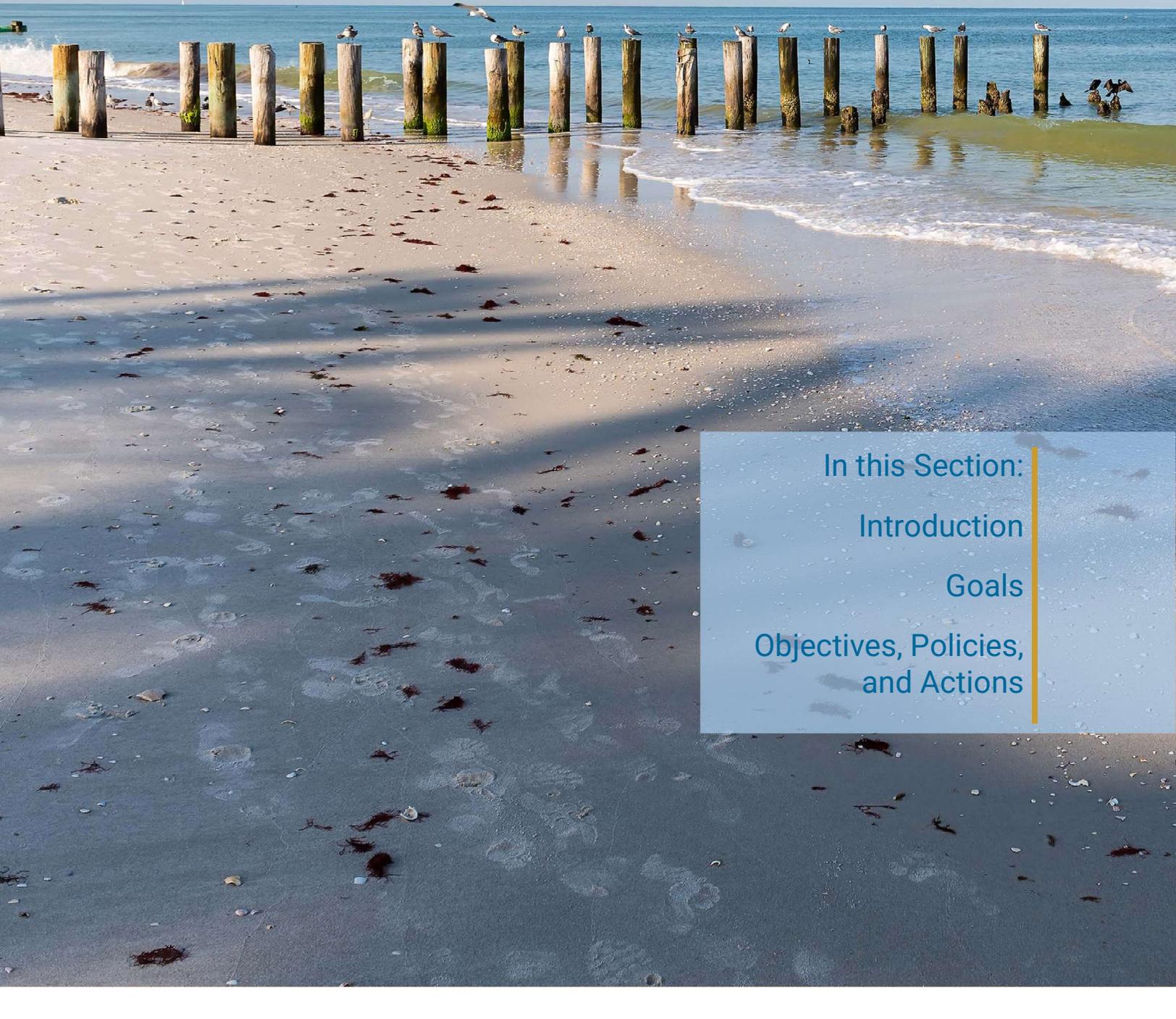
Shallow Benthic Habitat, whether or not it contains visible resources, is an important habitat to preserve due to the invertebrates that bury in the sediment and that live on the surface of the substrate, the potential of the substrate to house seagrass as a result of being in the photic zone, and the opportunities it provides for habitat restoration. Much of the historic shallow areas within the City have been dredged away, so protecting the remaining shallows is essential.

For ~~the purpose of~~ this definition, shallow areas shall be defined as those areas 5 feet in depth or less at mean low water. The bathymetric mapping used to create the shallow benthic habitat area on the Natural Resources map is not all inclusive. Therefore, this map is to be used as a guidance document and evaluations are to be made on a case by case basis.

2. Tidal swamp and marsh areas are the vegetated areas above the low tide mark and below the yearly high storm mark. They are naturally vegetated with wet soil plants, usually salt-tolerant types of grasses, rushes, or some combination of red, black, or white mangrove. They cleanse runoff waters and regularize their flow. They take up, convert, store, and supply basic nutrients to the coastal ecosystems. They provide essential habitats for various coastal birds, marine species, and wildlife. They stabilize shorelines, prevent erosion, slow the surge of flood waters, and reduce inland flooding.
3. Freshwater swamp and marsh areas are areas contiguous to, or that provide a continued connection between, surface water areas and tidal waters, mangroves, or marshes. They have a high freshwater table and support water tolerant vegetation. These wetlands serve to store and gradually release fresh water into tidal waters, thereby maintaining the salinity cycle of the estuarine system. By maintaining a high hydrostatic head, they provide a barrier to saltwater intrusion.
4. Gulf beaches and dunes extend landward of the mean high water (MHW) line and may include one or more low dune ridges. They protect inland areas from storm and wave action, provide habitat, [nesting](#), and food sources to shorebirds, [sea turtles](#), and [other](#) marine animals, and stabilize the shoreline.
5. City Stormwater Ponds (~~aka /Lakes~~)/Other Artificial Ponds - There are 31 ponds, or lakes, within City boundaries that were constructed ~~40-50~~[over 70](#) years ago to treat surface storm water runoff. Of these 31 ponds, ~~11-5~~ are managed by the City: [Mandarin Lake \(Lake 6\)](#), [East Lake \(Lake 11\)](#), [15<sup>th</sup> Avenue N. Lake \(Lake 19\)](#), [Lake Manor \(Lake 22\)](#), and [Lowdermilk Lake \(Lake 23\)](#). 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.
6. Conservation Lands are areas within the City that are acquired for conservation, preservation, restoration and maintenance of vital and significant resources and their biodiversity. These lands include: threatened natural lands, forest, upland and wetland communities, environmentally sensitive lands, lands that have been altered but are capable of being restored, improved or unimproved lands that may be useful and lands that contain conservation easements, scenic easements or any other similar designations, located within and adjacent to the City, for the benefit of present and future generations.
7. Parks and Open Space are public parks within the City, as well as undeveloped lands that could potentially become parks.

# 6

# RESILIENCY ELEMENT



In this Section:

Introduction

Goals

Objectives, Policies,  
and Actions

# INTRODUCTION

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Resiliency refers to the ability to successfully adapt to stressors, maintaining psychological well-being in the face of adversity. It's the ability to "bounce back" from difficult experiences.<sup>1</sup> After experiencing numerous storm events and seeing the visible impacts on the community related to increased tidal flooding, increased heat days and seasonal impacts, the City has first-hand experience in the changing impacts of current and future environmental conditions.

The City has engaged in systematic efforts related to data development and education and outreach to residential and business communities and is a model for these activities.– The result is a more engaged community and can be seen in City workshops and feedback from residents, business owners and appointed and elected officials.– This Resiliency Element is a response to those efforts and community support.

With data generated from the City's Urban Forestry Program, Critical Assets and Facilities Vulnerability Assessment (2023) and the Critical Assets and Facilities Adaptation Plan (2024), Stormwater Plans and other resiliency-related planning efforts, the City can also better incorporate current and future hazard risk impacts, which may include adaptation or relocation of facilities.– City actions may also include an acknowledgement that not every asset or neighborhood can be adapted to reduce flood risk or address other hazards. Maintenance of assets may be the only technically and financially feasible strategy due to right-of-way constraints, environmental regulations, elevation of the asset, the need of that asset to serve an existing population in that location or other constraints.– Adaptation is particularly challenging in long-established and built-out communities.– This is because there is less land area to implement these types of projects or the area is built out and redevelopment becomes the more tangible opportunity to increase resiliency.

Increased resilience can come with additional costs at the infrastructure or individual property level. But these costs and challenges must be weighed against the benefits such as stable or reduced insurance premiums, the cost of rebuilding and protection of tax base and other economic factors. Additionally, other resiliency strategies may not be consistent with other state or national policies such as certain types of flood barrier or filling in natural floodplains to elevate a property which can be a constraint on adaptation actions.– The reality is that communities may not be able to adapt everything, but the data generated from the City's aggressive planning efforts will be useful in improving priority-setting and decision-making.

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<sup>1</sup> U.S. Department of State.

## GOAL, OBJECTIVES, AND POLICIES

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The following goal, objectives and policies address the pertinent issues for the Resiliency Element. They are intended to plan for the current and future hazards, correct deficiencies, meet the level of service standards, adapt or relocate facilities, and fund additional projects.

### GOAL

The City shall address adaptation planning needs and capital improvements decisions related to infrastructure and assets, neighborhoods and natural resources that experience impacts from flood hazards. Such flood hazards include but not limited to extreme high tides and storm surge, and the related impacts of rising sea levels. The City shall develop policies to improve resiliency to current and future stressors and coordinate efforts across planning, infrastructure and service delivery to improve decision-making.

## **Objective 1 Strengthen Community and Infrastructure Resiliency Resources**

The City shall strengthen community and infrastructure resiliency resources by implementing targeted strategies that reduce hazards, prioritize funding, create adaptation planning initiatives, and promote sharing of data and information.

### **Policy 1.1 Policy Development and Planning Decisions**

The City shall incorporate the best available data into policy development and planning decisions, including results of vulnerability assessments and monitored/observed hazard impacts, repetitive loss data and the latest scientific predictions.

**Action 1.1.1** The City shall continue to coordinate with agencies, municipalities and other public and private entities to share the best available data and develop approaches to resiliency to enhance the quality of life and ensure the safety of residents and visitors.

**Action 1.1.2** The City shall review projected flooding data related to transportation, other infrastructure, emergency management, natural resources and listed species, stormwater, utility and critical facilities, social vulnerability, existing and future growth, levels of service and other policy provisions for the development of projects, priorities, policies and maps.

**Action 1.1.3** The City shall ~~conduct a~~ conduct and update vulnerability assessments, adaptation plans and watershed management ~~aster~~ plans ~~within two (2) years~~ that ~~include~~ incorporate analysis of various flood hazards including rainfall, tidal, storm surge and the future impacts of sea level rise. Results from existing or future vulnerability assessments will assist in defining flood mitigation priorities.

### **Policy 1.2 Continued Leadership as a Region**

The City shall continue leading on ~~these~~ resiliency, flood management and adaptation planning issues through collaborative partnerships (for example, other Cities, Collier County, the Florida League of Cities, Chambers of Commerce, etc.) data exchange and a focus on strategic funding for the region ~~to improve resilience throughout the City. Coordinate Bay Restoration Efforts.~~

### **Policy 1.3 Annual Communications Strategy**

The City shall coordinate with other governmental entities to develop and maintain an annual communications strategy that can leverage expertise across the internal departments and jurisdictions to ensure consistent, accessible messaging on resiliency data, flood risks, adaptation projects, and funding opportunities for all types of residential and business stakeholders.

### **Regional Resiliency Forums and Public Workshops**

The City shall collaborate with other governmental partners to host periodic regional resiliency forums and public workshops on hazard mitigation. These meetings shall provide residents, businesses, and community organizations with information on current and projected resilience

challenges, such as flooding and infrastructure adaptation—and gather stakeholder input to inform City and municipal policy updates.

**Policy 1.4 Updating Leadership on Resiliency Status**

The City shall update City and regional leadership on the status of resiliency initiatives ~~prior to initiation of~~ in concert with the annual budget cycle.

## **Objective 2 Address Infrastructure Vulnerabilities due to Hazards**

The City shall address and periodically update the vulnerabilities of public infrastructure and assets due to flooding and other hazards within the Community by mapping and prioritizing locations that are at risk in the near-term factoring in the criticality of assets and those dependent upon them.

### **Policy 2.1 Identify Infrastructure and Assets**

The City shall identify, maintain and update an inventory of infrastructure and assets including buildings, structures, and other facilities that are at risk of hazards and flooding due to (1) storm surge (2) king tides (3) rainfall-induced flooding thresholds or (4) combined flooding events. The City shall develop maps indicating the locations of such areas.

## **Data Collection and Further Analysis**

### **Policy 2.2 Inventory Public Infrastructure and Assets**

~~Within the next two (2) years,~~ The City shall identify, update and maintain an inventory public infrastructure and assets including locations of assets. – Emphasis shall be placed on roads, stormwater, wastewater and septic systems including lift stations, utilities, police, fire and emergency response facilities and areas where hazardous materials are stored or managed, but all critical public infrastructure and assets shall be included. – This effort shall be coordinated between public works, facilities, and resiliency City staff for the development of a centralized database to incorporate into capital improvement decision making. The City should enhance these datasets with information on asset elevations and conditions to determine at risk facilities and timeframe for impacts and update them as needed.

**Action 2.2.1** The City shall review vulnerability assessment results and mapping outputs to ensure that public utilities and facilities such as wastewater, gas, electric, communications, and water systems that are existing or proposed, are analyzed to determine potential flood damage due to different types of flooding. The City's data infrastructure shall also be considered a critical asset. – Where replacement or relocation is not practicable, the City may determine that maintenance and hardening of existing infrastructure is the most feasible response to flood risk including, but not limited to, electrical and backup power systems.

**Action 2.2.2** The City shall consider vulnerable historical, cultural or archaeological resources within the range of infrastructure and assets that must be included within its adaptation planning initiatives. – Those areas shall be mapped, and collaboration shall occur with cultural, archaeological or historical experts to ensure those impacted areas can be protected, preserved and/or relocated for the use and enjoyment of future generations. The City shall also consider developing historic structure flood guidelines.

### **Policy 2.3 Coalesce Stormwater Planning**

The City shall coalesce its stormwater planning in concert with its Community Rating System (CRS) activities and the Stormwater Master Plan (and updates) and Multi-Basin Assessments. Such efforts shall include consideration of measures that include nature-based solutions to manage stormwater and consolidation of existing stormwater outfalls. Such studies should evaluate co-benefits such as water quality improvements, flood storage enhancements, and opportunities to integrate stormwater retrofits into capital improvement projects (CIPs).– Such analyses shall include design life expectations and assumptions for future rainfall conditions and compound flooding considerations as appropriate.– Within two (2) years, the City shall revisit adopted stormwater levels of service to determine if more specificity is necessary to manage expectations for the functionality of the system considering tidal flooding and future water resource conditions.– See also CM Policy 7-4.

#### **Policy 2.4 Future Modeling and Analysis**

For future modeling and analysis, the City shall coordinate with state and federal partners, such as the South Florida Water Management District (SFWMD) and United States Geological Survey (USGS), to analyze rainfall curves and integrated water resource information to provide more comprehensive data about the relationships between tidal inundation and precipitation patterns that will further exacerbate the impacts of flood risk on public infrastructure and assets.

#### **Policy 2.5 Planning Measures based on At-Risk Assets**

The City shall evaluate the need for site-specific adaptation planning measures based on vulnerability assessments and maps identifying at-risk assets. ~~Prior to the development of new public facilities, it must be determined that no other feasible sites exist outside that area or areas identified as vulnerable to flood risk within the useful life of that infrastructure~~ New or expanded public facilities should not be located in areas vulnerable to flood risk projected during the useful life of that infrastructure, if feasible. Where public facilities are proposed for adaptation, renovation or expansion, relocation must be considered, if feasible, prior to project approval.– See also revised CM Policy 5-6.

#### **Policy 2.6 Enhance Collaborative Efforts and Regional Partners**

Develop, continue and enhance collaborative efforts with regional partners to develop other useful data sources for emergency management and vulnerability planning including real time flood monitoring and early warning systems, drought warning, wildfire detection, debris management, recovery and response, pre-storm preparedness including recovery vehicle staging, shelter readiness and capacity, evacuation and transportation planning, recovery resource staging and other strategic local mitigation planning initiatives.

#### **Policy 2.7 Analyze and Prioritize City-Owned Roads at Risk**

The City shall undertake an effort to analyze and prioritize at risk City-owned roads for potential capital planning related to retrofiting, elevation or continued maintenance to determine opportunities and challenges to road adaptation.– The City shall determine if adaptation is feasible given existing environmental conditions, right-of-way constraints and other factors that may limit the ability to elevate such roads.

#### **Policy 2.8 Maintain Dataset**

The City shall update and maintain a dataset of all City-owned facility building elevations for use in resiliency, emergency management and recovery planning.– Such data shall be used in developing priorities for City facility adaptations including temporary or permanent improvements.

## **Integrating Sea Level Rise and Flood Risk into Capital Planning Decisions**

### **Policy 2.9 Incorporate Projections and Data**

The City shall incorporate sea level rise projections and flood risk data into the design and evaluation of capital planning projects for assets and facilities.– The City shall evaluate, and where appropriate, amend its Code of Ordinances, floodplain management provisions or Public Works policies to incorporate design standards which could include, but not be limited to: green infrastructure/nature-based flood hazard protection, low impact development (LID), stormwater design events, debris management and onsite retention requirements, road elevation, shorelines, pervious and cool pavement technologies, tree shading, green space requirements, drought tolerant landscaping, and locations and elevations of supporting equipment such as electrical, pumps, and treatment areas.– The City shall develop supporting design manuals that convey examples of design types to communicate the goals of making infrastructure projects more resilient while achieving other co-benefits such as improving water quality treatment.

### **Policy 2.10 Capital Projects and Budget Process**

The City shall evaluate capital projects during its budget process to ensure that each project is designed to incorporate consideration of future flood risk for the useful life of the project and provide continuity of service to the extent practicable.– Prior to incorporating a new project into the Capital Improvements Element, the City shall review it for recommendations to increase resiliency and account for the impacts from flooding. The City shall focus on the criticality of the project for service needs, level of service standards, and practicality of managing flood risk for the project as points of analysis to ensure that infrastructure useful life and service expectations can be met considering impacts.– The City may also conclude that adapting projects to address future risk is not practicable.

### **Policy 2.11 Design Considerations**

The City shall incorporate design considerations for renewable energy and backup power generation and storage (as cost and service effective) to serve infrastructure making it resilient to outages.

## **Include Resiliency Strategies into Public Facilities and Capital Improvements Planning**

### **Policy 2.12 Evaluate Need for Design Standards**

The City shall evaluate the need for and implement design standards to harden and mitigate critical public infrastructure to the impacts of flooding through elevation, impact resistant openings, temporary flood barriers, roof reinforcement and other wind and flood improvements to reduce service disruption and increase recovery of facilities' operations.

**Action 2.12.1** The City shall evaluate the costs and benefits of incorporating energy efficient roofing materials and cooling systems, passive design features for lighting, ~~and~~ renewable energy sources, and power storage systems to reduce heat stress and maintain continuity of facilities operations for government buildings.

**Action 2.12.2** The City shall maintain and periodically update a prioritized list of critical assets that are in vulnerable locations, have experienced repeated impacts or failures during hazard events or have exceeded their design life for replacement or retrofitting projects so that they can be updated and maintain continuity of operations.

### **Policy 2.13 Enhance an Asset Management System**

The City shall develop or enhance an asset management system to incorporate ~~resiliency trigger~~ thresholds combining age, condition, vulnerability, risk and service expectations for critical facilities.– This shall also include the combined effects of multiple types of flood risk that exacerbate impacts upon interdependent facilities and operations.

## **Collaboration and Outreach on Adaptation Response**

### **Policy 2.14 Collaborate with Service Providers**

The City shall collaborate with service providers and other regional partners such as, the Florida Department of Transportation, Florida Department of Health, Collier County School District, privately-owned medical facilities, Florida Power & Light, and other energy providers, and other regional partners to exchange data, plans, and solutions to address future vulnerability and flood risks.– The City shall also share vulnerability data across departments and governmental entities and critical care providers.

### **Development of Resiliency and Adaptation Projects**

The City shall coordinate the development of resiliency and adaptation projects with its pre-disaster mitigation plans, the Local Mitigation Strategy and other emergency management and disaster recovery strategies and planning efforts.

### **Policy 2.15 Implement a Public Awareness Program**

The City shall develop and implement a public awareness program using signage and related outreach tools to inform residents and visitors of anticipated periodic tidal or other inundation impacts on infrastructure including roads, drainage systems, and impacts on buildings and facilities such as parks and open spaces so that the community is aware of the impacts to transportation or access to services.– Seasonal high-tide flooding events shall be used as

opportunities to illustrate potential future sea level rise impacts on transportation access, community services, and infrastructure.

### **Policy 2.16 Educating Community about Adaptation Measures**

The City shall use capital project construction activities as an opportunity to educate the community about adaptation measures and investments that strengthen resiliency to flooding, storm events, and other shocks and stressors.– The City shall coordinate with its Public Information Office to communicate through signage, public information releases and on web applications and social media.

## **Funding Adaptation Response**

### **Policy 2.17 Funding Structures and Alternatives**

The City shall evaluate funding structures and alternatives that include leveraging granting programs, assessments and/or user fees to increase project resiliency to flooding impacts.

### **Policy 2.18 Funding Opportunities**

The City shall ensure adaptation project design and analysis aligns with Section 161.551, F.S. (Public financing of construction projects within the coastal building zone), Rule 62S-7, F.A.C. (Sea Level Impact Projection (SLIP) Studies for State-Financed Coastal Construction), and Section 380.093, F.S. (Statewide Flooding and Sea Level Rise Resilience), so that adaptation projects are competitive for funding opportunities.– This shall include review of technical criteria in these provisions so that if public funding is received for such projects, sea level rise and future flood risk are integrated into project development.

### **Objective 3 Address Vulnerabilities of Neighborhoods**

The City shall address the vulnerabilities of neighborhoods or portions of neighborhoods due to hazards and flood risk within the Community.

#### **Policy 3.1 Neighborhoods At Risk of Flooding**

The City shall identify, maintain and update data regarding neighborhoods or portions of neighborhoods that are at risk of flooding in 2040. – The City shall develop maintain maps indicating the locations of such areas.

### **Adapting How We Build**

#### **Policy 3.2 Review Floodplain Management Ordinance**

The City shall review its current floodplain management ordinance, and as needed amend its Floodplain Management Ordinance and related regulations to incorporate data from the vulnerability assessments, adaptation plans, stormwater plans and watershed master plans. . This analysis shall be used to identify neighborhoods and structures at increased flood risk and to increase opportunities for protection through enhanced drainage stormwater, freeboard, elevation standards, voluntary retrofit programs, and community outreach.

#### **Policy 3.3 Freeboard Requirements**

The City shall evaluate the need for additional freeboard requirements due to the City's location and proximity to the coast and its low-lying areas.

#### **Policy 3.4 Fill and Grading Policies**

The City shall review, and where necessary revise, its fill and grading policies consistent with the National Flood Insurance Program within residential neighborhoods, to ensure that appropriate fill materials and elevations are used that protect properties, but do not compromise other adjacent properties, water quality and are coordinated with shoreline policies.

#### **Incentives for Private Property Construction or Retrofits**

The City shall consider providing an incentives for private property construction or retrofits to achieve FORTIFIED Home and FORTIFIED Commercial (a program by the Insurance Institute for Business & Home Safety or IBHS), Waterfront Edge Design Guidelines (WEDG) or other above-code resiliency standards for renovations and new construction to make homes and businesses more resilient. – This should include work with other City partners, IBHS, and other organizations to build local contractor support and capacity for to conduct these credentialed evaluations of properties to achieve these standards.

#### **Policy 3.5 Review Development Standards**

The City shall review development standards for ~~affordable housing~~ development projects to determine any need for revisions and/or incentives to increase the resiliency ~~of these projects~~ through incentives and other strategies.

### **Divert Development Away from Vulnerable Areas**

The City shall identify feasible incentives to divert future development and redevelopment away from vulnerable areas, such as transfer of development rights, clustering, density bonuses or other programs to help ensure the long-term economic resiliency of the area.

### **Policy 3.6 Emphasize Protection and Enhancement**

The City shall review data from its vulnerability assessment to identify locations where it is necessary to emphasize protecting and enhancing the built and natural environments of neighborhoods from flooding impacts, prioritizing natural green infrastructure approaches to the extent practicable.– The City will consider developing localized flood mitigation plans at the neighborhood scale that will allow for the design of more detailed adaptation strategies such as infrastructure retrofits, enhanced storage areas, shoreline adaptation strategies and habitat restoration.

### **Policy 3.7 Geographically Based Analysis**

The City shall develop a geographically based analysis of existing housing-stock vulnerability using data on repetitive-loss areas, building age and condition, compliance with current building codes, and location within Special Flood Hazard Areas. Findings shall inform housing and mitigation programs to prioritize resiliency retrofits and funding.

### **Policy 3.8 Programs Assist Retrofitting Existing Housing**

The City shall pursue programs that assist property owners in retrofitting existing housing to meet resilient design standards. Such efforts may include partnerships to secure grant funding, establish low-interest loan programs, or offer incentives to improve structural hardening and accessibility in flood prone areas.

## **Private Property Adaptation**

### **Policy 3.9 Financing Opportunities and Tools**

The City shall identify resources regarding a suite of financing opportunities and tools to assist individuals with personal home or business adaptation.– This ~~sh~~ould include funding resources to aid property owners for weatherization, mitigation, flood-proofing, elevation and other flood-resistant improvement projects.– Targeted communications about such funding sources shall be prioritized at the neighborhood scale.

### **Policy 3.10 Better Link Resiliency Improvements**

The City shall collaborate with regional partners to identify gaps between private property adaptation and generalized insurance mitigation credits that are accepted across the industry to better link resiliency improvements, retrofits and construction with actual savings on flood and wind insurance.

### **Policy 3.11 Maximize FEMA’s Community Rating System (CRS) Participation**

The City shall maximize participation in FEMA’s Community Rating System (CRS) program to the extent practicable to pursue greater discounts for flood insurance policy holders.– See also CM Policy 6-5.

### **Policy 3.12 Federal and State Grant Programs**

The City shall continue participating in federal and state grant programs and leverage disaster recovery and resiliency funding to reduce future flood losses. Such programs may include implementation strategies that provide funds for ~~by~~ acquiring repetitive loss properties, elevating (lifting) structures, acquiring residential properties and returning the land to its natural state, or demolishing residential properties and rebuilding National Flood Insurance Program (NFIP)-compliant insured structures.

### **Policy 3.13 Implement Periodic or Season Discounts**

Consistent with state law, ~~T~~the City shall evaluate and where feasible, implement periodic or seasonal discounts on permits for resiliency upgrades such as impact windows, reinforced roofs, solar panels, energy efficiency improvements, and other projects that help families prepare for storm season, flood mitigation, and cost savings for utilities.

## **Outreach and Education to Home and Business Owners**

### **Policy 3.14 Sharing of Data through Citizen Science Initiatives/Programs**

The City shall promote the collection and sharing of data through citizen science initiatives/programs and create a publicly accessible, GIS-based platform where residents and business owners can upload photographs and flood related observations to support documentation of local conditions.

### **Policy 3.15 Neighboring Jurisdictions**

The City shall collaborate with neighboring jurisdictions on development of a Resilience Hub to facilitate communication, distribute emergency supplies ~~resources~~, and provide services to residents before, during, and after hazard disruptions.

### **Policy 3.16 Business-Oriented Stakeholders**

Target business-oriented stakeholders for outreach and data compilation on business disruption, resiliency and recovery opportunities and benefits.

### **Policy 3.17 Public Outreach and Education**

Continue to provide public outreach and education to the community on the importance and benefits of mitigating flood risks through land use regulations, building construction codes, flood elevation requirements and stormwater management. – See also Policy CM-6-6.

## **Objective 4 Identifying Locations at Risk**

The City shall assess the vulnerabilities of natural areas, open spaces and parks due to hazards and flooding by identifying locations at risk within the short, medium, and long-term planning horizons.

### **Policy 4.1 Natural Areas, Open Spaces, and Parks at Risk**

The City shall identify natural areas, open spaces and parks that are at risk in the short, medium and long-term due to hazards and flooding.– The City shall develop maps indicating the locations of such areas.

## **Adapting Shorelines**

### **Policy 4.2 Develop Baseline Inventory**

The City shall develop a baseline inventory of shoreline conditions, relationships between existing shoreline type (hardened, natural, living shoreline), their proximity to private or public development and, if new shoreline response is needed, to protect public or private assets.– This may include surveying conditions, determination of shoreline heights and outfalls from which to make decisions on future projects or policies.– Such data should support the development of a shoreline adaptation strategy.– This information should also be used to support projects that create living shorelines and protect or enhance healthy mangrove resources and wetlands.

### **Policy 4.3 Publicly Owned Shoreline Areas**

The City shall identify and map publicly owned shoreline areas that are vulnerable and would benefit from coastal measures such as living shorelines, hybrid shorelines or seawalls.

### **Policy 4.4 Shoreline Protection, Restoration Plans, and Funding Strategies**

The City shall coordinate with regional partners on beach, dune and shoreline protection, restoration plans and funding strategies.– This may include appropriate beach renourishment and sand bypass as well as dune fortification and restoration with native beach dune vegetation.– Within three (3) years, the City shall review and revise its dune protection requirements if necessary and continue to facilitate dune restoration events within the community.

**Action 4.4.1** The City shall evaluate and update its shoreline policies to acknowledge the existence of hardened shorelines that require continued fortification while promoting the creation and expansion of living shorelines and other nature-based resiliency strategies where possible. Relationships between existing shoreline type and protection benefits to other infrastructure should be analyzed as part of this process.– Code updates may occur, as necessary, to modify design standards considering future sea level rise, alternative strategies that enhance water quality, the effectiveness of

disclosures to property owners upon resale and the relationship between shoreline and fill policy for properties that need additional elevation protected by an existing seawall.

**Action 4.4.2** Continue to coordinate with the County and USACE to formalize beach renourishment priorities, assess dune revegetation project findings to determine most successful mix of vegetation species and best planting practices for future efforts, identify areas to expand dune planting projects and develop public messaging about project purposes.

## **Land Protection and Management**

### **Policy 4.5 Evaluate Land Protection**

The City shall evaluate and where appropriate, revise its land protection, acquisition and land management strategies or priorities to support nature-based contributions to benefit the City's adaptation response such as mitigation of shoreline erosion, reduction of heat islands and consideration of the need for species of plants or animals to migrate as tidal flooding impacts increase over time.

### **Policy 4.6 Underutilized or Vacant Properties**

The City shall identify and evaluate underutilized or vacant properties within neighborhoods that may be acquired or repurposed to enhance water quantity and quality treatment, dual purpose floodable parks and open spaces that provide recreational opportunities as well as resiliency benefits simultaneously.

### **Policy 4.7 Opportunities for Joint Funding of Adaptation Projects**

The City shall identify and pursue opportunities for joint funding of adaptation projects, including wetland, shoreline, and habitat restoration.– The City shall share information on these resources with other stakeholders and partner strategically and proactively on projects.

### **Policy 4.8 Sand Dunes or Mangrove Stands**

In coastal high hazard areas, alteration of sand dunes or mangrove stands shall be permitted only when supported by engineering and environmental analysis demonstrating that such alteration will not increase the potential for flood damage, storm surge impacts, or erosion.

### **Policy 4.9 Educational Material to Contractors and Property Owners**

The City shall develop and distribute educational materials to contractors and property owners regarding the value of sustainable landscaping practices, pervious surfaces, natural lands management, the enhancement of urban tree canopy (consistent with Green Print 2024, the Tree Fill-In Program and other regulations), using Florida Friendly landscaping materials and the use of landscaping that retains more stormwater onsite to achieve improved water quality.

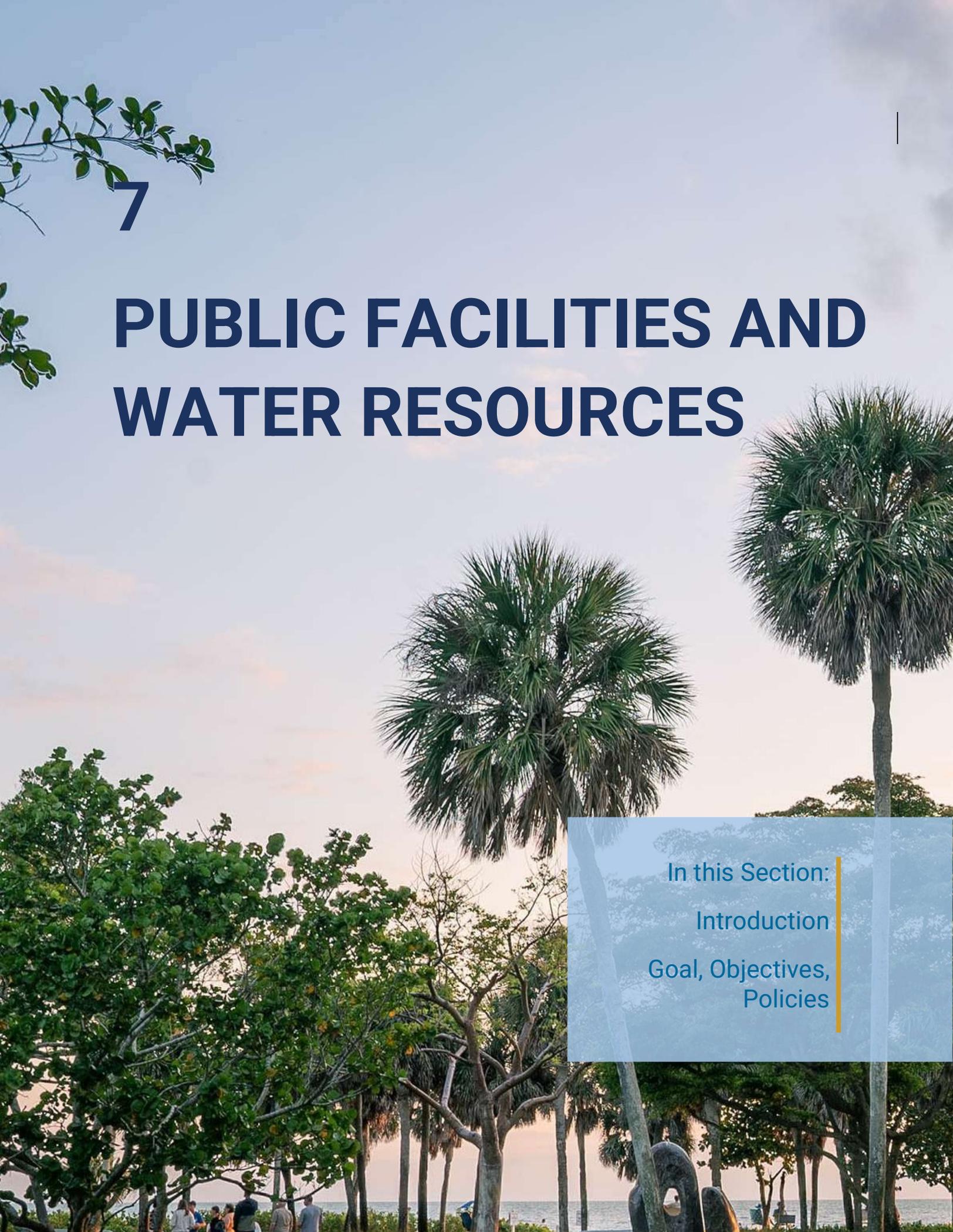
## **Improving Water Quality**

#### **Policy 4.10 Reduce Nutrient Loads to Receiving Waterbodies**

The City shall study, plan, and implement measures to reduce nutrient loads to receiving waterbodies through capital improvement projects, enhanced best management practices, land development regulation updates, and other strategies. This shall include linking activities to any required regulatory reporting whenever possible.

#### **Policy 4.11 Modifications to Landscape and Shoreline**

The City shall review and where appropriate modify landscape and shoreline canal vegetative requirements (where authority exists) to increase appropriate plantings and manage tidal impacts, drainage flows, water quality and erosion.– This should include engagement with the SFWMD regarding the impacts of current and future flood events on the secondary and primary canal systems in the City. This shall also include consideration of the potential for algal blooms and how these impacts would affect structural operations.



# 7

# PUBLIC FACILITIES AND WATER RESOURCES

In this Section:

Introduction

Goal, Objectives,  
Policies

## INTRODUCTION

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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. [These facilities also must be functional considering varying types of flood risk now and in the future.](#) 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 from 8.5 to 10 MGD. This increased capacity will be adequate to serve a projected maximum sewer service area population of 66,667 based on the current LOS standard of 150 gallons of treated effluent per capita, per day. [The City also maintains a comprehensive system of mains and hydrants to ensure adequate water supply to fight fires.](#) ~~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.](#) Naples is currently updating its Stormwater Master Plan with completion [anticipated in late 2026.](#)

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. The County has initiated a comprehensive landfill study to evaluate projected capacity needs, alternative solutions and potential locations for a new landfill site.~~ [Based on the size of the landfill and permitted capacity, the estimated life of a landfill is 54 years.](#) 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.

[Naples collects residential waste from approximately 5,800 single-family homes and 10,500 multifamily units. Commercial waste is collected from nearly 650 commercial customers and more than 460 condominiums.](#) City staff ~~is evaluating and preparing for the implementation of~~ [implemented](#) a single stream recycling cart program for ~~recycling residential~~ customers [in](#)

~~2010. Currently, staff is working on removing and transporting collects recyclable material from the City's staging location as "single stream" source in order to provide residents a choice of from 65-, 35- or 18-gallon receptacles recycling carts for recycling provided to residences, and transports "single stream" source materials to the Lee County Recycling Facility for processing. 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 are serviced by automated trucks that allow curbside service. The automated curbside service increases collection efficiency by reducing collection time. Solid waste recycle collection for residential and multifamily residences in 2024 was 2,684 tons. tonnage reductions are estimated in the 10% - 15% range.~~

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 allowed for better use of public property within the City. The new facility included a large sorting floor used to transfer collected recycle material to the Lee County recycle processing facility. Lee County shared 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 by 50% and increased commercial garbage rates by 3.5%. In December 2020, an updated Solid Waste Rate Study was approved by City Council with increases to solid waste rates affecting both residential and business customers, and additional rate increases have been made annually based on U.S. inflation data

~~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.~~

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.

## GOAL, OBJECTIVES, AND POLICIES

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

### GOAL

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

## **Objective 1: Maintain Adopted Levels of Service for Public Facilities**

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

### **Policy 1.1 Capital Improvements Prioritization and Programming**

On an annual basis, designate and prioritize projects or programs needed to maintain, improve, correct, ~~or~~ extend, or adapt 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 Water, Sewer, and Surface Water Distribution Systems**

Provide efficient, resilient, and dependable distribution and collection systems to serve the potable water, sanitary sewer, ~~and~~ surface water management needs of ~~residents-customers~~ within the service areas, while minimizing adverse environmental effects.<sup>1</sup>

### **Policy 1.3 Priority Extension of Central Water and Sewer Service**

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 Equitable Provisions of Water and Sewer Service**

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 Limitations on Individual Water and Sewer Systems**

Permit individual water or sewage systems within the City's Water-Sewer District only when connection to the central system is not available. Individual water and sewage systems will be phased out once central systems are available.

### **Policy 1.6 Water and Wastewater Development Fee Adequacy**

Water and wastewater system development fees will be adequate to finance debt service and capital improvements. The fee structure will be evaluated annually to ensure that rates are adequate.

### **Policy 1.7 Potable Water Level of Service Standards**

The level of service standard for potable water facilities ~~are is~~ based on population served and design capacity of the water treatment plant for potable water and fire fighting needs. The level of service standard is 300 gallons per capita, per day included in the sub-element, the Water Supply Facilities Work Plan. ~~(Note: SFWMD permits all water withdrawal from available water resources.)~~

### **Policy 1.8 Sanitary Sewer Level of Service Standards**

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.

<sup>1</sup> VISION ELEMENT: Our Nature, Drinking Water & Resiliency

**Policy 1.9 Solid Waste Level of Service Standards**

The level of service standard for solid waste disposal is 1.10 tons per capita, per year.

**Policy 1.10 Surface Water Management Level of Service Standards**

The level of service standard for surface water management for all development, redevelopment and [City's](#) the primary drainage system requires no flooding during a 5-year, 1-hour storm event for roads, yard drainage, pump stations and trunk lines ~~and requires no flooding during a 100-year storm event for building finished floors elevations:~~ [Established stormwater level of service standards shall be the more stringent of this level of service or the stormwater design standards set by the South Florida Water Management District \(SFWMD\).](#)<sup>2</sup>

~~Wet Retention Retention~~

~~Best Management Practices (see below)~~

~~Dry Retention~~

~~1.25" Minimum~~

~~Retention~~

~~0.5" Minimum~~

**Policy 1.11 Stormwater Design and Attenuation Standards**

All new development, redevelopment or substantial improvement of platted properties within the City of Naples will be reviewed to assure compliance with local ordinances, design criteria and building code requirements, which include stormwater management systems to be constructed to minimum standards [for attenuation and retention or detention including the tailwater condition included in Policy 1-10.](#)<sup>3</sup>

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

~~Source: City of Naples Stormwater Standards Handbook, July 2007~~

**A.** Unless otherwise specified by previous ~~South Florida Water Management District (SFWMD)~~ permits or District criteria, a storm event of 1-hour duration and 5-year return frequency will be used in computing the minimum off-site discharge rates from private properties to the City's stormwater system. The stormwater conveyance system should be designed sufficiently so that the conveyance will pass the design flow while ensuring that the backwater head does not exceed the proposed berms, walls or other containment systems in a 25-year, 24-hour storm event, [including the tailwater condition included in Policy 1-10.](#) The side lot swales and other emergency conveyance facilities may be designed to pass the water forward to the public right-of-way.

**B.** Unless otherwise specified by previous ~~South Florida Water Management District (SFWMD)~~ permits or District criteria, water quality standards will be determined based upon selecting the most appropriate

<sup>2</sup> VISION ELEMENT THEME: Our Nature, Stormwater Management

<sup>3</sup> VISION ELEMENT THEME: Our Nature, Stormwater Management

pollutant removal presumption to the corresponding BMP technique. The BMP guidelines used must meet a presumed pollutant removal of 85% Total Suspended Solids (TSS), Total Nitrogen (TN), and Total Phosphorus (TP). ~~BMP's that do not effectively remove TN and TP such as "dry detention" will be discouraged.~~ Innovative approaches and Low Impact Development (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 by City of Naples Code Section 16-115. ~~Although reductions in storage volume may be given to BMP's that use "retention" and exfiltration, under no circumstances will the design storage volume be allowed to be less than one-half inch (0.5") of retention storage volume nor less than 1.25 inch of dry detention storage volume (based on total site area). The following special conditions will apply in meeting the above standards: a) on single family lots no more than one-half inch of detention or retention will be stored underground in vaults, exfiltration pipes or french drains; b) rainfall runoff from roof drains can be disregarded from the water quality calculations (Goal B) but not from the conveyance calculations (Goal A) since roof water is not a major source of pollutant concern but it is a major concern for release into the public system for flooding considerations. Directly connected impervious area (DCIA) is discouraged for purposed of Goal A; c) retention systems will be designed and located no less than 18 inches above the wet season water table; exfiltration and pervious pavement will be designed to be a minimum of 24 inches above the wet season water tables; d) where special filtering materials are utilized, where swimming pools and patio areas are designed for storage or where special retention provisions are provided consistent with the SFWMD criteria or consistent with Chapter 62 of the Florida Administrative Code, the building official may credit such areas in the computation of total on-site storage.~~

~~Source: City of Naples Stormwater Standards Handbook, July 2007~~

C. Stormwater systems shall be designed to be functional for all tailwater conditions that may be encountered by events equal in frequency to the level of service or by SFWMD, whichever is more stringent.. This may entail consideration of storm durations different than the current standard 5 yr-1 hr storm event. Variable tailwater stages should be considered if they have a significant influence on the design. Minimum Tailwater Elevation is required as adopted in the Code of Ordinances and/or the most recent version of the Stormwater Ordinance Standards and/or Handbook, as amended. Applicants may propose alternative tailwater elevations due to site-specific constraints for approval by the City, but should take into account current and future conditions at the receiving water.

**Policy 1.12 Stormwater Best Management Practices Implementation**

The City shall implement Best Management Practices to improve stormwater management through implementation of a Stormwater Standards Handbook designed to protect adjacent properties from stormwater flooding during and after re-construction and new construction, to function under future tidal conditions, and to improve the quality of stormwater runoff.

**~~BEST MANAGEMENT SELECTION CRITERIA~~**

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

<del>Proposed BMP Selection Credits</del>			
<del></del>	<del>Additional BMP Measure Utilized</del>	<del>Proposed Credit</del>	<del>Justification Explanation</del>

1	Common Swale on Joint Lot Line	1.0 SC	Grading disparities between properties and minimal distance between side setbacks result in difficult to construct an efficient storm water treatment system that is difficult to maintain. Any property owner that can negotiate and develop a common swale between two lot lines provides a typically superior to maintain, problem free solution that can remove pollutants with a high efficiency as well as carry on-site storm water in an easier to maintain technique than underground vaults and pipes.
2	Home Roof Drains Connected Directly to Swales or Exfiltration (making roof NDCIA)	1.0 SC	Because of FFE Requirements most new homes are well above the crown of the roadway and driveways have steep slopes where all impervious pollutants drain into Public Right-of-Way with little treatment. Valid techniques, such as pervious concrete, geoblocks, and other innovative landscape architectural techniques that decrease the imperious runoff and allow for some percolation will provide credits.
3	Pervious Driveway Flat ( $\leq 2\%$ slope) Med ( $2\% > 5\%$ slope) 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 does not allow for reverse grading to treat on-site, thus substantial portions of impervious area go to the street untreated. Credit will be given to effective use of intercepting trench drains.

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

Source: City of Naples Stormwater Standards Handbook, July 2007

<b>BMP Credit Applicability</b>			
<b>Credit Policy</b>	<b>Credit Allowance</b>	<b>Credits Required</b>	<b>Justification Explanation</b>
1	25-Year Storm Freeboard Compliance	12" (as written) 9" 1.0-SC 6" 2.0-SC	
2	Maximum Underground Storage	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) Freeboard	24" (as written) 18" 0.5 SC 12" 1.0 SC 6" 1.5 SC	
4	Minimum Exfiltration Ground Cover	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

**Objective 2 Ensure a Safe and Adequate Potable Water Supply**

~~On an annual basis, measure the demand for water based on population projections to conserve~~ Conserve, protect, and improve, as needed, the water resources and facilities of the City of Naples to ensure an adequate, resilient, and safe supply for future needs, and to conserve potable water resources, ~~and protect the functions of groundwater and aquifer recharge areas.~~<sup>4</sup>

**Policy 2.1 Water Resources Needs Assessment Report**

Develop reports to evaluate water resource needs for determining the impacts of growth on water resources corresponding to the annual measurements.

**Policy 2.2 Water Storage Capacity Evaluation**

Evaluate the need to increase raw and treated water storage capacity to accommodate future growth.

**Policy 2.3 Water Distribution System Master Plan Implementation**

~~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. Every 5 years, update the 20-year Water and~~ Implement the recommendations in the Water Distribution System Master Plan.<sup>5</sup>

**Policy 2.4 Public Water Conservation Education Program**

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.<sup>6</sup>

**Policy 2.5 Coordination with the South Florida Management District**

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 Water Demand Reduction and Efficiency Measures**

Reduce the demand for potable water by encouraging the use of water-saving devices in new commercial and residential development and in the redevelopment or retrofitting of existing structures. Utilize innovative ideas which reduce water consumption, encourage water reuse, and minimize capital expenditure.

**Policy 2.7 Waterwise Irrigation and Florida-Friendly Landscaping Standards**

~~Encourage the utilization of native vegetation in landscaping to minimize irrigation requirements. Minimize irrigation requirements through the use of native or xeric vegetation for landscaping. Encourage no landscape irrigation between 8:00 a.m. and 12:00 p.m. after the establishment of plantings.~~ Promote water conservation through waterwise irrigation practices and the

<sup>4</sup> VISION ELEMENT THEME: Our Nature, Environmental Enhancement and Monitoring & Drinking Water

<sup>5</sup> Policy language moved from PFWRE Policy 4-1 and revised as noted.

<sup>6</sup> VISION ELEMENT THEME: Our Nature, Recycling and Water Reclamation Programs

[application of Florida-friendly landscaping practices that utilize non-invasive, drought-tolerant tropical vegetation. Landscape irrigation must comply with the Conservation Regulations in Division 2 of the Code regarding landscape irrigation restrictions.<sup>7</sup>](#)

### **Policy 2.8 Potable Water Permit Review Coordination**

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 10-Year Water Supply Facilities Work Plan Incorporation**

~~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. The City's adopted 10-Year Water Supply Facilities Work Plan is incorporated into the comprehensive plan by reference.~~

### **Policy 2.10 Water Supply Facilities Work Plan Maintenance and Updates**

~~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. The City shall maintain a 10-Year Water Supply Facilities Work Plan (Work Plan) that is coordinated with the South Florida Water Management District's (SFWMD) Lower West Coast (LWC) Water Supply Plan. The Work Plan and related comprehensive plan policies will be updated, as necessary, within 18 months of an update of the LWC Water Supply Plan Update that affects the City.~~

### **Policy 2.11 Traditional and Alternative Water Supply Planning**

~~Abandoned or inoperable wells will be properly plugged. The 10-Year Water Supply Facilities Work Plan shall identify the traditional and alternative water supply sources and projects, along with the water conservation and reuse practices, necessary to meet existing and future water demands.~~

### **Policy 2.12 Local Water Quality Monitoring Coordination**

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.~~

<sup>7</sup> VISION ELEMENT THEME: Our Nature, Recycling and Water Reclamation Programs

**Policy 2.15**

~~Continue to adhere to the Wellfield Management Plan for operation of the wellfields. This plan will spread the points of withdrawal throughout the aquifer to avoid excess drawdown.~~

**Policy 2.16 Evaluate Water Rates to Encourage Conservation**

Evaluate water rates to ensure that they are sufficient to encourage water conservation. The greater the demand, the greater the rate based on a rapid rate step increase method.

**Policy 2.17**

~~Evaluate alternative water supplies to supplement the reclaimed water irrigation system. This would include storage of surface water and stormwater in Aquifer Storage and Recovery (ASR) wells.~~

### **Objective 3 Stormwater Management and Flood Resiliency**

~~Update~~ Prove an efficient, resilient, and effective ~~drainage and~~ stormwater management system that reduces hazards to life, health, and property through implementation of ~~Update~~ the Stormwater Master Plan ~~recommendations which sets forth recommendations by which to reduce surface flooding, manage runoff and improve water stormwater quality.~~<sup>8</sup>

#### **Policy 3.1 Intergovernmental Watershed Restoration and Flood Mitigation**

Pursue intergovernmental ~~cooperation~~ coordination opportunities 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 Public Information and Stormwater Education Program**

Develop and annually maintain and review a public information program to inform the citizens of, and encourage support for, a comprehensive stormwater ~~quality program with emphasis on stormwater retention in swales and lakes~~ management approach that preserves public health, protects property, identifies stormwater as a valuable resource and seeks out ways to conserve, preserve and improve stormwater quality and quantity.

#### **Policy 3.3 Citywide Swale Restoration Program**

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 Stormwater System Inspection and Maintenance**

Maintain the City's comprehensive program of major stormwater system inspection and maintenance, including replacing corrugated metal pipe, maintenance of conveyance and collection facilities, cleaning out organic debris and all stormwater components.

#### **Policy 3.5 Lake Restoration and Retention Capacity Improvements**

Develop and implement a ~~program of lake~~ evaluation to determine the management program that 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 ~~4.12~~ 3.6 Lake Water Quality Enhancement Programs**

~~Establish a pilot program through the City's Natural Resources Division to test various devices that will increase oxygen through aeration. Water quality will be monitored during the pilot program. If the pilot program proves successful, a system-wide program will be designed and implemented. The program will include funding alternatives.~~ Maintain the City's efforts to work with lakefront property owners to increase dissolved oxygen levels and reduce water temperatures of lakes (stormwater ponds) through technology such as aerators.<sup>9</sup>

<sup>8</sup> VISION ELEMENT: Our Nature, Stormwater Management, Resiliency

<sup>9</sup> Moved from PFWRE Policy 4.12 with adjustments as noted.

**Policy 4.133.7 Clam Bay Water Exchange Coordination**

~~Determine if there is a hydraulically efficient way to provide an adequate~~ Continue to work with Collier County and the Pelican Bay Improvement District to review the- exchange of water between Clam Bay and Venetian Bay with the goal of improving water quality. ~~The Natural Resources Department will monitor the Clam Bay Committee meetings and pursue implementation of the Management Plan recommendations of the committee.~~<sup>10</sup>

**Policy 3.68 Water Retention in Public Works Projects**

Encourage water retention and water quality systems on all public works projects, including evaluation of open areas for water retention.

**Policy 3.79 Stormwater Best Management Practices in Development**

Encourage best management practices for ~~stormwater facilities adopted by the City found in Policy 1-11~~ all development including maximizing green space onsite and minimizing impervious surfaces.

**Policy 3.810 Water Quality Sampling Program**

Implement and fund ~~a lake and bay maintenance and quality program including pollution loading and vegetative aquatic growth consistent with conservation and coastal management policies~~ a water quality sampling program for receiving water bodies.

**Policy 3.911 Stormwater Maintenance Requirements for Private Development**

~~Insure~~ Ensure that private development integrates ~~water quality and quantity features to maintenance plans for~~ stormwater management lakes.

**Policy 3.1012 Consistency with Basin-Wide Master Drainage Plans**

Include in individual land development plans stormwater runoff systems that are compatible with basin-wide master drainage plans.

**Policy 3.1113 Illegal Discharge Review and Response Procedures**

~~The City will work-~~ Maintain the City's inter-departmental ~~ly to determine goals and policies for review and response process that ensures immediate and complete response to illegal and illicit~~ surface water ~~clean-up to include water filtration systems around the City, in coordination with Collier County discharges.~~

**Policy 3.14 Stormwater Master Plan Implementation and Updates**

~~Update~~ Implement the recommendations of the Stormwater Master Plan and update the plan every five years in order to verify its continued validity. The Master Plan shall ~~which sets forth recommendations~~ include initiatives and projects by which to reduce surface flooding, ~~manage runoff and~~ strengthen development regulations, expand public education and information,

<sup>10</sup> Moved from PFWRE Policy 4.13 with adjustments as noted.

restore natural habitat, improve ~~water~~ stormwater quality, and enhance climate adaptation and resiliency.<sup>11</sup>

**Policy 3.15 Coordinate Data Collection and Analysis Efforts**

Coordinate the City's public facilities, stormwater and floodplain management data collection and analysis efforts to better coalesce efforts around flood risk and response and leverage opportunities to improve participation in FEMA's Community Rating System Program.

**Policy 3.16 Include Tidal Flooding Assumptions in Stormwater System Analysis**

To avoid the increasing failure of gravity drainage systems, incorporate future tidal flooding conditions into analyses related to the functionality of the stormwater management system and include tidal flooding assumptions into stormwater project designs and LOS. Additionally, adapt stormwater facilities or harden them to maintain functionality during design flood events.

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<sup>11</sup> VISION ELEMENT: Our Nature, Stormwater Management, Resiliency; Policy language moved from PFWRE Objective 3 and revised as noted.

**Objective 4 Protect Groundwater and Aquifer Recharge Areas**

Protect groundwater supplies in the aquifer and recharge areas from those activities having the potential for depleting or degrading those supplies.<sup>12</sup> ~~Reduce freshwater impacts to receiving waterbodies including Naples Bay, Moorings Bay and the Gulf of Mexico. Reduce anthropogenic impairments to receiving waterbodies including nutrients, copper and bacteria below criteria set by the Florida Department of Environmental Protection and accepted by the City.~~

**Policy 4.1 Reduction of Freshwater Impacts to Receiving Waters**

~~Every 5 years, update the 20-year Water and Wastewater Master Plans.~~ Reduce freshwater impacts to receiving waterbodies including Naples Bay, Moorings Bay and the Gulf of Mexico. Reduce anthropogenic impairments to receiving waterbodies including nutrients, copper and bacteria below criteria set by the Florida Department of Environmental Protection and accepted by the City.<sup>13</sup>

**Policy 4.2 Groundwater Conservation and Wellfield Protection Programs**

~~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.~~ 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.<sup>14</sup>

**Policy 4.3 Surface Water Drainage and Containment Reduction**

Improve surface water drainage facilities with new technologies that reduce contaminant loading in lakes and bays.

**Policy 4.4 NPDES Implementation and Stormwater Monitoring**

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 Regulation of Water-Oriented Development Activities**

Regulate water-oriented development activities, such as dredging, filling, and soil deposition, to minimize water quality degradation.

**Policy 4.6 Environmentally Responsible Land Use and Wastewater Practices**

Encourage environmentally compatible and responsible land use practices and wastewater disposal techniques that result in minimal point source discharge to surface and ground water.

<sup>12</sup> VISION ELEMENT: Our Nature, Water Quality, Stormwater Management

<sup>13</sup> Policy language moved from PFWRE Objective 4 and revised as noted.

<sup>14</sup> Policy language moved from PFWRE Policy 2-3 and revised as noted.

**Policy 4.7 Protection of Wellfield Cones of Influence and Recharge Areas**

~~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.~~ 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.<sup>15</sup>

**Policy 4.8 Stormwater as an Alternative Water Supply**

Stormwater as an Alternative Water Supply Recognize stormwater as an alternative water supply for the replenishment of groundwater resources and other non-potable uses.

**Policy 4.9 Implementation of Reuse Feasibility Studies and Master Plans**

Implement recommendations from any current or future Reuse Feasibility Study or Master Plans.

**Policy 4.10 Wellfield Monitoring and Saltwater Intrusion Compliance**

~~Continue to coordinate with Collier County on hazardous waste disposal.~~ 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.<sup>16</sup>

**Policy 4.11 Abandoned and Inoperable Well Closure**

~~Continue to reuse for the irrigation of golf courses and other suitable areas.~~ Abandoned or inoperable wells will be properly plugged.<sup>17</sup>

**Policy 4.12**

~~Establish a pilot program through the City's Natural Resources Division to test various devices that will increase oxygen through aeration. Water quality will be monitored during the pilot program. If the pilot program proves successful, a system-wide program will be designed and implemented. The program will include funding alternatives<sup>18</sup>~~

**Policy 4.13**

~~Determine if there is a hydraulically efficient way to provide an adequate exchange of water between Clam Bay and Venetian Bay with the goal of improving water quality. The Natural Resources Department will monitor the Clam Bay Committee meetings and pursue implementation of the Management Plan recommendations of the committee.<sup>19</sup>~~

**Policy 4.14 Drought Response and Water Withdrawal Coordination**

<sup>15</sup> Policy language moved from PFWRE Policy 2-9 and revised as noted.

<sup>16</sup> VISION ELEMENT: Our Nature, Environmental Enhancement and Monitoring; Policy language moved from PFWRE Policy 2-10 and revised as noted.

<sup>17</sup> Policy language moved from PFWRE Policy 2-11 and revised as noted.

<sup>18</sup> Moved to Objective 3 in PFWRE.

<sup>19</sup> Moved to Objective 3 in PFWRE.

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.<sup>20</sup>

**Policy 4.15 Wellfield Management Plan Compliance**

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.<sup>21</sup>

**Policy 4.16 Alternative Water Supply and Aquifer Storage Recovery**

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.<sup>22</sup>

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<sup>20</sup> Policy language moved from PFWRE Policy 2-13.

<sup>21</sup> Policy language moved from PFWRE Policy 2-15.

<sup>22</sup> VISION ELEMENT: Our Nature, Recycling and Water Reclamation Programs; Policy language moved from PFWRE Policy 2-17.

**Objective 5 Monitor and Manage Solid Waste Disposal**

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 Authorized Solid Waste Disposal Methods**

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 Separation and Recovery of Reusable Materials**

Promote and encourage new methods for the separation of reusable material from solid wastes.

**Policy 5.3 Flexible Solid Waste Management Practices**

Provide a flexible solid waste management program so as to incorporate efficient and newer techniques whenever available.

**Policy 5.4 Recycling Education Coordination with Schools**

Work with the Collier County Solid Waste Department to coordinate recycling education for schools in the City.

**Policy 5.5 Recycled Goods Procurement Policy**

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 Recycling Promotion and Source Reduction Education**

Expand recycling promotion and education emphasizing source reduction.

**Policy 5.7 Hazardous Waste Disposal Coordination**

Continue to coordinate with Collier County on hazardous waste disposal.<sup>23</sup>

<sup>23</sup> Policy language moved from PFWRE Policy 4-10.

**Objective 6 [Coordination of Electric Utility Distribution](#)**

Coordinate with Florida Power & Light (FPL) to ensure that adequate, [resilient](#), electrical facilities are available to meet the needs of the existing and future residents of the City of Naples.

**Policy 6.1 [Phased Undergrounding of Electric Utilities](#)**

Evaluate the feasibility [and desirability](#) of phasing in the under grounding of utilities over a ten-year period.

**Policy 6.2 [Standards for Underground Electric Infrastructure](#)**

All electrical distribution facilities, except main feeder lines, serving new growth and redevelopment, will be placed underground except where it is not economically, technically, or operationally feasible. The installation of associated aboveground appurtenances, such as cable risers and pedestals, pad mounted transformers and switch gear, meters, and the like, necessary for the operation of underground systems should be permitted.

**Policy 6.3 [Siting Standards for Electric Substations](#)**

New and existing electric substations, including accessory administration or maintenance buildings and related accessory uses and structures, will not be placed in areas designated preservation, conservation or historic preservation, but shall be permitted in all other land use categories and zoning districts.

**Policy 6.4 [Design Standards for Electric Substation Facilities](#)**

Ensure electric substations are as aesthetically pleasing as is economically and technologically feasible through the implementation of land development regulations addressing setbacks, landscaping, buffering, screening, lighting, and other compatibility-based standards, [consistent with F.S. Section 163.3208](#).

**Policy 6.5 [Electric Utility Planning for Present and Future Needs](#)**

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 [Storm Recovery Coordination with Florida Power & Light](#)**

[Enhance coordination and information sharing with Florida Power and Light \(FPL\) throughout storm recovery response and other flood risk analysis to account for future tidal flooding conditions.](#)

## **Objective 7 Promote Energy Efficiency and Conservation**

To reduce energy costs of taxpayers and property owners, ~~Require~~ encourage the efficient use of energy in the City of Naples and promote general, community-wide energy consciousness and conservation policies.<sup>24</sup>

### **Policy 7.1 Building Code Regulations for Energy Efficiency**

Promote efficient energy consumption to reduce City budgetary costs through proper building code regulations and their enforcement.

### **Policy 7.2 Public Building Energy Efficiency Requirements**

~~Require~~ Design all public buildings ~~to be designed~~ to minimize energy needs and costs, and support energy-efficient standards.

### **Policy 7.3 Innovative Design and Materials for Energy Reduction**

Encourage innovative architectural and engineering designs and building materials that reduce energy ~~consumption~~ costs for City buildings and private property owners.

### **Policy 7.4 Energy-Conscious Site Design and Orientation**

To increase homeowner affordability, Encourage builders to site houses on lots so as to take advantage of the prevailing winds, angle of sun, existing trees, and the like.<sup>25</sup>

### **Policy 7.5 Energy-Efficient Landscaping Practices**

Encourage the use of native drought-resistant vegetation in housing developments and shopping centers where such vegetation reduces energy consumption for irrigation or maintenance requirements.

### **Policy 7.6 Research and Utilization of Renewable Energy Sources**

To reduce property operating expenses, Promote the research and utilization of alternate and renewable energy including solar.

### **Policy 7.7 Energy Conservation Education and Code Enforcement**

Support education programs to inform citizens of the necessity for and benefits of energy conservation in homes, businesses, and industries, and enforce applicable energy codes which will result in efficient lowered use and cost of energy.

<sup>24</sup> VISION ELEMENT THEME: Our Nature, Environmental Enhancement and Monitoring, Recycling and Water Reclamation Programs, Resiliency

<sup>25</sup> VISION ELEMENT: Our Place, Scale of Development and Redevelopment

**Objective 8 Provide Cost-Effective and Environmentally Responsible Sanitary Sewer Service**

Provide cost-effective, resilient, and efficient sanitary sewer service while protecting the environment and public health.

**Policy 8.1 Sanitary Sewer and Wastewater Master Planning**

~~Every 5 years, update the 20-year Water and Wastewater Master Plans~~ to identify infrastructure improvements and adaptation needs over the next 20-year planning horizon.<sup>26</sup>

**Policy 8.2 Wastewater Effluent Reduction and Reclaimed Water Expansion**

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.<sup>27</sup>

**Policy 8.3 Sludge Utilization and Disposal Strategies**

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.<sup>28</sup>

**Policy 8.4 Reclaimed Water Utilization for Irrigation**

Continue ~~to reuse treated wastewater~~ utilizing reclaimed water for ~~the~~ irrigation of ~~wherever~~ wherever appropriate, including golf courses and other suitable ~~areas~~ landscapes.<sup>29</sup>

**Policy 8.5 Septic Tank Replacement Program Implementation**

Implement the septic tank replacement program in the City’s sanitary sewer service area.

<sup>26</sup> Policy language moved from PFWRE Policy 4-1 and revised as noted.

<sup>27</sup> VISION ELEMENT THEME: Our Nature, Recycling and Water Reclamation Programs; Policy language moved from PFWRE Policy 4-2.

<sup>28</sup> Policy language moved from PFWRE Policy 4-7.

<sup>29</sup> Policy language moved from PFWRE Policy 4-11 and revised as noted.

# 8

# TRANSPORTATION

In this Section:

Introduction

Goal

Objectives, Policies,  
and Actions

## INTRODUCTION

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

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

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

- a. The existing transportation system levels of service and system needs and the availability of transportation facilities and services.
- b. The growth trends and travel patterns and interactions between land use and transportation.

- c. Existing and projected intermodal deficiencies and needs.
- d. The projected transportation system levels of service and systems needs based upon the future land use map and the projected integrated transportation system.
- e. How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.

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

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

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

There are nine [\(9\)](#) voting members on the MPO: two from the Naples City Council, one from the City of Marco Island, one from Everglades City and five from the Collier County Board of County Commissioners. Staff from Cities, County, regional, and State government agencies provide technical assistance to the MPO through a Technical Advisory Committee.

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

It is the intent of this element to review and comment on existing plans and policies; to identify existing and potential problems and deficiencies; and to suggest general policy commitments that will lead to effective, consistent, and coordinated traffic-oriented decisions and improvements. The following is intended to provide the City with a general direction in which to move and with a set of parameters within which to work in its continuing effort to improve traffic circulation and various related activities in the City. For purposes of transportation planning, the City's 10-year planning timeframe and ~~25~~[20](#)-year planning timeframe will be coordinated with the Collier MPO.

## GOAL, OBJECTIVES, AND POLICIES

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

The goal, 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~~ a multimodal transportation system of transportation facilities in accordance with recognized safety standards, various land use demands and that is resilient, efficient, balanced, safe, and visually attractive, while aligning with diverse land use patterns and community transportation needs. The system should promote environmental considerations unique to sustainability, enhance community well-being, and respect the distinctive character of the City of Naples.

## Objective 1 Level of Service (LOS)

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

Naples shall maintain the level of service prescribed in the Concurrency and Capital Improvements Element and in the policies below.

### Policy 1.1 Maintain Level of Service

~~Evaluate proposed street improvements in the City that may potentially increase through traffic volumes to protect residential neighborhoods.<sup>2</sup>~~

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

#### Action 1.1.1 Update Capacity Management System Report

~~Require landscape buffers between residential neighborhoods and arterials through linear parks and Code of Ordinances provisions.<sup>4</sup>~~ On a periodic basis, update the Capacity Management System (CMS) Report to include existing and anticipated capacities, levels of service, and other relevant metrics, and publish it for public review and use.

### Policy 1.2 Operational Improvements

~~Maintain Level of Service (LOS) C peak hour volume for all roadways based on the 100th hourly volumes design, except: Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard which has been defined as a "constrained facility." For County maintained roads (Goodlette-Frank Road and Golden Gate Parkway) within the City limits, the City shall adopt Level of Service E. For State roads within City limits, (U.S. 41 [S.R. 45 & S.R. 90]), the City shall adopt LOS E~~ Operational improvements will be considered in lieu of roadway widening for future City roadway deficiencies. For roadway segments under State or County jurisdiction, the City shall coordinate with the respective agencies regarding projects to improve levels of service.

### Policy 1.3 Intersections

<sup>1</sup> Language has been moved within this Element.

<sup>2</sup> Language has been moved within this Element.

<sup>3</sup> Language moved from TE Policy 1-3.

<sup>4</sup> Language has been moved within this Element.

Enhance traffic flow on roadways by applying intelligent transportation systems and coordinating traffic signals [or roundabouts](#) to efficiently move multimodal and emergency response uses of the transportation system.

#### **Policy 1.5**

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

#### **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.<sup>6</sup>~~

#### **Policy 1.7**

~~Continue cooperation with the Florida Department of Transportation and Collier County to address property access locations (curb cuts), sidewalks, bicycle lanes, crosswalks, median cuts, and acceleration and deceleration lanes to allow for safe and efficient control of multimodal access and mobility.<sup>7</sup>~~

#### **Policy 1.8**

~~Require, through the Code of Ordinances, the provision of safe and convenient on-site traffic flow and traffic capacity as a primary criterion for review of Planned Developments, site plan reviews and other land development applications.<sup>8</sup>~~

#### **Policy 1.9**

~~Annually consider the appropriation of funds within the five-year Capital Improvement Program budget to address traffic calming and Complete Streets projects as recommended by staff and approved by the City Council. In addition, explore alternative sources of financing to overcome potential shortfalls in transportation funding.<sup>9</sup>~~

#### **Policy 1.10**

~~Due to impacts on traffic and aesthetics, the City shall not permit construction of vehicle road overpasses or flyovers in favor of feasible alternative solutions that will improve the long-term multimodal traffic circulation patterns in the City and the safety of its residents.<sup>10</sup>~~

<sup>5</sup> Language has been moved within this Element.

<sup>6</sup> Language deleted based on PAB recommendation.

<sup>7</sup> Language has been moved within this Element.

<sup>8</sup> Language has been moved within this Element.

<sup>9</sup> Language has been moved within this Element.

<sup>10</sup> Language has been moved within this Element.

**Policy 1.11**

~~Manage future impacts on the community from the Golden Gate Parkway interchange and overpass through traffic diversion and other approaches.<sup>11</sup>~~

**Policy 1.12**

~~Examine the feasibility of developing alternatives for improving public safety, multimodal transportation options, and parking along, within and around U.S. 41 through the downtown redevelopment area consistent with the Naples Downtown Circulation and Mobility Study completed in 2017.<sup>12</sup>~~

**Policy 1.13**

~~A Transportation Concurrency Exception Area (TCEA) is an urban area delineated by a local government where infill and redevelopment are encouraged, and where exceptions to the transportation concurrency requirement are made, providing that alternative modes of transportation, land use mixes, urban design, connectivity, and funding are addressed. The City of Naples does not currently have a TCEA; however, if the City decides to designate a TCEA, a Comprehensive Plan amendment shall be required. The data and analysis to support the TCEA will be provided in conjunction with such a Plan amendment.<sup>13</sup>~~

**Policy 1.14**

~~Public transit facilities are exempt from concurrency management requirements found in the Comprehensive Plan. Public transit facilities are defined in Section 163.3180 (4)(b) F.S.<sup>14</sup>~~

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## Objective 2 Transportation and Land Use Coordination

~~Undertake special traffic studies on an annual basis to identify and quantify traffic conditions within various neighborhoods. The traffic studies will be coordinated with [Coordinate the transportation system with the adopted](#) Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns and land uses are consistent with the transportation [mobility](#) modes and services proposed to serve these areas.<sup>15</sup> ~~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.<sup>16</sup>~~~~

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### Policy 2.1 [Provisions of Safe and Convenient On-Site Traffic Criterion](#)

<sup>11</sup> Language deleted based on PAB recommendation.

<sup>12</sup> Language has moved within this Element.

<sup>13</sup> Language has moved within this Element.

<sup>14</sup> Language has moved within this Element.

<sup>15</sup> VISION ELEMENT: Our Governance, Infrastructure Sensitive to the Look and Feel of Naples

<sup>16</sup> Removed based on PAB recommendation.

~~Based on the special traffic studies, strive to develop a more efficient transportation network that encourages the diversion of traffic from local streets to collectors and arterials. Recommend physical improvements which will be coordinated with the Five-Year Capital Improvements Program.~~<sup>17</sup> Require, through the Code of Ordinances, the provision of safe and convenient on-site traffic flow and traffic capacity as a primary criterion for review of Planned Developments, site plan reviews and other land development applications.<sup>18</sup>

### **Policy 2.2 Designating a Transportation Concurrency Exception Area (TCEA)**

~~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.~~
- ~~e) — Multi-Modal Transportation systems. See Map Series in Support Document.~~
- ~~d) — Transit Service systems.~~
- ~~e) — Technological Transportation systems.~~
- ~~f) — Emergency response systems.~~
- ~~g) — Congestion management systems.~~
- ~~h) — 10-year Transit Plan.~~
- ~~i) — Average Annual Daily Traffic (AADT) Volumes and Levels of Service Conclusions.~~
- ~~j) — 10-year transportation model needs assessments and needs improvements.~~
- ~~k) — 25-year transportation model needs assessments and needs improvements.~~
- ~~l) — 10-year transportation financially feasible plan alternatives.~~
- ~~m) — 25-year transportation financially feasible plan alternatives.~~<sup>19</sup>

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

<sup>17</sup> Language moved to Objective 5

<sup>18</sup> Language moved from TE Policy 1-8.

<sup>19</sup> Language has been moved within this Element.

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.<sup>20</sup>

### **Policy 2.3 Traffic Impact Analyses**

~~Participate in applicable Corridor Management Studies in coordination with the Collier County Planning Department.~~<sup>21</sup> Require transportation and traffic impact analysis for all commercial and residential development proposals ~~over one (1) acre~~ per thresholds established in the Code of Ordinances.<sup>22</sup>

### **Policy 2.4 Traffic Circulation**

~~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.~~<sup>23</sup> 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.<sup>24</sup>

### **Policy 2.5**

~~Evaluate program goals including Complete Streets and multimodal options to reduce peak hour travel demand and reduce the number of vehicle miles traveled per capita while increasing the quality of life. Complete Streets as defined by City Council Resolution #15-13719 means roadways planned, designed, and constructed to provide access to all users in a manner that promotes safe, efficient movement of people and goods, whether by car, truck, transit, assistive device, foot, or bicycle.~~<sup>25</sup>

### **Policy 2.6**

~~Continue to monitor the effectiveness of the established truck routes throughout the City.~~<sup>26</sup>

### **Policy 2.7**

<sup>20</sup> Moved from Policy 1-13.

<sup>21</sup> Language has been moved within this Element.

<sup>22</sup> Language moved from TE Policy 5-5.

<sup>23</sup> Language has been moved within this Element

<sup>24</sup> Language moved from TE Policy 5-6.

<sup>25</sup> Language has been moved within this Element

<sup>26</sup> Language has been moved within this Element

~~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.~~<sup>27</sup>

### **Objective 3 Complete Streets and Roadscapes**

Improve the condition and appearance of the City’s streets, alleys, public parking areas and related traffic control signs, and street furniture as identified in the Capital Improvement Program. The City will reduce sign pollution by limiting roadway signage only to that required by law or necessary for public safety and protect existing and future rights-of-way including public easements, from encroachment.<sup>28</sup>

#### **Policy 3.1 Landscaping Program**

Continue the roadway median landscaping program and ongoing ~~street tree planting~~ Naples Tree Fill-In program on all of the City’s major streets with ~~plantings that are drought-resistant, indigenous, require minimal maintenance~~ “Florida Friendly” plant species whenever feasible, to support diverse, non-invasive vegetation, and are consistent with the City’s Street Tree Planting policies and in alignment with the latest approved Naples Green Print. The program will be based on recommendations of a professional landscape architect and minimizes adverse impacts to public and private utilities.<sup>29</sup>

#### **Policy 3.2 Sidewalks Included with Street Projects**

Where ~~possible~~ feasible, incorporate costs of sidewalks into major street renovation and repairs consistent with the sidewalk master plan.

#### **Policy 3.3 Multimodal Options**

~~Continue to develop bike paths, greenways and pedestrian pathways that promote connectivity within and out of the City of Naples.~~<sup>30</sup> Evaluate program goals including Complete Streets and multimodal options to reduce peak hour travel demand and reduce the number of vehicle miles traveled per capita while increasing the quality of life. Complete Streets as defined by ~~City Council Resolution #15-13719~~ the Florida Department of Transportation means context-sensitive transportation system design that considers local land development patterns and built form and that serves the needs of transportation system ~~roadways planned, designed, and constructed to provide access to all~~ users of all ages and abilities, including but not limited to: cyclists, motorists, transit riders, freight handlers, and pedestrians ~~in a manner that promotes safe, efficient movement of people and goods, whether by car, truck, transit, assistive device, foot, or bicycle.~~<sup>31</sup>

#### **Policy 3.4 Developer Requirements**

<sup>27</sup> Language has been moved within this Element

<sup>28</sup> VISION ELEMENT: Our Governance, Infrastructure Sensitive to the Look and Feel of Naples

<sup>29</sup> VISION ELEMENT THEME: Our Nature, Environmental Enhancement and Monitoring

<sup>30</sup> Language has been moved within this Element.

<sup>31</sup> Language moved from TE Policy 2-5.

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~~ Planning Director and the landscape architect of record. Any right-of-way trees to be removed due to driveways and accesses will be relocated, at the cost to the developer, to a site designated by the City.

#### Policy 3.5

**Action 3.4.1** Maintain landscaping installation and maintenance guidelines in the Code of Ordinances for roads and roadways that will enhance the attractiveness of the City.<sup>32</sup>

#### Policy 3.6

**Action 3.4.2** Continue to install water and electric casings for landscaping purposes when new roads are constructed, or when present roads are upgraded or repaired.<sup>33</sup>

### Policy 3.5 Driveway Access Points

Within the City's public rights-of-way, explore the feasibility of limiting the number of and separation distance between 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, and Complete Streets initiatives.

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## Objective 4 Community Character

Protect the character of existing and future residential neighborhoods by maintaining the integrity of the City's transportation infrastructure and promote alternative modes of transportation in an effort to better manage the movement of people and freight to protect residential neighborhoods.<sup>34,35</sup>

### Policy 4.1 Traffic Volume Regulation

~~Maintain a coordinated Emergency Operations Plan with Collier County and other surrounding Collier County and municipal governments~~<sup>36</sup> Evaluate and regulate all proposed ~~street improvements~~ development projects in the City that ~~may potentially~~ increase ~~through~~ traffic volumes, ensuring levels of service are maintained, and to protect residential neighborhoods are protected.<sup>37</sup>

<sup>32</sup> Language carried forward unchanged from Policy 3-5; reformatted as action under Policy 3.4.

<sup>33</sup> Language carried forward unchanged from Policy 3-6; reformatted as action under Policy 3.4.

<sup>34</sup> VISION ELEMENT: Our Governance, Infrastructure Sensitive to the Look and Feel of Naples

<sup>35</sup> Language moved from TE Objective 1.

<sup>36</sup> Language has been moved within this Element

<sup>37</sup> Language moved from TE Policy 1-1.

### Action 4.1.1 U.S. 41 Corridor

Examine the feasibility of developing alternatives for improving public safety, multimodal transportation options, and parking along, within and around U.S. 41 through the downtown redevelopment area consistent with the Naples Downtown ~~Circulation and Mobility Study completed in 2017~~ Traffic Study.<sup>38</sup>

### Policy 4.2 Landscape Buffers & Linear Parks

~~As part of the Stormwater 10-year Improvement Plan, the Engineering Division has identified flood-prone roadways and potential solutions for better drainage in these areas. Identified solutions will be included in Capital Improvement budgets over the next five (5) to ten (10) years~~<sup>39</sup> Require landscape buffers or linear parks between residential neighborhoods and arterials roadways through ~~linear parks and Code of Ordinances provisions~~ implementation of land development regulations.<sup>40</sup>

### Policy 4.3 Right-of-Way and Public Easements

~~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.~~<sup>41</sup> Regulate rights-of-way and public easements so that the public's current and future uses for those easements and rights-of-way are preserved with the highest levels of public safety in mind and in accordance with the City's Public Right-of-Way Construction Standards Handbook.<sup>42</sup>

### Policy 4.4 Agency Coordination

Continue cooperation with the Florida Department of Transportation and Collier County to address property access locations (curb cuts), sidewalks, bicycle lanes, crosswalks, median cuts, and acceleration and deceleration lanes to allow for safe and efficient control of multimodal access and mobility.<sup>43</sup>

### Policy 4.5 At-Grade Roadways

Due to impacts on traffic and aesthetics, the City shall not permit construction of vehicle road overpasses or flyovers in favor of feasible alternative solutions that will improve the long-term multimodal traffic circulation patterns in the City and the safety of its residents.<sup>44</sup>

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## Objective 5 Road Network and Connectivity

<sup>38</sup> Language moved from TE Policy 1-12.

<sup>39</sup> Language has been moved within this Element

<sup>40</sup> Language moved from TE Policy 1-2.

<sup>41</sup> Language has been moved within this Element

<sup>42</sup> Language moved from TE Policy 1-5.

<sup>43</sup> Language moved from TE Policy 1-7.

<sup>44</sup> Language moved from TE Policy 1-10.

~~Quarterly monitor and review development and peak hour/peak season traffic counts in order to provide safe, efficient and convenient travel facilities circulation including pedestrian, cyclists, and the handicapped as well as motorized transportation systems.~~<sup>45</sup> ~~Based on the special traffic studies, strive~~ Maintain and enhance the integrity of existing roadways while striving to develop a more efficient transportation network that encourages the diversion of traffic from local streets to collectors and arterials. Recommended ed physical improvements ~~which~~ will be coordinated with the Five-Year Capital Improvements Program.<sup>46</sup>

### **Policy 5.1 Monitoring Traffic Volumes and Accidents**

~~Monitor~~ Annually monitor traffic volumes and accidents to assess potential traffic problems and provide resources to make improvements.

### **Policy 5.2 Review and Update Roadway Design Standards**

~~Review~~ Annually review and update as necessary the City’s roadway design standards and propose specific revisions for City Council adoption when necessary.

### **Policy 5.3 Evaluate and Implement Traffic Calming Alternatives**

~~Maintain a priority listing, Work with the community to evaluate and implement traffic calming alternatives where they may be needed~~ based on traffic volumes, collision history, and other factors.<sup>47</sup> ~~to determine those street sections within the City where traffic has to be managed in conjunction with traffic calming.~~

### **Policy 5.4 Protect North/South Transportation Facility Function**

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 Appropriation of Funding**

~~Require transportation and traffic impact analysis for all commercial and residential development proposals over one (1) acre.~~<sup>48</sup> Annually consider the appropriation of funds within the five- year Capital Improvement Program budget to address traffic calming and Complete Streets projects as recommended by staff and approved by the City Council. In addition, explore alternative sources of financing to overcome potential shortfalls in transportation funding.<sup>49 50</sup>

### **Policy 5.6 Peak-Hour and Peak-Season Traffic Counts**

<sup>45</sup> Language has been moved within this Element

<sup>46</sup> VISION ELEMENT: Our Place, Safer Streets and Traffic Calming  
Language moved from TE Policy 2-1.

<sup>47</sup> VISION ELEMENT: Our Nature, Resiliency & VISION ELEMENT: Our Experience, Landscaping and Spaciousness

<sup>48</sup> Language has been moved within this Element

<sup>49</sup> VISION ELEMENT: Our Nature, Resiliency & VISION ELEMENT: Our Experience, Landscaping and Spaciousness.

<sup>50</sup> Language moved from TE Policy 1-9.

~~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.~~<sup>51</sup> Quarterly monitor and review~~Collect and monitor development and peak hour/peak~~peak-hour and peak-season traffic counts in order to provide safe, efficient and convenient ~~travel facilities~~circulation including for pedestrians, cyclists, ~~and the handicapped as well as~~individuals with accessibility needs, and motorized transportation ~~systems~~users.<sup>52</sup>

### **Policy 5.7 Truck Routes**

~~If a mass transit system is approved that contains routes within the City, the Code of Ordinances will be amended to require sites along approved mass transit routes to be evaluated for modifications to the parking areas to accommodate facilities related to multimodal transportation systems.~~<sup>53</sup> Continue to monitor the effectiveness of the established truck routes throughout the City and amend routes as needed.<sup>54</sup>

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## **Objective 6 Intergovernmental Coordination Strategies**

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.<sup>55</sup>

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### **Policy 6.1 Coordination with Collier County**

~~Maintain the~~Strengthen intergovernmental coordination~~development review process~~ with Collier County ~~during the development review process~~ to ensure the ~~City's~~ City has the opportunity to review and comment ~~upon various Collier County development proposals that could potentially have a significant on proposed projects that~~ the City determines may significantly impact ~~upon~~ the City.

### **Policy 6.2 Inter-Agency Planning Coordination**

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.

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<sup>51</sup> Language has been moved within this Element

<sup>52</sup> Language moved from TE Objective 5.

<sup>53</sup> Language has been moved within this Element

<sup>54</sup> Language moved from TE Policy 2-6.

<sup>55</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative with Local and Regional Partners

- 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~~ [Collier MPO](#) Transit Plan.
- i. Average Annual Daily Traffic (AADT) Volumes and Levels of Service Conclusions.
- j. 10-year transportation model needs assessments and needs improvements.
- k. 25-year transportation model needs assessments and needs improvements.
- l. 10-year transportation financially feasible plan alternatives.
- m. 25-year transportation financially feasible plan alternatives.<sup>56</sup>

### **Policy 6.3 Corridor Management Studies**

Participate in applicable Corridor Management Studies in coordination with the Collier County ~~Planning~~ [Growth Management](#) Department.<sup>57</sup>

### **Policy 6.4 Site Planning Process Coordination**

Continue to coordinate the site planning process for large developments with the Collier Metropolitan Planning Organization ([MPO](#)) 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.<sup>58</sup>

<sup>56</sup> Language moved from TE Policy 2-2.

<sup>57</sup> Language moved from TE Policy 2-3.

<sup>58</sup> Language moved from TE Policy 2-4.

**Objective 7 Pedestrian and Bicyclist Connectivity and Safety**

Enhance the safety, connectivity and mobility of existing and future pedestrian and bicycle pathways.<sup>59</sup>

**Policy 7.1 Implement Sidewalk Master Plan**

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 Bicycle Licensing and Education**

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 Development Review**

Pedestrian and bicycle needs will be reviewed in conjunction with projects that require a Site Plan application.

**Policy 7.4 Prioritize School Access**

Give priority to those portions of the overall sidewalk/bike path providing access to and from school areas.

**Policy 7.5 Americans with Disabilities Act (ADA)**

~~Ensure~~ Maintain compliance with the Americans with Disabilities Act (ADA) ~~compliance~~ when ~~modifying~~ improving existing pathways and installing new ~~pathways~~ ones.

**Policy 7.6 Greenways, Bicycle and Pedestrian Route Connectivity**

Continue to develop bike ~~paths~~ routes, greenways and pedestrian pathways ~~or routes~~ that promote connectivity within and out of the City of Naples.<sup>60</sup>

**Objective 8 Public Transit**

Continue to coordinate with the MPO to evaluate the potential for the development of an efficient multimodal transportation system and mechanisms to reduce the reliance on private motor vehicles.<sup>61</sup>

**Policy 8.1 Data and Analysis for Development of Public Transportation System**

Provide support data and analysis to the MPO as necessary to assist in the development of a public transportation system.

<sup>59</sup> VISION ELEMENT: Our Place, Safer Streets and Traffic Calming

<sup>60</sup> Language moved from TE Policy 3-3 and revised as noted

<sup>61</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative with Local and Regional Partners

### **Policy 8.2 Alternative Modes of Transportation**

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 Concurrency Exemption**

~~Coordinate any future public transportation system development with the airport operations.~~<sup>62</sup>

Public transit facilities are exempt from concurrency management requirements found in the Comprehensive Plan. Public transit facilities are defined in Section 163.3180 ~~(5)(h)1.b.,~~ F.S.<sup>63</sup>

### **Policy 8.4 Accommodation of Transit Facilities**

If a mass transit system is approved that contains routes within the City, the Code of Ordinances will be amended to require sites along approved mass transit routes to be evaluated for modifications to the parking areas to accommodate facilities related to multimodal transportation systems, while protecting residential neighborhoods.<sup>64</sup>

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## **Objective 9 Energy Efficiency & Resiliency**

Promote ~~Establish~~ a transportation mobility program that supports the development of resilient, environmentally sustainable multimodal infrastructure and helps to lower ~~to identify and implement strategies to reduce~~ greenhouse gas emissions and heat island effect. ~~The areas for potential reduction in greenhouse gas emissions will be~~ focused on programs, policies and code adoptions that have a net impact of reduced travel delays, reduced vehicular trips, reduced vehicle trip length and measures to improve the efficiency of travel.<sup>65</sup>

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### **Policy 9.1 Maintain Existing Street Grid System**

Maintain the existing street grid system so as to continue to disburse travel trips, utilize alternative routes, maintain and/or ~~decrease the time of travel and to reduce the carbon 'footprint'~~ improve the quality of air associated with ~~of~~ transportation impacts within the City.

### **Policy 9.2 Land-Use Zoning**

Promote mixed land-use zoning that reduces trip lengths, number of trips and/or time of travel.

#### **Action 9.2.1 Feasibility of Regulatory Incentives**

Examine the feasibility of offering regulatory incentives for developments that include charging stations for energy efficient vehicles.

### **Policy 9.3 Pedestrian and Bicycle Master Plan**

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

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<sup>62</sup> Language has been moved within this Element

<sup>63</sup> Language moved from TE Policy 5-7.

<sup>64</sup> Language moved from TE Policy 5-7.

<sup>65</sup> VISION ELEMENT: Our Nature, Resiliency

system of interconnected sidewalks and bike lanes to encourage alternate forms of transportation that result in a reduced carbon ‘footprint’.

#### **Action 9.3.1 Public Use of Intermodal Facilities**

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 9.4 Inter-City Transit Connectivity, Routes, Access and Frequency**

Continue to support, participate in, and investigate improved inter-City transit connectivity, routes, access and frequency through representation on the Collier Metropolitan Planning Organization (MPO), MPO Technical Advisory Committee (TAC), MPO Citizens Advisory Committee (CAC), MPO Congestion Management Committee (CMC), and MPO Bicycle/Pedestrian Advisory Committee (BPAC).<sup>66</sup>

#### **Policy 9.5 Improve Intra-City and Transit Loops**

Continue to investigate improving intra-City and transit loops with low capacity, energy efficient vehicles to provide circulation without increasing vehicular movements in congested areas.

#### **Policy 9.6 10-Year Goals for Sidewalk Improvements**

Establish 10-year goals for sidewalk improvements and bicycle improvements, consistent with the ~~goals of Item #3 above~~ recommendations in the Naples Pedestrian and Bicycle Master Plan.

#### **Policy 9.7 Walkable Community Initiatives**

Support walkable community initiatives with the goal of encouraging short trips via intermodal facilities rather than short vehicular trips.

#### **Policy 9.8 Congestion Management Initiatives**

Support congestion management initiatives, particularly as they relate to movement of vehicles on ‘mainline’ facilities with reduced travel delays.

#### **Policy 9.9 Signal Timing on Arterial Routes**

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 9.10 Implement Speed Controls**

Implement speed controls to ‘pace’ traffic on signalized corridors and in so doing reduce travel delays.

#### **Policy 9.11 Street Tree Program**

Maintain a street tree program for traffic calming and reduced greenhouse gases<sup>67</sup>

<sup>66</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative with Local and Regional Partners

<sup>67</sup> VISION ELEMENT: Our Nature, Resiliency & VISION ELEMENT: Our Experience, Landscaping and Spaciousness.

## **Objective 10 Evacuation Routes**

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.<sup>6869</sup>

### **Policy 10.1 Comprehensive Emergency Management Plan**

Maintain a coordinated ~~Comprehensive~~ Emergency ~~Operations~~ Management Plan (CEMP) with Collier County and other surrounding ~~Collier County and~~ municipal governments.<sup>70</sup>

### **Policy 10.2 Flood Prone Roadways and Solutions for Better Drainage**

As part of the ~~Stormwater~~ 10- year ~~Improvement~~ Stormwater Master Plan, the Engineering Division has identified flood prone roadways and potential solutions for better drainage in these areas. ~~Identified s~~ Solutions ~~to be implemented will be included~~ in ~~the~~ Capital Improvement ~~budgets~~ Program ~~over the next five (5) to ten (10) years.~~<sup>71</sup>

### **Policy 10.3 Intergovernmental Coordination for Evacuation Routes**

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 evacuation routes in and around the City.<sup>72</sup>

#### **Action 10.3.1 Public Awareness**

Improve public awareness of evacuation zones, shelter locations, and evacuation routes.

## **Objective 11 Aviation**

Ensure coordinated planning with the Naples Airport Authority to support the local economy while promoting land use compatibility surrounding the airport.<sup>73</sup>

### **Policy 11.1 Adopted Naples Airport Master Plan and Airport Layout Plan (ALP)**

Support implementation of the adopted Naples Airport Master Plan and Airport Layout Plan (ALP).

### **Policy 11.2 Public Transportation and Airport Operations**

Coordinate any future public transportation system development with the airport operations.<sup>74</sup>

<sup>68</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative with Local and Regional Partners

<sup>69</sup> Language moved from TE Objective 4.

<sup>70</sup> Language moved from TE Policy 4-1.

<sup>71</sup> Language moved from TE Policy 4-2.

<sup>72</sup> Language moved from TE Policy 4-3.

<sup>73</sup> VISION ELEMENT: Our Economy, Airport & Our Governance, Engaged and Collaborative with Local and Regional Partners

<sup>74</sup> Language moved from TE Policy 8-3.

**Policy 11.3 Coordinate Land Use Decisions**

Coordinate with FAA, FDOT, and Collier MPO on land use decisions affecting airport access.

**Policy 11.4 Airport Commercial Designated Property**

~~All~~ Ensure activities and uses on the “Airport Commercial” designated property as delineated on the Future Land Use Map ~~shall be~~ are consistent with the Airport Utilization Plan (AUP), periodically updated and adopted by the City Council.<sup>75</sup>

**Policy 11.5 Airport Noise Contour Map**

Include the most recently adopted airport noise contour map on the adopted Future Land Use Map.

**Policy 11.6 Naples Municipal Airport Authority**

The City will coordinate with the Naples Municipal Airport Authority on preparing land development code amendments regarding airport planning and development review criteria.

**Policy 11.7 Residential Sound Insulation Program**

Support the Naples Airport Authority’s creation of a Residential Sound Insulation Program that would convert all eligible noncompatible multi-family residential units within the Future Conditions (2026) DNL 60 and higher noise contours to compatible uses.

**Policy 11.8 Determining Location of Noise Operations Management Systems (NOMs)**

The City will provide input to the Naples Municipal Airport Authority as they determine the locations of noise monitors as part of a noise operations management system (NOMS) for the measurement and collection of noise data.

**Policy 11.9 Noise Mapping and Compatibility Standards**

The City will work with Naples Municipal Airport Authority to establish an approach to noise mapping and compatibility standards that recognizes fluctuations in aircraft activity and peak noise exposure periods rather than calculating noise based on an average annual day.

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<sup>75</sup> Language moved from TE Policy 2-7.

# 9

# PARKS, RECREATION AND OPEN SPACE

In this Section:

Introduction

Goal, Objectives, and Policies

Park Land Inventory

Recreation Facilities

# INTRODUCTION

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

1. ~~Preserve the Town's distinctive character and culture~~ Our Place --Preserve Small Town Character and Culture
2. ~~Make Naples the Green Jewel of Southwest Florida~~ Our Nature --Environmental Sensitivity
3. ~~Maintain an extraordinary quality of life for residents~~ Our Experience --Extraordinary Quality of Life for Residents
4. ~~Strengthen the economic health and vitality of the City~~ Our Economy --Economic Health and Vitality
5. ~~Maintain and enhance governance capacity for public service and leadership~~ Our Governance --High Performing Government

The intent of this section is to establish a ~~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 ~~residents~~ community. Existing public recreation facilities include:

Community Parks	Conservation Areas	Neighborhood Parks
<ul style="list-style-type: none"> <li>• <del>Baker Park</del></li> <li>• Cambier Park</li> <li>• Fleischmann Park</li> <li>• <u>Naples Landings</u> Park &amp; Boat Launch</li> <li>• Lowdermilk Park</li> <li>• Naples Dog Park</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Baker Park (Future)</del></li> <li>• Gordon River <u>Greenway</u></li> <li>• <del>Riverside Circle</del> Parcel <u>Naples Preserve and Hedges</u></li> <li>• <u>Family Eco-Center</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Charlie C. Anthony</u> Park</li> <li>• <u>River Park</u> <u>Aquatic Center</u></li> <li>• <u>River Park</u> <u>Community Center</u></li> <li>• <u>Sea-Gate</u> Park</li> </ul>
• Mini-Parks		• Linear Parks
<ul style="list-style-type: none"> <li>• <u>8<sup>th</sup> Avenue South</u></li> <li>• <u>Alligator Lake East Park</u></li> <li>• <u>Alligator Lake West Park</u></li> <li>• Betsy Jones Park</li> <li>• <u>Bowl-Line</u> Park</li> <li>• Cambridge Perry Park</li> <li>• Coconut Point <u>Mini</u> Park</li> <li>• <u>Lois</u> Selfon Park</li> <li>• <u>Lord Horatio Nelson Mini</u> Park</li> <li>• Menefee <u>Mini</u> Park</li> <li>• <u>Merrihue</u> <u>Mini</u> Park</li> <li>• <u>Naples City Dock</u></li> </ul>		<ul style="list-style-type: none"> <li>• <u>Broad Avenue South Linear</u> Park</li> <li>• Goodlette-Frank Linear Park</li> <li>• <u>Orchid</u> <u>Banyon</u> Linear Park</li> <li>• <u>Riley Park (Gordon Drive Linear)</u></li> <li>• <u>Sea-Gate-Crayton Road</u> Linear Park</li> </ul>

<ul style="list-style-type: none"><li>• <a href="#">Naples Pier</a></li><li>• <a href="#">Putter Point Mini Park</a></li><li>• Rodgers <a href="#">Mini Park</a></li><li>• <a href="#">Sandpiper Park</a></li></ul>	
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The City also provides the Naples Pier, which is a popular landmark on the Gulf ~~of Mexico~~, boat docking facilities and access to the Gordon River at the Naples City Dock and maintains approximately 9.1 miles of Gulf Coast beaches. [In addition, forty beach access points are located along the shoreline within the City limits.](#)

Future park land and facilities will be provided based upon the ~~established~~ level of service standards ~~in this element established in the Concurrency and Capital Improvements Element~~. The City [is currently in the process of updating its Parks and Recreation Master Plan](#). The recommendations in the plan will be based upon existing site inventories and analysis, community needs survey, and public engagement. The plan will guide City investment in park and recreation facilities through the Capital Improvements Plan based upon the priorities established by City Council.

## GOAL, OBJECTIVES, AND POLICIES

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

The goal, objectives, and policies contained in this element supplement the Vision ~~2007 Work Plan~~ [Element and Parks and Recreation Master Plan](#) and will be coordinated with those efforts.

### GOAL

To plan and develop park, recreation and open space facilities (facilities) and right-of-way landscape treatments (landscaping) that serve to preserve ~~the~~ Naples' distinctive character. The objectives and policies contained in this element serve to support the Vision ~~2007 work plan~~ [Element and Parks and Recreation Master Plan](#).<sup>1</sup>

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<sup>1</sup> VISION ELEMENT THEME: Our Experience, Greenspace, Recreation, and Water Access & Landscaping and Spaciousness

## **Objective 1 Planning Maintain and Enhance Parks, Recreation, and Open Space**

Maintain Naples as the “Green Jewel” of Southwest Florida and provide an extraordinary quality of life for residents through well planned, resilient and connected parks, recreation facilities, open spaces, beach and waterfront access points, paths and trails, and right-of-way landscaping.<sup>2</sup>

### **Policy 1.1 Parks and Recreation Master Plan Implementation and Updates**

~~Adopt a comprehensive~~ Implement the recommendations within the adopted Parks and Recreation Master Plan ~~in 2017~~ and review and update the plan every 5-years. Review annually for CIP and Operating Budget recommendations and to accommodate community growth and/or changing demographics. Ensure that Naples has a well-balanced park system and consider the ongoing cost of maintenance for specific park or recreation facilities during the planning process. ~~Overseen as overseen~~ by the Community Services Advisory Board.<sup>3</sup>

### **Policy 1.2 Parks and Recreation Needs Assessment**

Engage residents through a formal needs survey to assess the condition of facilities and landscaping and to inform planning initiatives about emerging recreational trends and changing needs. Complete a statistically valid needs survey with residents every 5-years. The needs survey shall be conducted ~~in advance of~~ as part of updates to the Parks and Recreation Master Plan.<sup>4</sup>

### **Policy 1.3 Beach Access and Beach Park Improvements**

Plan for improvements to beach access areas and beach parks to meet the needs of residents including, ADA accessibility, parking facilities, ~~and~~ shower facilities, and other recommendations of the Parks and Recreation Master Plan.<sup>5</sup>

### **Policy 1.4 Walking and Bicycling Connectivity Improvements**

Plan for improvements that enhance the walking and biking experience in the City and promote these as alternatives to automobile use in the City consistent with recommendations that promote connectivity and safety in facility design and planning provided in the Naples Pedestrian and Bicycle Master Plan Update.<sup>6</sup>

<sup>2</sup> VISION ELEMENT THEME: Our Experience, Greenspace, Recreation, and Water Access & Landscaping and Spaciousness

<sup>3</sup> VISION ELEMENT THEME: Our Experience, Greenspace, Recreation, and Water Access

<sup>4</sup> VISION ELEMENT THEME: Our Governance, Transparency

<sup>5</sup> VISION ELEMENT THEME: Our Experience, Greenspace, Recreation, and Water Access

<sup>6</sup> VISION ELEMENT THEME: Our Place, Safer Streets and Traffic Calming &

VISION ELEMENT THEME: Our Experience, Comfort and Peacefulness &

VISION ELEMENT THEME: Our Governance, Infrastructure Sensitive to the Look and Feel of Naples

**Policy 1.5 Gordon River Greenway Connectivity**

Connect to the Gordon River Greenway through neighborhood bike and pedestrian improvement projects and through park facilities where feasible.

**Policy 1.6 Neighborhood Park Improvements**

Plan improvements at neighborhood parks toward the needs of the specific neighborhoods they are intended to serve in collaboration with residents.<sup>7</sup>

**Policy 1.7 Shared Use of School Facilities**

~~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—and co-location of facilities for shared use~~  
Maintain an interlocal agreement with CCPS for Seagate Park and work with CCPS to facilitate use of public school property by residents.<sup>8</sup>

**Policy 1.8 Open Space Requirements in Private Development**

~~Through the development review process, Update the Code of Ordinances to~~ require developers of multi-family, mixed use, 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.<sup>9</sup>

**~~Policy 1.9~~**

~~Complete plans for Baker Park and develop the park as funding is available.~~

<sup>7</sup> VISION ELEMENT: Our Place, Scale of Development and Redevelopment

<sup>8</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative

<sup>9</sup> VISION ELEMENT: Our Place, Scale of Development and Redevelopment

## **Objective 2 Promote Environmental Resiliency and Sustainability**

**Environmental Resiliency and Sustainability:** Protect beaches and key water bodies. Promote community resiliency, sustainability and environmental conservation through maintenance and adaptation of parks, recreation facilities, open space areas and right-of-way landscaping.<sup>10</sup> New facilities shall be planned incorporating data from the 2023 City of Naples Critical Assets and Facilities Vulnerability Assessment to assure flood risk is analyzed in design.

### **Policy 2.1 Beach Maintenance and Renourishment Coordination**

Seek opportunities to improve resident experiences at City beach areas by collaborating with Collier County on beach renourishment projects, improving beach parking areas, planting of dunes, and mitigating man made contributions to red tide algal blooms.<sup>11</sup>

### **Policy 2.2 Sustainable Materials and Energy Efficient Equipment**

Evaluate options to use materials and energy efficient equipment that are cost effective, environmentally friendly, and sustainable including consideration of products and equipment manufactured from recycled goods and materials, when planning facility improvements.<sup>12</sup>

### **Policy 2.3 Public Health Focused Park and Open Space Design**

Include evaluation of the following public health components in park facilities and open space design to reduce potential impacts: surface contents, coatings and materials of playground or exercise equipment, landscape treatments, cooling, shade and hydration elements and other health-related factors that can enhance safety for the community's use.

### **Policy 2.34 Renewable Energy Integration**

To reduce operational costs of facilities, eEvaluate options for renewable and sustainable energy sources, including solar power options and floating solar facilities, when planning facility improvements.<sup>13</sup>

### **Policy 2.45 Stormwater and Resource Conservation in Open Space Planning**

Integrate drainage, aquifer recharge quality stormwater management, and natural resource conservation as part of open space planning.<sup>14</sup>

### **Policy 2.56 Water Resource Protection and Recreational Value**

Protect the recreational value of the City's water resources and participate in programs to improve water quality.<sup>15</sup>

<sup>10</sup> VISION ELEMENT THEME: Our Nature, Beach Maintenance and Waterbody Erosion

<sup>11</sup> VISION ELEMENT THEME: Our Experience, Beach Maintenance and Waterbody Erosion

<sup>12</sup> VISION ELEMENT THEME: Our Nature, Resiliency

<sup>13</sup> VISION ELEMENT THEME: Our Nature, Resiliency

<sup>14</sup> VISION ELEMENT THEME: Our Nature, Water Quality

<sup>15</sup> VISION ELEMENT: Our Nature, Water Quality &

VISION ELEMENT: Our Experience, GREENSPACE, RECREATION, AND WATER ACCESS

### **Policy 2.67 Trash and Recycling Management Policies**

Evaluate options for trash and recycling carry-in/carry-out policies to minimize trash collection and maintenance expenses.<sup>16</sup>

### **Policy 2.78 Mitigate or Adapt Parks to Flood Risk**

~~Plan to m~~Mitigate ~~impacts of climate change at or~~ adapt park and open space facilities to flood risks throughout the City, particularly in coastal and beach areas, to the ~~best~~ extent ~~possible~~ practicable.<sup>17</sup>

### **Policy 2.9 Tree and Palm Planting Program**

Support the replacement of lost trees and palms primarily along neighborhood streets through implementation of the Naples Tree Fill-In Program. Plant species that increase canopy coverage as well as provide environmental benefits.

### **Policy 2.10 Native and Florida-Friendly Landscaping Practices**

Utilize ~~native~~ “Florida Friendly” plant species ~~where and~~ whenever ~~feasible~~ practicable, to support diverse, non-invasive vegetation in alignment with the latest approved Urban Forestry Green Print for the City~~2024~~.<sup>1819</sup>

<sup>16</sup> VISION ELEMENT: Our Nature, Recycling and Water Reclamation Programs

<sup>17</sup> VISION ELEMENT THEME: Our Nature, Resiliency

<sup>18</sup> VISION ELEMENT THEME: Our Nature, Environmental Enhancement &

VISION ELEMENT: Our Experience, Landscaping and Spaciousness

<sup>19</sup> Language moved from PROSE Policy 5-8 and revised as noted

### **Objective 3 Funding Establish a Fiscally Sound Funding Strategy for Parks and Open Space**

Strengthen the economic health and vitality of the City by establishing a fiscally sound plan for parks, recreation facilities, and open space.<sup>20</sup>

#### **Policy 3.1 Cost Recovery Policies**

Establish cost recovery policies for parks, recreation facilities, and programs ~~in 2018~~ and update policies every 5 years or, as necessary.

#### **Policy 3.2 Grant and Alternative Funding Sources**

Actively pursue available grants, private donations, and alternative funding sources to supplement programs and facility expenses.

#### **Policy 3.3 Fair-Share Funding Coordination with Collier County**

Prepare data on parks, recreational facilities, and open space use patterns for fair-share funding discussions with Collier County.<sup>21</sup>

#### **Policy 3.4 Public and Private Partnership Development**

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.<sup>22</sup>

#### **Policy 3.5 Long- and Short-Term Funding Strategies**

Develop ~~long-term and~~ short- and long-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.

<sup>20</sup> VISION ELEMENT: Our Governance, Ethics

<sup>21</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative & Ethics

<sup>22</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative & Ethics

#### **Objective 4 Programming: Develop and Maintain Recreational 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.<sup>23</sup>

##### **Policy 4.1 Active Lifestyle Programming**

Investigate and promote recreational programs that encourage and promote active lifestyles and healthy practices.

##### **Policy 4.2 Recreational and Cultural Program Variety**

Ensure a variety of recreational and cultural programming consistent with demand, needs and aspirations of residents and visitors.

##### **Policy 4.3 Year-Round Program Opportunities**

Increase year-round recreational program opportunities for adults, ~~and youth~~, and seniors as represented in the 2015 Needs Assessment, including at-risk youth, and special needs residents as identified in the Parks and Recreation Master Plan.

##### **Policy 4.4 Arts, Music, and Special Event Programming**

Provide opportunities for outdoor music and special events, and visual and performing arts, that enrich the lives of residents and are site appropriate and well balanced with competing community needs and interests of adjoining residential neighborhoods.<sup>24</sup>

##### **Policy 4.5 River Park Aquatics Center Programming**

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 Collier County Recreational Program Coordination**

Encourage Collier County to expand its recreational programs, including special needs programming, to ease the burden placed on City facilities by Collier County residents.<sup>25</sup>

##### **Policy 4.7 Resident Priority in City Programs**

Give City residents priority in City-sponsored recreational programs when feasible.

<sup>23</sup> VISION ELEMENT: Our Experience, Greenspace, Recreation and Water Access

<sup>24</sup> VISION ELEMENT: Our Experience, Community Fabric and the Arts

<sup>25</sup> VISION ELEMENT: Our Governance, Engaged and Collaborative & Ethics

**Objective 5 ~~Implementation:~~ Maintain High-Quality Parks and Recreation Facilities**

Maintain an extraordinary quality of life for ~~residents~~ the community through well maintained and sustainable, resilient parks, recreation facilities, and open space.<sup>26</sup>

**Policy 5.1 Park and Program Quality Maintenance**

Maintain the quality of the parks and recreational programs.

**Policy 5.2 Capital Improvements and Concurrency Coordination**

Designate in the Concurrency and Capital Improvements Element the facilities required to meet future demands per level of service standards including consideration of current and future flood risk.<sup>27</sup>

**Policy 5.3 Level of Service Standard Evaluation**

~~Explore feasibility of adopting a Unit or Access Level of Service standard to best serve the parks, recreational and open space needs of residents by 2020~~ Within one year of completion of the 2026 Parks and Recreation Master Plan, the City shall review and update the LOS standards as needed.<sup>28</sup>

**Policy 5.4 Level of Service Deficiency Corrections**

Based on established levels of service for recreation, as set forth in ~~the chart below~~ the Concurrency and Capital Improvements Element, and upon annual level of service reports, the City shall correct or improve any deficiencies in parks, recreation facilities or open space and consider the need for adaptation and mitigation improvements as feasible.

**Policy 5.5 Annual Level of Service Review**

Review park and recreation level of service standards on an annual basis to maintain adequate facilities as based upon community needs.

**Policy 5.6 Functional and Accessible Open Space**

Ensure that land used as part of the open space inventory shall be functional and accessible to the general public.<sup>29</sup>

**Policy 5.7 Urban Forest Green Print Implementation**

<sup>26</sup> VISION ELEMENT: Our Experience, Greenspace, Recreation and Water Access & Landscaping and Spaciousness

<sup>27</sup> VISION ELEMENT THEME: Our Experience, Greenspace, Recreation and Water Access & Landscaping and Spaciousness

<sup>28</sup> Consistent with CCIE Policy 2-4

<sup>29</sup> VISION ELEMENT: Our Experience, Greenspace, Recreation and Water Access & Landscaping and Spaciousness

~~Maintain an annual~~ Implement the Naples Urban Forest Plan as required by the Code of Ordinance Green Print, and update as needed, to ensure the City's lush public landscaping is well maintained and ~~managed~~ represents Naples commitment to environmental stewardship, best practices, and public safety.

**Policy 5.8 Public Engagement and Program Promotion**

~~Utilize native plant species where and when feasible~~ Promote parks, recreation programs, facility improvement projects, public engagement, etc. through social media platforms, online maps and educational/activity brochures.<sup>30</sup>

**Policy 5.9 Park Land Level of Service Standards**

The level of service standards for park lands and recreation facilities is ~~in accordance with the park land inventory, as listed in the following chart~~ provided in the Concurrency and Capital Improvements Element.

**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**<sup>31</sup>

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

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

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

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

<sup>30</sup> Policy language moved from PROSE Policy 5-10 and revised as noted.

<sup>31</sup> Removed and added to CCIE with updates.

**RECREATION FACILITIES<sup>32</sup>**

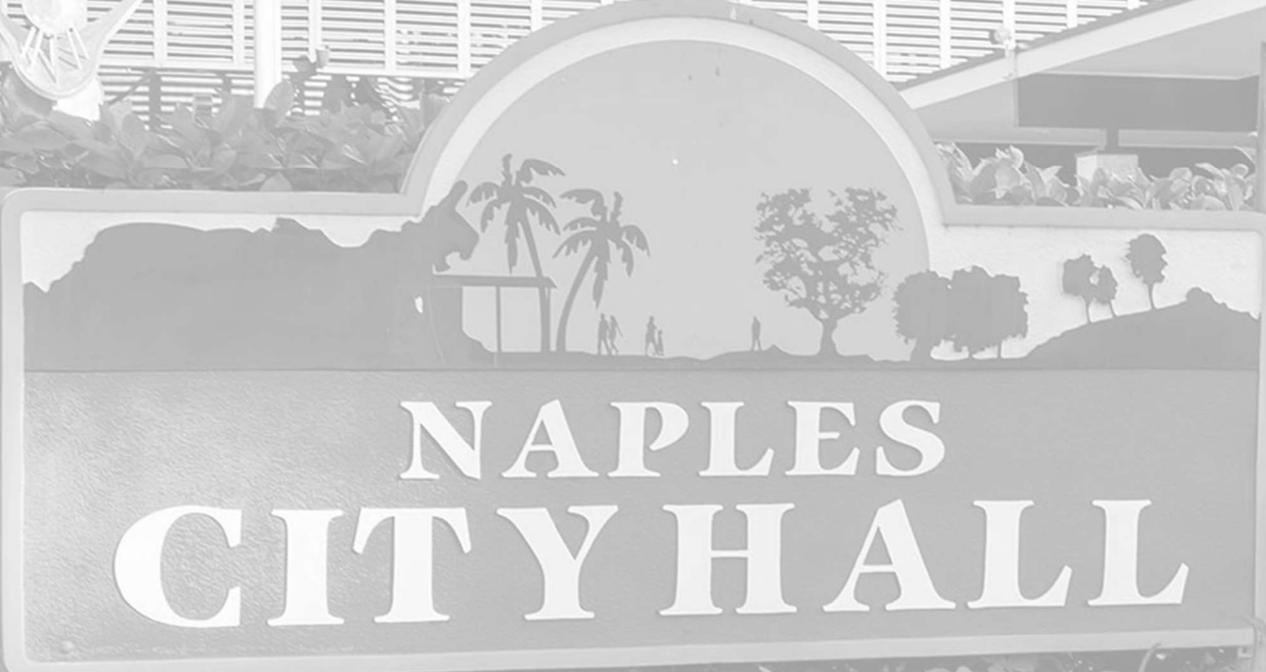
Facility-	Provided-	Service Level-	Needed-
Basketball Courts-	8-	1/5,000 population-	0-
Baseball Fields-	5-	1/5,000 population-	0-
Beach Access Points-	40-	1/1,000 population-	0-
Boat Ramps/Docks-	3-	1/9,000 population-	0-
Bike Lanes and Routes-	26 miles-	1/1,500 population-	0-
Community Centers-	3-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

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

<sup>32</sup> Removed and added to CCIE with updates.

10

# INTERGOVERNMENTAL COORDINATION

A large, arched sign for Naples City Hall. The sign features a silhouette of a coastal landscape with palm trees, a gazebo, and people walking. Below the silhouette, the words "NAPLES CITY HALL" are written in a bold, serif font. The sign is set against a background of a building with horizontal slats and some foliage.

NAPLES  
CITY HALL

In this Section:

Introduction

Goal

Objectives, Policies,  
and Actions

## INTRODUCTION

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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

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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, ~~these 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 [Intergovernmental Coordination on Land Use Planning, Public Services, and Infrastructure](#)**

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. [It also includes monitoring and coordination with other jurisdictions on their land use and public infrastructure decisions that impact land located and public services provided within Naples.](#)

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 [Intergovernmental Coordination in Comprehensive Planning](#)**

[The City of Naples shall conduct efforts to support interjurisdictional coordination and intergovernmental collaboration as it pertains to comprehensive planning efforts.](#)

**Policy 1.1 Action 1.1.1** The Comprehensive Plan and all significant amendments thereto shall be forwarded to adjacent governmental entities and other appropriate agencies for their review and comment before adoption by the City Council.

**Policy 1.2 Action 1.1.2** 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. [Alignment of comprehensive planning efforts presents an opportunity to reduce impacts on public services and facilities and mitigate community character incompatibilities in common areas of interest.](#)

**Policy 1.3 Action 1.1.3** 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 Action 1.1.4** 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 Action 1.1.5** The City shall keep the District School Board of Collier County informed of all education-related activities undertaken by the City of Naples.

### **Policy 1.62 Joint Land Use Planning Agreements and Studies**

The City will evaluate the process for entering into a Joint Planning Agreement with Collier County pursuant to section 163.3171, F.S. to pursue a coordinated approach to address topics such as drainage, protection of water basins, land use planning, and growth management for an area or areas where the City abuts unincorporated Collier County.

**Action 1.2.1** 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.

**Action 1.2.2** Evaluate if joint planning agreements and land use studies between Collier County and the City of Naples are warranted beyond two (2) miles of the City/County line to ensure the City has the opportunity to participate in land planning activities for areas where the City determines that development projects may significantly impact the City.

### **Policy 1.3 Interlocal Service Boundary Agreements**

The City will evaluate the process for entering into an Interlocal Service Boundary Agreement with Collier County as outlined in section 171.203, F.S. to address service delivery, service area boundaries, fiscal responsibilities, joint use of facilities, colocation of services, and/or to establish a process for land use decisions consistent with part II of Chapter 163, F.S., for an area or areas where the City abuts unincorporated Collier County.

### **Policy 1.74 Coordinate Bay Restoration Efforts**

~~Develop a Naples Bay Watershed Basin Management Committee consisting of representatives from the City of Naples,~~ Continue to coordinate efforts with Collier County and the Big Cypress Basin Board to provide support for bay restoration efforts addressed in the Conservation and Coastal Management Elements objectives and policies of the Comprehensive Plans.

### **Policy 1.85 Citywide Communications**

Improve public information and participation programs by all City departments for the citizens of the metropolitan area.

### **Policy 1.106 Corridor Management Planning**

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 1.7 Extra-jurisdictional Review**

The City shall continue to coordinate with Collier County to review developments of impact in surrounding Cities and Counties.

**Policy 1.11 Action 1.7.1** 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.

~~Objective 2~~ **Action 1.7.2** Participate in joint City/Collier County informal planning staff meetings, Regional Planning Council Technical Advisory Committee meetings, Metropolitan Planning Organization Technical Advisory Committee meetings, the Joint Affordable Housing Commission, ~~Staff Working Group meetings on school concurrency~~ [the Collier County School District](#),<sup>1</sup> and other intergovernmental organizations as appropriate in order to share pertinent information and coordinate planning functions.

### **Policy 1.8 Septic to Sewer Conversion Projects**

[Continue with interlocal agreements between the City and Collier County to participate in joint septic to sewer projects that eliminate septic tanks.](#)<sup>2</sup>

### **Policy 2.11.9 Conflict Resolution through SWRPC**

~~Utilize the Southwest Florida Regional Planning Council to resolve land use or annexation disputes.~~ [If reconciliation of differences is needed for planning and growth management issues between local governments, regional agencies, and private interests, the City will participate in the dispute resolution process established by the Regional Planning Council pursuant to section 186.509, F.S. or the Florida Governmental Conflict Resolution Act in Chapter 164, F.S.](#)

### **Policy 2.21.10 MPO Technical Advisory Committee**

The City will work with the MPO Technical Advisory Committee to implement the transportation policies within the City.

### **Policy 1.11 Coordinate Airport Zoning Regulations**

[Pursuant to Chapter 333, F.S. the City will continue to ensure that airport zoning regulations associated with Naples Municipal Airport are adopted within the City's Code of Ordinances, and the City will continue to coordinate with Collier County to ensure the regulations are also adopted in the Collier County Land Development Code.](#)

<sup>1</sup> 2018-2021 PAB Recommendation.

<sup>2</sup> New policy added based on 2018-2021 PAB Recommendations.

## **Objective 32 Coordinate Level of Service Standards**

~~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 32.1 Align Level of Service Standards**

To ~~as~~ensure 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. [The City will establish level of service standards for public facilities consistent with the adopted standards of the state, regional, or local entity having operational and maintenance responsibility for such facilities.](#)

**Policy ~~3.2~~ Action 2.1.1** Maintain and carry out interlocal agreements relative to sewer and water services between the City and Collier County.

**Policy ~~3.3~~ Action 2.1.2** 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~~ Action 2.1.3** Provide the District School Board of Collier County with the annual updates on population projections and the construction of residential units [within the City.](#)

**Policy ~~3.5~~ Action 2.1.4** Coordinate with the District School Board of Collier County to amend the Concurrency and Capital Improvements Element to reflect modifications of concurrency service area boundaries, changes in level of service standards, and school facility improvements.

### **Objective 3 Evaluate School Concurrency for Applicable Development**

The City, in cooperation with the School District ~~and Collier County~~, shall ensure a school concurrency evaluation is performed on all non-exempt residential development to verify that new students can be accommodated within the adopted level of service standard established for each school type as measured within a CSA.<sup>3</sup>

#### **Policy 1.93.1 Interjurisdictional Coordination for School Planning**

~~Insure~~ Ensure public school facility compliance with all applicable codes and land use restrictions and confirm the adequate provision of services to proposed improvements to School District properties through a site plan review process consistent with the adopted interlocal agreement and State Statutes.

#### **Policy 3.2 Exempt Residential Uses**

The City shall consider the following residential uses exempt from the requirements of school concurrency:<sup>4</sup>

- Single family and mobile home lots of record, existing as of the effective date of school concurrency.
- Any new residential development that has a final plat or site plan approval or the functional equivalent of a site-specific development order as of the effective date of school concurrency.
- Any amendment to any previously approved residential development order that does not increase the number of dwelling units or change the dwelling unit type (~~e.g.e.g.~~ single-family to multi-family).
- Age-restricted communities with no permanent residents under the age of 18. Exemption of an age-restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.
- All new residential plats and site plans (or functional equivalent), or amendments to previously approved residential development orders, which are calculated to generate less than one student. Such development shall be subject to payment of school impact fees.
- Development that has been authorized as a Development of Regional Impact pursuant to Chapter 380, F.S., as of July 1, 2005.

<sup>3</sup> Carried forward from the Public School Facilities Element, Objective 1-2 (Residential Development Review).

<sup>4</sup> Carried forward from the Public School Facilities Element, Objective 1-2.2 (Residential Development Review).

### Policy 3.3 School Concurrency Review Process for Residential Development

The City, through its land development regulations, and in conjunction with the School District, ~~shall establish~~will continue to conduct a school concurrency review process for all residential development projects that are not exempt under ~~Policy 3.2 of~~ this Element.<sup>5</sup>

- The City shall not approve any non-exempt residential development application for a new residential preliminary plat, site plan or functional equivalent until the School District has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity to serve the development.<sup>6</sup> The minimum process requirements are as follows:<sup>7</sup>A residential development application including a School Impact Analysis (SIA) is submitted to the City for review.
- The City determines if the application is complete for processing and transmits the complete SIA to the School District for review.
- The School District reviews the application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the City stating:
  - If capacity is available within the affected CSA, the School District shall issue a SCADL verifying available capacity.
  - If capacity is not available within the affected CSA, adjacent CSAs are reviewed for available capacity. If the affected CSA does not contain a particular school type (elementary, middle, high), the adjacent CSA's shall be evaluated for available capacity.
  - If capacity is available in the adjacent CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.
  - If capacity is not available in the adjacent CSAs, the School District shall issue a SCADL indicating the development is not in compliance with the adopted LOSS and offer the applicant the opportunity to negotiate a mitigation plan within a 90-day period.

The Interlocal Agreement for Public School Facility Planning and School Concurrency and this Concurrency and Capital Improvement Element shall provide the process necessary to determine available school capacity for all residential projects that are not exempt under ~~Policy 3.2 of~~ this Element.<sup>8</sup>

<sup>5</sup> Carried forward from the Public School Facilities Element, Objective 1-2.3 (Residential Development Review) with modifications by Clarion to acknowledge the School Concurrency process adopted in 2010 per Ordinance # 10-12649.

<sup>6</sup> Carried forward from the Public School Facilities Element, Objective 1-2.1 (Residential Development Review).

<sup>7</sup> Carried forward from the Public School Facilities Element, Objective 1-2.3 (Residential Development Review).

<sup>8</sup> Carried forward from the Public School Facilities Element, Objective 1-2.3 (Residential Development Review).

### **Policy 3.4 Residential Development Impacts on School Capacity**

The City, in conjunction with the School District, shall review an applicant's residential development proposal for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of the proposed residential development.<sup>9</sup>

- Mitigation options may include, but are not limited to:
  - Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
  - Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
  - Donation of buildings for use as a primary or alternative learning facility; or
  - Renovation of existing buildings for use as learning facilities; or
  - Construction or expansion of permanent student stations or core capacity; or
  - Construction of a public school facility in advance of the time set forth in the School District Five- Year Capital Facilities Plan.
- If mitigation is approved, the City and the School District shall enter into an enforceable binding agreement with the applicant. The improvement(s) must be directed by the School District toward a school capacity improvement(s) identified in the School District's Five Year Capital Plan, and the improvement(s) must be reflected in the next update to the County's Capital Improvements Element. Following execution of the Agreement, the School District shall issue a SCADL verifying available capacity to support the development.<sup>10</sup>
- If mitigation is denied, the City must deny the application based upon a lack of available school capacity.<sup>11</sup>
- Within one (1) year from the effective date of the School Concurrency Growth Management Plan amendments, the City shall adopt school concurrency provisions into its Land Development Regulations (LDR) to implement school concurrency.<sup>12</sup>

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<sup>9</sup> Carried forward from the Public School Facilities Element, Objective 1-2.4 (Residential Development Review).

<sup>10</sup> Carried forward from the Public School Facilities Element, Objective 1-2.4 (Residential Development Review).

<sup>11</sup> Carried forward from the Public School Facilities Element, Objective 1-2.4 (Residential Development Review).

<sup>12</sup> Carried forward from the Public School Facilities Element, Objective 1-2.5 (Residential Development Review).

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## **Objective 4 Interjurisdictional Coordination on Resiliency**

The City shall coordinate with regional partners to share the outcomes of its vulnerability and resiliency planning efforts, including data collection, asset prioritization, adaptation strategies, funding opportunities, and policy responses.

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### **Policy 4.1 Data Development**

For future modeling and analysis, the City shall coordinate with state and federal partners, such as the South Florida Water Management District (SFWMD) and United States Geological Survey (USGS), to analyze rainfall curves, storm impacts, and integrated water resource information to provide more comprehensive data about the relationships between various types of flood risk that currently pose and will pose risk in the future to public infrastructure and assets.

### **Policy 4.2 Data Coordination**

The City shall continue to coordinate with agencies, municipalities and other public and private entities to share the best available data and develop approaches to flood resilience that enhance the quality of life and ensure the safety of residents and visitors.

### **Policy 4.3 Interagency and Service Provider Coordination**

The City shall collaborate with service providers, Collier County, the Florida Department of Transportation, Florida Department of Health, School District, privately-owned medical facilities, Florida Power & Light, People's Gas and other energy providers, the South Florida Water Management District and other regional partners to exchange data, plans, and solutions to address flood risks. The City shall also share vulnerability data across internal departments and other critical care providers.

### **Policy 4.4 Disaster and Emergency Management**

The City shall coordinate the development of resilience and adaptation projects with its pre-disaster mitigation plans, the Local Mitigation Strategy and other emergency management and disaster recovery strategies and planning efforts. Develop, continue, and enhance collaborative efforts with regional partners to develop other useful data sources for emergency management and resiliency planning. This includes real time flood monitoring and early warning detection systems, drought warning, debris management, recovery and response, pre-storm preparedness, shelter readiness and capacity, evacuation planning, recovery resource staging, and other strategic local mitigation planning initiatives.

### **Policy 4.5 Regional Collaboration**

The City shall collaborate with other governmental partners to provide residents, businesses, and community organizations with information on current and projected resilience challenges, such as flooding, sea-level rise, and infrastructure adaptation—and gather stakeholder input to inform municipal policy updates.

#### **Policy 4.6 Stormwater Infrastructure Improvement Coordination**

The City of Naples Utilities Department will 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.<sup>13</sup>

#### **Policy 4.7 Emergency Preparedness**

The City, the County, other municipalities within the County, and the School District shall coordinate on emergency preparedness issues. Coordinate with the Department of Emergency Management and the Florida Department of Law Enforcement to leverage all available resources.<sup>14</sup>

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<sup>13</sup> New policy added based on 2018-2021 PAB Recommendations.

<sup>14</sup> Carried forward from the Public School Facilities Element, Objective 1-3.5 (School Location and Infrastructure).

## **Objective 5 Coordination on School Facilities and Locations**

The City and the School District will coordinate the location of public schools with the Future Land Use Map and map series to ensure that existing and proposed school facilities are located consistent with existing and proposed residential areas they serve and are proximate to appropriate existing and future land uses, and serve as community focal points.<sup>15</sup>

### **Policy 5.1 Schools and Public Facilities**

The City will work with the School District to coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible.<sup>15</sup>

### **Policy 5.2 Schools and Infrastructure**

The City will work with the School District to coordinate existing and planned public school facilities with the plans for supporting infrastructure.<sup>15</sup>

### **Policy 5.3 Schools and Emergency Preparedness**

The City will work with the School District to establish a monitoring group; and address coordination on emergency preparedness issues.<sup>16</sup>

### **Policy 5.4 School Improvements**

The City, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support new schools, proposed expansions, construction that changes the primary use of a facility, stadium construction, or construction that results in a greater than five percent increase in student capacity, on a case by case basis, at the time of site planning.<sup>17</sup>

**Action 5.4.1** Prior to commencement of construction of a new school, the City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining infrastructure improvements necessary to support a new school or school improvement, and ensure that the necessary infrastructure is in place prior to or concurrent with school construction.<sup>18</sup>

<sup>15</sup> Carried forward from the Public School Facilities Element, Objective 1-3 (School Location and Infrastructure).

<sup>16</sup> Carried forward from the Public School Facilities Element, Objective 1-3 (School Location and Infrastructure).

<sup>17</sup> Carried forward from the Public School Facilities Element, Objective 1-3.1 (School Location and Infrastructure).

<sup>18</sup> Carried forward from the Public School Facilities Element, Objective 1-3.2 (School Location and Infrastructure).

**Action 5.4.2** The City, the County and other municipalities within the County, in conjunction with the School District, shall establish a Citizen Advisory Group (CAG) to monitor planning and school concurrency in Collier County.<sup>19</sup>

### **Policy 1.125.5 School Location Planning**

Coordinate with the District School Board of Collier County on the regulatory review of residential development for school location planning.<sup>20</sup>

### **Policy 5.6 School Sites and Land Use Compatibility**

The City shall review all proposals for new public schools, school expansions, or the redevelopment of existing schools to determine compatibility of school sites and surrounding land uses. City staff shall consider standards such as, but not limited to, building setbacks, buffering, traffic calming, and noise and glare attenuation. City staff shall provide comments to the School District for incorporation into the site plan.<sup>21</sup>

### **Policy 5.7 School Site Co-Location with Public Facilities**

The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified. A separate agreement between the District and the City or other appropriate entity, will be developed for each instance of co-location and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision.<sup>22</sup>

<sup>19</sup> Carried forward from the Public School Facilities Element, Objective 1-3.6 (School Location and Infrastructure).

<sup>20</sup> Carried forward from Intergovernmental Coordination Element, Policy 1-12.

<sup>21</sup> Carried forward from the Public School Facilities Element, Objective 1-3.3 (School Location and Infrastructure).

<sup>22</sup> Carried forward from the Public School Facilities Element, Objective 1-4 (School Location and Infrastructure).

## **Objective [46 Annexations](#)**

The City will consider proposed annexations in accordance with the policies established in the Future Land Use Element.<sup>23</sup>

### **Policy [46.1 Annexation Coordination](#)**

Confer with all affected jurisdictions to ensure an equitable and smooth transition from Collier County to City jurisdiction.<sup>24</sup>

### **Policy [46.2 Planning Agreements for Proposed Annexation Areas](#)**

Develop a planning agreement, if appropriate, with the County to provide for City planning of proposed annexation areas.<sup>25</sup>

### **Policy [46.3 Annexation Areas Levels of Service](#)**

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.<sup>26</sup>

### **Policy [46.4 Neighborhood Planning Process for Annexed Areas](#)**

Incorporate newly annexed areas into the neighborhood planning process in order to identify and address specific areas of public concern within newly annexed neighborhoods.<sup>27</sup>

### **Policy [46.5 Future Land Use to Zoning Conversion for Annexed Areas](#)**

Maintain the zoning conversion chart as shown in the Future Land Use Element.<sup>28</sup>

<sup>23</sup> Carried forward from Intergovernmental Coordination Element Objective 4.

<sup>24</sup> Carried forward from Intergovernmental Coordination Element Policy 4-1.

<sup>25</sup> Carried forward from Intergovernmental Coordination Element Policy 4-2.

<sup>26</sup> Carried forward from Intergovernmental Coordination Element Policy 4-3.

<sup>27</sup> Carried forward from Intergovernmental Coordination Element Policy 4-4.

<sup>28</sup> Carried forward from Intergovernmental Coordination Element Policy 4-5.

# 11

# CONCURRENCY AND CAPITAL IMPROVEMENTS

In this Section:

Introduction

Goal, Objectives, and  
Policies

Capital Improvements  
Program

## INTRODUCTION

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

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

In meeting the needs of the City's future growth, ~~and~~ redevelopment, [and resiliency](#), certain capital improvements will increase the tax burden for City residents. ~~In order to~~ [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. ~~With data generated from the City's Critical Assets and Facilities Vulnerability Assessment (2023) and the Critical Assets and Facilities Adaptation Plan (2024), and subsequent resiliency-related planning efforts, the City can also better incorporate current and future flood risk impacts and response into its CIP process, which may include adaptation or relocation of facilities.~~ The City should maximize the use of equitable funding methods, such as impact fees, user fees, special assessments or taxing districts, [grants](#) and the like, to accommodate the costs of new development, ~~and~~ redevelopment, [and resiliency](#), and to ensure the lowest possible tax burden on City residents.

## GOAL, OBJECTIVES, AND POLICIES

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The following goal, objectives, and policies address the pertinent issues for the [Concurrency and Capital Improvements Element](#) and the mechanisms to implement the Five-Year Capital Improvements Program (CIP). They are intended to [plan for the future](#), correct deficiencies, meet the level of service standards, [adapt or relocate facilities](#), and fund additional projects.

Unless otherwise stated, the objectives in this element will be implemented within the five-year [time frame considering the ten- and twenty-year Comprehensive Plan planning horizons](#) ~~timeframe~~.

### GOAL

**Provide the community with necessary services and facilities and maintain sufficient flexibility to meet the challenges associated with growth.<sup>1</sup>**

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<sup>1</sup> VISION ELEMENT THEME: Our Place, Scale of Development and Redevelopment

## Capital Improvements Program

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

### Policy 1.1 Annually Update Five-Year Capital Improvements Program

~~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.~~ On an annual basis, the City must adopt by ordinance a Five-Year Capital Improvements Program including a Five-Year Schedule of Capital Improvements, which shall include projects in the Level of Service Report. During the annual update of the Five-Year Capital Improvements Program, such improvements, as defined in the "City of Naples Financial Policy," shall be included in the schedule. Capital improvements determined to be necessary to implement the goals, objectives, and policies of this Comprehensive Plan shall be given priority.

### Policy 1.2 Identify Capital Projects

Annually, department managers will identify capital projects needed to eliminate existing capacity deficits or implement the goals, objectives, and policies of this Comprehensive Plan. The Finance Department is responsible for determining financial feasibility.

### Policy 1.3 Encourage Recycled Materials

Encourage the use of recycled materials in projects funded through the City's Capital Improvements Program.<sup>2</sup>

### Policy 1.4 Maintain Debt Service Coverage

Maintain compliance with debt service coverage requirements. ~~In the Water and Sewer Enterprise Fund, bond covenants require that net revenues be a minimum of one hundred thirty-five percent (135%) of annual debt service requirements.~~

### Policy 1.5 Maintain Debt Service Limitations

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 Annual Capital Budget

Adopt by ordinance an annual capital budget as part of the Five-Year Capital Improvements Program.

### Policy 1.7 Adopt by Reference School District's Five-Year Capital Improvement Plan

The City adopts by reference, into this Concurrency and Capital Improvements Element, the School District's updated Five-Year Capital Improvement Plan as adopted annually by the District School Board of Collier County by October 1<sup>st</sup> of each year, which identifies the school facility capacity projects necessary to address existing deficiencies and future needs based upon achieving and maintaining the adopted LOS standard for schools.<sup>3</sup>

<sup>2</sup> VISION ELEMENT: Our Nature, Resiliency

<sup>3</sup> Language added from PSFE Objective 1-4 & Policy 1-4.1 and revised as noted.

**Policy 1.8 Review Concurrency and Capital Improvements Element on an Annual Basis**

The ~~capital improvements element~~ Concurrency and 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.

**Policy 1.9 Correct Existing Deficiencies**

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, grants, 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.<sup>4</sup>

**~~Policy 1.10~~**

~~Annually evaluate neighborhoods to identify capital projects to include in the Five-Year Capital Improvements Program.~~

**Policy 1.11 Revise Capital Improvements Program**

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, adapt or relocate public facilities, or to correct deficiencies if not correctly funded.<sup>5</sup>

**Policy 1.12 Fund Projects and Programs**

In the absence of legal constraints on the use of revenues, projects and programs shall be funded to (these criteria are not listed in order of importance):

- Correct public hazards;
- Eliminate existing deficiencies as described by the minimum levels of service;
- Provide for the renewal and replacement of, and improvement to, existing public infrastructure and physical assets;
- Maintain levels of service as new growth occurs;
- Increase existing levels of service to desired levels of service; and
- Manage for current and future flood risk and increase community resiliency to hazards and risks;  
and
- Implement the Goals, Objectives and Policies of other Plan Elements.

*THE FOLLOWING OBJECTIVES AND POLICIES HAVE BEEN MOVED FROM THE CONCURRENCY MANAGEMENT SYSTEM ELEMENT AND REVISED AS NOTED:*

<sup>4</sup> Language moved from CIE Objective 2

<sup>5</sup> Language moved from CIE Policy 4-5

**Objective 2 [Levels of Service \(LOS\)](#)**

Public facilities including [roadway facilities](#), sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools will be provided at the adopted level of service standards.

**Policy 1.2 [Adopted Level of Service Standards](#)**

The adopted level of service standard for each public facility category is outlined below:

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

**Potable Water:** Provide and treat 300 gallons per capita, per day.

**Solid Waste:** 1.10 tons per capita, per year.

*Parks and Recreation*

**PARKLANDS**

TYPE	LEVEL OF SERVICE	<a href="#">Provided</a>	<a href="#">Required</a>	<a href="#">*Surplus (+/-)</a>
<b>Community <a href="#">Parks*</a></b>	2 acres/1,000 population	<a href="#">102.1</a>	<a href="#">39.23</a>	<a href="#">+62.87</a>
<b>Neighborhood, <a href="#">Linear, and Mini Parks**</a></b>	1 acre/1,000 population	<a href="#">51.87</a>	<a href="#">19.62</a>	<a href="#">+35.25</a>

\* [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 School Park](#)

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

**RECREATION FACILITIES**

FACILITY	LEVEL OF SERVICE	<a href="#">Provided</a>	<a href="#">Required</a>	<a href="#">*Surplus (+/-)</a>
<b>Basketball Courts</b>	1/5,000 persons	<a href="#">5</a>	<a href="#">3.92</a>	<a href="#">+1.08</a>
<b>Baseball Fields</b>	1/5,000 persons	<a href="#">5</a>	<a href="#">3.92</a>	<a href="#">+2.08</a>
<b>Beach Access Points</b>	1/1,000 persons	<a href="#">40</a>	<a href="#">19.59</a>	<a href="#">+20.41</a>
<b>Boat <a href="#">Launch/Ramps</a></b>	1/9,000 persons	<a href="#">3</a>	<a href="#">2.17</a>	<a href="#">+0.83</a>
<b>Bike Lanes and Routes</b>	1 <a href="#">mile</a> /1,500 persons	<a href="#">26 miles</a>	<a href="#">13.13</a>	<a href="#">+12.87</a>
<b>Community Centers</b>	1/9,000 persons	<a href="#">5</a>	<a href="#">2.17</a>	<a href="#">+2.83</a>
<b>Football Fields</b>	1/ 11,000 persons	<a href="#">3</a>	<a href="#">1.76</a>	<a href="#">+1.24</a>
<b>Picnic Areas</b>	1/5,000 persons	<a href="#">30</a>	<a href="#">3.92</a>	<a href="#">+26.08</a>
<b>Play Areas (<a href="#">Playgrounds</a>)</b>	1/6,000 persons	<a href="#">10</a>	<a href="#">3.27</a>	<a href="#">+5.73</a>
<b>Swimming Pools</b>	1/ 25,000 persons	<a href="#">1</a>	<a href="#">0.78</a>	<a href="#">+0.22</a>
<b>Tennis Courts</b>	1/ <del>5,000</del> <a href="#">2,000</a> persons	<a href="#">15</a>	<a href="#">9.80</a>	<a href="#">+5.20</a>
<b>Volleyball Courts</b>	1/4,000 persons	<a href="#">5</a>	<a href="#">4.90</a>	<a href="#">+0.10</a>

FACILITY	LEVEL OF SERVICE	Provided	Required	*Surplus (+/-)
<del>Physical Fitness Trails</del>	1 <del>acre</del> /5,000 persons <del>region</del>	<u>5</u>	<u>3.92</u>	<u>+1.08</u>

\*An amount with (+) means there is a surplus in this amount. An amount with (-) means there is a deficiency in this amount.

## Roadway Facilities

Maintain Level of Service (LOS) C peak hour volume for ~~the City Collectors all roadways based on the 100<sup>th</sup> hourly volumes design~~, except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard, which ~~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~~ adopts ~~the County’s~~ level of service E. ~~These County roads 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 level of service E. ~~LOS for City collectors shall be measured by traffic counts at peak hour, peak season. (See Support Document for LOS data.)~~

## DRAINAGE

CATEGORY	STANDARD
Roadway and Yard	5 Year -1 Hour
Pump Stations	5 Year -1 Hour
Trunk Lines	5 Year -1 Hour
<del>Flood Protection -- Building Elevation</del>	<del>100 Year</del>
<del>Water Quality</del>	<del>Wet Retention Best Management Practices (refer to Public Facilities and Water Resources Element Policy 1-) Dry Retention 1.25" Minimum Retention 0.5" Minimum</del>

The level of service standard for surface water management for all development, redevelopment and City's the primary drainage system requires no flooding during a 5-year, 1-hour storm event for roads, yard drainage, pump stations and trunk lines and requires no flooding during a 100-year storm event for building finished floors elevations: Established stormwater level of service standards shall be the more stringent of this level of service or the stormwater design standards set by the South Florida Water Management District (SFWMD).

A. Unless otherwise specified by previous SFWMD permits or District criteria, a storm event of 1-hour duration and 5-year return frequency will be used in computing the minimum off-site discharge rates from private properties to the City's stormwater system. The stormwater conveyance system should be designed sufficiently so that the conveyance will pass the design flow while ensuring that the backwater head does not exceed the proposed berms, walls or other containment systems in a 25-year, 24-hour storm

event. The side lot swales and other emergency conveyance facilities may be designed to pass the water forward to the public right-of-way.

B. Unless otherwise specified by previous SFWMD permits or District criteria, water quality standards will be determined based upon selecting the most appropriate pollutant removal presumption to the corresponding BMP technique. The BMP guidelines used must meet a presumed pollutant removal of 85% Total Suspended Solids (TSS), Total Nitrogen (TN), and Total Phosphorus (TP). Innovative approaches and Low Impact Development (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 by City of Naples Code Section 16-115.

C. Stormwater systems shall be designed to be functional for all tailwater conditions that may be encountered by events equal in frequency to the level of service or by SFWMD, whichever is more stringent.. This may entail consideration of storm durations different than the current standard 5 yr-1 hr storm event. Variable tailwater stages should be considered if they have a significant influence on the design. Minimum Tailwater Elevation is required as adopted in the Code of Ordinances and/or the most recent version of the Stormwater Ordinance Standards and/or Handbook, as amended. Applicants may propose alternative tailwater elevations due to site-specific constraints for approval by the City, but should take into account current and future conditions at the receiving water.

**PUBLIC SCHOOL FACILITIES<sup>4</sup>**

FACILITY	LEVEL OF SERVICE
<b>Elementary Schools</b>	95% of CSA Enrollment/FISH Capacity
<b>Middle Schools</b>	95% of CSA Enrollment/FISH Capacity
<b>High Schools</b>	100% of CSA Enrollment/FISH Capacity

NOTE: CSA = Concurrency Service Area

FISH= Florida Inventory of School Houses

**Policy 2.2 Annually Prepare a Level of Service Report for Public Facilities**

~~On an annual basis, the The City Planning Department will prepare monitor and annually prepare a Level of Service Report on meeting the adopted levels of service for public facilities to ensure facilities and services are provided concurrently with new development an annual and update of the Concurrency and Capital Improvements Element as needed to address recommended measures to meet or modify the adopted levels of service standards which will include an analysis of all public facilities for which level of service standards have been established.~~<sup>6</sup>

**Policy 2.3 Review Stormwater Management System**

Within one year of completion of the 2026 Watershed Master Plan, the City shall review its Stormwater Management System and update the LOS standards as needed.

**Policy 2.4 Review LOS Standards Following Parks and Recreation Master Plan**

Within one year of completion of the 2026 Parks and Recreation Master Plan, the City shall review and update the LOS standards as needed.

<sup>6</sup> VISION ELEMENT THEME: Our Place, Scale of Development and Redevelopment  
**Concurrency and Capital Improvements | Page 9**

## **Objective 23 Concurrency Management System**

~~Future~~ ~~New development and redevelopment will ensure the necessary public facilities and services will be available~~ ~~development will bear proportionate costs of facility improvements~~ as needed ~~to accommodate concurrent with the impacts of~~ the development and to maintain adopted level of service standards.<sup>7</sup> Proportionate costs will be based on established impact fees for roadways (including traffic calming), police, fire, and parks and recreation, ~~and general government~~ and implemented through the Code of Ordinances Section 48-2, Conditions for Concurrency. System development charges established for water and sewer services assure that future development will contribute to the costs of new facilities for those services.

### **Policy 23.1 Evaluate Public Facility Demands**

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 23.2 Determine Public Facility Improvements**

Determine location demands for public facility improvements during the Capital Improvements Program review process and list specific projects in ~~Capital Improvements Element during the annual amendment process~~ the annually adopted Five-Year Schedule of Capital Improvements.

### **Policy 2.3**

~~Annually evaluate neighborhoods to identify capital projects to include in the Five-Year CIP.~~<sup>8</sup>

### **Policy 2.43.3 Review Impacts of Proposed Development**

Circulate review petitions from the Planning Department to each department for review of the impacts of the proposed development on public facilities.

### **Policy 2.53.4 Update Impact Fee Studies**

Update impact fee studies on a periodic basis to assure that fees remain proportional and reasonably connected to, or a rational nexus with, capital needs caused by new development.

### **Policy 2.6**

~~Evaluate a program which would provide impact fee credits or other tax preferences for the inclusion of "smart building" standards in new development.~~<sup>9</sup>

### **Policy 2.7**

~~Permit the use of water system development charges for groundwater aquifer protection programs.~~<sup>10</sup>

### **Policy 2.83.5 Evaluate and Update Beach Parking and Recreation Fee Schedule Interlocal Agreement**

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

<sup>7</sup> Language added from PSFE Objective 2 & revised as noted.

<sup>8</sup> Language moved.

<sup>9</sup> Deleted per PAB suggestion.

<sup>10</sup> Deleted per PAB suggestion.

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## **Objective 34 Sewer and Water Service**

Review all proposed development and redevelopment 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.

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### **Policy 34.1 Assure Necessary Public Facilities**

Assure that necessary public facilities will be in place, or provided for, concurrent with proposed or previously approved development.

### **Policy 34.2 Complete Service and Delivery Improvements**

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 34.3 Allow Phased Development Projects**

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.

## **Objective 45 Coordination of Land Use Decisions**

On an annual basis, the City will review land development and land use decisions, fiscal resources, capital facilities, [current and future flood risk data](#), 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 [including adaptation or relocation of public facilities](#).

### **Policy 45.1 Annually Project Population Growth**

Project population growth on an annual basis to measure level of service demands.

### **Policy 45.2 Evaluate Development Trends**

Evaluate past development trends [and current development activity](#) to serve as a measure of future land use and public facility needs.

### **Policy 45.3 Maintain Land Use Inventory**

Maintain [an inventory of](#) vacant land use data ~~in order~~ to determine ability to meet future growth needs.

### **Policy 45.4 Review Growth and Land Use Projects for Public Facilities and Fiscal Impacts**

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

### **Policy 4.5**

~~Revise the Capital Improvements Program in the future to include projects and programs listed in the Comprehensive Plan which are in addition to those needed to maintain level of service standards or to correct deficiencies if not correctly funded.<sup>11</sup>~~

### **Policy 4.6-5.5 Coordinate Data for LOS Standards**

The Planning Department will coordinate the data and analysis needed to measure the maintenance of level of service standards. [This shall include consideration of data from the City's Vulnerability and Adaptation planning efforts in determining public facilities needs to address current and future flood risk and the ability to meet adopted levels of service or the need to modify levels of service in response to various types of flood risk.](#)

<sup>11</sup> Policy language moved.

## **Objective 56 Funding of Capital Improvements**

Utilize the [Concurrency and 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, [adaptation or relocation](#), and accommodations for the needs of population growth.

### **Policy 56.1 Annually Review Departmental Capacity**

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 56.2 Evaluate Budget Impact**

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

### **Policy 56.3 Direct Expenditures to Capital Improvements**

Direct expenditures to capital improvements as designated by policies of separate Comprehensive Plan elements, [consistent with the Five-Year Schedule of Capital Improvements](#).

### **Policy 56.4 Provide Public Facility Improvements**

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 56.5 Determine Fiscal Sustainability of Capital Improvements Program**

Utilize the departmental review process, public hearings with City Council, and Finance Department analysis to determine the fiscal sustainability of the Capital Improvements Program.

### **Policy 56.6 Analyze Financial Feasibility of Capital Improvements**

Capital improvements identified in the ~~monitoring report~~ [Level of Service Report](#) ~~Level of Service report~~ will be analyzed for financial feasibility and, if feasible, will be included in the Capital Improvements Budget adopted annually.

### **Policy 56.7 Explore Other Funding Mechanisms**

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 56.8 Coordinate Capital Improvements Program**

Coordinate the Capital Improvements Program with ~~any and~~ all agencies that provide public facilities to the City, including Collier County, pertinent state agencies [or utility service providers](#), 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 56.9 Evaluate Development of Capital Improvements Program**

Development of the Capital Improvements Program will include an evaluation of the need for replacement and renewal, [adaptation or relocation](#) of capital facilities.

**Policy 56.10 Adopt Roadway Construction Program**

The City must adopt on an annual basis a roadway construction program using proceeds from the ~~five-cent~~ local option gasoline tax.

**Policy 56.11 Achieve Pollutant Load Reductions**

When applicable, the City of Naples shall include within its Schedule of Capital Improvements a list of projects necessary to achieve the pollutant load reductions attributable to the City of Naples, as established in a basin management action plan.<sup>12</sup>

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<sup>12</sup> VISION ELEMENT: Our Nature, Stormwater Management

**Objective 67 Public Expenditures in Coastal High-Hazard Areas**

~~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~~ Limit public expenditures that subsidize development in coastal high-hazard areas.<sup>13</sup>

**Policy 67.1 Direct State and Federal Funds Away from High Hazard Areas**

Direct projects which are funded by state or federal assistance away from high hazard areas, ~~with the exception of~~except for water dependent uses and enhancement and protection of natural resources or those that adapt or relocate public facilities.

**Policy 67.2 Direct New Population Growth Away from High Hazard Areas**

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; or (3) projects that demonstrate they can be constructed to meet current and future flood risk.

*THE FOLLOWING OBJECTIVES AND POLICIES HAVE BEEN MOVED FROM THE PUBLIC SCHOOL FACILITIES ELEMENT (Objective 1-1 and Policies 1-1.1 through 1-1.4):*

<sup>13</sup> VISION ELEMENT: Our Place, Scale of Development and Redevelopment & VISION ELEMENT: Our Nature, Resiliency

## **Objective 8 School Coordination**

The City of Naples shall coordinate with the school district through an interlocal agreement to adopt and maintain a school concurrency management system to provide school capacity at an adopted level of service standard, measured within School Concurrency Service Area's (CSAs) for each school type (elementary, middle, high) for the long term and five-year planning periods.

### **Policy 8.1 LOS Standards for CSAs**

Level of Service (LOS) standards for CSAs shall be based upon permanent FISH capacity: 100% for high school CSAs; 95% for elementary school CSAs; and 95% for middle school CSAs.

### **Policy 8.2 Establish School CSAs**

School CSAs shall be established less than district-wide through the merger of Traffic Analysis Zones (TAZs) to establish separate elementary school, middle school, and high schools CSAs against which to measure the level of service standard.

### **Policy 8.3 Changes to CSA Boundaries**

Prior to adopting any change to the CSA boundaries, the City shall require that the School District verify that ~~as a result~~because of the change:

- The adopted LOS standards will be achieved and maintained within the five-year planning period; and
- The utilization of school capacity will be maximized to the greatest extent possible; ~~taking into account~~ considering transportation costs, court approved desegregation plans, and other relevant factors.

### **Policy 8.4 Process for Modifying CSA Boundary Maps**

The City, in conjunction with the School District, the County and other municipalities within the County shall observe the following process for modifying CSA boundary maps:

- The School District, in coordination with local governments, shall review the proposed CSA boundaries and the data and analysis used to support the change, and determine whether ~~or not~~ a change is appropriate considering criteria established in Policy ~~1-1.38-~~ 3. The School District shall transmit supporting data and analysis to the local government for review and comment.
- Local governments shall review and comment on the proposed changes within forty-five (45) days of receipt.
- If the proposed change is acceptable to the local government, the change to a CSA boundary shall become effective upon final approval of the new CSA boundary map by the School Board. New maps of the CSA boundaries shall also be included as data and analysis in support of the local government PSFES.

## CAPITAL IMPROVEMENTS PROGRAM

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

# 11

# CONCURRENCY AND CAPITAL IMPROVEMENTS

In this Section:

Introduction

Goal, Objectives, and  
Policies

Capital Improvements  
Program

## INTRODUCTION

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

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

In meeting the needs of the City's future growth, ~~and~~ redevelopment, [and resiliency](#), certain capital improvements will increase the tax burden for City residents. ~~In order to~~ [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. ~~With data generated from the City's Critical Assets and Facilities Vulnerability Assessment (2023) and the Critical Assets and Facilities Adaptation Plan (2024), and subsequent resiliency-related planning efforts, the City can also better incorporate current and future flood risk impacts and response into its CIP process, which may include adaptation or relocation of facilities.~~ The City should maximize the use of equitable funding methods, such as impact fees, user fees, special assessments or taxing districts, [grants](#) and the like, to accommodate the costs of new development, ~~and~~ redevelopment, [and resiliency](#), and to ensure the lowest possible tax burden on City residents.

## GOAL, OBJECTIVES, AND POLICIES

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The following goal, objectives, and policies address the pertinent issues for the [Concurrency and Capital Improvements Element](#) and the mechanisms to implement the Five-Year Capital Improvements Program (CIP). They are intended to [plan for the future](#), correct deficiencies, meet the level of service standards, [adapt or relocate facilities](#), and fund additional projects.

Unless otherwise stated, the objectives in this element will be implemented within the five-year [time frame considering the ten- and twenty-year Comprehensive Plan planning horizons](#) ~~timeframe~~.

### GOAL

**Provide the community with necessary services and facilities and maintain sufficient flexibility to meet the challenges associated with growth.<sup>1</sup>**

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<sup>1</sup> VISION ELEMENT THEME: Our Place, Scale of Development and Redevelopment

## Capital Improvements Program

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

### Policy 1.1 Annually Update Five-Year Capital Improvements Program

~~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.~~ On an annual basis, the City must adopt by ordinance a Five-Year Capital Improvements Program including a Five-Year Schedule of Capital Improvements, which shall include projects in the Level of Service Report. During the annual update of the Five-Year Capital Improvements Program, such improvements, as defined in the "City of Naples Financial Policy," shall be included in the schedule. Capital improvements determined to be necessary to implement the goals, objectives, and policies of this Comprehensive Plan shall be given priority.

### Policy 1.2 Identify Capital Projects

Annually, department managers will identify capital projects needed to eliminate existing capacity deficits or implement the goals, objectives, and policies of this Comprehensive Plan. The Finance Department is responsible for determining financial feasibility.

### Policy 1.3 Encourage Recycled Materials

Encourage the use of recycled materials in projects funded through the City's Capital Improvements Program.<sup>2</sup>

### Policy 1.4 Maintain Debt Service Coverage

Maintain compliance with debt service coverage requirements. ~~In the Water and Sewer Enterprise Fund, bond covenants require that net revenues be a minimum of one hundred thirty-five percent (135%) of annual debt service requirements.~~

### Policy 1.5 Maintain Debt Service Limitations

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 Annual Capital Budget

Adopt by ordinance an annual capital budget as part of the Five-Year Capital Improvements Program.

### Policy 1.7 Adopt by Reference School District's Five-Year Capital Improvement Plan

The City adopts by reference, into this Concurrency and Capital Improvements Element, the School District's updated Five-Year Capital Improvement Plan as adopted annually by the District School Board of Collier County by October 1<sup>st</sup> of each year, which identifies the school facility capacity projects necessary to address existing deficiencies and future needs based upon achieving and maintaining the adopted LOS standard for schools.<sup>3</sup>

<sup>2</sup> VISION ELEMENT: Our Nature, Resiliency

<sup>3</sup> Language added from PSFE Objective 1-4 & Policy 1-4.1 and revised as noted.

### **Policy 1.8 Review Concurrency and Capital Improvements Element on an Annual Basis**

The ~~capital improvements element~~ Concurrency and 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.

### **Policy 1.9 Correct Existing Deficiencies**

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, grants, 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.<sup>4</sup>

### **~~Policy 1.10~~**

~~Annually evaluate neighborhoods to identify capital projects to include in the Five-Year Capital Improvements Program.~~

### **Policy 1.11 Revise Capital Improvements Program**

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, adapt or relocate public facilities, or to correct deficiencies if not correctly funded.<sup>5</sup>

### **Policy 1.12 Fund Projects and Programs**

In the absence of legal constraints on the use of revenues, projects and programs shall be funded to (these criteria are not listed in order of importance):

- Correct public hazards;
- Eliminate existing deficiencies as described by the minimum levels of service;
- Provide for the renewal and replacement of, and improvement to, existing public infrastructure and physical assets;
- Maintain levels of service as new growth occurs;
- Increase existing levels of service to desired levels of service; and
- Manage for current and future flood risk and increase community resiliency to hazards and risks;  
and
- Implement the Goals, Objectives and Policies of other Plan Elements.

*THE FOLLOWING OBJECTIVES AND POLICIES HAVE BEEN MOVED FROM THE CONCURRENCY MANAGEMENT SYSTEM ELEMENT AND REVISED AS NOTED:*

<sup>4</sup> Language moved from CIE Objective 2

<sup>5</sup> Language moved from CIE Policy 4-5

**Objective 2 [Levels of Service \(LOS\)](#)**

Public facilities including [roadway facilities](#), sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools will be provided at the adopted level of service standards.

**Policy 1.2 [Adopted Level of Service Standards](#)**

The adopted level of service standard for each public facility category is outlined below:

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

**Potable Water:** Provide and treat 300 gallons per capita, per day.

**Solid Waste:** 1.10 tons per capita, per year.

*Parks and Recreation*

**PARKLANDS**

TYPE	LEVEL OF SERVICE	<a href="#">Provided</a>	<a href="#">Required</a>	<a href="#">*Surplus (+/-)</a>
<b>Community <a href="#">Parks*</a></b>	2 acres/1,000 population	<a href="#">102.1</a>	<a href="#">39.23</a>	<a href="#">+62.87</a>
<b>Neighborhood, <a href="#">Linear, and Mini Parks**</a></b>	1 acre/1,000 population	<a href="#">51.87</a>	<a href="#">19.62</a>	<a href="#">+35.25</a>

\* [Baker Park, Cambier, Fleischmann, Lowdermilk, and Landing Parks, Riverside Circle, Gordon River, Naples Preserve, Riverside Circle east of the Community Services office.](#)

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<b>Swimming Pools</b>	1/ 25,000 persons	<a href="#">1</a>	<a href="#">0.78</a>	<a href="#">+0.22</a>
<b>Tennis Courts</b>	1/ <del>5,000</del> <a href="#">2,000</a> persons	<a href="#">15</a>	<a href="#">9.80</a>	<a href="#">+5.20</a>
<b>Volleyball Courts</b>	1/4,000 persons	<a href="#">5</a>	<a href="#">4.90</a>	<a href="#">+0.10</a>

FACILITY	LEVEL OF SERVICE	Provided	Required	*Surplus (+/-)
Physical Fitness Trails	1 acre/5,000 persons region	5	3.92	+1.08

\*An amount with (+) means there is a surplus in this amount. An amount with (-) means there is a deficiency in this amount.

## Roadway Facilities

Maintain Level of Service (LOS) C peak season volume for ~~the City Collectors all roadways based on the 100<sup>th</sup> hourly volumes design~~ FDOT Context Sensitive Level of Service Tables, except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard, which ~~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 adopts the County’s level of service E. These County roads are set at LOS E. For~~ and 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 level of service E standards applied by those jurisdictions. ~~LOS for City collectors shall be measured by traffic counts at peak hour, peak season. (See Support Document for LOS data.)~~

## DRAINAGE

CATEGORY	STANDARD
Roadway and Yard	5 Year -1 Hour
Pump Stations	5 Year -1 Hour
Trunk Lines	5 Year -1 Hour
<del>Flood Protection – Building Elevation</del>	<del>100 Year</del>
<del>Water Quality</del>	<del>Wet Retention Best Management Practices (refer to Public Facilities and Water Resources Element Policy 1-) Dry Retention 1.25” Minimum Retention 0.5” Minimum</del>

The level of service standard for surface water management for all development, redevelopment and City’s the primary drainage system requires no flooding during a 5-year, 1-hour storm event for roads, yard drainage, pump stations and trunk lines and requires no flooding during a 100-year storm event for building finished floors elevations: Established stormwater level of service standards shall be the more stringent of this level of service or the stormwater design standards set by the South Florida Water Management District (SFWMD).

A. Unless otherwise specified by previous SFWMD permits or District criteria, a storm event of 1-hour duration and 5-year return frequency will be used in computing the minimum off-site discharge rates from private properties to the City’s stormwater system. The stormwater conveyance system should be designed sufficiently so that the conveyance will pass the design flow while ensuring that the backwater

head does not exceed the proposed berms, walls or other containment systems in a 25-year, 24-hour storm event. The side lot swales and other emergency conveyance facilities may be designed to pass the water forward to the public right-of-way.

B. Unless otherwise specified by previous SFWMD permits or District criteria, water quality standards will be determined based upon selecting the most appropriate pollutant removal presumption to the corresponding BMP technique. The BMP guidelines used must meet a presumed pollutant removal of 85% Total Suspended Solids (TSS), Total Nitrogen (TN), and Total Phosphorus (TP). Innovative approaches and Low Impact Development (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 by City of Naples Code Section 16-115.

C. Stormwater systems shall be designed to be functional for all tailwater conditions that may be encountered by events equal in frequency to the level of service or by SFWMD, whichever is more stringent.. This may entail consideration of storm durations different than the current standard 5 yr-1 hr storm event. Variable tailwater stages should be considered if they have a significant influence on the design. Minimum Tailwater Elevation is required as adopted in the Code of Ordinances and/or the most recent version of the Stormwater Ordinance Standards and/or Handbook, as amended. Applicants may propose alternative tailwater elevations due to site-specific constraints for approval by the City, but should take into account current and future conditions at the receiving water.

**PUBLIC SCHOOL FACILITIES<sup>4</sup>**

FACILITY	LEVEL OF SERVICE
<b>Elementary Schools</b>	95% of CSA Enrollment/FISH Capacity
<b>Middle Schools</b>	95% of CSA Enrollment/FISH Capacity
<b>High Schools</b>	100% of CSA Enrollment/FISH Capacity

NOTE: CSA = Concurrency Service Area

FISH= Florida Inventory of School Houses

**Policy 2.2 Annually Prepare a Level of Service Report for Public Facilities**

~~On an annual basis, the The City Planning Department will prepare monitor and annually prepare a Level of Service Report on meeting the adopted levels of service for public facilities to ensure facilities and services are provided concurrently with new development an annual and update of the Concurrency and Capital Improvements Element as needed to address recommended measures to meet or modify the adopted levels of service standards which will include an analysis of all public facilities for which level of service standards have been established.~~<sup>6</sup>

**Policy 2.3 Review Stormwater Management System**

Within one year of completion of the 2026 Watershed Master Plan, the City shall review its Stormwater Management System and update the LOS standards as needed.

**Policy 2.4 Review LOS Standards Following Parks and Recreation Master Plan**

Within one year of completion of the 2026 Parks and Recreation Master Plan, the City shall review and update the LOS standards as needed.

<sup>6</sup> VISION ELEMENT THEME: Our Place, Scale of Development and Redevelopment  
**Concurrency and Capital Improvements | Page 9**

## **Objective 23 Concurrency Management System**

~~Future~~ New development and redevelopment will ensure the necessary public facilities and services will be available ~~development will bear proportionate costs of facility improvements~~ as needed ~~to accommodate concurrent with the impacts of~~ the development and to maintain adopted level of service standards.<sup>7</sup> Proportionate costs will be based on established impact fees for roadways (including traffic calming), police, fire, and parks and recreation, ~~and general government~~ and implemented through the Code of Ordinances Section 48-2, Conditions for Concurrency. System development charges established for water and sewer services assure that future development will contribute to the costs of new facilities for those services.

### **Policy 23.1 Evaluate Public Facility Demands**

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 23.2 Determine Public Facility Improvements**

Determine location demands for public facility improvements during the Capital Improvements Program review process and list specific projects in ~~Capital Improvements Element during the annual amendment process~~ the annually adopted Five-Year Schedule of Capital Improvements.

### **Policy 2.3**

~~Annually evaluate neighborhoods to identify capital projects to include in the Five-Year CIP.~~<sup>8</sup>

### **Policy 2.43.3 Review Impacts of Proposed Development**

Circulate review petitions from the Planning Department to each department for review of the impacts of the proposed development on public facilities.

### **Policy 2.53.4 Update Impact Fee Studies**

Update impact fee studies on a periodic basis to assure that fees remain proportional and reasonably connected to, or a rational nexus with, capital needs caused by new development.

### **Policy 2.6**

~~Evaluate a program which would provide impact fee credits or other tax preferences for the inclusion of "smart building" standards in new development.~~<sup>9</sup>

### **Policy 2.7**

~~Permit the use of water system development charges for groundwater aquifer protection programs.~~<sup>10</sup>

### **Policy 2.83.5 Evaluate and Update Beach Parking and Recreation Fee Schedule Interlocal Agreement**

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

<sup>7</sup> Language added from Concurrency Management Objective 2 & revised as noted.

<sup>8</sup> Language moved.

<sup>9</sup> Deleted per PAB suggestion.

<sup>10</sup> Deleted per PAB suggestion.

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### **Objective 34 Sewer and Water Service**

Review all proposed development and redevelopment 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.

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#### **Policy 34.1 Assure Necessary Public Facilities**

Assure that necessary public facilities will be in place, or provided for, concurrent with proposed or previously approved development.

#### **Policy 34.2 Complete Service and Delivery Improvements**

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 34.3 Allow Phased Development Projects**

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.

## **Objective 45 Coordination of Land Use Decisions**

On an annual basis, the City will review land development and land use decisions, fiscal resources, capital facilities, [current and future flood risk data](#), 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 [including adaptation or relocation of public facilities](#).

### **Policy 45.1 Annually Project Population Growth**

Project population growth on an annual basis to measure level of service demands.

### **Policy 45.2 Evaluate Development Trends**

Evaluate past development trends [and current development activity](#) to serve as a measure of future land use and public facility needs.

### **Policy 45.3 Maintain Land Use Inventory**

Maintain [an inventory of](#) vacant land use data ~~in order~~ to determine ability to meet future growth needs.

### **Policy 45.4 Review Growth and Land Use Projects for Public Facilities and Fiscal Impacts**

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

### **Policy 4.5**

~~Revise the Capital Improvements Program in the future to include projects and programs listed in the Comprehensive Plan which are in addition to those needed to maintain level of service standards or to correct deficiencies if not correctly funded.<sup>11</sup>~~

### **Policy 4.6-5.5 Coordinate Data for LOS Standards**

The Planning Department will coordinate the data and analysis needed to measure the maintenance of level of service standards. [This shall include consideration of data from the City's Vulnerability and Adaptation planning efforts in determining public facilities needs to address current and future flood risk and the ability to meet adopted levels of service or the need to modify levels of service in response to various types of flood risk.](#)

<sup>11</sup> Policy language moved.

## **Objective 56 Funding of Capital Improvements**

Utilize the [Concurrency and 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, [adaptation or relocation](#), and accommodations for the needs of population growth.

### **Policy 56.1 Annually Review Departmental Capacity**

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 56.2 Evaluate Budget Impact**

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

### **Policy 56.3 Direct Expenditures to Capital Improvements**

Direct expenditures to capital improvements as designated by policies of separate Comprehensive Plan elements, [consistent with the Five-Year Schedule of Capital Improvements](#).

### **Policy 56.4 Provide Public Facility Improvements**

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 56.5 Determine Fiscal Sustainability of Capital Improvements Program**

Utilize the departmental review process, public hearings with City Council, and Finance Department analysis to determine the fiscal sustainability of the Capital Improvements Program.

### **Policy 56.6 Analyze Financial Feasibility of Capital Improvements**

Capital improvements identified in the ~~monitoring report~~ [Level of Service Report](#) ~~Level of Service report~~ will be analyzed for financial feasibility and, if feasible, will be included in the Capital Improvements Budget adopted annually.

### **Policy 56.7 Explore Other Funding Mechanisms**

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 56.8 Coordinate Capital Improvements Program**

Coordinate the Capital Improvements Program with ~~any and~~ all agencies that provide public facilities to the City, including Collier County, pertinent state agencies [or utility service providers](#), 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 56.9 Evaluate Development of Capital Improvements Program**

Development of the Capital Improvements Program will include an evaluation of the need for replacement and renewal, [adaptation or relocation](#) of capital facilities.

**Policy 56.10 Adopt Roadway Construction Program**

The City must adopt on an annual basis a roadway construction program using proceeds from the ~~five-cent~~ local option gasoline tax.

**Policy 56.11 Achieve Pollutant Load Reductions**

When applicable, the City of Naples shall include within its Schedule of Capital Improvements a list of projects necessary to achieve the pollutant load reductions attributable to the City of Naples, as established in a basin management action plan.<sup>12</sup>

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<sup>12</sup> VISION ELEMENT: Our Nature, Stormwater Management

**Objective 67 Public Expenditures in Coastal High-Hazard Areas**

~~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~~ Limit public expenditures that subsidize development in coastal high-hazard areas.<sup>13</sup>

**Policy 67.1 Direct State and Federal Funds Away from High Hazard Areas**

Direct projects which are funded by state or federal assistance away from high hazard areas, ~~with the exception of~~except for water dependent uses and enhancement and protection of natural resources or those that adapt or relocate public facilities.

**Policy 67.2 Direct New Population Growth Away from High Hazard Areas**

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; or (3) projects that demonstrate they can be constructed to meet current and future flood risk.

*THE FOLLOWING OBJECTIVES AND POLICIES HAVE BEEN MOVED FROM THE PUBLIC SCHOOL FACILITIES ELEMENT (Objective 1-1 and Policies 1-1.1 through 1-1.4):*

<sup>13</sup> VISION ELEMENT: Our Place, Scale of Development and Redevelopment & VISION ELEMENT: Our Nature, Resiliency

## **Objective 8 School Coordination**

The City of Naples shall coordinate with the school district through an interlocal agreement to adopt and maintain a school concurrency management system to provide school capacity at an adopted level of service standard, measured within School Concurrency Service Area's (CSAs) for each school type (elementary, middle, high) for the long term and five-year planning periods.

### **Policy 8.1 LOS Standards for CSAs**

Level of Service (LOS) standards for CSAs shall be based upon permanent FISH capacity: 100% for high school CSAs; 95% for elementary school CSAs; and 95% for middle school CSAs.

### **Policy 8.2 Establish School CSAs**

School CSAs shall be established less than district-wide through the merger of Traffic Analysis Zones (TAZs) to establish separate elementary school, middle school, and high schools CSAs against which to measure the level of service standard.

### **Policy 8.3 Changes to CSA Boundaries**

Prior to adopting any change to the CSA boundaries, the City shall require that the School District verify that ~~as a result~~because of the change:

- The adopted LOS standards will be achieved and maintained within the five-year planning period; and
- The utilization of school capacity will be maximized to the greatest extent possible; ~~taking into account~~ considering transportation costs, court approved desegregation plans, and other relevant factors.

### **Policy 8.4 Process for Modifying CSA Boundary Maps**

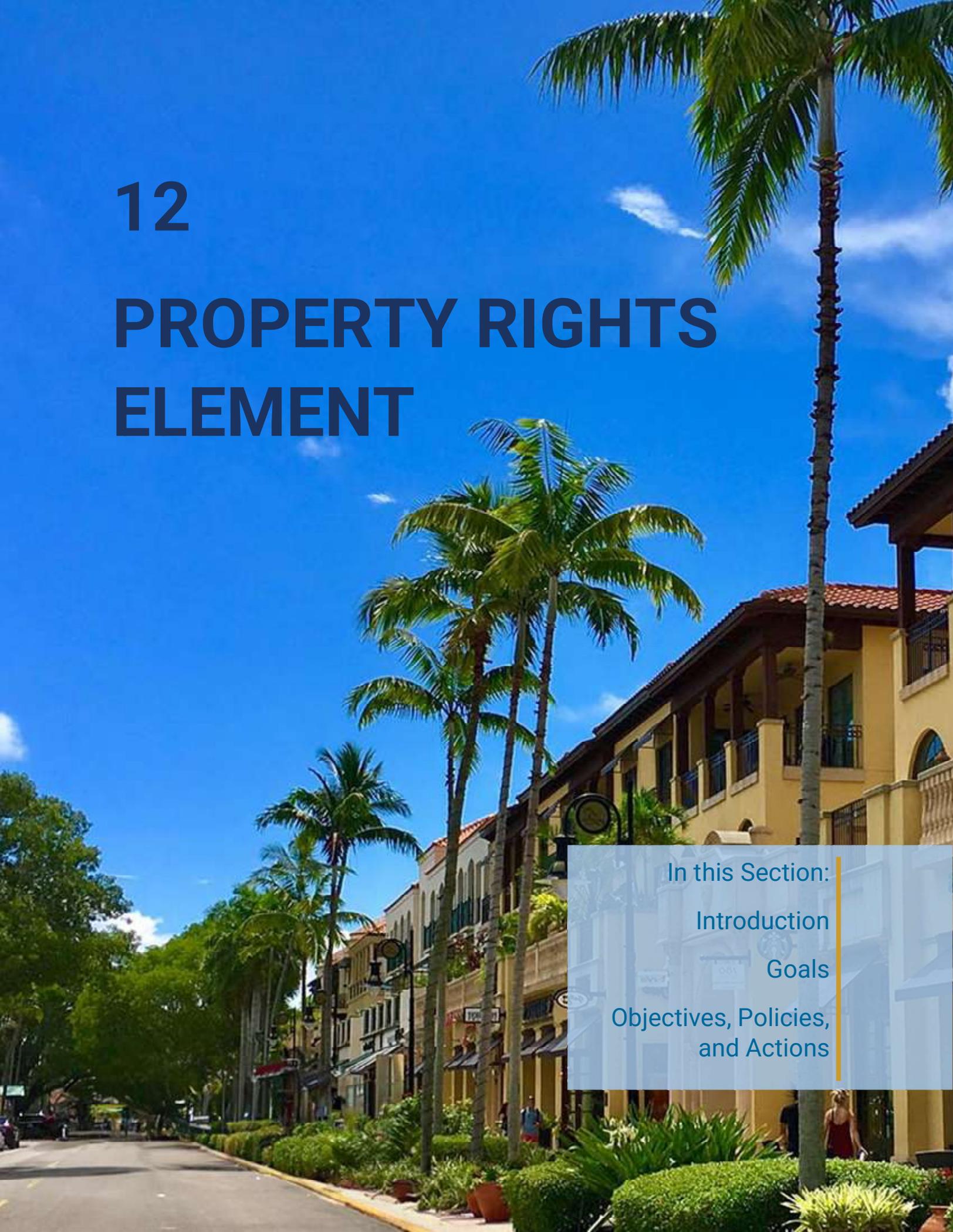
The City, in conjunction with the School District, the County and other municipalities within the County shall observe the following process for modifying CSA boundary maps:

- The School District, in coordination with local governments, shall review the proposed CSA boundaries and the data and analysis used to support the change, and determine whether ~~or not~~ a change is appropriate considering criteria established in Policy ~~1-1.38-~~ 3. The School District shall transmit supporting data and analysis to the local government for review and comment.
- Local governments shall review and comment on the proposed changes within forty-five (45) days of receipt.
- If the proposed change is acceptable to the local government, the change to a CSA boundary shall become effective upon final approval of the new CSA boundary map by the School Board. New maps of the CSA boundaries shall also be included as data and analysis in support of the local government PSFES.

## CAPITAL IMPROVEMENTS PROGRAM

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

A vibrant street scene with palm trees and Mediterranean-style buildings under a clear blue sky. The image shows a row of multi-story buildings with terracotta roofs and balconies, lined with tall palm trees. The sky is bright blue with a few wispy clouds. The overall atmosphere is sunny and tropical.

# 12

# PROPERTY RIGHTS ELEMENT

In this Section:

Introduction

Goals

Objectives, Policies,  
and Actions

## INTRODUCTION

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The purpose of this Property Rights Element is to meet and implement the statutory requirements of House Bill 59 signed by the Governor on June 28, 2021. Florida Statutes (F.S.) § 163.3177(i) requires local government comprehensive plans to contain a Property Rights Element, which identifies property rights that shall be considered during the local decision-making process. The following Property Rights provisions shall be considered by the City when making decisions.



## GOALS, OBJECTIVES, AND POLICIES

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### GOAL

For the City of Naples to respect judicially acknowledged and constitutionally protected private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

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#### Objective 1 [Acknowledgement of Property Rights](#)

The City of Naples shall respect judicially-acknowledged and constitutionally-protected private property rights and consider these property rights during local decision-making processes.

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#### Policy 1.1 [Right of Property Owner\(s\)](#)

The right of a property owner(s) to physically possess and control their interest in the property, including easements, leases, or mineral rights.

#### Policy 1.2 [Joint Land Use Planning Agreements and Studies](#)

The right of a property owner(s) to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law, the provisions of the City Comprehensive Plan, and local ordinances.

#### Policy 1.3 [Property Owner Privacy](#)

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

#### Policy 1.4 [Disposal of Property](#)

The right of a property owner(s) to dispose of their property through sale, bequest, or gift.



## ~~CITY OF NAPLES COMPREHENSIVE PLAN~~

### ~~PUBLIC SCHOOL FACILITIES ELEMENT<sup>1</sup>~~

<del>Introduction .....</del>	<del>P.S.F.E. 2</del>
<del>Goal, Objectives and Policies .....</del>	<del>P.S.F.E. 2</del>

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<sup>1</sup> The state no longer requires School Concurrency on a statewide basis. Local Governments may optionally extend concurrency so that it applies to public schools and must then comply with 163.3180(6)(a). The City of Everglades and Marco Island have repealed their Public School Facilities Elements and incorporated necessary requirements into other Elements. Naples PSFE is generally identical to Collier County's PSFE, but the County's PSFE has not been updated since 2013.

**It is recommended that this Element be Stricken in its entirety. Move relevant policies that are required by state statutes into other elements as noted .**

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## INTRODUCTION

~~The Public School Facilities Element is an element of the Comprehensive Plan that implements a school concurrency program. This program has been developed, along with the required interlocal agreement, in coordination with the District School Board of Collier County, Collier County and the other municipalities in Collier County. The City will adopt by reference the capital improvement program of the School Board as part of the City's Capital Improvement Element.~~

## GOAL, OBJECTIVES AND POLICIES

### GOAL:

~~To provide for coordinated planning between the City of Naples and the School District and to establish a school concurrency management system to ensure adequate school capacity is available to accommodate enrollment demand as identified in the school district's five-year capital improvement plan.~~

~~**Objective 1-1:<sup>2</sup> — SCHOOL CONCURRENCY MANAGEMENT SYSTEM.** The City of Naples shall adopt a school concurrency management system to provide school capacity at an adopted level of service standard, measured within School Concurrency Service Area's (CSAs) for each school type (elementary, middle, high) for the long term and five-year planning periods.~~

~~**Policy 1-1.1:** — Level of Service (LOS) standards for CSAs shall be based upon permanent FISH capacity: 100% for high school CSAs; 95% for elementary school CSAs; and 95% for middle school CSAs.~~

~~**Policy 1-1.2:** — School CSAs shall be established less than district-wide through the merger of Traffic Analysis Zones (TAZs) to establish separate elementary school, middle school and high schools CSAs against which to measure the level of service standard.~~

~~**Policy 1-1.3:** — Prior to adopting any change to the CSA boundaries, the City shall require that the School District verify that as a result of the change:~~

~~A. — The adopted LOS standards will be achieved and maintained within the five-year planning period; and~~

~~B. — The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.~~

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<sup>2</sup> This Objective and policies rMOVED into the Capital Improvements Element

**Public School Facilities Element  
P.S.F.E. 3**

~~**Policy 1-1.4:** The City, in conjunction with the School District, the County and other municipalities within the County shall observe the~~

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following process for modifying CSA boundary maps:

- ~~A. The School District, in coordination with local governments, shall review the proposed CSA boundaries and the data and analysis used to support the change, and determine whether or not a change is appropriate considering criteria established in Policy 1-1.3. The School District shall transmit supporting data and analysis to the local government for review and comment.~~
- ~~B. Local governments shall review and comment on the proposed changes within forty five (45) days of receipt.~~
- ~~C. If the proposed change is acceptable to the local government, the change to a CSA boundary shall become effective upon final approval of the new CSA boundary map by the School Board. New maps of the CSA boundaries shall also be included as data and analysis in support of the local government PSFEs.~~

~~**Objective 1-2:**<sup>3</sup> **RESIDENTIAL DEVELOPMENT REVIEW.** The City, in cooperation with the School District, shall ensure a school concurrency evaluation is performed on all non-exempt residential development to verify that new students can be accommodated within the adopted level of service standard established for each school type as measured within a CSA.~~

~~**Policy 1-2.1:** The City shall not approve any non-exempt residential development application for a new residential preliminary plat, site plan or functional equivalent until the School District has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity to serve the development.~~

~~**Policy 1-2.2:** The City shall consider the following residential uses exempt from the requirements of school concurrency:~~

- ~~A. Single family and mobile home lots of record, existing as of the effective date of school concurrency.<sup>4</sup>~~
- ~~B. Any new residential development that has a final plat or site plan approval or the functional equivalent of a site specific development order as of the effective date of school concurrency.<sup>5</sup>~~

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<sup>3</sup> This Objective and policies are implemented through the land development regulations

<sup>4</sup> These criteria are stated in Sec 48-121(a)(2), . We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>5</sup> These criteria are stated in Sec 48-121(a)(2), . We recommend removing the specifics from the Comp Plan and updating the policy as shown.

**Public School Facilities Element  
P.S.F.E. 5**

~~C. Any amendment to any previously approved residential development order that does not increase the number of dwelling units or change the dwelling unit type (e.g. single-family to multi-family).<sup>6</sup>~~

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<sup>6</sup> These criteria are stated in Sec 48-121(a)(2), . We recommend removing the specifics from the Comp Plan and updating the policy as shown.

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~~D. Age-restricted communities with no permanent residents under the age of 18. Exemption of an age-restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.<sup>7</sup>~~

~~E. All new residential plats and site plans (or functional equivalent), or amendments to previously approved residential development orders, which are calculated to generate less than one student. Such development shall be subject to payment of school impact fees<sup>8</sup>.~~

~~F. Development that has been authorized as a Development of Regional Impact pursuant to Chapter 380, F.S., as of July 1, 2005.<sup>9</sup>~~

~~**Policy 1-2.3:** The City, through its land development regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential development projects that are not exempt under Policy 1-2.2 of this Element. The minimum process requirements are as follows:~~

~~A. A residential development application including a School Impact Analysis (SIA) is submitted to the City for review.<sup>10</sup>~~

~~B. The City determines if the application is complete for processing and transmits the complete SIA to the School District for review.<sup>11</sup>~~

~~C. The School District reviews the application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the City stating:<sup>12</sup>~~

~~1. If capacity is available within the affected CSA, the School District shall issue a SCADL verifying~~

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<sup>7</sup> These criteria are stated in Sec 48-121(a)(2), . We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>8</sup> These criteria are stated in Sec 48-121(a)(2), . We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>9</sup> These criteria are stated in Sec 48-121(a)(2), . We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>10</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>11</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>12</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

**Public School Facilities Element  
P.S.F.E. 7**

~~available capacity.~~<sup>13-</sup>

- ~~2. If capacity is not available within the affected CSA, adjacent CSAs are reviewed for available capacity. If the affected CSA does not contain a particular school type (elementary, middle, high), the adjacent CSA's shall be evaluated for available capacity.~~<sup>14-</sup>
- ~~3. If capacity is available in the adjacent CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.~~<sup>15-</sup>
- ~~4. If capacity is not available in the adjacent CSAs, the School District shall issue a SCADL~~

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<sup>13</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>14</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>15</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

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~~indicating the development is not in compliance with the adopted LOSS and offer the applicant the opportunity to negotiate a mitigation plan within a 90-day period.<sup>16</sup>~~

~~The Interlocal Agreement for Public School Facility Planning and School Concurrency and this Public School Facilities Element shall provide the process necessary to determine available school capacity for all residential projects that are not exempt under Policy 1-2.2 of this Element.~~

~~**Policy 1-2.4:** The City, in conjunction with the School District, shall review an applicant's residential development proposal for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of the proposed residential development.~~

~~A. Mitigation options may include, but are not limited to:<sup>17</sup>~~

- ~~1. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or<sup>18</sup>~~
- ~~2. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or<sup>19</sup>~~
- ~~3. Donation of buildings for use as a primary or alternative learning facility; or<sup>20</sup>~~
- ~~4. Renovation of existing buildings for use as learning facilities; or<sup>21</sup>~~
- ~~5. Construction or expansion of permanent student stations or core capacity; or<sup>22</sup>~~

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<sup>16</sup> These criteria are generally stated in Sec 48-121(b)(1). We recommend removing the specifics from the Comp Plan and updating the policy as shown.

<sup>17</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

<sup>18</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

<sup>19</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

<sup>20</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

<sup>21</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

<sup>22</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

**Public School Facilities Element  
P.S.F.E. 9**

~~6. Construction of a public school facility in advance of the time set forth in the School District Five-Year Capital Facilities Plan.<sup>23</sup>~~

~~B. If mitigation is approved, the City and the School District shall enter into an enforceable binding agreement with the applicant. The improvement(s) must be directed by the School District toward a school capacity improvement(s) identified in the School District's Five Year Capital Plan, and the improvement(s) must be reflected in the next update to the County's Capital Improvements Element. Following execution of the Agreement, the School District shall issue a SCADL verifying available capacity to support the development.~~

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relevant.,

<sup>23</sup> These criteria are very specific but are not in the code. We recommend moving them to Sec 48-121(e) if still relevant.,

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~~C. If mitigation is denied, the City must deny the application based upon a lack of available school capacity.~~

~~**Policy 1-2.5:**<sup>24</sup> Within one (1) year from the effective date of the School Concurrency Growth Management Plan amendments, the City shall adopt school concurrency provisions into its Land Development Regulations (LDR) to implement school concurrency.~~

~~**Objective 1-3:**<sup>25</sup> **SCHOOL LOCATION AND INFRASTRUCTURE.** The City and the School District will: coordinate the location of public schools with the Future Land Use Map and map series to ensure that existing and proposed school facilities are located consistent with existing and proposed residential areas they serve and are proximate to appropriate existing and future land uses, and serve as community focal points; coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible; coordinate existing and planned public school facilities with the plans for supporting infrastructure; establish a monitoring group; and address coordination on emergency preparedness issues.~~

~~**Policy 1-3.1:** The City, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support new schools, proposed expansions, construction that changes the primary use of a facility, stadium construction, or construction that results in a greater than five percent increase in student capacity, on a case by case basis, at the time of site planning.~~

~~**Policy 1-3.2:** Prior to commencement of construction of a new school, the City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining infrastructure improvements necessary to support a new school or school improvement, and ensure that the necessary infrastructure is in place prior to or concurrent with school construction.~~

~~**Policy 1-3.3:** The City shall review all proposals for new public schools, school expansions, or the redevelopment of existing schools to determine compatibility of school sites and surrounding land uses. City staff shall consider standards such as, but not limited to, building setbacks, buffering, traffic calming, and noise and glare attenuation. City staff shall provide comments to the School District for incorporation into the site plan.~~

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<sup>24</sup> This policy is outdated and has been removed entirely.

<sup>25</sup> This Objective and Policies regarding school location improvements moved to Intergovernmental Coordination Element

**Policy 1-3.4:** ~~The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified. A separate agreement between the~~

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~~District and the City or other appropriate entity, will be developed for each instance of co-location and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision.~~

~~**Policy 1-3.5:** The City, the County, other municipalities within the County, and the School District shall coordinate on emergency preparedness issues.~~

~~**Policy 1-3.6:** The City, the County and other municipalities within the County, in conjunction with the School District, shall establish a Citizen Advisory Group (CAG) to monitor planning and school concurrency in Collier County.~~

~~**Objective 1-4:**<sup>26</sup> **CAPITAL IMPROVEMENTS.** The City shall adopt by reference into its Capital Improvement Element (CIE), the School District's annually updated Five-Year Capital Improvement Plan, as identified in Policy 1-7 in the CIE of its Comprehensive Plan. The Five-Year Capital Improvement Plan identifies the school facility capacity projects necessary to address existing deficiencies and future needs based upon achieving and maintaining the adopted LOS standard for schools.~~

~~**Policy 1-4.1:**<sup>27</sup> The City shall adopt by reference the School District's annually updated Five-Year Capital Improvement Plan, as identified in Policy 1-7 in the CIE of its Comprehensive Plan and as formally adopted by the School Board by October 1<sup>st</sup> of each year.~~

~~**Policy 1-4.2:**<sup>28</sup> The City, in conjunction with the School District, shall coordinate the long range public school facilities locations with its Comprehensive Plan and Future Land Use Map.~~

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<sup>26</sup> This Objective moved into the Capital Improvements Element

<sup>27</sup> This Policy moved into the Capital Improvements Element

<sup>28</sup> Policy has been removed. Redundant to Objective 1-3 above.



~~CITY OF NAPLES  
COMPREHENSIVE PLAN~~

~~CONCURRENCY MANAGEMENT SYSTEM ELEMENT<sup>1</sup>~~

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

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<sup>1</sup> This is not a separate state required element (it was under Chapter 9J-5 criteria which was repealed in 2011). Most communities have wrapped concurrency policies into the Capital Improvements Element with implementation and monitoring in the Code of Ordinances or Land Development Regs (city of Ft Myers does include it as a separate Element).

**CMS requirements and monitoring are already in the Code of Ordinances.  
We suggest striking this element and reworking it into the CIE.**

## **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:**<sup>2</sup> Public facilities including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools will be provided at the adopted level of service standard.

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

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

**Potable Water:** Provide and treat 300 gallons per capita, per day.

**Solid Waste:** 1.10 tons per capita, per year.

**Parks and Recreation:**

### **PARKLANDS**

<b>TYPE</b>	<b>LEVEL OF SERVICE</b>
Community	2 acres/1,000 population
Neighborhood	1 acre/1,000 population

### **RECREATION FACILITIES**

<b>FACILITY</b>	<b>LEVEL OF SERVICE</b>
Basketball Courts	1/5,000 persons
Baseball Fields	1/5,000 persons
Beach Access Points	1/1,000 persons
Boat Ramps	1/9,000 persons
Bike Lanes and Routes	1/1,500 persons
Community Centers	1/9,000 persons
Football Fields	1/11,000 persons
Picnic Areas	1/5,000 persons
Play Areas	1/6,000 persons
Swimming Pools	1/25,000 persons
Tennis Courts	1/5,000 persons
Volleyball Courts	1/4000 persons

<sup>2</sup> Objective and Policies moved to CCIE

CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 3

Physical Fitness Trails	1/5,000 persons
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**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 4**

~~**Roadways:** Maintain Level of Service (LOS) C for the City collectors except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard. The excepted length of Fifth Avenue South has been defined as a “constrained facility.” For County maintained roads (Goodlette Frank Road, and Golden Gate Parkway, within the City limits, the City shall adopt the County’s level of service. These County roads for 2010 are set at LOS E. For the State roads within the City limits (U.S. 41 [S.R. 45 & S.R. 90]), the City shall be consistent with Collier County and adopt LOS E. LOS for City collectors shall be measured by traffic counts at peak hour, peak season. (See Support Document for LOS data.)~~

**Drainage:**

<b>CATEGORY</b>	<b>STANDARD</b>
Roadway and Yard	5 Year-1 Hour
Pump Stations	5 Year-1 Hour
Trunk Lines	5 Year-1 Hour
Flood Protection-- Building Elevation	100 Year
Water Quality	<p style="text-align: center;"><b>Wet Retention</b> Best Management Practices (refer to Public Facilities and Water Resources Element Policy 1-11)</p> <p style="text-align: center;"><b>Dry Retention</b> 1.25” Minimum <b>Retention--</b> 0.5” Minimum</p>

**Public School Facilities:**

<b>FACILITY</b>	<b>LEVEL OF SERVICE</b>
Elementary Schools	95% of CSA Enrollment/FISH Capacity
Middle Schools	95% of CSA Enrollment/FISH Capacity
High Schools	100% of CSA Enrollment/FISH Capacity

~~**Policy 1-2:** On an annual basis, the City Planning Department will prepare an annual update of the Capital Improvements Element which will include an analysis of all public facilities for which level of service standards have been established~~

~~**Policy 1-3:**<sup>3</sup> On an annual basis, the City must adopt a Five Year Capital~~

<sup>3</sup> Policy moved to CCIE

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 5**

**Improvements Program**

**Objective 2:**<sup>4</sup> ~~— New development will provide public facilities at the adopted level of service standard concurrent with development impacts.~~

**Policy 2-1:**<sup>5</sup> ~~— Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities must be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City will confirm that adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.~~

**Policy 2-2:** ~~— Provision of park and recreation areas will be considered concurrent consistent with the following:~~

1. ~~— At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or~~

2. ~~— A development order or permit is issued subject to the conditions that, at the time of the issuance of a certificate of occupancy, the acreage for the necessary facilities and services needed to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and~~

a. ~~— A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy as provided in the City's Five Year Capital Improvements Program; or~~

b. ~~— At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one (1) year after the issuance of a certificate of occupancy; or~~

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<sup>4</sup> Objective moved to CCIE

<sup>5</sup> Strike policies and in CCIE, will reference Code of Ordinances Chapter 48, Conditions for Concurrency to avoid inconsistencies.

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 6**

~~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 will be considered concurrent provided one of the following conditions is met:~~

- ~~1. Required facilities are in place at the time a development order is issued, or are in place or under actual construction not more than three (3) years after the issuance of a building permit or its functional equivalent that results in traffic generation; or~~
- ~~2. The required facilities are the subject of a binding agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three (3) years after the issuance of the certificate of occupancy or occupational license; or~~
- ~~3. The required facilities are included in the first three (3) years of the City's or State's adopted budget or the current Five-Year Capital Improvements Program or Element.~~

~~**Policy 2-4:** To ensure that public facilities required to maintain the adopted level of service standard continue to be provided concurrently with development, a development order must be suspended per the following conditions:~~

- ~~1. The required facilities are removed from the City's adopted budget or the current five-year capital improvements program or element or, for traffic circulation level of service, the current state government's five-year budget.~~
- ~~2. The required facilities are withdrawn from annual funding priority because annual funding is insufficient to maintain the City's five-year capital improvement schedule or, for traffic circulation level of service, the state's five-year program.~~
- ~~3. Construction of the required facilities is not undertaken in accordance with the adopted City budget or Capital Improvements Element or, for traffic circulation level of service, the current state government's five-year~~

budget.

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 8**

- ~~4. The required facilities are not constructed according to the binding contract upon which conditional currency approval was given.~~

~~**Policy 2-5:** Development order applications will be subject to Chapter 48 (Concurrency Management Program) of the Code of Ordinances to ensure that development orders are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standard for the affected facility.~~

~~**Policy 2-6:** Deny issuance of development orders as defined in Chapter 163.3164, F.S., for any project for which it is determined that the level of service standard in the plan has not been met or for which it is determined that the impacts of the project would result in lowering any level of service standard.~~

~~**Policy 2-7:** A Comprehensive Plan amendment will be required to eliminate, defer or delay construction of any road facility which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.~~

~~**Policy 2-10** The concurrency requirement of the Public School Facilities Level of Service Standards of the Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:~~

- ~~1. The necessary facilities and services are in place at the time of final site development plan, final plat or functional equivalent is approved; or~~
- ~~2. The necessary facilities and services are under construction or the contract development plan, final plat or functional equivalent; or~~
- ~~3. The necessary facilities and services are found in the first, second, or third year of the School District of Collier County's financially feasible Five Year Capital Improvement Plan, as identified in Policy 1-7 of the City's Capital Improvement Element, adopted by the School Board in September of each year and as adopted by reference each year by December 1<sup>st</sup>, at the time a final site development plan, final plat or functional equivalent is approved; or~~
- ~~4. The necessary facilities and services are the subject of a binding commitment with the developer to contribute proportionate share funding as provided for in Policy 1-2.4 of the Public School Facilities Element, if applicable, or construct the needed facilities.~~