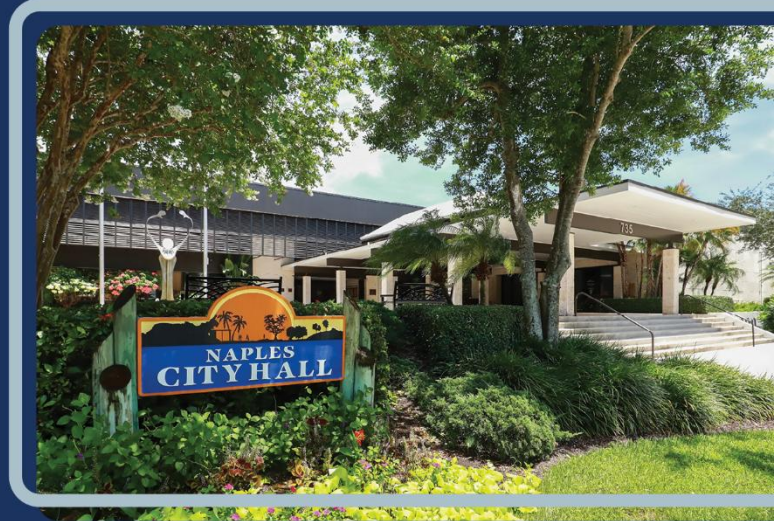


May  
2026

# Naples 2045 Comprehensive Plan: *Implementing the Vision*

PLANNING ADVISORY BOARD  
TRANSMITTAL DRAFT



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1

# INTRODUCTION

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## ~~INTRODUCTION~~ PLANNING FOR NAPLES IN 2045

**Naples is a community of distinction, characterized by a beautiful natural environment, attractive neighborhoods, and high-quality commercial corridors, all of which will be upheld through thoughtful planning and a commitment to resiliency.**

The City has a long and intentional planning history that has led to its strong reputation as a premier coastal community. This Naples 2045 Comprehensive Plan: Implementing the Vision is the next chapter of the City's planning story, focused on achieving the Vision of its residents and protecting the special character that makes Naples such a special place to live.

In 2026, this small Gulf Coast community is nearing full build out. Due to the desirability of the area and related growth pressures, Naples is experiencing redevelopment of aging properties and corresponding changes in community character. The City is navigating climate and weather changes that produce more intensive storms, high frequency tidal floods, and increasing rainfall that leaves public areas, private properties, and essential infrastructure vulnerable to flooding. It is also working to manage the negative impacts on the City due to growth on its edges in unincorporated areas and beyond.

To address these core issues, the City will use this Naples 2045 Comprehensive Plan to guide policy decisions and public investments through the next two decades and will remain focused on achieving the aspirations of its residents as described in the Plan. This long range policy direction is expressed as Goals, Objectives, Policies, and Actions. It is centered on achieving several community priorities: Protecting community and neighborhood character, establishing a more resilient approach to managing public lands and infrastructure, encouraging more resilient development on private lands, and maintaining the quality of life that residents have come to love by aligning land use, infrastructure, and environmental stewardship. By integrating public input with technical analysis, Naples is leveraging this Comprehensive Plan as a proactive tool to manage growth and change, safeguard natural resources and public investments, and ensure the city remains livable and vibrant through 2045.

### **THE VISION<sup>1</sup>**

The Vision Element is an optional comprehensive plan element per Florida Statute § 163.3177. In 2019, the City of Naples began a visioning process to renew this element 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.

In March 2020, City Council updated the City's Vision, and incorporated it into the Comprehensive Plan as an optional element in August 2024. This new Vision Element articulated the key priorities and strategies for community action based on the priorities and

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<sup>1</sup> This section was added per recommendation of the PAB.

[aspirations of City residents. The Naples Vision includes Initiatives and Priorities under themes of Our Place, Our Nature, Our Experience, Our Economy, and Our Governance. For more information, please see the Vision Element.](#)

[The Naples 2045 Comprehensive Plan is focused on implementing the ideas and aspirations contained in the Vision. The icons below represent each of the five components of the Naples Vision; to illustrate the connections between the Objectives in this Plan and the Vision, these icons appear throughout the Plan.](#)



**OUR PLACE**

**Preserve Small Town Character and Culture**

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
- Historic Assets
- Safer Streets and Traffic Calming
- Zoning and Building Code Enforcement



**OUR NATURE**

**Environmental Sensitivity**

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
- Recycling and Water Reclamation Programs
- Environmental Enhancement and Monitoring
- Stormwater Management
- Drinking Water
- Beach Maintenance and Waterbody Erosion
- Resiliency



**OUR EXPERIENCE**

**Extraordinary Quality of Life for Residents**

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

- Safety
- Cleanliness
- Affordability
- Comfort and Peacefulness
- Greenspace, Recreation, and Water Access
- Community Fabric and the Arts
- Landscaping and Spaciousness
- Emergency Services



**OUR ECONOMY**

**Economic Health and Vitality**

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
- Businesses
- Airport



**OUR GOVERNANCE**

**High Performing Government**

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
- Transparency
- Ethics
- Infrastructure Sensitive to the Look and Feel of Naples

## COMMUNITY INPUT

**Community input gathered from the 2025-2026 public engagement activities for the Naples 2045 Comprehensive Plan update validated the City's Vision priorities and helped shape plan recommendations around key themes such as resiliency, preservation of small-town character, and managing growth.**

The last major update to the City of Naples Comprehensive Plan was adopted in November 2018 by Ordinance 2018-12426. Since that time, City leaders recognized the need to conduct a more thorough review and modification of the Plan and to engage residents in these planning efforts.

In March 2025, the City launched a 22-month planning effort to update the Comprehensive Plan and more fully implement Naples' Vision. This effort was focused on reinforcing the newly adopted Vision; revising Plan goals, objective, and policies; and introducing actions to address emerging challenges facing Naples over the next twenty years. Community outreach and engagement were integral to the Naples 2045 Comprehensive Plan update. Early in the process, a Public Involvement Plan was developed to outline strategies for sharing information and gathering input from residents, including a summary of engagement activities, a proposed outreach approach, and a tentative schedule for key community input opportunities.

The key public engagement activities were conducted between October 2025 and March 2026 and included two rounds of community meetings; workshops with City Council, Planning Advisory Board, and Presidents' Council; updates through social media and a dedicated project website; ongoing collection of comments; and two rounds of questionnaires. The primary objective of the public engagement activities was to solicit discussion on several of the City's adopted Vision themes to ensure the recommendations drafted for the Comprehensive Plan update reflect community priorities. Key topics for discussion included resiliency, balancing redevelopment with preservation of the city's small town character, and managing growth related demands on infrastructure and natural resources. Input received from the first round of public engagement was evaluated, summarized, and shared at joint workshop with the Planning Advisory Board and City Council in January 2026. A second round of public engagement activities was held between January and March 2026 to collect feedback on preliminary recommendations on the Comprehensive Plan update. A Public Engagement Summary Report was prepared in March 2026, including a summary of Questionnaire 1 Responses, Summary of Questionnaire 2 Responses and Community Workshop Executive Summary. The Report serves as a consolidated resource, detailing all public engagement activities conducted for the Naples 2045 Comprehensive Plan update.

## PURPOSE AND INTENT<sup>2</sup>

Generally, Per the Florida Community Planning Act (Chapter 163, Part II of the Florida Statutes) the Comprehensive Plan is designed as a blueprint for development, establishes the regulatory framework for growth, and is used as a guide for land use decision making. Based on the review of the goals of the Comprehensive Plan, the EAR concluded that the Comprehensive Plan has served the City well in that capacity. In addition, the goals reflect the existing policy and direction of the City and continue to provide effective guidance for decision-making. The general roles of the Comprehensive Plan are as follows:

- Preserve and protect desired community conditions
- Guide orderly growth and development and related public infrastructure
- Serve as the primary policy framework for land use decisions
- Protect public health, safety, and welfare
- Coordinate planning across jurisdictions
- Encourage the most appropriate use of land, water, and resources, consistent with the public interest as supported by community input
- Overcome present shortfalls in services and land use related issues
- Deal effectively with future problems that may result from the use and development of land

The Plan is distinct from the City’s regulations found in the Naples Land Development Code (LDC) in that it provides direction through identification of Goals, Objectives, Policies, and Actions that promote the Vision for the community, and are then implemented through the Code of Ordinances and other regulating documents, public investments, and related planning initiatives.

As described in the Planning Cycle to the right, the Comprehensive Plan is the long-range policy document that establishes the game plan for the City’s departmental work plans, public funding needs, and implementation priorities.



Florida Statutes Section 163.3177(6) establishes the specific comprehensive plan “elements” that local governments must include in their plans. The table below identifies the ten elements required by Florida Statutes and the corresponding Naples 2045 elements.

<sup>2</sup> This section was added per recommendation of the PAB.

<u>STATE-REQUIRED ELEMENTS</u>	<u>NAPLES 2045 ELEMENTS</u>
<u>(Optional Element)</u>	<u>Vision</u>
<u>Future Land Use</u>	<u>Future Land Use</u>
<u>Housing</u>	<u>Housing</u>
<u>Coastal Management</u>	<u>Conservation and Coastal Management</u>
<u>Conservation</u>	<u>(Included Above)</u>
<u>(Optional Element)</u>	<u>Resiliency</u>
<u>Infrastructure (Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge)</u>	<u>Public Facilities and Water Resources</u>
<u>Transportation</u>	<u>Transportation</u>
<u>Recreation and Open Space</u>	<u>Parks, Recreation, and Open Space</u>
<u>Intergovernmental Coordination</u>	<u>Intergovernmental Coordination</u>
<u>Capital Improvements</u>	<u>Concurrency and Capital Improvements</u>
<u>Concurrency Management (Optional Element)</u>	<u>(Included above)</u>
<u>Private Property Rights</u>	<u>Private Property Rights</u>

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

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

*"so that local governments can preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps and deal effectively with future problems that may result from the use and*

*development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions."*

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

Chapter 163, F.S., gives the adopted Comprehensive Plan legal stature in that no public or private development shall be permitted except in conformity with adopted Comprehensive Plans. Local governments must relate all development decisions to the Plan and not approve any development programs or actions that would be inconsistent with it. The Plan must be firm enough to provide adequate direction, yet flexible enough to deal with new problems and challenges. Every plan is required to contain the following elements:

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

As noted in the table above, These elements may be combined to meet local circumstances, and local jurisdictions may also adopt a variety of optional elements. The City has maintained a combined the Conservation and Coastal Management Elements, integrated the goal, objectives, policies of the Concurrency Management Element into the Concurrency and Capital Improvements Element, carried forward the optional Vision Element, and added a new optional

Resiliency Element. The previously adopted Comprehensive Plan included an optional Public School Facilities Element; however the goal, objectives, and policies are now incorporated into the Future Land Use, Concurrency and Capital Improvements, and Intergovernmental Coordination Elements as applicable to improve coordination, reduce redundancy, and better reflect how school planning intersects with the policies within other required elements. and simplified the title of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element to Public Facilities and Water Resources Element.

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

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

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

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

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

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

## **HOW TO READ THIS PLAN**

Each Element of this Plan, as noted in the table above, contains the following components:

- Goals are the long-term end toward which programs and activities are ultimately directed.
- Objectives identify areas of focus.

- **Policies** are the way in which programs and activities are conducted to achieve an identified Goal.
- **Actions** are actionable strategies that involve performing a task or producing a deliverable.

## HISTORY OF PLANNING IN NAPLES

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The City of Naples originated in the late nineteenth century as a small coastal settlement centered around the Gulf and the historic Naples Pier. Over time, the community evolved from a fishing village and winter resort into a distinctive coastal city characterized by walkable neighborhoods, modest residential scale development, mature vegetation, and diverse architectural traditions. These important characteristics and design elements are the result of decades of intentional planning, as described on the following timeline.

1800s: First Settlers in Naples

1923: Town of Naples Incorporated

1947: Town Council adopts the Naples Plan to “Make Naples a Better Place to Live”

1949: Naples incorporated following adoption of its City Charter

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

1953: Naples adopts first Zoning Ordinance

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

1976: City establishes the Planning Advisory Board

1989: Naples Comprehensive Plan is amended to address the Local Government Comprehensive Planning and Land Development Regulation Act (also known as the Growth Management Act) of 1985

1996: City adopts Vision 2025 “Naples Key Challenge: Enhancing a Quality City”

2007: City adopts “Preserving Naples” Vision Plan

2018: City amends the Comprehensive Plan to address changes in Florida Statutes through the Evaluation and Appraisal Report process

2020: City adopts Naples Vision Document, “Our Community’s Vision for the Future”

2024: City amends the Comprehensive Plan to include a new Vision Element and to address changes in Florida Statutes through the Evaluation and Appraisal Review process

2025-2026: City considers elective updates to Comprehensive Plan to incorporate initiatives and priorities of Vision Element

## MONITORING AND EVALUATING PLAN EFFECTIVENESS<sup>3</sup>

The planning process does not end with the adoption of the ~~entire p~~Plan. The next step is implementation. ~~Implementation mechanisms, which~~ takes the form of ~~objectives, policies, actions that include~~ development standards, ~~and~~ special studies, ~~intergovernmental agreements, new planning programs, capital investments, and other initiatives~~ that are contained in the separate elements of the Plan. ~~A specific time frame has been established for each implementation mechanism.~~

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

~~a.~~ Review the actions identified in the Plan on a regular basis and determine implementation efforts based on available staff capacity and project funding resources.

~~a.b.~~ Monitor level of service standards as related to the need for public facilities and applicable capital improvements. This will be done on an annual basis and updated to effectively provide public facility needs.

~~b.c.~~ Annually review and revise the Capital Improvements Program of the City, to carry out and fund the policies, programs and associated projects. ~~Capital Improvement Element updates will be coordinated with the annual review of neighborhood plans.~~<sup>4</sup>

~~e.d.~~ Create new and revise existing development standards to ~~carry out~~accomplish various initiatives outlined in the Plan.

~~d.e.~~ ~~Provide flexibility in plan design to allow for adaptation to changing conditions.~~  
<sup>5</sup> Appropriate amendments should be considered from time to time ~~to~~ ensure that the Plan is continually responsive to changing community desires.

~~e.f.~~ Review Collier County plans and codes and, regional and state ~~plans~~ regulations to ensure compatibility and consistency and ensure proper intergovernmental coordination to further common goals, objectives, and programs.

~~Annually review neighborhood plans to evaluate effectiveness, measure progress, and update as necessary.~~<sup>6</sup>

~~f.g.~~ Prepare evaluation and appraisal ~~reports~~ reviews (EARs) at intervals as required by State Florida Statutes to measure the Plan's effectiveness and to make the necessary changes required to implement and further the Plan's goals.

<sup>3</sup> This section was added per recommendation of the PAB.

<sup>4</sup> Removed to address current approach for neighborhood planning (FLUE).

<sup>5</sup> Removed to address PABs request for clear and precise language to be adhered to.

<sup>6</sup> Removed to address the current approach that the Future Land Use element guides planning in neighborhoods.

## **ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS SCHEDULE**

The Concurrency and Capital Improvements Element will be evaluated annually, and the 5-year Capital Improvements Schedule will be reviewed and updated annually in accordance with Florida Statute 163.3177(3)(b). The annual review and update of the Capital Improvements Schedule and the Concurrency and Capital Improvements Element shall coincide with the City's budget adoption process and are approved through separate ordinance which does not require a Comprehensive Plan amendment. Those policies in other elements of the Comprehensive Plan affecting capital improvements will also be reviewed.

## **ANNUAL MONITORING OF LEVELS OF SERVICE**

Per Naples Code of Ordinances, Section 48-7, by January of each year, lead departments will prepare Levels of Service (LOS) Reports summarizing the current LOS, LOS deficiencies, current and potential options to address LOS deficiencies through the City's capital improvements program, and other important information to support regular monitoring of LOS. Following this reporting in February each year, the City will hold a public hearing to discuss the information and the actions needed to address any shortfalls.

## **SCHEDULED EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN**

In accordance with Florida Statute 163.3191, the City of Naples will evaluate its Comprehensive Plan at least every 7 years to determine if any amendments are needed to reflect the minimum planning period or changes in state requirements since the last plan update. If it is determined that comprehensive plan amendments are necessary, the City shall prepare and transmit the proposed amendments within one year.

## **KEY PERFORMANCE INDICATORS**

As part of implementation, Naples will identify key performance indicators (KPIs) for the Comprehensive Plan, the schedule for reporting to the Planning Advisory Board and City Council on the status of KPIs, and the responsible City leads for tracking and evaluating over time.

Many local governments often use the annual budget for documenting KPIs. This offers the opportunity to document the linkage between operational budget requests and capital improvement program projects and the Goals, Objectives, Policies, and Actions of the Plan they support. It is also recommended that KPIs leverage available data that is updated regularly either through normal City operations, regional or state data analyses, or Federal Census or related data and trend analyses.

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### **Evaluation and Appraisal Report**

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

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

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

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

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

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

Planning Department \_\_\_\_\_ Naples City Clerk  
 295 Riverside Circle \_\_\_\_\_ 735 8<sup>th</sup> Street South  
 Naples, Florida 34102 \_\_\_\_\_ Naples, Florida 34102

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

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

Date	Location	Comment
March 10, 2004	City Hall Council Chambers	PAB Meeting
March 26, 2004	City Hall Council Chambers	PAB Workshop
April 14, 2004	City Hall Council Chambers	
May 12, 2004	City Hall Council Chambers	

May/June 2004	City Hall Council Chambers	Major Issues
October, 2004	City Hall Media Room	President's Council
November 10, 2004	City Council Chambers	PAB Workshop update
November 15, 2004	City Hall Council Chambers	City Council Workshop
December 8, 2004	City Hall Council Chambers	PAB
June, 2005	City Hall Council Chambers	City Council to review schedule for completion
September 13, 2005	City Hall Council Chambers	PAB Workshop to review draft EAR – Continued to October 13, 2005
October 13, 2005	City Hall Council Chambers	PAB Workshop to review draft EAR
November 9, 2005	City Hall Council Chambers	Planning Advisory Board Public Hearing
November 14, 2005	City Hall Council Chambers	City Council Workshop to review draft EAR
May 17, 2006	City Hall Council Chambers	City Council Hearing - Transmittal of Proposed EAR to DCA
October 18, 2006	City Hall Council Chambers	City Council Hearing – Adoption of EAR

## COMMUNITY PROFILE<sup>7</sup>

[Florida Statutes Section 163.3177\(5\) requires that local government comprehensive plans include at least two planning periods: a short-term planning horizon of ten years and a long-term horizon of twenty years. The data collected and analyzed for the Naples 2045 Comprehensive Plan include population projections through the years 2035 and 2045. In accordance with Florida Statutes Section 163.3177\(1\)\(f\)2., the data used in this analysis are derived from professionally accepted sources and based on a professionally accepted methodology.](#)

[This section provides an overview of the City demographics, including population estimates and projections, income, age, race and ethnicity. It also includes a summary of the data analyzed and reviewed for each Comprehensive Plan element. These studies, surveys, and data provide the technical foundation for the development of the Goals, Objectives, Policies, and Actions set forth in the Plan.](#)

## POPULATION ESTIMATES, PROJECTIONS, AND DEMOGRAPHICS

[Comprehensive plans are designed to ensure that local governments have designated allowable future land uses and density levels and have anticipated the provision of adequate public facilities, to accommodate the anticipated population over the 10- and 20-year planning period.](#)

<sup>7</sup> This entire section was moved from the Future Land Use Element and updated to reflect current data and trends.

For planning public facilities, Florida Statutes section 163.3180 provides that solid waste, drainage, and potable water and wastewater (sanitary sewer) are the only public facilities and services subject to concurrency requirements on a statewide basis.

To determine anticipated population, comprehensive plans are required to account for permanent and seasonal population estimates and projections. The source for population estimates and projections must be either those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology.

Another hallmark of comprehensive planning is to coordinate the several elements of the plan to be based upon consistent data. It is recognized in Florida Statute Section 163.3177 that alternative data, including for population estimates and projections, can be justified. For the Naples 2045 Comprehensive Plan and associated land use and capital improvement planning, the following sources of data for **permanent population estimates and projections** are recognized:

- The Future Land Use Element and Map is based upon permanent population estimates for Naples by the Bureau of Economic and Business Research (BEER), University of Florida, April 1, 2024 published on the Office of Economic and Demographic Research website. Permanent population projections are based upon projections for Naples published by the Shimberg Center for Housing Studies, derived from 2010 and 2020 U.S. Census data and population projections by BEER.
- For areas served by the City's Water and Wastewater Utilities, permanent population estimates and projections are based upon demographics from the 2020 Census modeled by Metro Forecasting Models per a state-accepted methodology used to evaluate system capacity at maximum occupancy within the service area.

Florida Statutes Section 163.3164 and the City of Naples Code of Ordinances define "seasonal population" as part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors. The Office of Economic and Demographic Research does not publish seasonal population estimates or projections, and the Census does not report seasonal populations. For determining **seasonal population and projections** for the Naples 2045 Comprehensive Plan and associated land use and capital improvement planning, the following methods of are recognized:

- The Future Land Use Element and Map assumes seasonal population is estimated to be 20% of permanent population, consistent with the methodology used by Collier County for comprehensive planning purposes. These seasonal population estimates and projections assume population within residentially designated properties for population accommodation purposes, and do not include transient visitors in hotels, which are commercially designated.
- For areas served by the City's Water and Wastewater Utilities, seasonal population is estimated based upon demographics from the 2020 Census modeled by Metro Forecasting Models per a state-accepted methodology used to evaluate system capacity at maximum occupancy within the service area. This model includes transient visitors in

[hotels in the estimated and projected seasonal population to plan for service demands generated by both residential and non-residential uses.](#)

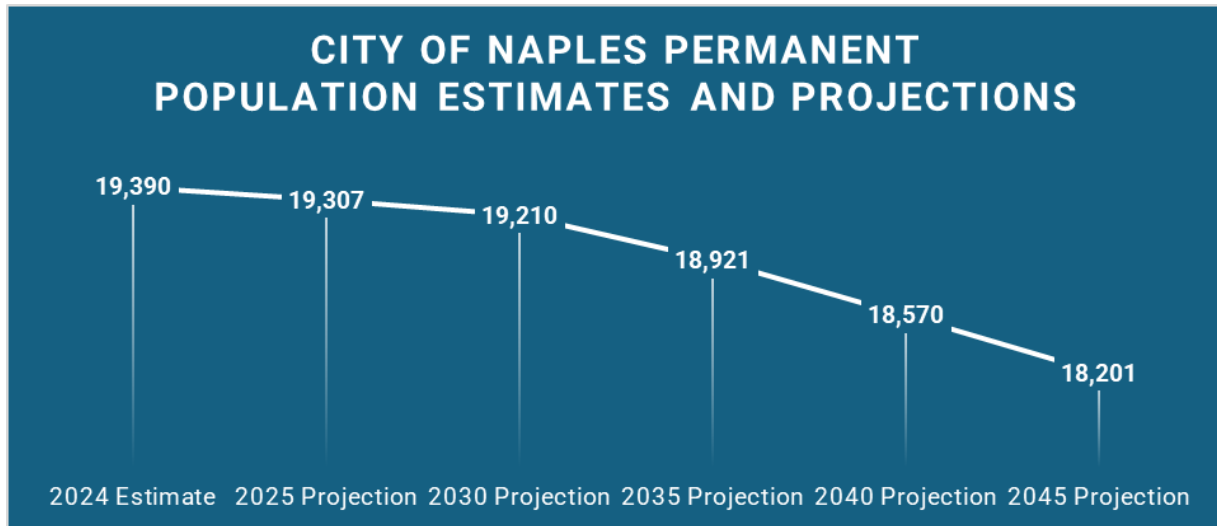
The City of Naples is within one of the fastest growing counties in the United States; however, despite steady countywide permanent population growth, the 2010 and 2020 Census data and projections published by the Shimberg Center for housing Studies indicate **permanent population** in Naples is decreasing. As of the 2020 U.S. Census, the population was 19,115, down from 19,539 at the 2010 U.S. Census. Permanent population in the City is expected to continue decreasing at a moderate pace throughout the 10- and 20- year planning horizon. The City’s anticipated permanent population decline may be attributed to physical limitations on population growth, decreases in average household size, progression of an aging population, significantly high median household income, an increasing number of seasonal housing units, and limited developable vacant land.

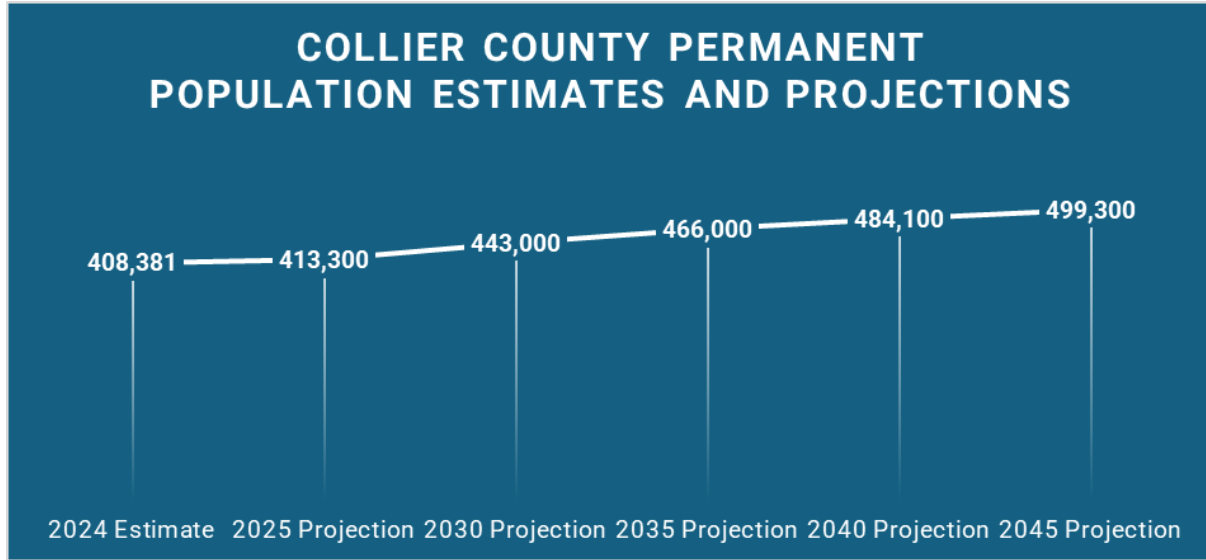
**Permanent Population Estimates and Projections**

	<u>2024 Estimate</u>	<u>2025 Projection</u>	<u>2030 Projection</u>	<u>2035 Projection</u>	<u>% Change (2024-2035)</u>	<u>2040 Projection</u>	<u>2045 Projection</u>	<u>% Change (2024-2045)</u>
<b><u>City of Naples</u></b>	<u>19,390</u>	<u>19,307</u>	<u>19,210</u>	<u>18,921</u>	<u>-2.4%</u>	<u>18,570</u>	<u>18,201</u>	<u>-6.1%</u>
<b><u>Collier County</u></b>	<u>408,381</u>	<u>413,300</u>	<u>443,000</u>	<u>466,000</u>	<u>14.1%</u>	<u>484,100</u>	<u>499,300</u>	<u>22.3%</u>

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

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





Permanent population estimates and projections only include the number of people who reside within the City on a year-round basis and excludes seasonal or transient populations. When planning for future development and for the provision of services, careful consideration should be made to ensure that it is based on a total population to be served within the planning period and not merely full-time residents.

Although the Census does not collect **seasonal population** data, seasonal *housing unit* information, or vacant housing units “for seasonal, recreational, or occasional use,” is provided which could be used to determine a total maximum population. As shown in the table below, “seasonal units” represent a significant percentage of housing units in the City. According to the 2023 American Community Survey 5-year estimates, the City of Naples has an estimated total of 18,720 housing units in 2023. Of these total housing units, 9,780 (52%) are occupied and 8,930 (48%) are vacant. Most of these vacant housing units, 7,539 (or 40% of all housing units), are classified as “vacant units for seasonal, recreational, or occasional use.” To determine how many additional seasonal residents this may represent, the number of seasonal housing units was multiplied by the average household size for the City which has varied from 1.88 persons per household in 2010, up to 2.05 persons per household in 2020, and estimated to be 1.94 persons per household in 2023. Adding the estimated seasonal population to the permanent population yields a total population estimate within the City.

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

	<u>2010</u>	<u>2020</u>	<u>2023 (estimate)</u>
<u>Total Housing Units</u>	<u>17,753</u>	<u>18,225</u>	<u>18,720</u>
<u>Occupied Housing Units</u>	<u>10,231</u> (58%)	<u>9,823</u> (54%)	<u>9,790</u> (52%)
<u>Vacant Housing Units</u>	<u>7,522</u> (42%)	<u>8,402</u> (46%)	<u>8,930</u> (48%)

	<u>2010</u>	<u>2020</u>	<u>2023 (estimate)</u>
<u>Seasonal Housing Units</u>	<u>5,830</u> (33%)	<u>7,292</u> (40%)	<u>7,539</u> (40%)
<u>Other Vacant</u>	<u>1,692</u> (9%)	<u>1,110</u> (6%)	<u>795</u> (4%)
<u>Average Household Size</u>	<u>1.88</u>	<u>2.05</u>	<u>1.94</u>
<u>Estimated Seasonal Population</u>	<u>10,960</u> (36%)	<u>14,949</u> (44%)	<u>14,626</u> (43%)
<u>Permanent Population</u>	<u>19,537</u> (64%)	<u>19,115</u> (56%)	<u>19,421</u> (57%)
<u>Total Population - Estimated Permanent + Seasonal</u>	<u>30,497</u>	<u>34,064</u>	<u>34,047</u>

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

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

The “Total Population-Estimated Permanent + Seasonal” indicates approximately 34,000 full- and part-time residents are in Naples during seasonal periods that typically occur in the time of year between Thanksgiving and Easter. Although this is valuable information, it is an estimate of the *potential maximum* population which assumes that permanent and seasonal residents are all staying in Naples at the same time and duration of visit. For planning purposes and in compliance with state statutes, the City utilizes *peak season* population estimates and projections for analysis through the extended planning period.

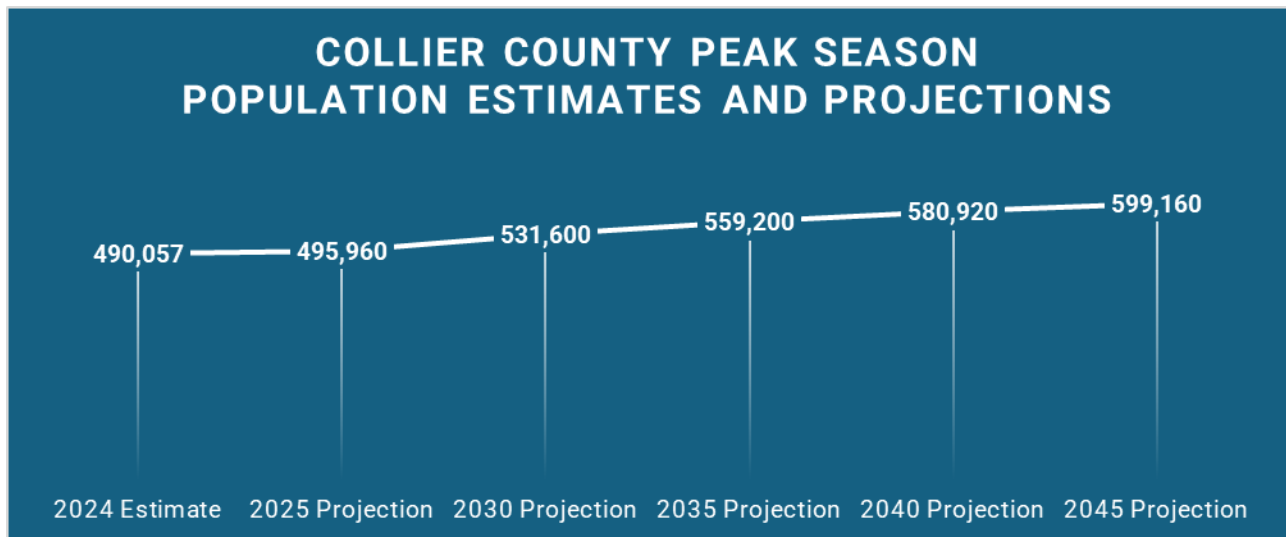
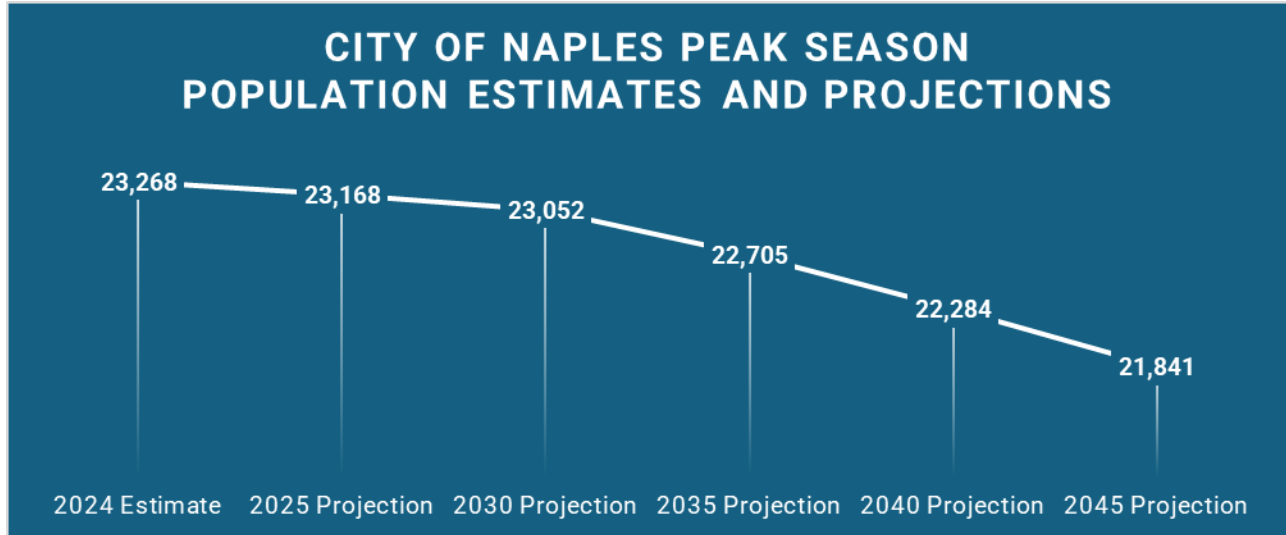
*Peak season* population estimates and projections for Naples for the 10- and 20- year planning horizon have been derived for planning purposes by assuming the *permanent* population projections increase by a factor of 20% (.20), which is consistent with the methodology used by Collier County. This results in a projected decline in peak season population aligning with the trajectory of the permanent population decline.

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

	<u>2024 Estimate</u>	<u>2025 Projection</u>	<u>2030 Projection</u>	<u>2035 Projection</u>	<u>2040 Projection</u>	<u>2045 Projection</u>
<u>City of Naples</u>	<u>23,268</u>	<u>23,168</u>	<u>23,052</u>	<u>22,705</u>	<u>22,284</u>	<u>21,841</u>
<u>Collier County</u>	<u>490,057</u>	<u>495,960</u>	<u>531,600</u>	<u>559,200</u>	<u>580,920</u>	<u>599,160</u>

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

**Sources:** Estimates by the Bureau of Economic and Business Research (BEBR), University of Florida, April 1, 2024 by 20%; City projections are derived by increasing the permanent population projections prepared by the Shimberg Center for Housing Studies (based on 2010 and 2020 U.S. Census data and population projections by BEBR) by 20%. Countywide projections based on BEBR Medium Range growth rate projections, Volume 57, Bulletin 198, January 2024, increased by 20%.



While the typical assumption has been that the City’s permanent population increases by 20% to determine the seasonal population, the trends in recent years reveal that a shift is underway. The total housing units in the City have been increasing (18,225 housing units in 2020 increase to an estimated 18,720 in 2023 per the American Community Survey). Furthermore, seasonality is trending upward (33% in 2010; 40% in 2020 per the seasonal housing unit counts reported by the Census). While persons per household is trending down (2.05 persons per household in 2020 is estimated to reduce to 1.94 persons per household in 2023), the higher degree of households being occupied in season has potential for a more extreme peak season population than the traditionally assumed 20% increase over permanent population. The typical

assumptions yield a projected decrease in peak season population over time; however the City should closely monitor the trends in seasonal occupancies and total housing units as part of the efforts to continually evaluate and identify land use and facilities needed to accommodate the projected seasonal population in 2045.

### Income

Income data was obtained from the U.S. Census Bureau, American Community Survey, ACS 5-year estimates detailed tables for 2010, 2020 and 2023. The median household income in Naples in 2023 dollars, was \$140,833 with only 7.1% of the population considered below poverty level. The per capita income was \$151,564, nearly 3.5 times the State’s per capita income of \$41,055. Meanwhile, the 2023 Collier County median household income was \$86,173 and per capita income was \$59,973. Approximately 10.5% of the Collier County population and 12.6% of all people in Florida are considered below poverty level. Since 2010, median household income in Naples has increased approximately 86% and income per capita has increased 94% while Countywide income growth has been more modest, with increases of 48% for median household income and 62% for per capita income. The discrepancy in income increases between the City and County is likely due to growth in the County and displacement of workforce housing with redevelopment and gentrification. As property values increased closer to the Gulf, workforce personnel, particularly larger family households, appear to be relocating outside of the City limits.

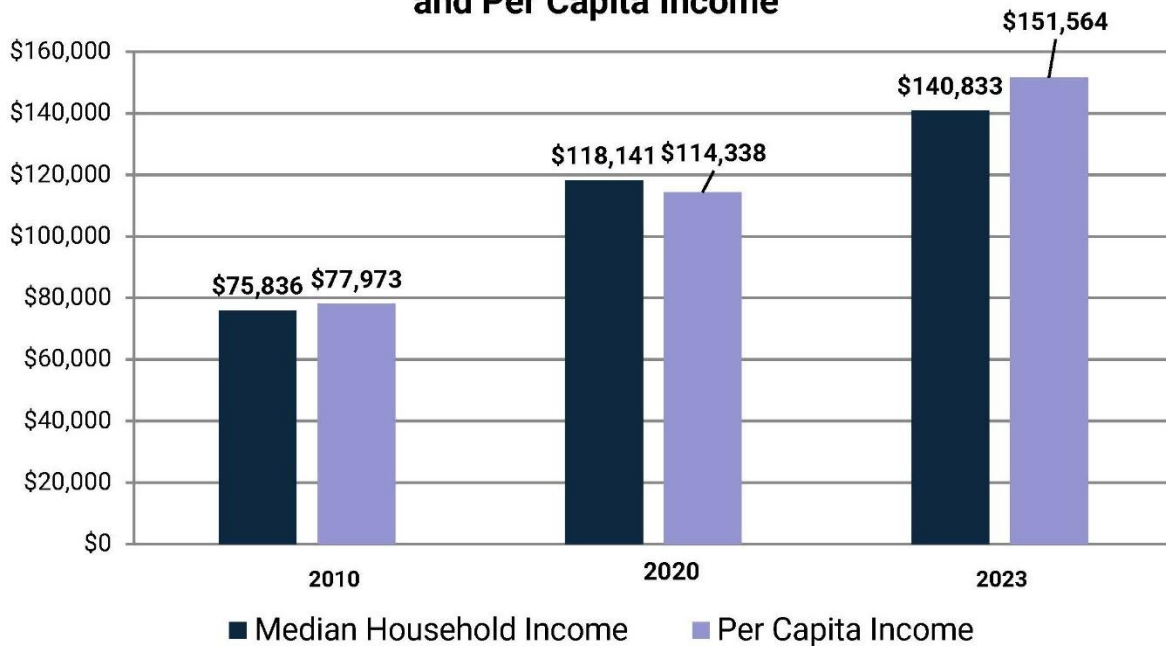
#### City of Naples Income and Poverty

	<u>2010</u>	<u>2020</u>	<u>2023</u>
<u>Median Household Income</u>	<u>\$75,836</u>	<u>\$118,141</u>	<u>\$140,833</u>
<u>Per Capita Income</u>	<u>\$77,973</u>	<u>\$114,338</u>	<u>\$151,564</u>
<u>Percent of Population below Poverty Level</u>	<u>7.6% (2012)</u>	<u>7.6%</u>	<u>7.1%</u>

**Notes:** In inflation-adjusted dollars.

**Sources:** American Community Survey, ACS 5-year Estimates Data Profiles, Tables B19301, S1903, and S1701, Years 2010, 2012, 2020, 2023.

### City of Naples Median Household and Per Capita Income

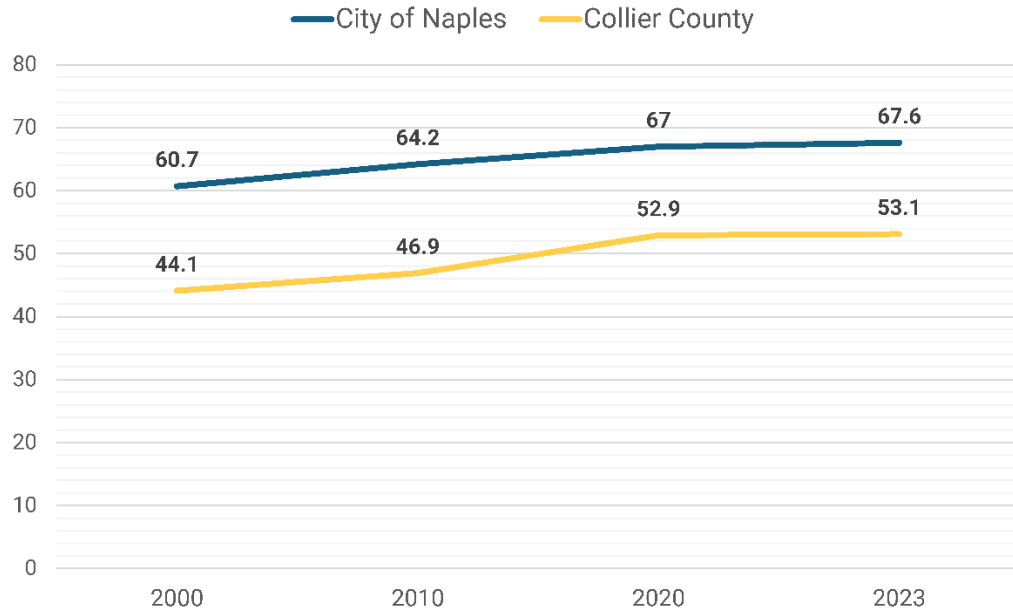


**Sources:** [American Community Survey, ACS 5-year Estimates Data Profiles \(2010, 2020, 2023\).](#)

### Age

[The latest population estimates indicate that the majority of people in the City are retirees and a very small fraction of the population are children. While the median age in the City in 2000 was 60.7 years, the Census reports the median age increased to 64.2 years in 2010 and 67.0 years in 2020. In 2023, the median age increased to 67.6 years. In the County, the median age in 2000 was 44.1 years, and increased to 46.9 years in 2010 and 52.9 years in 2020. In 2023, the median age increased to 53.1 years. Senior residents age 65 and older accounted for 42% of the City's 2000 population compared to 48.5% in 2010 and 54.8% in 2020. As of 2023, 56.2% of Naples' population is now over 65 years of age and 8.7% are under 18 years of age. Countywide, the percentage of residents over 65 increased from 24.5% in 2000 to 25.1% in 2010 and 32.6% in 2020. In 2023, this increased to 33.6% over 65 years of age and 16.4% under 18 years of age. Although the percentage of senior residents in the County has modestly increased, population within the various age categories is fairly balanced.](#)

Median Age Trends: City of Naples and Collier County



Source: American Community Survey, ACS 5-year Estimates Data Profiles, Table S0101(2000, 2010, 2020, 2023)

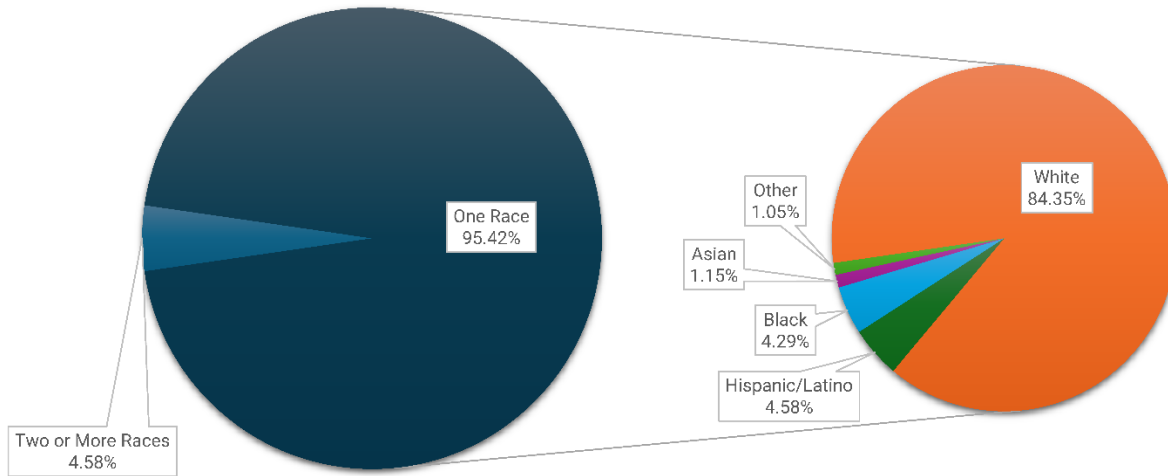
### Average Household Size

The City’s average household size grew from 1.92 in 2000 to 2.02 in 2010 and 2.05 in 2020, before declining to 1.94 in 2023. In comparison, the average household size in Collier County was 2.39 in 2000, increased to 2.63 in 2010, slightly decreased to 2.54 in 2020, and dropped to 2.38 in 2023. Naples’ notably low average household size, combined with a steadily aging population, may help explain the projected slowdown in the City’s permanent population growth, whereas Countywide population projections anticipate continued increases.

### Race & Ethnicity

The racial and ethnic makeup of the City’s population has remained relatively stable over the last twenty years. According to the 2000 Census, 92.5% of residents were White, 4.6% were Black, and 2.9% were classified as “other”. By 2020, over 95.8% of residents identified with a single race, while 5.2% identified with two or more races. Among those reporting one race, 94.4% were White, 2.8% were Black, 1.1% Asian, and 1.7% were “other.” More recent 2023 ACS 5-year estimates indicate that 95.4% of the City’s population identify with one race, and 4.6% with two or more races. Of those identifying as one race alone, 84.4% are White, 4.3% Black, 1.2% Asian, and 1.1% “other.” Approximately 4.6% of Naples residents identify as Hispanic or Latino of any race.

**City of Naples: Race and Ethnicity Composition of Residents (2023)**



**Sources:** [American Community Survey, ACS 5-year Estimates Data Profiles, Table DP05 \(2020\).](#)

**FUTURE LAND USE**

[The Goals, Objectives, Policies, and Actions outlined in the Future Land Use Element were developed in accordance with applicable Florida Statutes and are informed by relevant studies, surveys, and data.](#)

[According to the 2022 Collier County Economic, Demographic & Community Profile, Collier County is the largest county in Florida by land area, encompassing approximately 1,998 square miles, and ranks fourth in total area. In contrast, the City of Naples exhibits a more compact, urban development pattern. The City covers a total of 16.4 square miles, including 12.3 square miles of land and 4.1 square miles of water \(approximately 25.1%\) is water. As of 2020, Naples had a population density of 1,553.6 persons per square mile, compared to 188.2 persons per square mile in Collier County. Current estimates indicate a slight increase in density to 1,576.4 persons per square mile in Naples and approximately 204.4 persons per square mile in the County.](#)

[The table below summarizes land area distribution within the City by Future Land Use Map designation. As depicted, more than one-third of Naples’ land area is classified as “Low Density Residential” making it the predominant classification. In total, nearly 52% of the City’s land is designated for residential use, with an additional 5.7% classified as “Commercial Mixed Use”. The next largest category - “Public, Semi-Public and Private Recreation and Open Space”- accounts for over 13% of the total land area. Given the City’s largely built-out condition and anticipated slower population growth, existing land use designations are expected to adequately accommodate projected population levels over both the 10-year and 20-year planning horizons.](#)

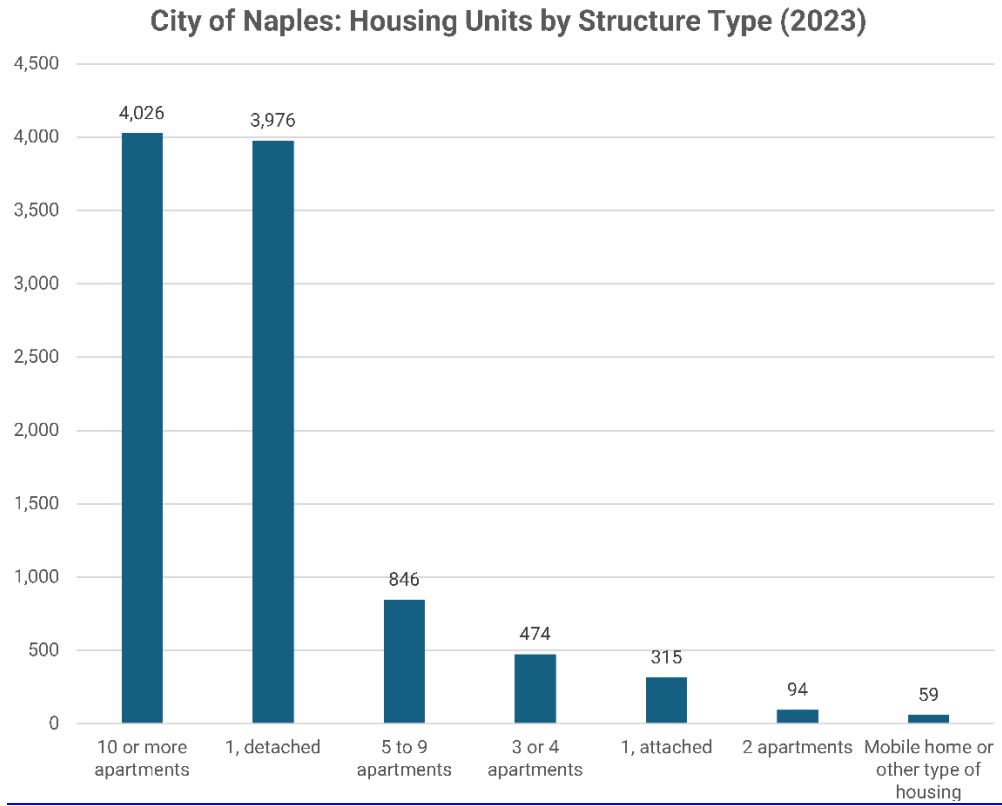
<u>Future Land Use Map Designation</u>	<u>Acres</u>	<u>%</u>
<u>Residential: Beach Front Estates</u>	<u>53.99</u>	<u>0.67%</u>
<u>Residential: Low Density</u>	<u>2,892.23</u>	<u>35.81%</u>
<u>Residential: Medium Density</u>	<u>720.82</u>	<u>8.92%</u>
<u>Residential: High Density</u>	<u>536.92</u>	<u>6.65%</u>
<u>Residential: Mobile Home</u>	<u>6.82</u>	<u>0.08%</u>
<u>Residential: Senior Living</u>	<u>22.06</u>	<u>0.27%</u>
<u>Commercial: Highway</u>	<u>447.70</u>	<u>5.54%</u>
<u>Commercial: Limited</u>	<u>63.08</u>	<u>0.78%</u>
<u>Commercial: Waterfront Mixed Use</u>	<u>61.72</u>	<u>0.76%</u>
<u>Commercial: Airport</u>	<u>650.56</u>	<u>8.05%</u>
<u>Commercial: Downtown Mixed Use</u>	<u>396.74</u>	<u>4.91%</u>
<u>Commercial: Business Park</u>	<u>111.56</u>	<u>1.38%</u>
<u>Public, Semi-Public Institutional</u>	<u>212.83</u>	<u>2.64%</u>
<u>Public, Semi-Public and Private Recreation and Open Space</u>	<u>1,063.40</u>	<u>13.17%</u>
<u>Conservation</u>	<u>836.50</u>	<u>10.36%</u>
<b><u>TOTAL</u></b>	<b><u>8,076.93</u></b>	<b><u>100.00%</u></b>

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

## **HOUSING**

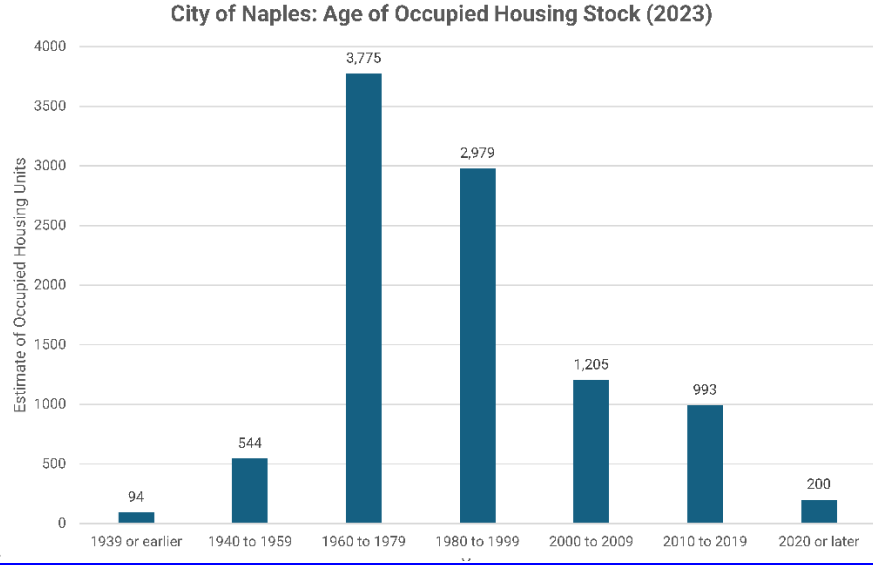
The Goals, Objectives, Policies, and Actions in the Housing Element were developed in compliance with applicable Florida Statutes and are based on relevant studies, surveys, and data.

In 2023, the City had an estimated 18,720 housing units, of which, 9,790 (52%) were occupied and the remainder were classified as vacant, including seasonally vacancies. Among occupied units, 40.6% are single-family detached homes and 41.1% are multifamily apartments with ten or more units.



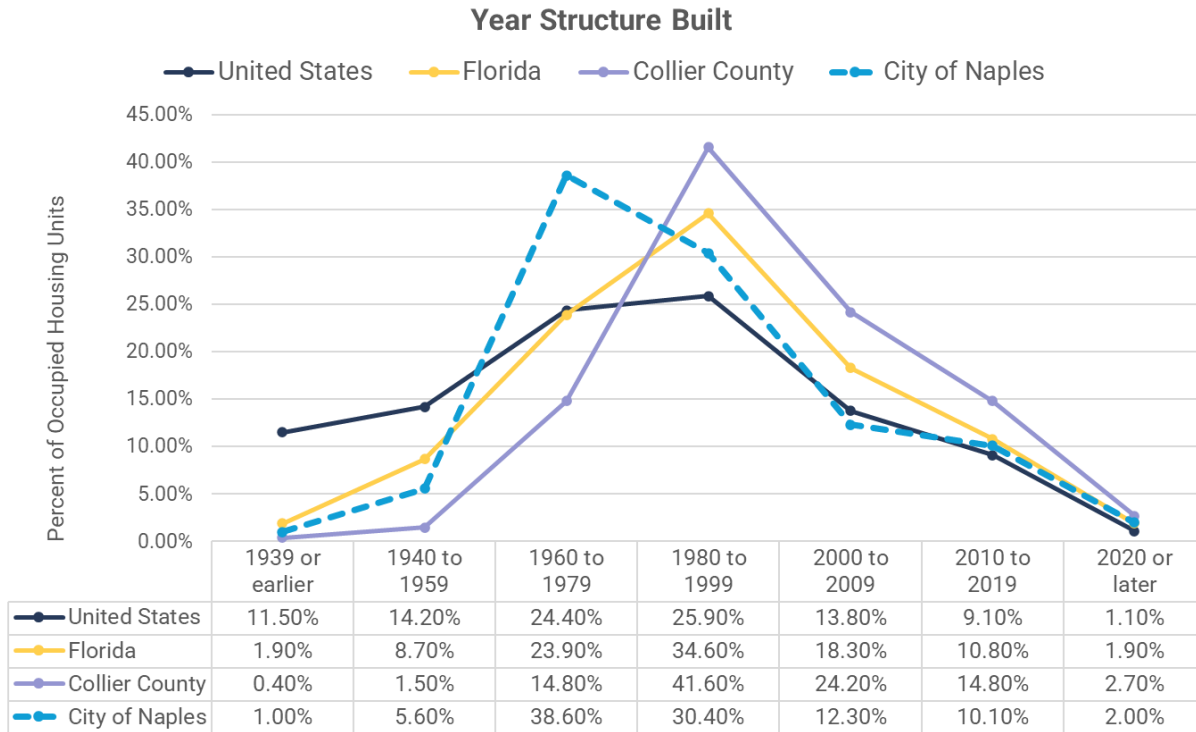
[Source: American Community Survey, ACS 5-Year Estimates Data Profiles, Table S2504: Physical Housing Characteristics for Occupied Housing Units, Year 2023.](#)

[The majority of homes \(69%\) in the City were built between 1960-1979 \(38.6%\) and 1980-1999 \(30.4%\).](#)



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

[This decline in housing construction over time mirrors broader statewide and national trends. On average, homes in the City are slightly older than those in Collier County, the State of Florida, and across the nation. This pattern highlights Naples' largely built-out condition and underscores the importance of prioritizing redevelopment focused policies.](#)



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

## **CONSERVATION AND COASTAL MANAGEMENT**

The Goals, Objectives, Policies, and Actions of the Conservation and Coastal Management Element are based on a range of technical studies, environmental data, and planning documents. Key sources include applicable flood data; information incorporated in the forthcoming update to the City’s Stormwater Master Plan; the Surface Water Improvement Management (SWIM) Plan for Naples Bay; the Coastal Resources map; and data on existing coastal and environmental conditions, environmentally sensitive habitats, and hazard mitigation. Additional input is drawn from other statutorily required studies and supporting materials.

## **RESILIENCY**

Data and analyses that informed the Goals, Objectives, Policies, and Actions of the Resiliency Element include the City of Naples Critical Assets and Facilities Vulnerability Assessment (2023); the City of Naples Critical Assets and Facilities Adaptation Plan (2024); the forthcoming update to the City’s Stormwater Master Plan; the Naples Green Print (2024); and related regional resiliency, beach, dune and shoreline studies and plans.

## **PUBLIC FACILITIES AND WATER RESOURCES**

Development of the Goals, Objectives, Policies, and Actions of the Public Facilities and Water Resources Element relied on a variety of technical studies, infrastructure plans, and supporting

[documentation. These include public facility master plans; the City of Naples Water Distribution System Master Plan; basin-wide master drainage master plans, water reuse feasibility evaluations and planning efforts; the City’s Sanitary Sewer and Wastewater System Master Plan; and implementation programs such as the City’s septic tank replacement initiative. The Element also incorporates findings from regional efforts led by Collier County, along with other data and materials required by statute.](#)

## **TRANSPORTATION**

[The Goals, Objectives, Policies, and Actions of the Transportation Element are supported by a range of data and planning efforts, including regional and state transportation plans such as the Florida Department of Transportation \(FDOT\) Five-year Transportation Plan; the Collier County Long Range Transportation Plan \(LRTP\), the Collier Metropolitan Planning Organization \(MPO\) Transit Plan, and the Naples Pedestrian and Bicycle Master Plan. Additional resources considered include; regional and local corridor planning studies, applicable master plans, the 10-year and 25-year financially feasible transportation plan alternatives; and other statutorily required data and documentation.](#)

## **PARKS, RECREATION, AND OPEN SPACE FACILITIES**

[The Goals, Objectives, Policies, and Actions of the Parks, Recreation, and Open Space Element are shaped by a combination of statutory requirements, community input, and supporting data, including the inventory of parks, recreational amenities, and open space facilities summaries below. The City is also actively updating its Parks and Recreation Master Plan, which will help guide future enhancements, expand recreational opportunities, and ensure the continued vitality of the Naples’ park system.](#)

[Naples is widely recognized for its exceptional network of parks, recreational amenities, and public open spaces that enhance quality of life for residents and visitors alike. This system currently features more than 102 acres of community parks, 23 acres of neighborhood parks, and 28 acres of linear and mini parks reflecting the City’s ongoing commitment to accessible, high-quality recreational experiences.](#)

<b><u>Parks, Recreation and Open Space Facilities</u></b>	<b><u>Acres</u></b>
<b><u>Community Park Lands</u></b>	
<b><u>Baker Park</u></b>	<b><u>15</u></b>
<b><u>Cambier Park</u></b>	<b><u>12.84</u></b>
<b><u>Fleischmann Park</u></b>	<b><u>25.26</u></b>
<b><u>Gordon River Greenway</u></b>	<b><u>19.45</u></b>
<b><u>Lowdermilk Park</u></b>	<b><u>10.3</u></b>
<b><u>Naples City Dock</u></b>	<b><u>0.65</u></b>
<b><u>Naples Dog Park</u></b>	<b><u>4.27</u></b>
<b><u>Naples Landing</u></b>	<b><u>3.81</u></b>

<b><u>Parks, Recreation and Open Space Facilities</u></b>	<b><u>Acres</u></b>
<u>Naples Pier</u>	<u>0.73</u>
<u>Naples Preserve &amp; the Hedges Eco Center</u>	<u>9.79</u>
<b><u>Total Community Park Lands</u></b>	<b><u>102.1</u></b>
<b><u>Neighborhood Park Lands</u></b>	
<u>Charlie C. Anthony Park</u>	<u>7.00</u>
<u>River Park</u>	<u>1.61</u>
<u>Seagate Park</u>	<u>15.09</u>
<b><u>Total Neighborhood Park Lands</u></b>	<b><u>23.70</u></b>
<b><u>Linear Parks and Mini Parks</u></b>	
<u>8<sup>th</sup> Ave S</u>	<u>0.26</u>
<u>Alligator Lake East Mini Park</u>	<u>0.18</u>
<u>Alligator Lake West Mini Park</u>	<u>0.33</u>
<u>Betsy Jones Mini Park</u>	<u>3.89</u>
<u>Bowline Mini Park</u>	<u>0.78</u>
<u>Broad Ave South Linear Park</u>	<u>4.05</u>
<u>Cambridge Perry Park</u>	<u>0.33</u>
<u>Coconut Point Mini Park</u>	<u>0.21</u>
<u>Goodlette Frank Linear Park</u>	<u>5.2</u>
<u>Gordon Drive Linear (Riley Park)</u>	<u>1.16</u>
<u>Lois Selfon Park</u>	<u>0.5</u>
<u>Lord Horatio Nelson Mini Park</u>	<u>1.37</u>
<u>Menefee Mini Park</u>	<u>0.07</u>
<u>Merrihue Mini Park</u>	<u>0.09</u>
<u>Orchid Banyan Linear Park</u>	<u>7.17</u>
<u>Putter Point Mini Park</u>	<u>0.08</u>
<u>Rodgers Mini Park</u>	<u>0.34</u>
<u>Sandpiper Mini Park</u>	<u>0.6</u>
<u>Seagate-Crayton Rd Linear Park</u>	<u>1.56</u>
<b><u>Total</u></b>	<b><u>28.17</u></b>

<b><u>Inventory of Recreational Facilities</u></b>	<b><u>#</u></b>
<b><u>Baseball Fields</u></b> <ul style="list-style-type: none"> <li>• <u>Cambier Park (1)</u></li> <li>• <u>Fleishmann Park (4)</u></li> </ul>	<b><u>5</u></b>
<b><u>Basketball Courts</u></b> <ul style="list-style-type: none"> <li>• <u>Anthony Park (1)</u></li> <li>• <u>Cambier Park (1)</u></li> <li>• <u>Fleischmann Park (2)</u></li> <li>• <u>River Park (1)</u></li> </ul>	<b><u>5</u></b>
<b><u>Boat Launch/Ramps</u></b> <ul style="list-style-type: none"> <li>• <u>Naples Landing</u></li> </ul>	<b><u>3</u></b>
<b><u>Community Centers</u></b> <ul style="list-style-type: none"> <li>• <u>Anthony Park (1)</u></li> <li>• <u>Baker Park (1)</u></li> <li>• <u>Cambier Park (1)</u></li> <li>• <u>Fleishmann Park (1)</u></li> <li>• <u>River Park (1)</u></li> </ul>	<b><u>5</u></b>
<b><u>Football Fields</u></b> <ul style="list-style-type: none"> <li>• <u>Anthony Park (1)</u></li> <li>• <u>Fleishmann Park (2)</u></li> </ul>	<b><u>3</u></b>
<b><u>Picnic Areas</u></b> <ul style="list-style-type: none"> <li>• <u>Anthony Park (7)</u></li> <li>• <u>Baker Park (4)</u></li> <li>• <u>Cambier Park (1)</u></li> <li>• <u>City Dock (1)</u></li> <li>• <u>Fleishmann Park (6)</u></li> <li>• <u>Lowdermilk Park (3)</u></li> <li>• <u>Naples Landing (4)</u></li> <li>• <u>River Park (1)</u></li> <li>• <u>Seagate Park (3)</u></li> </ul>	<b><u>30</u></b>

<u>Inventory of Recreational Facilities</u>	<u>#</u>
<u><b>Play Areas (Playgrounds)</b></u> <ul style="list-style-type: none"> <li>• <u>Anthony Park (1)</u></li> <li>• <u>Baker Park (3)</u></li> <li>• <u>Cambier Park (1)</u></li> <li>• <u>Fleischmann Park (1)</u></li> <li>• <u>Lowdermilk Park (1)</u></li> <li>• <u>Naples Landing (1)</u></li> <li>• <u>River Park (1)</u></li> </ul>	<u><b>9</b></u>
<u><b>Swimming Pools</b></u> <ul style="list-style-type: none"> <li>• <u>River Park (1)</u></li> </ul>	<u><b>1</b></u>
<u><b>Tennis Courts</b></u> <ul style="list-style-type: none"> <li>• <u>Anthony Park (1)</u></li> <li>• <u>Cambier Park (12)</u></li> <li>• <u>Sea Gate Park (2)</u></li> </ul>	<u><b>15</b></u>
<u><b>Volleyball Courts</b></u> <ul style="list-style-type: none"> <li>• <u>Fleischmann Park (2)</u></li> <li>• <u>Lowdermilk Park (2)</u></li> <li>• <u>River Park (1)</u></li> </ul>	<u><b>5</b></u>

## **INTERGOVERNMENTAL COORDINATION**

The Goals, Objectives, Policies, and Actions of the Intergovernmental Coordination Element reflect a collaborative planning approach grounded in interlocal agreements, shared data, and coordinated studies. Key partners include the State of Florida, Collier County, the Southwest Florida Regional Planning Council, the Naples Airport Authority, and the District School Board of Collier County. This Element also incorporates relevant plans, technical data, and other materials required by Florida Statutes to support coordinated decision-making across jurisdictions.

## **CONCURRENCY AND CAPITAL IMPROVEMENTS**

The Goals, Objectives, Policies, and Actions of the Concurrency and Capital Improvements Element are informed by a comprehensive set of data, analyses, and planning efforts supporting multiple elements of the Comprehensive Plan, including Future Land Use; Housing; Resiliency; Transportation; Parks, Recreation, and Open Space; and Public Facilities and Water Resources. This Element is further guided by the City’s Five-year Capital Improvement Program (CIP), as amended, City of Naples Adopted Budget (2024-2025), Annual Level of Service Report (2024 &

[2025\), and incorporates other statutorily required data and supporting documentation to ensure coordinated infrastructure planning and fiscal responsibility.](#)

## ~~HISTORICAL BACKGROUND OF PLANNING IN NAPLES~~

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

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

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

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

- ~~1.—— Conducting the comprehensive planning program and preparing the Comprehensive Plan or elements, or portions thereof, for the City.~~
- ~~2.—— Coordinating the Comprehensive Plan or elements, or portions thereof, with the Comprehensive Plans of other appropriate local governments and the state.~~
- ~~3.—— Recommending the Comprehensive Plan or elements, or portions thereof, to the City Council for adoption.~~

~~4. Monitoring and overseeing the effectiveness and status of the Comprehensive Plan, and recommending to the City Council such changes in the Comprehensive Plan as may be required.~~

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



2

# CITY OF NAPLES VISION ELEMENT

In this Section:

City of Naples Vision

Introduction

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.

[This Vision statement and the following Initiatives and Priorities were the fundamental guidance used to develop updates to the Goals, Objectives, Policies, and Actions included in the Naples 2045 Comprehensive Plan.](#)

## BACKGROUND INTRODUCTION

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~~In 2019, the City of Naples began a visioning process to renew this element 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.

[As part of the Naples 2045 Comprehensive Plan Update, the Vision was again assessed and reaffirmed through the responses of residents \(see Introduction for more details on Community Input\). This engagement effort provided an opportunity to ask deeper questions regarding the aspirations and concerns of residents. The findings of the two questionnaires and four workshop activities were used to prepare the updates to the Naples 2045 Comprehensive Plan.](#)

## INITIATIVES AND PRIORITIES

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



### OUR PLACE - PRESERVE SMALL TOWN CHARACTER AND CULTURE

[\(This priority was ranked a very important goal by 80% of the Survey respondents participating in the survey conducted as part of the 2020 Naples Vision Element "Our Community's Vision for the Future." During the Naples 2045 community engagement, residents were asked, "Which of these features best represents why you choose to live within the City of Naples?" and could select more than one answer. The most common response \(32%\) was "Naples' small town character and culture," indicating that preserving the City's distinctive identity, scale, and sense of place is central to why people choose to live in Naples.](#)

[When asked which characteristics best represent the "small town charm" of Naples, residents identified low-rise buildings \(21%\), quaint shopping districts \(19%\), and defined open and green spaces \(17%\) and defined residential neighborhoods \(16%\).](#)

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

Residents ranked this priority as a very important goal by 75% of respondents participating in the survey conducted as part of the 2020 Naples Vision Element “Our Community’s Vision for the Future.”. During the Naples 2045 community engagement, resiliency was identified as one of the biggest challenges facing Naples in 2025 and over the next 20 years). When asked about hazard events that concerned them the most (residents could select more than one answer), the top three responses were flooding (24% of total responses), hurricanes and tropical storms (24%), and red tide/algae bloom (19%). Residents were also asked where they most enjoy spending time in the City and could select more than one answer. Beaches and waterbodies comprised 23% of responses and green space and parks were another 13%.

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**

(This priority was ranked as a very important goal by 71% of Survey Respondents participating in the survey conducted as part of the 2020 Naples Vision Element “Our Community’s Vision for the Future.”) During the Naples 2045 community engagement, residents were asked, “Which of these features best represents why you choose to live within the City of Naples?” and could select more than one answer. The second most common response (31%) was “extraordinary quality of life,” reinforcing that residents value Naples not just for a single attribute, but for the cumulative experience of living there, including lifestyle, amenities, and overall well-being.

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

(This priority was ranked as a very important goal by 44% of survey respondents participating in the survey conducted as part of the 2020 Naples Vision Element “Our Community’s Vision for the Future.”

During the Naples 2045 community engagement, residents were asked, “Which of these features best represents why you choose to live within the City of Naples?” and could select more than one answer. The third most common response (31%) was “economic health and vitality,” suggesting that employment opportunities, economic stability, and a strong local economy play a meaningful role in residential choice.

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

~~This priority was~~ (Ranked as a ~~Very~~ important ~~Goal~~ by 42% of ~~Survey~~ ~~Respondents~~ ~~participating in the survey conducted as part of the 2020 Naples Vision Element "Our Community's Vision for the Future."~~ ~~During the Naples 2045 community engagement, residents were asked to identify which City Communication methods kept them most informed. Answers revealed strong support for multiple communication platforms, with digital methods receiving the highest number of selections and traditional and in-person methods also remain important.~~

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

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### TOP PRIORITY INITIATIVES

[The following top priority initiatives were established as a result of the 2020 Naples Vision Element “Our Community’s Vision for the Future.”](#)

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.

VISION WORK PLAN

Introduction—V.W.P. 2

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

INTRODUCTION

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

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

The core goal:

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

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

GOALS, OBJECTIVES AND POLICIES

GOAL 1:

Preserve the Town’s distinctive character and culture by maintaining the small town look and feel of the City.

GOAL 2:

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

~~GOAL 3:~~

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

~~GOAL 4:~~

~~Strengthen the economic health and vitality of the City.~~

~~GOAL 5:~~

~~Encourage the public involvement through public service and leadership.~~

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

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

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

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

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

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

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

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

~~Policy 2-4: — Continually seek to match the number and type of cultural programs and activities to match the needs and desires of the community (PRE Policy 2-4).~~

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

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

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

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

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

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

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

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

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

~~Objective 4: — Maintain the high aesthetic standards of the community.~~

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

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

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

~~Policy 4-4: — Increase enforcement and upgrade codes for landscaping on private commercial properties (FLUE Policy 1-4.2 & 1-5.6).~~

~~Policy 4-5: — Schedule regular maintenance and debris removal of streets.~~

~~Policy 4-6: — Incentivize property improvements on commercial properties (FLUE Policy 1-6.5).~~

~~Policy 4-7: — Maintain a post disaster clean-up plan.~~

~~Policy 4-8: — Work with FP&L to pursue the burying of power lines and assist neighborhoods in achieving this goal where possible. (FLUE Policy 1-6.5).~~

~~Objective 5: — Develop strategies to protect historic resources while not inhibiting private property rights.~~

~~Policy 5-1: — Review and revise the City's list of contributing structures (FLUE Policy 6-7).~~

~~Policy 5-2: — Incentivize remodeling and renovation by amending the criteria and standards for variances and the expansion of non-conformities and inform property owners of existing incentives (FLUE Policy 6-10).~~

~~Policy 5-3: — Provide educational materials on Naples' history and the benefits of historic preservation (FLUE Policy 6-13).~~

~~Objective 6: — Adopt and implement an annexation policy that will enhance and preserve the character and culture of the City.~~

~~Policy 6-1: — Consider annexations on a case by case basis but do not aggressively pursue annexations (Generalized Future Land Use Section 5).~~

~~Policy 6-2: — Adopt and implement criteria and standards for annexation to determine the strategic benefits such as:~~

- ~~• — Impact on the small town character;~~
- ~~• — Impact on the level or quality of existing services to residents;~~

- ~~Increase in the City's ability to influence or control development that would impact Naples;~~
- ~~Consistency of the area under consideration with the character of Naples;~~
- ~~Impact on existing City residents' access to City officials;~~
- ~~Impact on the voting power of existing City residents;~~
- ~~Transportation impacts;~~
- ~~Use of City services by residents of area being considered for annexation;~~
- ~~Presence within the City's utility service area; and~~
- ~~Financial benefits and costs.~~

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

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

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

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

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

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

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

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

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

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

~~Policy 9-1: Address boat speeds in cooperation with other regulating agencies (PRE Policy 3-1).~~

~~Policy 9-2: Work collaboratively with Collier County to address beach access issues (PRE Policy 3-2).~~

~~Policy 9-3: Maintain the quality of the parks and recreational programs (PRE Policy 3-3).~~

~~Policy 9-4: Ensure County pays fair share of beach access costs (PRE Policy 2-9).~~

~~Objective 10: Enhance the quality of the residential experience of Naples to promote the safety, ambiance, beauty and quietness of life.~~

~~Policy 10-1: Develop parking options as outlined in Objective 8.~~

~~Policy 10-2: Continue to pursue ordinances that relieve "mega-house" impacts while protecting property rights (FLUE Policy 1-4.1).~~

~~Policy 10-3: Improve enforcement of the noise ordinance relative to commercial establishments adjacent to residential uses.~~

~~Policy 10-4: Work with Airport to address noise in the flight path (Objective 7).~~

~~Policy 10-5: Establish working groups with representation from residential and commercial interests to address noise impact issues.~~

~~Objective 11: Maintain the diverse cultural, socio-economic, economic and lifestyle aspects of small town life.~~

~~Policy 11-1:—Develop and execute a State lobbying strategy, consistent with City revenue and budgeting needs, in collaboration with Collier county and other appropriate stakeholders to address affordability issues of taxes, insurance and associated public policy concerns.~~

~~Policy 11-2:—Promote diversity in housing choices consistent with the character of Naples (HE Policy 2-4).~~

~~Policy 11-3:—Review City redevelopment strategies in the 41-10 district and promote incentives for mixed use and disincentives for “big box” retailers.~~

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

~~Objective 12:—Support the regional development of workforce housing.~~

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

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

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

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

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

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

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

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

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

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

~~Policy 14-2:—Broaden the development and marketing vision for downtown to include not only a venue for tourists and people from outside the city but as place residents will use and enjoy.~~

~~Objective 15:—Adopt and promote one of the Healthy America programs to encourage residents to engage in healthier lifestyles.~~

~~Policy 15-1:—Review existing programs designed for community health such as Healthy America 2010 or the National Governor’s Association Healthy America program.~~

~~Policy 15-2:—Form a partnership with the School Board, Hospital and other major employers to develop and promote a healthy lifestyle program.~~

~~Policy 15-3:—In concert with pathway strategy, develop a more walkable and bikeable City (TE Objective 7, Policies 7-1, 7-2, 7-3, 7-4, 7-5, 7-6).~~

~~Policy 15-4:—Develop City facilities to encourage physical activity.~~

~~Objective 16:—Continue and strengthen the City’s leadership role in environmental protection and regional/community sustainability.~~

~~Policy 16-1:—Actively participate in regional water and environmental forums (CCME Policies 2-1, 2-4, 2-9, 4-4, 14-8, 15-1-15-6).~~

~~Policy 16-2:—Update water supply plans and maintain and improve capital improvements for responsible water management (Water Supply Facilities Work Plan).~~

~~Policy 16-3:—Adopt Florida Green Building standards.~~

~~Policy 16-4:—Expand water reuse system and capacity.~~

~~Policy 16-5:—Work collaboratively with other public agencies on solutions to red tide (CCME Policy 15-2, 15-4).~~

~~Policy 16-6:—Continue efforts in the Naples Bay Watershed Initiative and the Surface Water Improvement and Management Plan (CCME Policy 15-3).~~

~~Policy 16-7:—Partner with Collier County to establish a system of natural filter marshes to capture storm water runoff around Naples Bay (CCME Policy 15-3).~~

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

~~Policy 16-9:—Adopt the U.S. Conference of Mayor’s Climate Agreement.~~

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

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

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

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

~~Objective 17:—Maintain a safe community.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~Policy 19-5: Develop time-limited and role-specific projects related to the Vision and seek citizens with specific skills to participate in those projects.~~

~~Policy 19-6: Offer citizen academies and educational programs on a regular basis.~~

~~Policy 19-7: Formalize a schedule for City Council members to speak at neighborhood and condominium association meetings.~~

3

# FUTURE LAND USE ELEMENT

In this Section:

Introduction

Goal, Objectives,  
Policies, and Actions

Future Land Use

# INTRODUCTION

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[Required per Florida Statutes Section 163.3177\(6\)\(a\)](#). ~~T~~he principal purpose of the Future Land Use Element is to establish the physical framework, [design character](#), and appearance of the City. Specifically, it establishes the classification, spatial distribution, relationship, balance, [character](#), and intensity/density of land uses [that are supported by the residents of Naples](#).

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 actions](#); 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.](#)

[While the Future Land Use Element provides policy guidance for the appropriate and desired development patterns and natural areas throughout the City, Naples Land Development Code \(LDC\) is the legal tool that regulates the use of land, including the types of structures that are permitted in different zoning districts, how they are built, where they can be located on a property, how they are designed, and how they may be used. There may be more than one appropriate zoning district category for each Future Land Use category.](#)

The goals, objectives, ~~and~~ policies, [and actions](#) serve three (3) functions as follows:

1. To outline the City's development concepts, including desired project appearance, [design character](#), 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~~ [allowed](#) 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>1</sup>~~

~~Since~~ As the physical form of the City is fairly well established, the Future Land Use Element proposes a special focus on maintaining community and neighborhood character and small town charm through redevelopment and adaptive reuse. ~~†~~The crux of the Future Land Use Element is the goals, objectives, ~~and policies,~~ and actions. ~~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, policies, and actions to support the desirable resilient built environment envisioned by residents.

The goals, objectives, ~~and policies,~~ and actions 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.
6. Increase public recreational opportunities, parks,<sup>2</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.

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<sup>1</sup> Removed based on 2018-2021 PAB Recommendations

<sup>2</sup> 2018-2021 PAB Recommendations

- ~~7.10.~~        Establish a traffic management system that ~~facilitates accessibility and movement while protecting~~protects residential quality, pedestrian safety, and accessibility.<sup>3</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>4</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. (See also Housing Element Objective H-5.)
- ~~11.16.~~        Align future land use to enhance, develop, and create workforce housing opportunities.<sup>5</sup> (See also Housing Element Objectives H-1 and H-2.)

The Future Land Use Element, with its focus on policies for ~~future growth~~balanced growth, upholding community character, 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 Element, 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 Circulation; and Coastal Resources and located at the end of the Plan. ~~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

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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

population, [demographic, housing and future land use data and analysis, which are also found in ~~this~~the Introduction.](#) ~~These projections are also found in the support document.~~

The following sections contain the goals, objectives, ~~and~~ policies, [and actions](#) and the description of the generalized future land uses. The Future Land Use Map is contained in the map series located in the ~~end of this document~~ [Appendix](#).

## GOALS, OBJECTIVES, ~~AND~~ POLICIES, AND ACTIONS

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

The City's ~~D~~ development ~~G~~ 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~~ 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>6</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 Comprehensive Plan unless otherwise provided for by a special overlay district or located within the Community Redevelopment Area.<sup>7</sup> The following policies reflect design guidelines consistent with the goal of this element.

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

<sup>7</sup> 2018-2021 PAB Recommendations.

**CITY DEVELOPMENT GUIDELINES (~~OBJECTIVE 1 AND ENSUING POLICIES~~)**



**Objective FLU-1 Support Balanced, Well-Designed, 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 and community 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~~



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

The ~~permitted~~ maximum 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.

	<p>Residential Density for areas in the Downtown Mixed Use Land Use, outside of the above described boundary and further limited as being with the area south of 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 ~~FLU-1.2 Permitted~~ Allowed Uses of Land Use Designations**

Unless otherwise ~~permitted-identified~~ in the Comprehensive Plan, new development, redevelopment and reuse shall be consistent with the ~~permitted-allowed~~ use ~~and density/intensity~~ of each designation as listed in Policy FLU-1.1 and each associated Future Land Use category (found later in the Future Land Use Designations section that follows).

### **Policy FLU-1.2.13 Design of -Multi-Family and Non-Residential Projects**

~~Encourage~~ Ensure through a review process that professional standards of architectural and urban design, site planning, and landscaping are applied for all new projects. This review process will be conducted by the Design Review Board and guided by the Design Review Board Handbook as amended.

~~Policy 1-3 Preserve and protect stable residential neighborhoods through development practices that promote compatibility and consistent character.~~<sup>8</sup>

### **Policy FLU-1.4 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.

### **Policy FLU-1.4.55 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>9</sup>

~~Policy 1.6 Increase the amount of green space in the City through appropriate project design and attributes.~~<sup>10</sup>

~~Policy 1.7 Xeriscaping shall be incorporated to the greatest extent possible into landscape plans for new development and replacement landscaping as a part of redevelopment and reuse projects.~~<sup>11</sup>

### **Policy FLU-1.86 Adequate Public Facilities in Development Approval Process**

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.

### **Policy 1.8.17 Infrastructure to Serve New Development**

Require that water and sewer construction and extensions, and street rights-of-way dedication and improvements, or related construction, for new development be the financial obligation of the developer when new or improved facilities are needed as a result of the new development.

~~Policy 1-8.2 Public facilities may be used as a transitional land use provided they do not create an incompatible situation themselves.~~<sup>12</sup>

<sup>8</sup> Moved to a Policy under Objective 6.

<sup>9</sup> Original plan does not include a Policy 1.5.

<sup>10</sup> Moved to a Policy in Objective 4 in FLUE.

<sup>11</sup> Moved to a Policy in Objective 4 in FLUE.

<sup>12</sup> Removed based on 2018-2021 PAB Recommendations

~~Policy 1-8.3~~ Require new, DRI scale developments to the east of U.S. 41 to provide shelters for hurricane protection.<sup>13</sup>

**Policy 1.8.48 Stormwater Management**

Enforce existing development standards for stormwater management as defined in ~~Policy 1-10~~ of the Public Facilities and Water Resources Element.

**Policy 1.8.59 Water Reuse Systems**

New non-residential development, redevelopment, and reuse shall be evaluated for the potential to connect to available reuse water systems.

~~Policy 1-8.6~~ Commercial and Multifamily development shall provide sidewalks per standards in the Code of Ordinances.<sup>14</sup>

**Policy FLU-1.910 Commercial Development**

Commercial properties shall be ~~properly~~ appropriately<sup>15</sup> screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance.

**Policy 1.9.111 Parking Lots for Contiguous Developments**

Parking lots for ~~separate~~ contiguous<sup>16</sup> developments shall be connected, ~~when~~ where ~~appropriate~~ possible.

**Policy 1.9.212 Parking within Same Development**

Parking areas within a single development shall be interconnected unless it can be demonstrated that on-site traffic and pedestrian circulation will properly function and traffic movement on adjacent public streets will not be impacted.

**Policy 1.9.313 Adequate Parking**

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>17</sup> ~~shall result in a commensurate increase in green/open space.~~

**Policy 1.9.414 Ingress and Egress Configuration**

Redevelopment and reuse sites shall be appropriately configured as to number, location, and design features of the ingress and egress points.

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<sup>13</sup> Removed due to its duplication with CCM-7.3.

<sup>14</sup> Removed as not necessary to restate individual Code of Ordinance provisions in plan.

<sup>15</sup> 2018-2021 PAB Recommendations

<sup>16</sup> 2018-2021 PAB Recommendations.

<sup>17</sup> 2018-2021 PAB Recommendations.

**Policy ~~1.9.515~~ 1.1015 Pedestrian Access**

Site design shall ensure safe pedestrian access from parking areas to commercial activities. Pedestrian conflicts within vehicular circulation shall be minimized.

**Policy FLU-1.16 Crime Prevention Through Environmental Design**

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

**Policy ~~FLU-1.1017~~ 1.1017 Multimodal Connections**

New development, redevelopment, and reuse shall be evaluated to identify potential linkages to existing pedestrian walkways and bikeways.<sup>18</sup> If the linkage is appropriate, physical improvements meeting City specifications shall be provided by the property owner. (See also Policy T-1.3 in the Transportation Element.)

**Policy ~~FLU-1.1118~~ 1.1118 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.

**~~Policy 1.12~~<sup>19</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~~<sup>20</sup>**

~~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 FLU-1.1319 Improve Air Quality, Reduce Energy Costs, Reduce Waste, and Conserve Water Resources**

<sup>18</sup> 2018-2021 PAB Recommendations.

<sup>19</sup> Moved to Policy in Objective 4.

<sup>20</sup> Moved to Policy in Objective 4.

[To improve air quality and reduce energy costs](#), identify and implement strategies to reduce ~~greenhouse gas emissions~~ [air pollution, conserve water, and reduce waste](#). (See also [Objective T-9 and related policies and actions in the Transportation Element](#).)

~~**Policy 1-13.1** Continue to promote and maintain mixed-use land use and zoning that reduces trip lengths, number of trips, time of travel and promotes pedestrian activity.<sup>21</sup>~~

~~**Policy 1-13.2** Maintain the existing street grid system so as to continue to disburse travel trips, provide alternative routes, maintain and/or decrease the time of travel and to reduce the carbon 'footprint' of transportation impacts within the City.<sup>22</sup>~~

~~**Policy 1-13.3** Promote intermodal facilities to provide both travel options and more efficient travel by insuring that transit stops and pedestrian connections are addressed in the development review process.<sup>23</sup>~~

~~**Policy 1-13.4** Promote public use of intermodal facilities through the use of public meetings, use of the City's website and direct support of service providers.<sup>24</sup>~~

~~**Policy 1-13.5** Support walkable community initiatives by insuring that on-site and off-site pedestrian connections are addressed in the development review process.<sup>25</sup>~~

~~**Policy 1-13.6** Maintain a street tree program for traffic calming, reduced greenhouse gases and a more pleasant pedestrian environment.<sup>26</sup>~~

**Policy 1-13.7 Action FLU-1.19.1** 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.

**Policy 1-13.8 Action FLU-1.19.2** Coordinate with local utilities to provide for the location and expansion of facilities that promote energy efficiency.

<sup>21</sup> Moved later in FLUE.

<sup>22</sup> Moved later in FLUE.

<sup>23</sup> Moved later in FLUE.

<sup>24</sup> Moved later in FLUE.

<sup>25</sup> Moved later in FLUE.

<sup>26</sup> Moved later in FLUE.

~~Policy 1-13.9~~ **Action FLU-1.19.3** ~~Provide an expedited review process~~ Consider incentives for Florida Green Building Coalition or Leadership in Energy and Environmental Design<sup>27</sup> ~~for~~ (LEED) certified plans.

**Action FLU-1.19.4** Explore methods to optimize municipal waste operations, such as improving recycling programs and decreasing solid waste generation.

**Action FLU-1.19.5** 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. (See also Resiliency Element Policy R-2.9.)

### **Policy 1.13.120- Promote Mixed Use Development**

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.

### **Policy 1.13.221 Street Grid System**

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 impacts on air pollution from transportation impacts within the City.

### **Policy 1.13.322- Intermodal Facilities**

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.

~~Policy 1-13.4~~ **Action FLU-1.22.1** 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.

### **Policy 1.13.523 Pedestrian Connections**

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

### **Policy 1.13.624 Street Tree Program**

<sup>27</sup> 2018-2021 PAB Recommendations.

Maintain a street tree program ~~for~~ to support traffic calming, reduced ~~greenhouse gases~~ air pollution, reduced heat island effect, and a more pleasant pedestrian environment.

### **Policy FLU-1.25 Green Public Spaces**

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.



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### **Objective FLU-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 Florida Statute 163.3177, recognizing that urban sprawl has limited potential due to the built-out nature of the City of Naples.](#)

### Policy [FLU-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.

~~Policy 2-4~~ [Action FLU-2.1.1](#) Prepare an annual level of service report ~~per as required by~~ the City's Concurrency Management Program and Monitoring Requirements.

~~Policy 2-5~~ [Action FLU-2.1.2](#) 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.~~

### Policy [FLU-2.2](#) [Adequate Public Facilities and Access](#)

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

### Policy [FLU-2.3](#) [Impacts on Public Facilities](#)

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

~~Policy 2.4~~ Prepare an annual level of service report per the City's Concurrency Management Program and Monitoring Requirements.<sup>28</sup>

~~Policy 2.5~~ Coordinate the level of service report and annual update of the Capital Improvements Element with the Five-Year Capital Improvements Program as applicable to correct deficiencies.<sup>29</sup>

<sup>28</sup> Moved to Policy provided earlier in this Objective.

<sup>29</sup> Moved to Policy provided earlier in this Objective.



**Objective [FLU-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](#).

**[Policy FLU-3.21 Regional Planning for Hurricane Evacuation](#)**

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

**[Policy 3.1 Action FLU-3.1.1](#)** On an annual basis, review the City’s evacuation plans for consistency with the County’s and Regional Planning Council’s evacuation plans and policies. The City’s policies and plans shall be revised as applicable.

**[Policy FLU-3.2 Emergency Preparedness for New Development](#)**

[Applicants for new residential or mixed use development shall work with City of Naples Emergency Management staff to develop an Emergency Preparedness Plan to include provisions for storm shelter space, a plan for emergency evacuation, and other provisions that may be deemed appropriate and necessary to mitigate against a potential disaster.](#)

~~**Policy 3-3** Limit public expenditure that encourages or subsidizes private development in the coastal high hazard area to the provision of services per density levels as determined by the Future Land Use Map, Policy 1-1 and as further limited by the Code of Ordinances.<sup>30</sup>~~

~~**Policy 3-4** Limit public expenditure on vital barrier islands to the restoration or enhancement of natural resources.<sup>31</sup>~~

**[Policy FLU-3.53 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. [\(See also Objective CCM-5 and related policies in the Conservation and Coastal Management Element.\)](#)

**[Policy FLU-3.34 Coastal High Hazard Area](#)**

<sup>30</sup> Moved to later Action in Objective 3.

<sup>31</sup> Moved to later Action in Objective 3.

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

**Policy FLU-3.45 Barrier Islands**

Limit public expenditure on vital barrier islands to the restoration or enhancement of natural resources and the hardening or adaptation of public facilities.



**Objective FLU-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.

~~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.~~<sup>32</sup>

~~**Policy 4-1** Review development requests for impacts on natural resources, which are identified on the Natural Resources Map and Coastal Resources Map. Proposed development must be consistent with the goals, objectives, and policies of the Conservation and Coastal Management Element, including impacts on soils and natural topography.~~<sup>33</sup>

**Policy FLU-1.74.1 Promote Florida-Friendly Landscaping**

Drought tolerant, low maintenance, Florida-Friendly landscaping practices<sup>34</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. (See also Policy PROS-2.10 in the Parks, Recreation, and Open Space Element).

**Action FLU-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.

<sup>32</sup> Moved to later Policy in FLUE.

<sup>33</sup> Moved to later Policy in FLUE.

<sup>34</sup> 2018-2021 PAB Recommendations.

[Action FLU-4.1.2 Evaluate Land Development Code changes to open space requirements to better align with the Future Land Use Designations. \(See also Policy PROS-1.8 in the Parks, Recreation, and Open Space Element\).](#)

[Action FLU-4.1.3 Explore ways to advance local Florida Friendly landscaping through code regulations \(incentives\).](#)

~~**Policy 4.2** Coordinate the Conservation and Coastal Management Element with the Future Land Use Element.<sup>35</sup>~~

~~**Policy 4.3** Assist, where applicable, in the coordination and review of relevant policies of resource permitting agencies and of other government jurisdictions and establish specific procedures to do so.<sup>36</sup>~~

~~**Policy 4.4** Coordinate the policies of the City of Naples and Collier County relating to the protection of potable water wellfields, recharge areas and other environmentally sensitive lands. Protection of these areas will be based on an annual evaluation of the existing wellfield protection ordinance that provides for the protection of health, life, resources and property through regulation of hazardous substances, sewage disposal, well construction, stormwater management, earth mining, solid waste and other related aspects of land use and development in the vicinity of public water supply wells.<sup>37</sup>~~

~~**Policy 4.5** Assure consistency of local policy with other permitting agencies by reviewing permits issued within the City by other resource agencies.<sup>38</sup>~~

~~**Policy 4.6** Review resource permitting agencies' functional plans on an annual basis to ensure consistency with local plans.<sup>39</sup>~~

## **Policy FLU-4.2 Increase Green Space**

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<sup>35</sup> Moved to later Policy in FLUE.

<sup>36</sup> Moved to later Policy in FLUE.

<sup>37</sup> Moved to later Policy in FLUE.

<sup>38</sup> Moved to later Policy in FLUE.

<sup>39</sup> Moved to later Policy in FLUE.

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>40</sup>

**Action FLU-4.2.1** Identify funding mechanisms to support acquisition of land and integrate green space set asides into capital projects.

### **Policy FLU-4.3 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, promotes quiet enjoyment for residents, 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. (See also Policy PROS-5.5 in the Parks, Recreation, and Open Space Element.)

**Action FLU-4.3.1** 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 FLU-4.3.2** 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 FLU-4.3.3** Continue to support and expand the reach of community programs to encourage tree planting, such as the Arbor Day Giveaway.

**Action FLU-4.3.4** 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.

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<sup>40</sup> 2018-2021 PAB Recommendations to add "through acquisition of land." Balance of policy is carried forward from Policy 1-6.

[Action FLU-4.3.5](#) 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 FLU-4.3.6](#) Per the Urban Forest Green Print (2024) plan, identify, and implement strategies to mitigate notable canopy loss.

[Action FLU-4.3.7](#) 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 FLU-4.3.8](#) 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.

#### **Policy FLU-4.4 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** ([see Appendix](#)). 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.<sup>41</sup>

#### **Policy ~~FLU-1-124.5~~ 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.

#### **Policy 4.6-Review for Impacts on Natural Resources**

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<sup>41</sup> Moved from Objective 4.

Continue to Rreview development requests for impacts on natural resources, which are identified on the **Natural Resources and Coastal Resources Map** (see Appendix). 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>42</sup>

**Policy FLU-4.27 Coordination with Conservation and Coastal Management Strategies**

Coordinate the Conservation and Coastal Management Element with the Future Land Use Element.

**Policy FLU-4.38 Natural Resource Coordination**

Assist, where applicable, in the coordination and review of relevant policies of resource permitting agencies and of other government jurisdictions and establish specific procedures to do so.

**Policy FLU-4.49 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.

**Policy FLU-4.510 Review of Permits**

Ensure consistency of local policy with other permitting agencies by reviewing permits issued within the City by other resource agencies.

**Policy 4.6 Action FLU-4.10.1** Review resource permitting agencies’ functional plans on an annual basis to ensure consistency with local plans.

**Objective FLU-5 Future Land Use**



Future development will be directed ~~as designated on the~~ by the Future Land Use Map (located in the Appendix), 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

<sup>42</sup> Carried forward from Policy 1-12.1 which was repeated in Policy 4-1.

redevelopment of older commercial areas ~~and renewal of blighted areas~~, and encourage mixed use development.

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### **Policy FLU-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 FLU-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).

### **Policy FLU-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.

**Action FLU-5.3.1** Evaluate current buffering standards in the Code of Ordinances and identify if updates are needed to achieve the desired buffers and transitions between uses and adjacent developments with different intensities. Impacts to consider include noise, lighting, privacy, odor, and similar nuisances.

### **Policy FLU-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.

~~Policy 5.5 New residential development shall not be permitted within the high noise impact zone of the airport.~~<sup>43</sup>

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<sup>43</sup> Moved to Policy in Objective 7.



## Objective **FLU-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. (See also Objective T-1 in the Transportation Element.)

~~Identify, designate and preserve historically and architecturally significant resources including structures, landmarks, and archaeological sites<sup>44</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.

~~**Policy 6-1** Avoid adverse impacts on property, places, or sites that are on the Federal Register of Historic Places, Florida Master Site File, or designated as a local historic resource through official action by the City of Naples.<sup>45</sup>~~

~~**Policy 6-2** Encourage private preservation and renovation of historically significant structures.<sup>46</sup>~~

~~**Policy 6-3** Encourage owners of historic sites, places, or structures which are being considered for destruction to consider renovation through the approval of necessary variances to development standards.<sup>47</sup>~~

<sup>44</sup> Moved to later Policy in FLUE.

<sup>45</sup> Moved to later Policy in FLUE.

<sup>46</sup> Moved to later Policy in FLUE.

<sup>47</sup> Moved to later Policy in FLUE.

~~**Policy 6-4** Coordinate Future Land Use policies with the Housing Element policies relevant to historical preservation.<sup>48</sup>~~

~~**Policy 6-5** The City has designated the Palm Cottage Historic House Museum property, located at 137 Twelfth Avenue South, as "Public, Semi-Public and Institutional" on the Future Land Use Map. This designation is intended only to support the continued use of this property as a local historic resource. If the structures on this property are damaged beyond repair, or if the property is no longer used as an historic house museum, this property will be reclassified as "Low Density Residential" on the Future Land Use Map.<sup>49</sup>~~

~~**Policy 6-6** The City has designated the Wilkinson Home as an Historic House Museum property, located at 40 Ninth Avenue South, as "Public, Semi-Public and Institutional" on the Future Land Use Map. This designation is intended only to support the continued use of this property as a local historic resource. If the structures on this property are damaged beyond repair, or if the property is no longer used as an historic house museum, this property will be reclassified as "Low Density Residential" on the Future Land Use Map and the property will require a rezoning to "R1-15," Residence District from "PS," Public Service.<sup>50</sup>~~

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

~~**Policy 6-8** In conjunction with the Florida Historic Preservation office, establish criteria, standards, and procedures which should be used to avoid adverse impacts on historic properties and the encouragement of voluntary identification of historic resources.<sup>51</sup>~~

~~**Policy 6-9** Develop a voluntary mechanism for the identification and designation of properties outside of the existing Historic District as locally significant historic resources.<sup>52</sup>~~

~~**Policy 6-10** Amend the Code of Ordinances criteria for the issuance of a variance or expansion of nonconformity to allow for the renovation, rehabilitation and compatible additions to historic or architecturally significant structures.<sup>53</sup>~~

~~**Policy 6-11** Continually evaluate incentives to offer to property owners of historic resources for the maintenance, rehabilitation and conservation of those historic resources<sup>54</sup>.~~

~~**Policy 6-12** Assist property owners of historic resources in obtaining designation on the Florida Master Site Files and/or Federal Register of Historic Places.<sup>55</sup>~~

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<sup>48</sup> Moved to later Policy in FLUE.

<sup>49</sup> Moved to later Policy in FLUE.

<sup>50</sup> Moved to later Policy in FLUE.

<sup>51</sup> Moved to later Action in FLUE.

<sup>52</sup> Moved to later Policy in FLUE.

<sup>53</sup> Moved to later Action in FLUE.

<sup>54</sup> Moved to later Action in FLUE.

<sup>55</sup> Moved to later Action in FLUE.

~~Policy 6-13 Publicize the incentives and assistance programs which are available for the protection and preservation of historic resources.~~<sup>56</sup>

### **Policy FLU-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 specifically addressing building heights, building massing, and open space.

**Action FLU-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 and consider enhancing open space guidance and including guidance for pervious surfaces.

**Action FLU-6.1.2** Update the Design Review Handbook to incorporate recommendations from the Green Print 2024 Urban Forestry Plan.

### **Policy FLU-1.36.2 Compatibility and Character of Neighborhoods**

Preserve and protect stable residential neighborhoods through development practices that promote compatibility and consistent character.

**Action FLU-6.2.1** Following adoption of this plan, conduct a one-time analysis of recent development projects with opportunity for improvement regarding character and design as identified through Naples 2045 community engagement. Utilize recommendations to propose amendments to the Land Development Code or the Design Review Board Handbook accordingly.

### **Policy FLU-6.3 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 6.3.1** Consider adding professional design and/or architecture capacity to support the Planning Department. This role could serve as a type of ombudsman for private project implementation.

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<sup>56</sup> Moved to later Action in FLUE.

## **Policy FLU-6.4 Align Development Standards with Established Character and the Green Jewel Concept**

Evaluate the Naples Land Development Code to identify and implement 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 FLU-6.4.1** 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 FLU-6.4.2** 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). Also consider requiring open space, green space, or pervious areas.

**Action FLU-6.4.3** 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.

**Action FLU-6.4.4** 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>57</sup>

## **Policy FLU-6.5 Identify Character Elements to Protect**

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

**Action FLU-6.5.1** The City of Naples will prepare studies to identify character elements for protection.

## **Policy FLU-6.6 Old Naples Area Study**

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<sup>57</sup> Carried forward from Housing Element, Policy 3-6.

The City of Naples will ~~initiate a~~ [use the existing](#) study ~~of~~ [prepared for](#) the Old Naples area to [guide determinations for](#) ~~determine~~ architectural and ~~development standards~~ [site designs](#) to protect and preserve the existing residential character of the area.<sup>58</sup>

**[Policy FLU-6.7 Protect Historically and Architecturally Significant Resources](#)**

~~Identify, designate, and Preserve~~ historically and architecturally significant resources including structures, landmarks, and archaeological sites.<sup>59</sup>

**[Action FLU-6.7.1](#)** ~~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.](#)<sup>60</sup>

**[Action FLU-6.7.2](#)** [Create a public-facing map of iconic community structures and places that are important contributors to the City’s identity.](#)

**[Action FLU-6.7.3](#)** [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 \(including the Fifth Avenue South Special Overlay District\), and Third Street South \(including the Third Street Commercial Area Special Overlay District\).](#)

**[Action FLU-6.7.4](#)** [Support the redevelopment of Naples Pier.](#)

**[Action FLU-6.7.5](#)** [Coordinate preservation efforts with tree protection efforts, identifying heritage trees or other natural features. Consider climate risks and support efforts in collaboration with the Resiliency Element.](#)

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

<sup>59</sup> Carried forward from Objective 6.

<sup>60</sup> Carried forward from Housing Policy 5-2.

**Action FLU-6.7.6** Establish policies, create partnerships, and consider development standards that encourage the inclusion of public art in public spaces and private development projects.

~~Policy 6.10~~ **Action FLU-6.7.7** ~~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>61</sup> additions to historic or architecturally significant structures.

~~Policy 6.8~~ **Action FLU-6.7.8** In conjunction with the Florida Historic Preservation office and the Naples Historical Society, establish criteria, standards, and procedures which should be used to avoid adverse impacts on historic properties and the encouragement of voluntary identification of historic resources.

~~Policy 6.11~~ **Action FLU-6.7.9** Continually evaluate incentives to offer to property owners of historic resources for the maintenance, rehabilitation and conservation of those historic resources.

### **Policy ~~FLU-6.18~~ FLU-6.38 Avoid Adverse Impacts**

Avoid adverse impacts on property, places, or sites that are on the ~~Federal~~ National<sup>62</sup> Register of Historic Places, Florida Master Site File, or designated as a local historic resource through official action by the City of Naples.

### **Policy ~~FLU-6.39~~ FLU-6.39 Encourage Renovation**

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

### **Policy ~~FLU-6.210~~ FLU-6.210 Private Preservation and Renovation**

Encourage private preservation and renovation of historically significant structures.

### **Policy ~~FLU-6.11~~ FLU-6.11 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

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

<sup>62</sup> 2018-2021 PAB Recommendations.

[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 ~~FLU-6.9~~12 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.

~~Policy 6-12~~ **Action FLU-6.12.1** Assist property owners of historic resources in obtaining designation on the Florida Master Site Files and/or Federal Register of Historic Places.

~~Policy 6-13~~ **Action FLU-6.12.2** Publicize the incentives and assistance programs which are available for the protection and preservation of historic resources.

**Policy ~~FLU-6.4~~13 Coordinate Historical Preservation Efforts**

Coordinate Future Land Use policies with the Housing Element policies relevant to historical preservation. [\(See Housing Element Objective H-5.\)](#)

**Policy ~~FLU-6.5~~14 Palm Cottage Historic House Museum**

The City has designated the Palm Cottage Historic House Museum property, located at 137 Twelfth Avenue South, as "Public, Semi-Public and Institutional" on the **Future Land Use Map** [\(located in the Appendix\)](#). 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>63</sup> no longer used as an historic house museum, this property will be reclassified as "Low Density Residential" on the Future Land Use Map.

**Policy ~~FLU-6.6~~15 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 ~~FLU-6.1~~6 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>63</sup> 2018-2021 PAB Recommendations.

## Objective FLU-7 Neighborhood Planning



The City is comprised of neighborhoods and neighborhood planning is a tool to assist with identifying issues, needs, and proposed operational or capital improvements for different geographic areas of the City (See also the Concurrency and Capital Improvement Element, Objective CCI-1 and the Housing Element, Policy H-3.4.)

~~Assure the Naples Municipal Airport is managed in a manner which will best serve the overall interests of the community.~~<sup>64</sup>

~~**Policy 7.1** Prevent potential incompatibilities in land use surrounding the airport through zoning and land use planning.~~<sup>65</sup>

~~**Policy 7.1.1** Land outside of the airport site, and located within the 60 LDN contour area shall require site plan approval by City Council.~~<sup>66</sup>

~~**Policy 7-1.2** The Naples Airport Authority and City Council will meet quarterly annually for review and comment on proposed airport budget and development.~~<sup>67</sup>

~~**Policy 7.1.3** Prohibit any construction within the runway safety areas off of the airport property which would create potential safety hazards.~~<sup>68</sup>

~~**Policy 7.2** Protect the water quality of Naples Bay by reducing the effects of runoff.~~<sup>69</sup>

~~**Policy 7.2.1** Utilize a combination of existing wetlands, created wetlands, and other stormwater management technology, as appropriate, to manage stormwater runoff consistent with South Florida Water Management District regulations.~~<sup>70</sup>

~~**Policy 7.2.2** Future development within airport boundaries shall be required to include a stormwater management system to meet the 25-year, 3-day storm event standard.~~<sup>71</sup>

~~**Policy 7.3** Protect the quality of life in the community by implementing and enforcing appropriate and legal noise abatement procedures through the work of the Naples Airport Authority.~~<sup>72</sup>

<sup>64</sup> Moved to Objective 8.

<sup>65</sup> Moved to a Policy in Objective 8

<sup>66</sup> Moved to a Policy in Objective 8

<sup>67</sup> Moved to Intergovernmental Coordination Element Objective 1.

<sup>68</sup> Moved to a Policy in Objective 8

<sup>69</sup> Moved to a Policy in Objective 8

<sup>70</sup> Moved to a Policy in Objective 8

<sup>71</sup> Moved to a Policy in Objective 8

<sup>72</sup> Moved to a Policy in Objective 8

~~Policy 7.4~~ Development within the “Future Development Designation” as delineated on the Overall Utilization Plan will require site plan approval by City Council.<sup>73</sup>

~~Policy 7.5~~ The Naples Airport should present the best possible image as an aviation gateway to the community.<sup>74</sup>

~~Policy 7.5.1~~ Maintain landscaping and aesthetic improvements along Airport Road and North Road frontage as delineated on the Overall Utilization Plan.<sup>75</sup>

~~Policy 7.6~~ Emphasize the maintenance and enhancement of existing facilities before the development of additional facilities.<sup>76</sup>

### **Policy FLU-7.1 Establish a Neighborhood Planning Process**

The City shall create and maintain a Neighborhood Planning Process with neighborhood boundaries that will be used for neighborhood planning areas, a framework for neighborhood planning activities, neighborhood plan contents, and planning timeframes.

Action FLU-7.1.1 City staff will provide City Council an assessment and recommendation for geographic areas of the City to be used for neighborhood planning areas, with neighborhood boundaries determined by areas of common development types and integrated infrastructure.

Action FLU-7.1.2 City staff will prepare neighborhood plans and determine the timing of updates to City Council to account for updates to the neighborhood plans and status of corresponding operational or capital improvement projects.



### **Objective FLU-8 Naples Municipal Airport**

~~Assure~~ Ensure the Naples Municipal Airport is managed in a manner which will best serve the overall interests of the community.<sup>77</sup> (See also Intergovernmental Coordination Element Objective-IC.1 and Transportation Element Objective -T.1.)

### **Policy FLU-78.1 Land Use Compatibility**

Prevent potential incompatibilities in land use surrounding the airport through zoning and land use planning.

<sup>73</sup> Moved to a Policy in Objective 8

<sup>74</sup> Moved to a Policy in Objective 8

<sup>75</sup> Moved to an Action in Objective 8

<sup>76</sup> Moved to a Policy in Objective 8

<sup>77</sup> Carried forward from Objective 7.

**Policy ~~7-1.18.2~~ Site Plan Approval in 60 LDN Contour Area**

Land outside of the airport site, and located within the 60 LDN contour area shall require site plan approval by City Council.

**Policy ~~7-1.38.3~~ Prohibit Potential Safety Hazards**

Prohibit any construction within the runway safety areas off of the airport property which would create potential safety hazards consistent with FAA requirements.<sup>78</sup>

**Policy ~~FLU-5.58.4~~ Limit Residential Development near Airport**

To address incompatibility of future development within the Naples Airport’s Noise Impact Zone, Nnew residential development shall not be permitted within the high noise impact zone ~~of the airport~~.

**Policy ~~FLU-7.28.5~~ Airport Stormwater Management**

Protect the water quality of Naples Bay by reducing the effects of runoff from the airport.

**Policy ~~FLU-7-2.18.6~~ Managing Stormwater Runoff**

Utilize a combination of existing wetlands, created wetlands, and other stormwater management technology, as appropriate, to manage stormwater runoff for the airport and surrounding areas consistent with South Florida Water Management District regulations.

**Policy ~~FLU-7-2.28.7~~ Stormwater Management System**

Future development within airport boundaries shall be required to include a stormwater management system ~~to meet the 25-year, 3-day storm event standard~~.<sup>79</sup>

**Policy ~~FLU-7-38.8~~ 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.

**Action ~~FLU-8.8.1~~ Work with the Naples Airport Authority to implement the Noise Compatibility Program as designated.**

**Policy ~~FLU-8.9~~ Airport Planning Coordination with City Council**

Airport master planning efforts and any development or redevelopment projects will be closely coordinated with City Management leadership and City Council.

**Policy ~~FLU-7-48.10~~ Site Plan Approval in Future Development Designation**

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

<sup>79</sup> 2018-2021 PAB Recommendations.

Development within the “Future Development Designation” as delineated on the<sup>80</sup> ~~Overall~~ [Airport Utilization Plan](#) will require site plan approval by City Council.

**[Policy ~~FLU-7-6~~8.11-Maintenance and Enhancement of Existing Facilities](#)**

Emphasize the maintenance and enhancement of existing facilities before the development of additional facilities.

**[Policy ~~FLU-7-5~~8.12 Airport Landscaping and Overall Appearance](#)**

The Naples Airport should present the best possible image as an aviation gateway to the community.

**[Policy ~~7-5.1~~ Action ~~FLU-8.12.1~~](#)** Maintain landscaping and aesthetic improvements along Airport Road and North Road frontage as ~~delineated~~ [approved](#)<sup>81</sup> on the ~~Overall~~ [Airport Utilization Plan](#).

## 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>82</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

<sup>80</sup> 2018-2021 PAB Recommendations.

<sup>81</sup> 2018-2021 PAB Recommendations.

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

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~~Coastal Resources Map (see Appendix) is not all-inclusive; it shows resources that have currently been identified but the extent of coastal and natural resources may be greater than what is identified on the map. The ~~Natural~~Coastal 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.

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 that achieves residents' desired protection of community character. ~~of the City.~~

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

the concentration of residential units with less open space per occupant than low density residential areas and may accommodate either transient, seasonal, or permanent residents, depending on the location. Certain uses other than residential may be permitted as conditional uses, subject to restrictions necessary to protect the residential integrity of these neighborhoods. Generally, medium-density residential areas are located adjacent to commercial or high-density residential areas, serving as transition zones to protect low density neighborhoods, and to take advantage of the benefits inherent in being in close proximity to the varied uses and activities found in commercial areas. Other medium density areas are located adjacent to water bodies to take advantage of the amenities and open space they provide.

- The **High Density Residential** ~~District designation~~ is divided into five (5) ~~subareas~~ ~~districts~~ that permit multi-family development at densities ranging from fifteen (15) to eighteen (18) units per acre. The ~~districts~~ ~~subareas~~ are categorized primarily based on the number of permitted stories. Certain uses other than residential may be permitted as conditional uses subject to restrictions necessary to protect the integrity of these areas. Generally, the high density residential areas are located along Gulf Shore Boulevard North on some of the most desirable gulf and bayfront sites. The five High Density Residential designations include:
  - High Density Residential Low Rise Coquina Sands Permits two (2) habitable stories over one (1) story of parking at fifteen (15) dwelling units per acre.-
  - High Density Residential Low Rise Moorings - Permits three (3) habitable stories over one (1) story of parking at fifteen (15) units per acres.
  - High Density Residential Mid Rise - Permits seven (7) habitable stories over one (1) story of parking at fifteen (15) to eighteen (18) dwelling units per acre.
  - High Density Residential High Rise - Permits nine (9) habitable stories over one (1) story of parking at eighteen (18) dwelling units per acre.
  - High Density Residential Towers -Permits heights and density per the PD document (Park Shore) and applicable developer’s agreement (Naples Cay).
- Mobile Home Residential ~~The land use designation~~ encompasses an 8.1- acre site that accommodates a mobile home park. The mobile home park contributes to the diversity of affordable housing opportunities in the area. Uses are limited to mobile homes and recreational vehicles. Land uses other than mobile homes and recreational vehicles shall require an amendment to the Comprehensive Plan. No more than one hundred forty-one (141) mobile homes and thirty-one (31) recreational vehicle spaces shall be allowed on the site.
- Senior Living Residential areas designated on the Future Land Use Map are intended to accommodate continuing care retirement communities and similar

adult living facilities with residential units and complementary accessory healthcare and amenity uses that will allow the residents a full range of activities and progressive levels of care as they age. They may be comprised of independent living units, assisted living units, and skilled nursing units, or a combination of the foregoing, as well as accessory amenities. Independent living units qualify as dwelling units and include full kitchen facilities. Assisted living units are smaller hotel or suite sized units within a facility where medical care and basic living assistance is 24 hours a day. Skilled nursing units and supporting facilities provide a high level of around-the-clock specialized care for infirm persons suffering from acute illnesses and who require medical, skilled nursing or rehabilitative service including, without limitation, intravenous injections and physical therapy. The maximum permitted density is 18 dwelling units per acre for independent living, assisted living or skilled nursing units. Additional assisted living units and skilled nursing units are permitted at a ratio of one for every four independent living units as accessory to the independent living units. Non-residential uses within the community shall exist primarily to serve the residents of the community and shall be considered accessory to the residential development.

## COMMERCIAL

Commercial areas designated on the Future Land Use Map identify the land areas appropriate for office, retail, service, and other commercial enterprises which primarily support the residents, while also supporting ~~and the~~ 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 - The Land Use Plan recognizes the need for areas of "Highway Commercial" activities along the Tamiami Trail. The keys to controlling highway commercial development are strict traffic control measures and protection of adjoining incompatible land uses. This type of commercial activity shall be planned and developed with due consideration given to the principles of limited access, with controlled curb cuts, service or frontage roads to provide secondary access on large parcels or contiguous smaller parcels, "right-turn-only" exits when signalization is not used, lot sizes large enough to accommodate adequate on-site circulation and parking, landscaped buffer areas, professional architectural design standards, and sign controls.
- Limited Commercial – These areas ~~are areas that~~ have distinct and limited commercial use. Two (2) such areas include the Third Street South Shopping District and the Crayton Cove Shopping District. These commercial areas shall be kept compact and unified so that all locations within these districts are within convenient walking distances. Adequate and easily recognized off-street parking areas shall be provided at convenient locations on the perimeter of such districts. A mixture of

compatible activities, such as retail, service, office, cultural, institutional, tourist-oriented facilities, and residential uses are appropriate and should encourage "twenty-four hour use" of these areas. A professional level of architectural and landscaping design should be encouraged, building intensity and height regulations should be carefully balanced, and landscaping and street plantings should be well established and maintained in order to present an attractive and pleasing environment, retain a "human scale," and create a sense of cohesiveness within each area. Adjoining residential areas must be properly protected to minimize adverse impacts by the commercial districts. Areas designated as "Limited Commercial" accommodate similar specialized commercial uses.

- Waterfront Mixed Use – [These](#) areas designated on the Future Land Use Map are provided for flexibility in allowing different types of land uses within close proximity to one another. The intent of this district is to guide the redevelopment of bayfront property to allow for water-related and dependent uses as well as innovative waterfront development which provides public benefits in the redevelopment of this area. This area circles the north bay area from the Thirteenth Avenue South bayfront to U.S. 41 and east to the City limits. Development and redevelopment in these areas should be reviewed through the General Development Site Plan Review process. The primary factors for approval of waterfront areas should consider the degree of water dependent or related use, public waterfront access, and adequate parking. The ground floor of buildings in this district may only be used for commercial office or retail. All of the permitted uses within this district are allowed on the remaining stories.
- Airport Commercial – [This](#) area designated on the Future Land Use Map is a limited commercial district intended to accommodate the Naples Municipal Airport and its related commercial and light industrial uses and related service facilities. These include the passenger and freight terminals, accessory uses and structures which are incidental to and customarily associated with such facilities; for example, runways, hangars, control tower, and navigation equipment. Related commercial and industrial uses may include aircraft sales and service, flight instruction, light industrial uses directly related to the airport and dependent upon an airport location for goods, services, or economic support; commercial uses that are intended to serve the needs of the travelling public, such as auto rentals, restaurants, and gift shops. Non-aviation related commercial activity shall also be permitted. All such uses and activities shall be consistent with the Airport Master Plan as approved by the City Council, and consistent with this Plan and other relevant City regulations such as the Code of Ordinances.
- Downtown Mixed-Use District – [This](#) area currently contains a mixture of uses including commercial, heavy commercial, office, cultural, and institutional. The permitted uses in this district will continue to be mixed use with emphasis on residential and commercial uses within the same structure. The dwelling units within this district are primarily intended for employees who work at businesses within the City, retirees and seasonal residents. By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of

the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown. Redevelopment themes for this area shall include:

- 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.

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

- Maximum Aggregate density: 12 units per acre for 118 acres, or 1,416 units.
  - Maximum Site Density: Up to 30 units per acre with provision for open space or payment into an open space fund, however, aggregate density limit of 1,416 units cannot be exceeded.
  - Other areas designated as Downtown Mixed Use shall be limited to the standards in Policy 1-1 or by the more restrictive limitations imposed by zoning.
- Business Park Commercial - [This](#) area designated on the Future Land Use Map is intended to accommodate a mix of industrial uses and office uses, with supporting commercial uses and service establishments. The primary function of this designation is to support the strengthening and diversification of the economic base of the city by situating industries, businesses, offices, institutional, commercial and service establishments in close proximity in an attractive park-like setting that benefits employees and patrons of the area. Landscaped streetscapes and architectural controls are encouraged to create a cohesive character within the Business Park area.

## 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. [\(See also Objective IC-5 and related policies in the Intergovernmental Coordination Element.\)](#)

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

Land designated for "Public and Semi-Public Institutional" uses includes such public facilities as schools, libraries, governmental administration buildings, the City's Public Works complex, and private uses such as educational, religious, or cultural facilities.<sup>83</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>84</sup> [For more information on key types of conservation areas, see the Conservation and Coastal Management Element.](#)<sup>85</sup>

- ~~Submerged Resources are defined as benthic habitat including, but not limited to, seagrass beds, oyster beds, shallow mud/sand flats (approximately 5 feet or less in depth), attached and drift algae, and intertidal zones.~~
- ~~Seagrass communities are highly productive habitats which act as nurseries for a broad group of organisms such as juvenile fish and crustaceans. The grasses are a vital food source for many animals, including the endangered West Indian manatee. They also stabilize bottom sediments (which aids in water quality improvement) and add oxygen to the water during daylight hours. Marine grass beds should be identified on a project-by-project basis through the normal local, state and federal dredge and fill permitting procedures, bulkhead and dock construction and maintenance dredging permitting, the general development~~

<sup>83</sup> Carried forward from Future Land Use Element – Generalized Future Land Use.

<sup>84</sup> Carried forward from Future Land Use Element – Generalized Future Land Use.

<sup>85</sup> Removed the description of conservation areas to avoid duplication with the Conservation and Coastal Management Element.

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 and food sources to shorebirds and marine animals, and stabilize the shoreline.~~
- ~~**City Stormwater Lakes/Other Artificial Ponds** There are 31 ponds, or lakes, within City boundaries that were constructed 40-50 years ago to treat surface storm water runoff. Of these 31 ponds, 11 are managed by the City. These ponds, which are a part of the City's storm water management system, are antiquated with little to no maintenance being performed on them. This greatly reduces their ability to filter out pollutants, provide wetland habitat, and serve their storm water retention function. With many having direct outfalls or flowways into our natural bays and Gulf, the impacts these ponds can have on~~

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

- ~~**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 ([See also Objective IC-6 and related policies in the Intergovernmental Coordination Element](#)):<sup>86</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?
- 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?

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<sup>86</sup> This narrative and the following bullets carried forward from Future Land Use Element, Generalized Future Land Use, Annexation.

For lands that are annexed into the City, formal annexation documents shall identify the applicable County zoning and the comparable City zoning to be applied. use the following table for converting County zoning districts to City zoning districts and land use designations.<sup>87</sup>

COUNTY ZONING	CITY ZONING	CITY LAND USE
<del>PUD</del>	PD	As applicable
<del>Estates</del>	RE	Low-Density Residential
<del>RSF-3</del>	R1-10	Low-Density Residential
<del>RSF-4</del>	R1-7.5	Low-Density Residential
<del>RMF-6</del>	R3-6	Low-Density Residential
<del>RMF-12</del>	R3-12	Med-Density Residential
<del>RMF-16</del>	R3-15	High-Density Residential
<del>C-1</del>	O	HC
<del>C-2</del>	HC	HC
<del>C-3</del>	HC	HC
<del>C-4</del>	HC	HC
<del>C-5</del>	C-3	HC
<del>RO</del>	PS	Institutional
<del>GC</del>	PS	Recreation
<del>A-2</del>	RE	Low-Density Residential
<del>ST</del>	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 for a vested rights or claims determination as provided in Chapter 46 of the Code of Ordinances.<sup>88</sup>

<sup>87</sup> Carried forward from Future Land Use Element, Generalized Future Land Use, Annexation and modified per City Attorney.

<sup>88</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**
- 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.

## RESIDENTIAL - BEACH FRONT ESTATES<sup>89,-90</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.

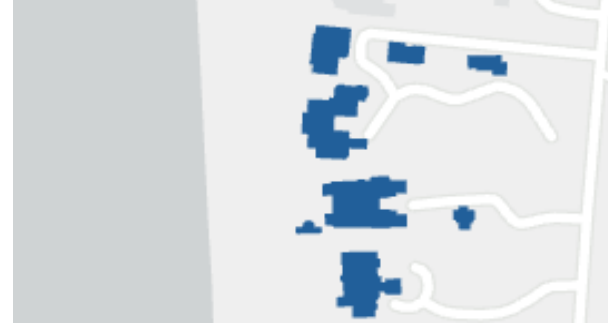
### PRIMARY USES

- [Single family residential](#)

### SECONDARY USES

- [Accessory dwelling units \(also referred to as guest units\)](#)
- [Accessory structures](#)
- [Recreational facilities](#)

### EXAMPLE PATTERN



### EXAMPLE PATTERN



### BUILDING BLOCKS

**Building Height** [Low \(1-3 stories, subject to limitations in Land Development Code and City Charter\)](#)

**Open Space** [Parks, tree-lined walkways, and/or trails should be provided as open space amenities. To the extent practicable, natural areas on private lots should be protected or reestablished through site design to support natural function and buffer adjacent uses. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.](#)

**Density/Intensity** [Up to one \(1\) dwelling unit per 1.5 acres](#)

<sup>89</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>90</sup> Example Character Photo Credit: Google Maps Street View

## RESIDENTIAL – LOW DENSITY<sup>91,92</sup>

### DESCRIPTION

Low Density Residential areas on the Future Land Use Map are intended to accommodate single-family or other similar residential uses.

### 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. 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.

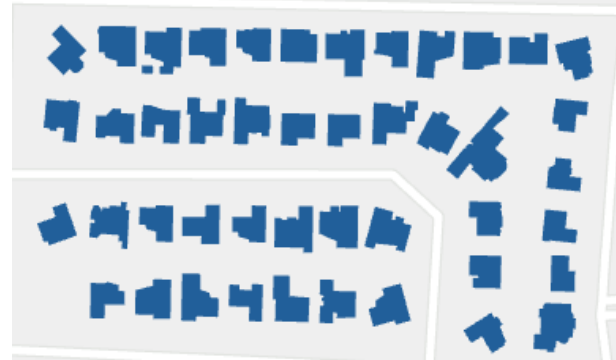
### PRIMARY USES

- 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

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>91</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>92</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**

Low (1-3 stories) subject to limitations in Land Development Code and City Charter)

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**Open Space**

Parks, tree-lined walkways, and/or trails should be provided as open space amenities. To the extent practicable, natural areas on private lots should be protected or reestablished through site design to support natural function and buffer adjacent uses. 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<sup>93,94</sup>

### 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.

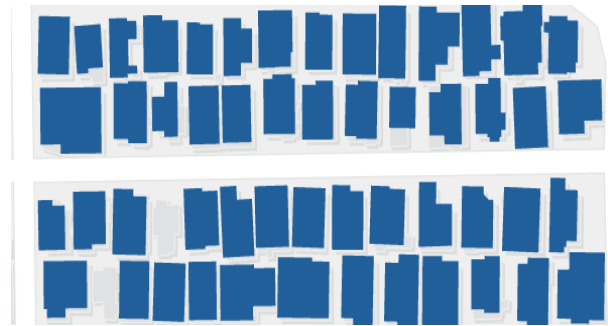
### PRIMARY USES

- Mobile homes and recreational vehicles

### SECONDARY USES

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

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>93</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>94</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height** Low (1-3 stories), subject to limitations in Land Development Code and City Charter)

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**Open Space** Parks, tree-lined walkways, and/or trails should be provided as open space amenities. To the extent practicable, natural areas on private lots should be protected or reestablished through site design to support natural function and buffer adjacent uses. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.

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**Density/Intensity** Residential development subject to an aggregate unit cap, limited to 141 mobile home units and 31 recreational vehicle space, per approved Planned Development

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## RESIDENTIAL SENIOR LIVING<sup>95,96</sup>

### 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

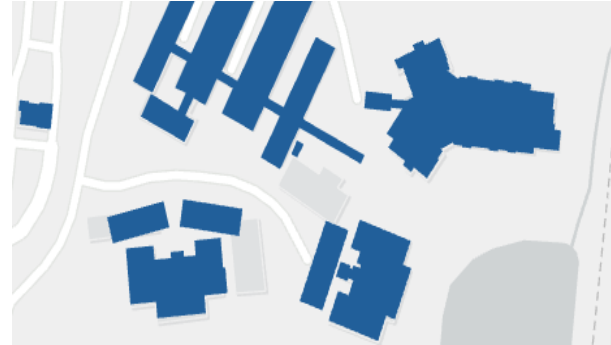
Continuing care retirement communities and similar adult living facilities with residential units and complementary accessory healthcare and amenity uses that will allow the residents a full range of activities and progressive levels of care as they age. These facilities and communities may be comprised of independent living units, assisted living units, and skilled nursing units, or a combination of the foregoing, as well as accessory amenities.

### PRIMARY USES

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

### SECONDARY USES

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>95</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>96</sup> Example Character Photo Credit: Moorings Park

- 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**

<b><u>Building Height</u></b>	<u>Medium (up to 5 stories), subject to limitations in Land Development Code and City Charter)</u>
<b><u>Open Space</u></b>	<u>Pocket parks, courtyards, tree-lined walkways, and/or shaded sidewalks, and landscaped yards should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.</u>
<b><u>Density/Intensity</u></b>	<u>Up to eighteen (18) dwelling units per acre, inclusive of independent living, assisted living, and skilled nursing units, subject to applicable ratios and standards. 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.</u>

## MEDIUM DENSITY RESIDENTIAL <sup>97,98</sup>

### 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 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.

### PRIMARY USES

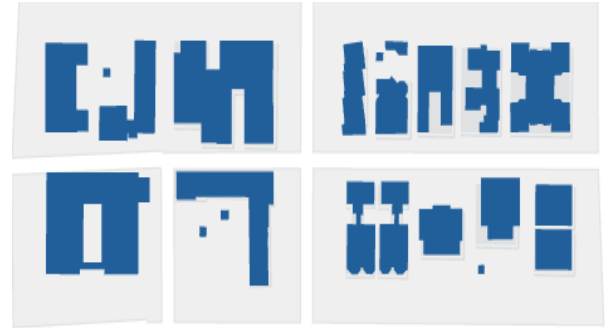
- Single family and multifamily residential

### 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

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>97</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>98</sup> Example Character Photo Credit: Google Maps Street View

<b><u>Building Height</u></b>	<u>Low (1-3 stories), subject to limitations in Land Development Code and City Charter</u>
<b><u>Open Space</u></b>	<u>Pocket parks, courtyards, tree-lined walkways, and/or shaded sidewalks, and landscaped yards should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.</u>
<b><u>Density/Intensity</u></b>	<u>Up to twelve (12) dwelling units per acre</u>

## **RESIDENTIAL – HIGH DENSITY LOW RISE COQUINA SANDS<sup>99,100</sup>**

### **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 low-rise multifamily development.

### **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**



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<sup>99</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>100</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**      Low (1-3 stories), subject to limitations in Land Development Code and City Charter)

---

**Open Space**      Pocket parks, courtyards, tree-lined walkways, and/or shaded sidewalks, and landscaped yards 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 fifteen (15) dwelling units per acre

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## RESIDENTIAL – HIGH DENSITY LOW RISE MOORINGS<sup>101,102</sup>

### 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.

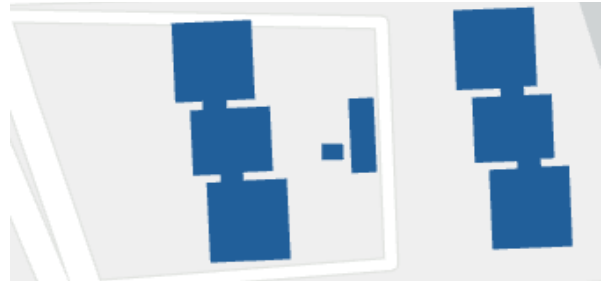
### PRIMARY USES

- 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)

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>101</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>102</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**      Low (1-3 stories) to Medium (up to 5 stories), both subject to limitations in Land Development Code and City Charter)

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

---

**Density/Intensity**      Up to fifteen (15) dwelling units per acre

---

## RESIDENTIAL – HIGH DENSITY MID RISE<sup>103,104</sup>

### 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.

### 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

#### Building Height

Medium (up to 5 stories) to High (5+ stories), subject to limitations in Land Development Code and City Charter

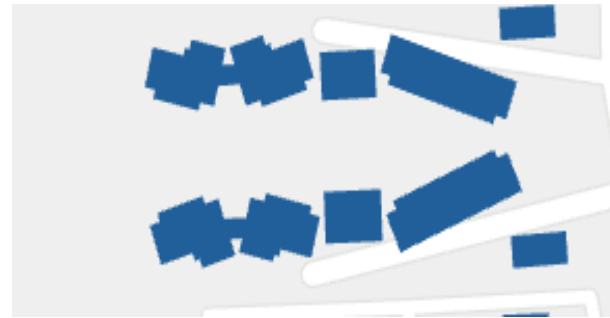
#### Open Space

Pocket parks, courtyards, tree-lined walkways, and/or sidewalks, and landscaped yards should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.

#### Density/Intensity

Between fifteen (15) and eighteen (18) dwelling units per acre

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>103</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>104</sup> Example Character Photo Credit: Google Maps Street View

## **RESIDENTIAL – HIGH DENSITY TOWER<sup>105,106</sup>**

### **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.

### **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)

### **EXAMPLE PATTERN**



### **EXAMPLE CHARACTER**



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<sup>105</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>106</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

<b><u>Building Height</u></b>	<u>Low (1-3 stories), subject to limitations in Land Development Code and City Charter</u> <u>Some existing developments were constructed prior to the application of the current building height restrictions.</u>
<b><u>Open Space</u></b>	<u>Pocket parks, courtyards, tree-lined walkways, and/or shaded sidewalks, and landscaped yards should be provided as open space amenities. Incorporation of resilient elements into open space amenities should be prioritized, such as pervious surfaces.</u>
<b><u>Density/Intensity</u></b>	<u>Up to twenty-five (25) dwelling units per acre, subject to Planned Development approvals and applicable developer agreements</u>

## **RESIDENTIAL – HIGH DENSITY HIGH RISE<sup>107,108</sup>**

### **DESCRIPTION**

The High Density 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.

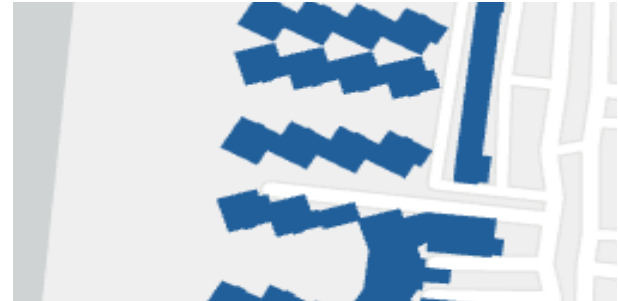
### **PRIMARY USES**

- 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)

### **EXAMPLE PATTERN**



### **EXAMPLE CHARACTER**



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<sup>107</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>108</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**      Medium (up to 5 stories) to High (5+ stories), subject to limitations in Land Development Code and City Charter

---

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

---

**Density/Intensity**      Up to eighteen (18) dwelling units per acre

---

## **AIRPORT COMMERCIAL** <sup>-109,110</sup>

### **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 accepted by the City Council, and consistent with this Plan, 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

### **PRIMARY USES**

- 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>109</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>110</sup> Example Character Photo Credit: Naples Airport Master Plan

**SECONDARY USES**

- 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><u>Building Height</u></b>	<u>Low (1-3 stories), subject to limitations in Land Development Code and City Charter)</u>
<b><u>Open Space</u></b>	<u>Resilient, green infrastructure components may be appropriate for certain uses.</u>
<b><u>Intensity/Density</u></b>	<u>40% building coverage</u>

## COMMERCIAL - LIMITED <sup>111,112</sup>

### 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.

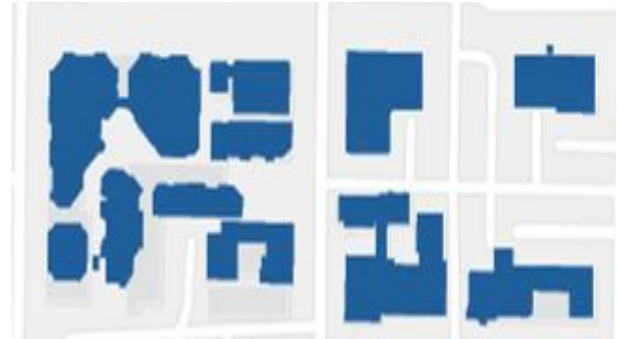
A professional level of architectural and landscaping design should be encouraged, building intensity and height regulations should be carefully balanced, and landscaping and street plantings should be well established and maintained in order to present an attractive and pleasing environment, retain a "human scale," and create a sense of cohesiveness within each area.

### PRIMARY USES

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

### SECONDARY USES

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>111</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>112</sup> Example Character Photo Credit: Google Maps Street View

- [Parks, recreation, and open space](#)

## **BUILDING BLOCKS**

### **Building Height**

[Low \(1-3 stories\), subject to limitations in Land Development Code and City Charter\)](#)

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### **Open Space**

[Pocket parks, tree-lined walkways, and/or shaded 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**

[50% building coverage](#)

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## HIGHWAY COMMERCIAL <sup>113,114</sup>

### 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.

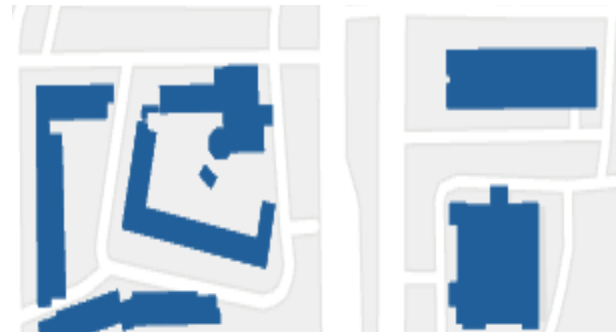
### PRIMARY USES

- Commercial/Retail
- Office

### SECONDARY USES

- Civic/Institutional
- Healthcare
- Parks and Open Space

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>113</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>114</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**

Low (1-3 stories), subject to limitations in Land Development Code and City Charter)

**Open Space**

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.

**Density/Intensity**

30% building coverage

## **DOWNTOWN MIXED-USE** <sup>115,116</sup>

### **DESCRIPTION**

The Downtown Mixed-Use category currently contains a mixture of uses designed to prioritize the pedestrian experience with opportunities for future infill development and redevelopment.

### **INTENT**

The permitted uses in this 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.

By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown.

Redevelopment themes for this area shall include:

- 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.

### **PRIMARY USES**

- Commercial and heavy commercial

### **EXAMPLE PATTERN**



### **EXAMPLE CHARACTER**



<sup>115</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>116</sup> Example Character Photo Credit: Google Maps Street View

- [Office](#)
- [Mixed-Use](#)
- [Residential](#)

## **SECONDARY USES**

- [Cultural and institutional](#)
- [Parks, recreation, and open space](#)

## **BUILDING BLOCKS**

**Building Height**      [Low \(1-3 stories\), subject to limitations in Land Development Code and City Charter\)](#)

---

**Open Space**      [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.](#)

---

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

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

[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.](#)

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## **WATERFRONT MIXED USE** <sup>117,118</sup>

### **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.

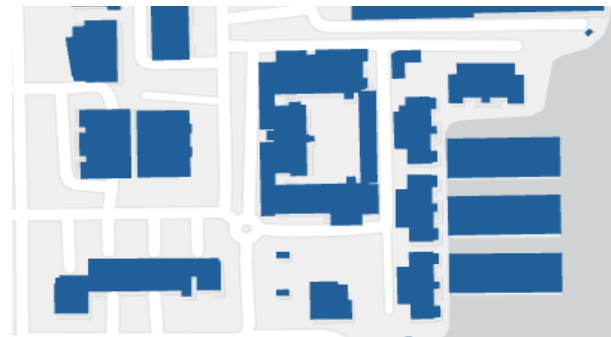
### **PRIMARY USES**

- Mixed-Use
- Commercial
- Multi-Family

### **SECONDARY USES**

- Parks, recreation, and open space

### **EXAMPLE PATTERN**



### **EXAMPLE CHARACTER**



<sup>117</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>118</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**

Low (1-3 stories), subject to limitations in Land Development Code and City Charter)

---

**Open Space**

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.

---

**Density/Intensity**

Regulated by building coverage (50% marina-related uses; 40% other uses)

---

## **BUSINESS PARK COMMERCIAL** <sup>119,120</sup>

### **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.

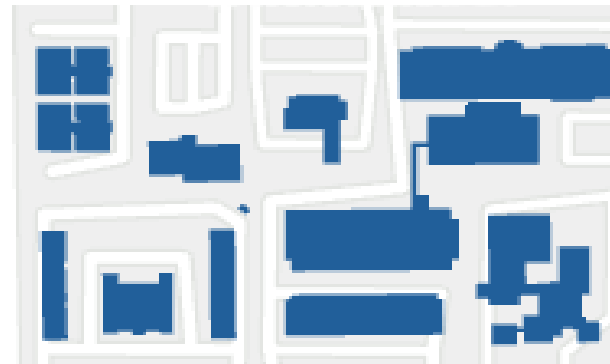
### **PRIMARY USES**

- 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

### **EXAMPLE PATTERN**



### **EXAMPLE CHARACTER**



<sup>119</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>120</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height**      Low (1-3 stories), subject to limitations in Land Development Code and City Charter)

---

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

---

**Density/Intensity**      60% building coverage

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## **INSTITUTIONAL – PUBLIC, SEMI-PUBLIC**<sup>121,122</sup>

### **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.

### **PRIMARY USES**

- Public and private institutional uses

### **SECONDARY USES**

- Parks, recreation, and open space

### **EXAMPLE PATTERN**



### **EXAMPLE CHARACTER**



<sup>121</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

<sup>122</sup> Example Character Photo Credit: Google Maps Street View

**BUILDING BLOCKS**

**Building Height** Low (1-3 stories), subject to limitations in Land Development Code and City Charter)

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

---

**Density/Intensity** 45% building coverage

---

## RECREATION – PUBLIC, SEMI-PUBLIC, PRIVATE<sup>123</sup>

### 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.

### PRIMARY USES

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

### SECONDARY USES

- [Floating solar facilities](#)

### BUILDING BLOCKS

#### Building Height

[Low for main structure \(1-3 stories, subject to limitations in Land Development Code and City Charter\)](#)

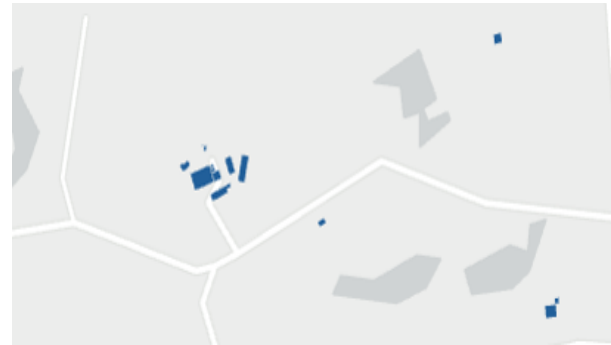
#### Open Space

[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. These areas also serve as floodplain management.](#)

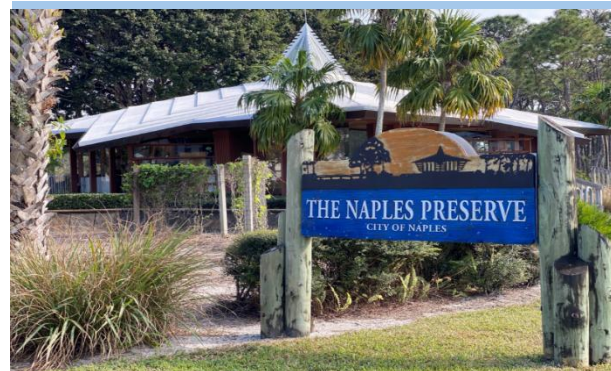
#### Intensity/Density

[Not applicable.](#)

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>123</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

## CONSERVATION<sup>124</sup>

### DESCRIPTION

Conservation areas are environmentally sensitive lands 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.

### PRIMARY USES

- Conservation

### SECONDARY USES

- Recreation
- Limited residential or commercial development based on environmental assessment
- Flood storage

### EXAMPLE PATTERN



### EXAMPLE CHARACTER



<sup>124</sup> This information is a summary of previously provided information about this Future Land Use designation with additions of uses, character building blocks, and examples.

## BUILDING BLOCKS

<b><u>Building Height</u></b>	<u>Low (1-3 stories, subject to limitations in Land Development Code and City Charter)</u>
<b><u>Open Space</u></b>	<u>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. These areas also aid in the storage of flood waters.</u>
<b><u>Intensity/Density</u></b>	<u>1 unit per net 5 acres (as determined through DSEI)</u>

## **COMMUNITY PROFILE**<sup>125</sup>

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

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

### **1. POPULATION ESTIMATES AND PROJECTIONS**

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

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

<sup>125</sup> This entire section has been updated and moved to the Plan's Introduction chapter.

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

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

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

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

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

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

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

	2010	2020	2022
<b>Total Housing Units</b>	17,753	18,225	18,501

	2010	2020	2022
<b>Occupied Housing Units</b>	10,231 (58%)	9,823 (54%)	9,583 (52%)
<b>Vacant Housing Units</b>	7,522 (42%)	8,402 (46%)	8,918 (48%)
<i>Seasonal Housing Units</i>	5,830 (33%)	7,292 (40%)	7,609 (41%)
<i>Other Vacant</i>	1,692 (9%)	1,110 (6%)	1,309 (15%)
<b>Average Household Size</b>	1.88	2.05	1.97
<b>Estimated Seasonal Population</b>	10,960 (36%)	14,949 (44%)	14,990 (43%)
<b>Permanent Population</b>	19,537 (64%)	19,115 (56%)	19,618 (57%)
<b>Total Population – High Estimate</b>	30,497	34,064	34,608

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

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

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

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

### Peak Season Population Estimates and Projections

	2023 Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection	2045 Projection
<b>City of Naples</b>	23,167	23,123	22,957	22,644	22,238	21,798
<b>Collier County</b>	479,376	494,929	526,938	553,422	573,228	590,794

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

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

## 2. INCOME

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

## 3. AGE

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

Countywide, the percentage of residents over 65 increased from 24.5% in 2000 to 25.1% in 2010 and 32.6% in 2020. The City's person per household increased from 1.92 in 2000 to 2.02 in 2010 and 2.05 in 2020. Collier County had a person per household of 2.39 in 2000 while the 2010 Census reflected 2.63 persons per household and 2.54 in 2020. Although the percentage of senior residents in the County has modestly increased, the persons per household has also

increased while the City’s has decreased. As such, Countywide projected populations are expected to increase while the growth rate in the City is projected to decline.

#### 4. RACE & ETHNICITY

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

#### 5. LAND USE ANALYSIS

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

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

Future Land Use Map Designation	Acres	%
Residential: Beach Front Estates	53.99	0.67%
Residential: Low Density	2,892.23	35.81%
Residential: Medium Density	720.82	8.92%
Residential: High Density	536.92	6.65%
Residential: Mobile Home	6.82	0.08%
Residential: Senior Living	22.06	0.27%
Commercial: Highway	447.70	5.54%

<b>Future Land Use Map Designation</b>	<b>Acres</b>	<b>%</b>
<b>Commercial: Limited</b>	63.08	0.78%
<b>Commercial: Waterfront Mixed Use</b>	61.72	0.76%
<b>Commercial: Airport</b>	622.21	7.70%
<b>Commercial: Downtown Mixed Use</b>	396.74	4.91%
<b>Commercial: Business Park</b>	111.56	1.38%
<b>Public, Semi-Public Institutional</b>	212.83	2.64%
<b>Public, Semi-Public and Private Recreation and Open Space</b>	1,063.40	13.17%
<b>Conservation</b>	836.50	10.36%
<b>Runway</b>	28.35	0.35%
<b>TOTAL</b>	<b>8,076.93</b>	<b>100.00%</b>

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

# 4

# HOUSING ELEMENT

In this Section:

Statement of Purpose

Introduction

**Methodology**

Goals, Objectives, and  
Policies

## STATEMENT OF PURPOSE

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Per the Florida State Statute §163.3177(1)(f), 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.

## **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).

[This Housing Element is updated to incorporate the joint City/County and County policies per the Collier County Housing Element as amended on January 8, 2013, through Collier County Ordinance 2013-10.](#)

[More recent actions taken by Collier County include the following:](#)

- [Approval of a Land Development Code amendment \(Ordinance 2019-02\) to provide new affordable housing definitions and enact the Affordable Housing Density Program \(AHDB Program\), which is established to increase the affordable housing density bonus from eight extra units per acre up to 12 extra units per acre.](#)
- [Approval of a Land Development Code amendment \(Ordinance 2021-05\) providing relief from specified processes, to better ensure cost certainty and savings for projects containing housing that is affordable.](#)
- [Approval of Land Development Code amendments \(Ordinance 2025-37\) accomplishing implementation of several Growth Management Plan affordable housing initiatives: \(a\) expanding the allowance for commercial development with a residential use or a mixed-use development \(residential and commercial\) when providing for housing that is affordable; \(b\) increasing density within Activity Centers from 16 units per acre to 25 units per acre when providing for housing that is affordable; and \(c\) increasing density opportunities along bus/transit lines.](#)

With the adoption and implementation of this joint Housing Element, the local governing bodies will further the intergovernmental coordination efforts initiated in 1993 [and beyond. In particular, the City will work with Collier County to evaluate options for incentivizing](#)

[philanthropic groups to fund development of affordable-workforce housing units. This could include advising the organizations on tax benefits and other financial incentives, such as federal tax credits, for financially supporting development of affordable-workforce housing.](#)<sup>1</sup>

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 recently enacted Live Local Act \(Chapter 2023-17, Laws of Florida \(CS/SB 102\)\) provides additional requirements for local governments to support affordable housing. The Act requires governments to administratively approve development projects that fit the following criteria:](#)

- [At least 40% of the development’s units are deed-restricted affordable \(120% of area median income or less\) for at least 30 years.](#)
- [For mixed-use projects, 65% of the square footage is for residential purposes and 40% of those residential units are deed-restricted affordable \(120% of area median income or less\).](#)
- [Affordable housing developments are located in commercial, industrial, or mixed-use zoning districts.](#)

The ~~Data and Analysis~~ [Naples 2045 Comprehensive Plan Introduction includes supporting documentation that provides an inventory and analysis of the existing housing stock within the City. As required by state statute, these data and studies were used as the basis for the Goal, Objectives, and Policies in this Housing Element.](#) ~~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.~~

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<sup>1</sup> PAB recommendation with the addition of an example prepared by consultant team.

## 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 H-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 H-1.1 Indexing Demand**

~~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. By January 14, 2014, the Department of Housing, Human, and Veteran Services shall establish a method of indexing the demand for very-low, low, moderate, and affordable workforce housing.<sup>2</sup>~~

### **Policy H-1.2 Indexing Availability and Cost**

~~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.<sup>3</sup> By January 14, 2014, the Department of Housing, Human, and Veteran Services shall establish a method of indexing the availability and costs of very-low, low, moderate, and affordable workforce housing.<sup>4</sup>~~

### **Policy H-1.3 Methodology for Projecting Future Need**

~~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.<sup>5</sup> By January 14, 2014, the Department of~~

<sup>2</sup> Language incorporated from Collier County Housing Element Policy 1.1.

<sup>3</sup> Language moved to new Housing Policy 1.8.

<sup>4</sup> Language incorporated from Collier County Housing Element Policy 1.2.

<sup>5</sup> Language moved to new Housing Policy 1.9.

Housing, Human and Veteran Services shall develop methods to predict future need, based on the indexes established in Policies 1.1 and 1.2 above.<sup>6</sup>

**Policy H-1.4 Strategies, Methods, and Tools**

~~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.~~ By January 14, 2015, the Department of Housing, Human and Veteran Services shall establish necessary strategies, methods and tools to support this Objective.<sup>7</sup>

**Policy H-1.5 Annual Report to County Commissioners**

On an annual basis, beginning in June 2014, the Department of Housing, Human and Veteran Services shall provide a report to the Board of County Commissioners on the status of affordable housing in each Commission District within the County.<sup>8</sup>

**Policy H-1.6 Proportionate Share of Affordable Housing**

The County shall maintain an interlocal agreement with the City of Naples that requires the City to provide their proportionate share of affordable housing units or provide the financial equivalent to the County. (The City’s proportionate share and financial equivalent will be evaluated and substantiated by the most current data, studies, and methods available to the County.)<sup>9</sup>

**Policy H-1.7 Re-evaluation of Interlocal Agreement**

The interlocal agreement referenced within Policy 1.6 shall be re-evaluated every three years.<sup>10</sup>

**Policy H-1.8 Strategies, Methods, and Tools**

The County shall, with the City of Naples, work together to accomplish the community wide goal of supporting a sufficient supply of market rate and below market rate housing. This effort may include the consolidation of the City of Naples and the County housing programs and activities, including, but not limited to, state and federally funded programs such as SHIP and CDBG, in an effort to provide greater efficiency.<sup>11</sup>

<sup>6</sup> Language incorporated from Collier County Housing Element Policy 1.3.

<sup>7</sup> Language incorporated from Collier County Housing Element Policy 1.4.

<sup>8</sup> Language incorporated from Collier County Housing Element Policy 1.5.

<sup>9</sup> Language incorporated from Collier County Housing Element Policy 1.6.

<sup>10</sup> Language incorporated from Collier County Housing Element Policy 1.7 with modification to reference Policy 1.6.

<sup>11</sup> Language carried forward from Policy 1.2 and modified to incorporate language from Collier County Housing Element Policy 1.8.

### **Policy H-1.9 Fair Share Affordable Housing Ordinance**

The County shall, with the City of Naples, explore the development of a fair share affordable housing ordinance that shall require commercial and residential developments to address the lack of affordable housing. The local jurisdictions will evaluate a broad range of options including the development of an affordable housing impact fee, the requirement that a percentage of units developed will be “set aside” for below market rate housing, an option whereby land could be donated to a nonprofit entity 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.<sup>12</sup>

### **Policy H-1.10 Create or Preserve Affordable Housing**

The County shall create or preserve affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction. 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.<sup>13</sup>

## **CITY POLICIES**

None.

## **COUNTY POLICIES**

### **\*Policy H-1.511 Inventory of Approved Affordable-Workforce Housing Units**

~~Collier-The~~ 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.<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.*

<sup>12</sup> Language incorporated from Collier County Housing Element Policy 1.9 and currently adopted Naples Housing Policy 1.3.

<sup>13</sup> Language incorporated from Collier County Housing Element Policy 1.10.

<sup>14</sup> Language incorporated from Collier County Housing Element Policy 1.11.



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

Increase the number of affordable housing units, by the methods contained in Objective [H-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 H-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.<sup>15</sup>

### **Policy H-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-, and affordable workforce income residents.<sup>16</sup>

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

~~The Collier~~ County shall, with the ~~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-, and affordable workforce income residents.<sup>17</sup>

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

~~The Collier~~ County shall, with ~~and~~ the City of Naples, ~~shall~~ continue to review existing codes and ordinances and amend them as needed to allow for flexible and innovative residential design that encourages mixed use developments ~~and with a~~ variety of housing designs, styles, and price ranges.<sup>18</sup>

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

<sup>15</sup> Language modified to incorporate Collier County Housing Element Policy 2.1.

<sup>16</sup> Language modified to incorporate Collier County Housing Element Policy 2.2.

<sup>17</sup> Language modified to incorporate Collier County Housing Element Policy 2.3.

<sup>18</sup> Language modified to incorporate Collier County Housing Element Policy 2.4.

The ~~Collier~~ County ~~shall, with 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.<sup>19</sup>

#### **Policy H-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 H-2.7 Impact Fee Deferrals for Affordable-Workforce Housing Development**

The ~~Collier~~ County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable-~~workforce~~ housing through the provisions of deferrals.<sup>20</sup>

## **CITY POLICIES**

#### **\*Policy H-2.8 Financial and Technical Assistance for the Carver/River Park Neighborhood**

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 H-2.9 Affordable-Workforce Housing Density Bonus Ordinance Review**

The County shall review ~~the County's~~ Affordable ~~-workforce~~ Housing Density Bonus Ordinance every ~~two (2three)~~ 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.<sup>21</sup>

#### **\*Policy H-2.10 Affordable-Workforce Housing Program Administration**

The ~~Collier~~ County ~~Operations Support and~~ Housing, ~~Human and Veteran Services~~ Department shall continue to ~~operate~~ ~~administer~~ 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~~ ~~administered~~ by the Department will continue to include, but are not limited to:

<sup>19</sup> Language modified to incorporate Collier County Housing Element Policy 2.5.

<sup>20</sup> Language modified to incorporate Collier County Housing Element Policy 2.7.

<sup>21</sup> Language modified to incorporate Collier County Housing Element Policy 2.9.

- Impact fee deferrals
- Housing rehabilitation and emergency repairs
- Down payment and closing cost assistance
- [Acquisition \(exclusive of Collier County Government\) and rehabilitation program](#)<sup>22</sup>

~~\*Policy 2.11 The County Housing and Urban Improvement Department will coordinate with independent water and sewer districts to ensure that the necessary infrastructure and facilities for new housing developments are in place.~~<sup>23</sup>

**\*Policy H-2.1211 [Utility Coordination and Concurrency Compliance for New Housing](#)**

The ~~Collier County Operations Support and Housing Department will continue to~~ [in coordinate coordination with for-profit and not-for-profit providers of affordable housing development shall 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.<sup>24</sup>

**\*Policy H-2.1312 [Farmworker Housing Siting and Implementation Strategies](#)**

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

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

<sup>22</sup> Language modified to incorporate Collier County Housing Element Policy 2.10.

<sup>23</sup> Language deleted as not included in Collier County Housing Element.

<sup>24</sup> Language modified to incorporate Collier County Housing Element Policy 2.11.

**Objective [H-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 H-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 H-3.2 Support for Affordable-Workforce Housing Funding Applications](#)**

~~The Collier~~ County will support applications from for-profit and not-for-profit organizations ~~who~~ that apply for State and Federal funding for the purpose of constructing and/or rehabilitating affordable-~~workforce~~ housing.<sup>25</sup>

**[Policy H-3.3 Leveraging SHIP and Lending Resources for Home Improvements and Homeownership](#)**

~~The 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-, and affordable workforce income residents for home improvements, rehabilitation and first-time homebuyer's assistance.<sup>26</sup>

**CITY POLICIES**

**[\\*Policy H-3.4 Planning for Local Housing Issue Identification](#)**

Through the Neighborhood Planning Process, the City will identify local housing issues and develop programs as needed to address these concerns. [\(See also the Future Land Use Element, Objective FLU-7 and the Concurrency and Capital Improvement Element, Action CCI-1.2.4.\)](#)

<sup>25</sup> Language modified to incorporate Collier County Housing Element Policy 3.2.

<sup>26</sup> Language modified to incorporate Collier County Housing Element Policy 3.3.

~~Policy 3.5 The City of Naples will initiate a study of the Old Naples area to determine architectural and development standards to protect and preserve the existing residential character of the area.<sup>27</sup>~~

**\*Policy [H-3.65 Address Impacts of Larger Homes](#)**

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 [H-3.76 Housing Maintenance Code Implementation](#)**

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 [H-3.87 Maintenance of CDBG Entitlement Status](#)**

The Collier County ~~will~~shall continue to maintain its Community Development Block Grant (CDBG) urban entitlement county status ~~through~~with the U.S. Department of Housing and Urban Development, which will continue to result in an annual allocation of ~~f~~Federal funding available to assist very low, low- ~~and~~-moderate-, and affordable workforce income households.<sup>28</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 [H-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 [H-4.1 Housing Inventory Utilization for Substandard Housing Reduction](#)**

<sup>27</sup> This policy was updated and moved to the Future Land Use Element, Objective FLU-6. It was deleted from the Housing Element and is not included in the Collier County Housing Element.

<sup>28</sup> Language incorporated from Collier County Housing Element Policy 3.7.

The County shall, with the City of Naples, 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.<sup>29</sup>

**Policy H-4.2 Demolition of Unsafe or Irreparable Housing Units**

The County shall, with the City of Naples, Require the demolition of dilapidated, unsafe or unsanitary housing that does not meet the housing code or, which cannot economically be rehabilitated.<sup>30</sup>

**Policy H-4.3 Relocation Policy for Displaced Residents**

The County shall, with the City of Naples, R~~review and amend the existing~~create a single uniform relocation housing 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.<sup>31</sup>

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

In the event of a natural disaster, the County shall, with the City of Naples, require that replacement housing shall comply with all applicable ~~F~~S federal, ~~S~~S state and local codes and shall consider factors such as, but not limited to, commercial accessibility, public facilities, places of employment, and housing income.<sup>32</sup>

**Policy H-4.5 Minimum Housing Code Enforcement and Maintenance Standards**

The County shall, with the City of Naples, 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~~will be accomplished through ~~lawful~~ housing code inspections and code enforcement actions, and housing rehabilitation programs supported through ~~S~~S state, ~~F~~F federal, local and/or private resources.<sup>33</sup>

**CITY POLICIES**

None.

**COUNTY POLICIES**

None.

<sup>29</sup> Language modified to incorporate Collier County Housing Element Policy 4.1.

<sup>30</sup> Language modified to incorporate Collier County Housing Element Policy 4.2.

<sup>31</sup> Language modified to incorporate Collier County Housing Element Policy 4.3.

<sup>32</sup> Language modified to incorporate Collier County Housing Element Policy 4.4.

<sup>33</sup> Language modified to incorporate Collier County Housing Element Policy 4.5



### **Objective H-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. [\(See also Future Land Use Element, Objective FLU-6.\)](#)

## **JOINT CITY/COUNTY POLICIES**

### **Policy H-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 H-5.2 Review Regulations and Codes**

~~The Collier County shall, and with~~ 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.<sup>34</sup>

## **CITY POLICIES**

### **\*Policy H-5.3 Implementation of Historic Resource Designation Criteria**

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 H-5.4 Incentives for Historic Home Conservation and Rehabilitation**

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 H-5.5 Incentives for Historic Home Conservation and Rehabilitation**

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.

<sup>34</sup> Language modified to incorporate Collier County Housing Element Policy 5.2.

**\*Policy H-5.6 Countywide Historical Survey and National Register Evaluation**

By ~~2008~~2018, 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.<sup>35</sup>

**\*Policy H-5.7 Historic Preservation Ordinance Revisions**

By ~~2009~~2019, 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.<sup>36</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 H-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 H-6.1 Housing Resource Support for Special-Needs Providers**

The County shall, with the City of Naples, provide non-profit group ~~care facility~~housing and Continuing Care Retirement Center organizations with information on ~~Federal~~federal, State-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.<sup>37</sup>

**Policy H-6.2 Interjurisdictional Fair Housing Coordination for Group Care Facilities**

The ~~Collier~~County shall, with the City of Naples, review the County and ~~the City's of Naples~~ Fair Housing ordinances and procedures with regard to group ~~care facilities~~housing and Continuing Care Retirement Centers 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.<sup>38</sup>

<sup>35</sup> Language modified to incorporate Collier County Housing Element Policy 5.6.

<sup>36</sup> Language modified to incorporate Collier County Housing Element Policy 5.7.

<sup>37</sup> Language modified to incorporate Collier County Housing Element Policy 6.1

<sup>38</sup> Language modified to incorporate Collier County Housing Element Policy 6.2.

**Policy H-6.3 Land Development and Building Code Compliance for Group Care Facilities**

The County shall, with the City of Naples, ~~Review their respective 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~~ housing and Continuing Care Retirement Centers, and foster care facilities licensed by the State of Florida.<sup>39</sup>

**Policy H-6.4 Residential Zoning Provisions for Groups and Foster Care Facilities**

The County shall, with the City of Naples, ~~allow Group homes~~ housing and Continuing Care Retirement Centers ~~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 will be consistent with Chapter 419, Florida Statutes.<sup>40</sup>

**CITY POLICIES**

None.

**COUNTY POLICIES**

None.

**Objective H-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.

**JOINT CITY/COUNTY POLICIES**

None.

**CITY POLICIES**

**\*Policy H-7.1 Recognition of Existing Mobile Home Park**

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

<sup>39</sup> Language modified to incorporate Collier County Housing Element Policy 6.3.

<sup>40</sup> Language modified to incorporate Collier County Housing Element Policy 6.4.

Home Park does provide affordable housing opportunities to those living in the 141 mobile homes and 31 recreational vehicle spaces within this complex.

**\*Policy H-7.2 [Mobile Home Development Restrictions in Hazard Areas](#)**

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 H-7.3 [Mobile Home Zoning Limitations in the Coastal High Hazard Area](#)**

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.<sup>41</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 H-8 [Utilize Funding and Partnerships to Provide Affordable Housing](#)**



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.

**[JOINT CITY/COUNTY POLICIES](#)**

[None.](#)

**COUNTY POLICIES**

**\*Policy H-8.1 [Rehabilitation or Removal of Substandard Housing Units](#)**

<sup>41</sup> Language modified to incorporate Collier County Housing Element Policy 7.3.

~~The Collier County shall continue to pursue the policy of requiring all non-conforming or identify sub-standard residences of any type, within the Immokalee Urban Area and require that those residences to be either rehabilitated to current housing code standards or demolished.~~<sup>42</sup>

**\*Policy H-8.2 Target Programs to Correct Deficiencies in Immokalee Urban Area**

~~The County shall continue to target affordable housing and code enforcement programs to correct deficiencies identified in the 2004 Immokalee Urban Area housing assessment survey.~~<sup>43</sup>

~~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.~~<sup>44</sup>

**\*Policy H-8.3 Leveraging Funding Sources**

~~Funding for rehabilitation of both owner and rental units shall 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.~~<sup>45</sup> ~~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.~~<sup>46</sup>

**\*Policy H-8.4 Funding for Rehabilitation of Owner and Rental Housing Units**

~~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.~~<sup>47</sup> ~~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.~~<sup>48</sup>

**\*Policy H-8.5 Use of CDBG Funding for Farmworker Housing Opportunities**

~~The County shall utilize CDBG funds to provide farmworker-housing opportunities, including special consideration aimed at those units that current SHIP program guidelines prohibit from assistance.~~<sup>49</sup>

<sup>42</sup> Language modified to incorporate Collier County Housing Element Policy 8.1.

<sup>43</sup> Language modified to incorporate Collier County Housing Element Policy 8.2.

<sup>44</sup> Not included in Collier County Housing Element.

<sup>45</sup> Language carries forward from currently adopted Policy 8.3 as rewritten in Collier County Housing Element.

<sup>46</sup> Not included in Collier County Housing Element.

<sup>47</sup> Language modified to incorporate Collier County Housing Element Policy 8.4.

<sup>48</sup> Carried forward in new Policy 8.3.

<sup>49</sup> Language modified to incorporate Collier County Housing Element Policy 8.5.

~~Proposed farmworker housing sites will be evaluated and selected on the basis of health, safety and welfare concerns and to ensure that housing for this group is located in close proximity to employment locations, transportation opportunities, shopping opportunities, and health care facilities.<sup>50</sup>~~

~~Policy 8.6 Collier County will continue to utilize CDBG funds to provide farmworker housing opportunities. In addition to housing units that currently qualify for assistance under SHIP program guidelines, special consideration of CDBG funds will be aimed at units that current SHIP program guidelines prohibit from assistance (i.e., mobile home units). Farmworkers will also be encouraged, through the use of multi-lingual outreach programs, to take advantage of any other CDBG, SHIP, Local, State, Federal and private programs for which they may qualify.<sup>51</sup>~~

## **CITY POLICIES**

None.

*\*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 H-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.

## **JOINT CITY/COUNTY POLICIES**

None.

## **CITY POLICIES**

None.

## **COUNTY POLICIES**

### **\*Policy H-9.1 Promote Energy Efficient Housing**

The County shall encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and

<sup>50</sup> Not included in Collier County Housing Element.

<sup>51</sup> Not included in Collier County Housing Element.

~~design.<sup>52</sup> 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.<sup>53</sup>~~

**\*\*Policy H-9.2 Educate Public About Benefits of Resource Efficient Designs**

The County shall educate the public about the economic and environmental benefits of resource efficient design and construction.<sup>54</sup>

~~Promote intermodal facilities to provide both travel options and more efficient travel by Ensuring that transit stops and pedestrian connections are addressed in the development review process.<sup>55</sup>~~

**\*Policy H-9.3 Expedite Review of Energy Efficient Projects**

The County shall expedite plan review of housing projects that promote energy conservation and design.<sup>56</sup> Support walkable community initiatives by Ensuring that on-site and off-site pedestrian connections are addressed in the development review process.<sup>57</sup>

**\*Policy H-9.4 Encourage Mixed Housing Types Near Employment Centers**

The County shall continue to encourage the development of mixed housing types near employment centers in order to reduce Green House Gas emissions and minimize carbon footprints.<sup>58</sup> ~~Amend the land development regulations as necessary to accommodate new energy producing technology such as roof mounted solar panels and wind turbines.<sup>59</sup>~~

**\*Policy H-9.5 Promote Energy Star Building and Appliances Programs**

The County shall promote the incorporation of US EPA Energy Star Building and Appliances programs into construction and rehabilitation practices.<sup>60</sup> ~~Provide an expedited review process for LEED certified plans.<sup>61</sup>~~

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<sup>52</sup> Language modified to incorporate Collier County Housing Element Policy 9.1

<sup>53</sup> Not included in Collier County Housing Element

<sup>54</sup> Language modified to incorporate Collier County Housing Element Policy 9.2

<sup>55</sup> Not included in Collier County Housing Element

<sup>56</sup> Language modified to incorporate Collier County Housing Element Policy 9.3.

<sup>57</sup> Not included in Collier County Housing Element

<sup>58</sup> Language modified to incorporate Collier County Housing Element Policy 9.4.

<sup>59</sup> Not included in Collier County Housing Element

<sup>60</sup> Language modified to incorporate Collier County Housing Element Policy 9.5.

<sup>61</sup> Not included in Collier County Housing Element

# 5

# CONSERVATION AND COASTAL MANAGEMENT ELEMENT

[In this Section:](#)

[Introduction](#)

[Goal, 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 [aspects of this](#) 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 [aspects of this](#) Element will implement the following ~~objective~~ [statutory requirements](#):

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, AND ACTIONS

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; and
- 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 CCM-1 Water Quality**

The City will address ~~point and non-point source pollution~~ specific discharge locations and runoff 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 CCM-1.21 ~~Implementation of~~ Water Quality Enforcement and Monitoring**

The City shall ~~Reduce~~ point source and non-point source stormwater discharges to estuarine and Gulf waters and improve ~~stormwater~~ the quality of receiving water bodies ~~quality~~ through implementation of the Stormwater Master Plan, the City's NPDES MS4 permit and best management practices such as the creation of ~~filter marshes, and vegetated swales,~~ low impact development and living shorelines. The City shall also partner with responsible agencies on water quality issues by providing data and information to support enforcement of state water quality standards including but not limited to Total Maximum Daily Loads.

~~Policy 1.1 Action CCM-1.1.1~~ Coordinate-Continue to conduct ~~implementation of a~~ statistically valid water quality monitoring programs for both estuarine and non-tidal surface waters.

**Policy CCM-1.32 Marinas and Marine Facilities Best Management Practices**

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

**Policy CCM-1.3 Environmental Best Management Practices**

Encourage development, redevelopment and project proposals to reduce the effects of existing drainage systems and the impact of point source and non-point source pollution on estuarine water quality and consistent with 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>2</sup>

~~Policy 1.7 Action CCM-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.

~~Policy 1.8 Action CCM-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

<sup>2</sup> Added to address PAB Notes and AECOM policy recommendation.

historical sheet flow paths, improve water quality, restore habitat and facilitate a more natural salinity regime in Naples Bay. It is also expected to reduce pollutant loadings (e.g., nutrients, turbidity) into Naples Bay.<sup>3</sup>

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

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 CCM-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 1.6**

~~Promote the use of environmentally-friendly alternatives to chemical pesticides and algaecides through public education and outreach.~~

#### **Policy 1.7**

~~Support public education, awareness, and participation programs on water conservation, shoreline and waterways cleanup, and the proper use, storage, and disposal of household chemicals, including pesticides and fertilizers.<sup>4</sup>~~

#### **Policy 1.8**

~~Coordinate with and support efforts of Collier County and South Florida Water Management District to implement the Surface Water Improvement Management (SWIM) plan for Naples Bay. This includes redirecting and reducing fresh water discharge from the Golden Gate Canal into Naples Bay; which will help restore historical sheet flow paths, improve water quality, restore habitat and facilitate a more natural salinity regime in Naples Bay. It is also expected to reduce pollutant loadings (e.g. nutrients, turbidity) into Naples Bay.<sup>5</sup>~~

#### **Policy CCM-1.96 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>3</sup> Carries forward currently adopted Policy 1-8 into a new action.

<sup>4</sup> Moved to previous Action in Objective 1.

<sup>5</sup> Moved to previous Action in Objective 1.

## Objective **CCM-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 **CCM-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 **CCM-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 Ensure that construction activities seaward of the coastal construction control line are consistent with the state regulations and the Florida Building Code.<sup>6</sup>~~

### Policy **CCM-2.43** Supporting Ongoing Beach Protection and Renourishment

~~Coordinate with Collier County beach restoration and renourishment efforts and support~~ [Support](#) ongoing protection and enhancement of the beach and dune systems. [Continue beach renourishment and expansion of dune revegetation projects in collaboration with Collier County and any other necessary agencies to strengthen resilience of the City's dune system.](#)

~~Policy 2-4 Coordinate with Collier County on beach restoration and renourishment efforts and support ongoing protection and enhancement of the beach and dune systems.<sup>7</sup>~~

### Policy **CCM-2.54** 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 **CCM-2.65** Healthy Maintenance of Beaches

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.](#)

### Policy **CCM-2.76** Motorized Vehicles on Beaches

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

10. Emergency vehicles; and

<sup>6</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.

<sup>7</sup> Policy 2-4 is effectively incorporated into new Policy 2.3.

11. Vehicles associated with beach nourishment, environmental maintenance, environmental monitoring, or conservation purposes.

**Policy CCM-2.87 Protect Marine Turtle Nesting Habitat**

Protect marine turtle nesting habitat ~~by~~ through 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 CCM-2.98 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 CCM-2.109 Protect and Restore Marine Habitat**

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

**Policy CCM-2.1110 Oppose Offshore Petroleum**

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

**Policy CCM-2.1211 Coordination with Local and Regional Agencies**

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

**Policy CCM-2.1312 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~~ waters of Mexico to improve water quality discharge.

**Policy CCM-2.1413 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 CCM-2.1514 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 CCM-2.1615 Manatee Protection**

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

**Policy CCM-2.1716 Native Trees and Vegetation Protection**

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

**Policy ~~CCM-2.18~~17 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 CCM-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.~~ Protect, maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.<sup>8</sup>

**Policy CCM-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 CCM-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 CCM-3.43<sup>9</sup> Opportunities for Recreation**

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

~~Policy-3.5-Action CCM-3.3.1 Storage rack locations for kayaks and canoes will be evaluated to ensure no impacts occur to the beach and dune system. Evaluate the level of intensity and location for storage racks for kayaks, canoes and small sailboats.~~

**Policy CCM-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 CCM-3.75 Artificial Reefs**

Cooperate with the Collier County artificial reef installation and maintenance program to create additional marine habitat for the enjoyment of ~~fishermen~~-anglers and divers.

**Policy CCM-3.86 Board Storage and Access**

<sup>8</sup> Updated based on AECOM and PAB recommendations.

<sup>9</sup> Note: Current adopted comprehensive plan was misnumbered; this numbering corrects that issue from Policy 3.3 forward.

Encourage Collier County to provide additional boat storage and points of access to coastal waters in areas outside of Naples Bay.

~~Policy 3.9 Participate in the Gordon River Greenway planning process to promote education and recreation of the Gordon River environment.~~

**Policy CCM-3.107 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 CCM-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 CCM-4.1 Protect Natural Resources from Development**

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

**Policy CCM-4.2 Standards for Exotic Vegetation and Open Space Ratios**

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 CCM-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 CCM-4.4 Monitor and Protect Marine Habitats**

Monitor and protect seagrass beds, oyster reefs, mangroves, ~~and~~ shallow benthic habitat, and other submerged resources 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 CCM-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~~ flooding.

**Policy CCM-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 CCM-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 CCM-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 CCM-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 CCM-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 CCM-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 [CCM-4.12](#) of this element. [\(See also Objective R-2 in the Resiliency Element.\)](#)

**Policy CCM-4.12 Preserve Existing Natural Resources through Mitigation**

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

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



## Objective **CCM-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. [\(See also Policy FLU-3.4 in the Future Land Use Element.\)](#)



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

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

### Policy **CCM-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. **M**ixed use projects which further economic development and revitalization efforts in the Downtown Mixed Use and Limited Commercial designations; and
2. **R**esidential development in compliance with the Future Land Use Map and as further limited by the City regulations.

### Policy **CCM-5.3 Limiting Public Expenditures that Subsidize Development**

[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 **CCM-5.4 Future Flood Risk**

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

### Policy **CCM-5.5 Development in Coastal High Hazard Areas**

Development in the CHHA will be reviewed for significant impacts upon evacuation routes and will require any roadway improvements deemed necessary.

### Policy **CCM-5.6 Public Facilities in Coastal High Hazard Areas**

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.



## Objective **CCM-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 **CCM-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 **CCM-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 **CCM-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.

### Policy **CCM-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 Participate in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS), and strive to improve its score resulting in reductions in flood risk and insurance premiums for residents<sup>10</sup>~~

<sup>10</sup> Language moved to a later Policy in Objective 7.

~~Policy 6.6~~ **Action CCM-6.4.1** 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 ~~CCM-2.36.5~~ Coastal Construction**

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

**Objective CCM-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 CCM- 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 CCM-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 Require large-scale new developments east of U.S. 41 to provide shelters for hurricane protection where feasible.~~<sup>11</sup>

**Policy CCM-7.43 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 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.~~<sup>12</sup>

**Policy CCM-7.64 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 and post-storm recovery.

**Policy CCM-7.75 Disaster Planning, Response and Post-Storm Reconstruction**

<sup>11</sup> Replaced with new policy in Future Land Use Element, FLU-3.3.

<sup>12</sup> Language moved to a later Action in Objective 7.

Cooperate in implementing the disaster response and post-storm reconstruction and redevelopment programs, which integrate the coastal construction permitting requirements of the Department of Environmental Protection, the Florida Building Code, ~~Office of Governor, Division of Emergency Management,~~ and City regulations.

~~**Policy 6.5 Action CCM-7.5.1** 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 7.5 Action CCM-7.5.2** 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 ~~CCM-7.86~~ [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.

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~~**Objective 8 Climate Adaptation and Resiliency.**~~<sup>13</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.~~

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~~**Policy 8.1**~~

~~Encourage innovation in residential and commercial design and construction to conserve water, energy and materials; reduce greenhouse gas emissions; and minimize environmental impacts.~~

~~**Policy 8.2**~~

~~Monitor sea level rise science to determine how sea level rise will affect the City and, based on pertinent data, the City will plan and act accordingly.~~

~~**Policy 8.3**~~

~~Address and minimize the impacts of sea level rise and storm surge with strategies that also protect shoreline ecological functions, allow water dependent uses, and provide public access.~~

~~**Policy 8.4**~~

~~Expand walking and bicycling infrastructure as options that produce low or zero emissions.~~

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<sup>13</sup> Objective 8 and accompanying policies were removed from the Conservation and Coastal Management Element and incorporated into the new Resiliency Element.

**Policy 8.5**

Consider projected climate impacts when developing and siting, or redeveloping, infrastructure, to maximize longevity and resiliency.

**Policy 8.6**

Consider measures to protect or relocate public facilities and infrastructure in areas projected to be affected by sea level rise and climate change impacts.

**Policy 8.7**

Identify, designate and preserve historically and architecturally significant resources, including structures, landmarks, and archaeological sites.

## ENVIRONMENTALLY SENSITIVE HABITAT CLASSIFICATION

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

- **Submerged Resources** are defined as benthic habitat including, but not limited to, seagrass beds, oyster beds/reefs, shallow mud/sand flats (approximately 5 feet or less mean low water (MLW) in depth), attached and drift algae, and intertidal zones.
- **Seagrass communities** are highly productive habitats which act as nurseries for a broad group of organisms such as juvenile fish and crustaceans. The grasses are a vital food source for many animals, including the endangered West Indian manatee. They also stabilize bottom sediments (which aids in water quality improvement) and add oxygen to the water during daylight hours. Marine grass beds should be identified on a project-by-project basis through the normal local, state and federal dredge and fill permitting procedures, bulkhead and dock construction and maintenance dredging permitting, the general development and site plan review process, the development of significant environmental impact assessment, or the State's development of regional impact process.
- **Oysters** are the ultimate filter feeders, continuously feeding on bacteria and fine particles in the water. This makes them excellent cleansers of bay waters. The predisposition of oysters to grow in clumps, or reefs, in the subtidal and intertidal zones, makes them exceptional shoreline protectors. Oysters are an important food source for many animals.
- **Shallow Benthic Habitat**, whether or not it contains visible resources, is an important habitat to preserve due to the invertebrates that bury in the sediment and that live on the surface of the substrate, the potential of the substrate to house seagrass as a result of being in the photic zone, and the opportunities it provides for habitat restoration. Much of the historic shallow areas within the City have been dredged away, so protecting the remaining shallows is essential. For ~~the purpose of~~ this definition, shallow areas shall be

defined as those areas 5 feet in depth or less at mean low water. ~~The bathymetric mapping used to create the shallow benthic habitat area on the Natural Resources map is not all inclusive. Therefore, this map is to be used as a guidance document and~~ Evaluations are to be made on a case by case basis.

- **Tidal ~~swamp and marsh areas~~wetlands** 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~~wetlands** 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 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 Ponds (aka /Lakes)/Other Artificial Ponds** - There are ~~31 ponds~~approximately 30 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 are managed by the City. These ponds~~Some of these ponds, which are a part of the City's storm water management system, ~~are antiquated with~~ with many of them having little to no maintenance ~~being performed~~conducted on them. This greatly reduces their ability to filter out pollutants, provide wetland habitat, and serve their storm water retention function. With many having direct outfalls or flow-ways into our natural bays and Gulf, the impacts these ponds can have on estuarine water quality is significant. Most of these ponds are surrounded by residential homes, so engaging the homeowner regarding enhancements of these ponds is essential. Other artificial ponds are those ponds that are not a part of the City's stormwater system.
- **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.

# 6

# RESILIENCY ELEMENT

[In this Section:](#)

[Introduction](#)

[Goal, Objectives,  
Policies, and Actions](#)

# INTRODUCTION

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The City of Naples recognizes the need to proactively address environmental risks to safeguard the safety, well-being, and quality of life of its residents, as well as the community's long-term sustainability and prosperity.— Naples' coastal setting along the Gulf and Naples Bay contributes to its natural beauty, vibrant neighborhoods, strong economy, and high quality of life. At the same time, the City's low elevation and location make it vulnerable to a range of hazards, including sea level rise, storm surge, tidal flooding, rainfall, hurricanes and extreme heat.

These hazards are interconnected. Rising seas can intensify tidal flooding and exacerbate stormwater challenges, while higher temperatures affect public health, energy demand, and urban comfort. The increasing frequency of extreme weather events requires Naples to adopt proactive strategies that allow residents, neighborhoods, and the broader community to withstand, adapt to, and recover from environmental disruptions making the community more resilient.

These threats pose risks to residential areas, critical infrastructure, public safety systems, natural resources, and the robust economy that supports the City's prosperity.— Recent hurricanes in Southwest Florida underscore the importance of forward-looking resilience planning that prioritizes protection for residents and the quality of life of Naples' residents.

Resiliency refers to the ability to successfully adapt to stressors, maintaining psychological well-being in the face of adversity. It is 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

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<sup>1</sup> U.S. Department of State.

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.

This Resiliency Element establishes policies to guide the City in protecting residents, safeguarding infrastructure and public assets, preserving natural systems, and sustaining environmental quality, economic vitality, and neighborhood livability. A resilient Naples will reduce environmental risk while maintaining the City's small-scale coastal character and high quality of life for current and future generations. The City shall integrate resilience considerations into capital planning, land use decisions, infrastructure investments, and environmental management to reduce long-term risk and strengthen community resilience.

Although not required pursuant to Chapter 163, Part II, Florida Statutes (Community Planning Act), the City of Naples has elected to include a Resiliency Element as an optional element of the Comprehensive Plan and has coordinated it with other Plan elements to ensure a holistic approach across policy and decision-making. By guiding decision-making across City operations, land development, and infrastructure investment, this Element ensures that Naples remains a safe, sustainable, and vibrant coastal community for current and future generations, with residents' quality of life as a central consideration.

## GOAL, OBJECTIVES, POLICIES, AND ACTIONS

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The following goal, objectives, policies, and actions 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 natural hazards. Such hazards include but not limited to extreme high tides and storm surge, the related impacts of rising sea levels, and heat. 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 R-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. (See also Objective IC-4 and related policies in the Intergovernmental Coordination Element.)

### **Policy R-1.1 Coordination and Use of Resiliency Data**

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 R-1.1.1** 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 R-1.1.2** The City shall conduct and update vulnerability assessments, adaptation plans and watershed master plans that 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 R-1.2 Policy Development and Best Available Data**

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.

### **Policy R-1.3 Continued Resiliency Leadership and Communication as a Region**

The City shall continue leading on 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.

**Action R-1.3.1** 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.

**Action R-1.3.2** The City shall conduct at least one annual community workshop on the status of its resiliency initiatives with the City Council—, The City shall also 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.

**Action R-1.3.3** The City shall update City and regional administrative and public officials on the status of resiliency initiatives in concert with the annual budget cycle.

**Policy R-1.4 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.



**Objective R-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. (See also Objective PROS-2 in the Parks, Recreation, and Open Space Element and Policy CCM-4.11 in the Conservation and Coastal Management Element.)



**Policy R-2.1 Identify Infrastructure and Assets at Risk**

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 protection of existing infrastructure is the most feasible response to flood risk including, but not limited to, electrical and backup power systems.

**DATA COLLECTION AND FURTHER ANALYSIS**

**Policy R-2.2 Inventory Public Infrastructure and Assets**

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 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 prioritized at risk facilities and timeframe for impacts and update them as needed.

**Action R-2.2.1** The City shall identify, maintain and update a prioritized 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.

**Action R-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 R-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.

### **Policy R-2.4 Future Modeling and Analysis**

For future modeling and analysis, the City shall coordinate with state and federal partners, 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 R-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. 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.

**Action R-2.5.1** The City shall analyze and prioritize at risk City-owned roads for potential capital planning related to retrofitting, 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.

**Action R-2.5.2** 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 R-2.6 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 for the useful life of the project. 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. (See also Future Land Use Element Action FLU-1.20.5.)

### **Policy R-2.7 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.

**Action R-2.7.1** The City shall establish procedures to review capital projects for flood risk. 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 R-2.8 Design Considerations**

The City shall incorporate reliability engineering design considerations for energy and/or power back-up systems including but not limited to 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 R-2.9 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 R-2.9.1** The City shall evaluate the cost, value, benefits, and constraints of incorporating energy efficient roofing materials and cooling systems, passive design features for lighting,– renewable energy sources, and power storage systems to reduce heat stress and maintain continuity of facilities operations for government buildings.

**Action R-2.9.2** 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 R-2.10 Enhance an Asset Management System**

The City shall develop or enhance an asset management system to incorporate 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 R-2.11 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, cellphone and internet service providers, Florida Power & Light, and other energy providers, and other regional partners to exchange data, plans, and solutions to address future vulnerability and flood risks including continuity and recovery of service after storm events.– The City shall also share vulnerability data across City departments, other governmental entities and critical care providers.

**Policy R-2.12 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 R-2.13 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 R-2.14 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 R-2.15 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 R-2.16 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 R-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 R-3.1 Neighborhoods At Risk of Flooding**

The City shall develop strategies to address flooding in at risk neighborhoods related to City-owned infrastructure and assets and policies that can improve the resiliency of private property.

**Action 3.1.1** The City shall identify, maintain and update data regarding neighborhoods or portions of neighborhoods that are at risk of flooding. The City shall maintain maps indicating the locations of such areas.

## **HOW WE BUILD TO IMPROVE RESILIENCY**

#### **Policy R-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 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 stormwater, freeboard, elevation standards, voluntary retrofit programs, and community outreach.

**Action R-3.2.1** 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.

**Action R-3.2.2** 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.

#### **Policy R-3.3 Incentives for Private Property Construction or Retrofits**

The City shall consider providing 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 to conduct these credentialed evaluations of properties to achieve these standards.

**Policy R-3.4 Review Development Standards**

The City shall review development standards for development projects to determine any need for revisions and/or incentives to increase the resiliency through incentives and other strategies. Development design standards for Florida-Friendly landscaping, shade tree retention, enhancement and planting, permeable pavement, bioswales, rain gardens, green roofs and floodable open spaces should also be included in this review.

**Policy R-3.5 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 R-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 R-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.

**Action R-3.7.1** The City shall promote 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 R-3.8 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 could 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 R-3.9 Better Link Resiliency Improvements**

The City shall collaborate with regional partners to better link insurance credits for resiliency improvements, retrofits and construction with actual savings on flood and wind insurance.

### **Policy R-3.10 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 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 R-3.11 Implement Periodic or Season Discounts**

Consistent with state law, 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 R-3.12 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 R-3.13 Neighboring Jurisdictions**

The City shall collaborate with neighboring jurisdictions on development of a Resilience Hub to facilitate communication, distribute emergency supplies, and provide services to residents before, during, and after hazard disruptions.

### **Policy R-3.14 Business-Oriented Stakeholders**

Target business-oriented stakeholders for outreach and data compilation on business disruption, resiliency and recovery opportunities and benefits.

**Action R-3.14.1** 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.



**Objective R-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 R-4.1 Natural Areas, Open Spaces, and Parks at Risk**

The City shall include natural areas, open spaces and parks as critical assets to be protected from increasing flood risk.

**Action 4.1.1** 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 R-4.2 Shoreline Adaptation**

The City shall develop shoreline adaptation strategies and policies that distinguish between City-owned and private shorelines and consider current and future flood impacts upon those areas.

**Action 4.2.1** The City shall develop a baseline inventory of shoreline conditions that documents the relationships between existing shoreline type (hardened, natural, and 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.

**Action 4.2.2** The City shall identify and map publicly owned shoreline areas that are vulnerable and would benefit from coastal adaptation measures such as living shorelines, hybrid shorelines or seawalls.

**Policy R-4.3 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.

**Policy 4.4 Promoting Nature-Based Solutions for Shorelines Where Feasible**

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.

**Action 4.4.1** The City shall updated its Code, 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.

**Policy 4.5 Maintaining Healthy Dune Systems**

Continue to coordinate with the County and other necessary agencies 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 R-4.6 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 R-4.7 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 R-4.8 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 R-4.9 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.

**Action 4.9.1** 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 R-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 R-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 ELEMENT

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[Goal, Objectives,  
Policies, and Actions](#)

# INTRODUCTION

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The Public Facilities and Water Resources Element establishes the framework for a local government to plan, provide, and manage the public facilities necessary to support existing and future development within the service area. Adequate infrastructure is essential for protecting public health, safety, and quality of life; safeguarding environmental resources; and sustaining economic vitality. This element ensures that these facilities are planned and provided in a manner that is coordinated with growth and development patterns over the long-term 20-year planning horizon.

This Element is prepared consistent with the requirements of Florida Statutes Chapter 163 Part II (Community Planning Act), specifically Florida Statutes section 163.3180 which provides that solid waste, drainage, and potable water and wastewater (sanitary sewer) are subject to concurrency requirements on a statewide basis. This is meant to ensure public facilities and infrastructure are available concurrent with the impacts of development and that adopted level-of-service standards are maintained for essential infrastructure systems, and the City opts to also apply concurrency standards to transportation facilities and parks and recreation facilities. Accordingly, this Element sets forth the principles, guidelines, standards, and strategies for evaluating and identifying projected demand based on anticipated population and development patterns.

This Element supports and implements the Vision Element of the Comprehensive Plan and is closely coordinated with other elements, particularly the Future Land Use, Housing, Coastal and Conservation Management, Intergovernmental Coordination, and Concurrency and Capital Improvements Elements. Together, these Elements ensure that infrastructure planning supports sustainable growth, protects natural resources, and maintains the quality of life for current and future residents.

Implementation of the Public Facilities and Water Resources Element occurs through capital improvement programming, development review procedures, intergovernmental coordination, and ongoing monitoring of infrastructure capacity and performance to maintain consistency with state planning requirements and evolving community needs.

Adequate potable water, sanitary sewers, stormwater collection and disposal, domestic solid waste collection and disposal, ~~potable water~~, surface water management including lake systems within the City-Stormwater Utility District, measures for aquifer protection, and (electric) utility distribution systems are essential in order to serve current and anticipated future customers and development. Therefore, these systems must be planned in coordination with the Future Land Use, Housing, and other elements of the Pplan. These facilities also must be functional considering varying types of flood risk now and in the future. In addition, wastewater and solid and hazardous 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.

**Population Projections and Service Area Methodology.** To ensure that public facilities are sized appropriately for future growth, the City employs a dual-track approach to population forecasting. While the Comprehensive Plan generally focuses on jurisdictional boundaries to guide land use policy, in planning for public facilities and water resources a broader analysis is required to maintain infrastructure reliability across the designated Service Areas.

For areas served by the City's Water and Wastewater Utilities, permanent and seasonal population estimates and projections are based upon demographics from the 2020 Census modeled by Metro Forecasting Models per a state-accepted methodology used to evaluate system capacity at maximum occupancy within the service area. This model includes transient visitors in hotels in the estimated and projected seasonal population to plan for service demands generated by both residential and non-residential uses.

**Potable Water & Sanitary Sewer.** The City of Naples operates a water treatment plant and a wastewater treatment plant. The water service area extends beyond the corporate limits of the City serving approximately 18,000 water accounts and an estimated population of 62,000 (2025). (See Action IC-2.1.1 in the Intergovernmental Coordination Element.) The wastewater service area also extends beyond the city boundary and includes approximately 9,000 accounts with an estimated population of 45,000 (2025). 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 | +/- 10% 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~~ 100,000 | +/- 10% 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. A Water/Sewer Master Plan is anticipated to be completed in early 2027.

**Stormwater Management.** 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 Ordinance creating an Enterprise Fund driven Utility and Master Plan with completion anticipated in early 2027 with a 20-year investment horizon.

**Solid Waste.** The City utilizes a 300-acre sanitary landfill which is owned by Collier County. Collier County has contracted with Waste Management of Collier County, Inc., to operate the landfill ~~to 2016. The current site has sufficient raw land capacity to the year 2016. The County has initiated a comprehensive landfill study to evaluate projected capacity needs, alternative solutions and potential locations for a new landfill site.~~ On May 7, 2008, the Naples City Council approved a non-residential mandatory recycling ordinance. ~~The ordinance provided the establishment of a recycling program for non-~~

~~residential property within the City of Naples. By implementing this ordinance, the City will 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. The City is in the process of evaluating its solid waste services to provide more reliable and cleaner energy sources for municipal solid waste and recycling trucks through interlocal agreements and/or private public partnerships to modernize the service fleet by transitioning to flex/fuel, primarily powered by compressed natural gas (CNG) trucks. (See Action IC-2.1.2 in the Intergovernmental Coordination Element.)~~ City staff is evaluating and preparing for the implementation of a single stream recycling cart program for recycling customers. Currently, staff is working on removing and transporting recyclable material from the City's staging location as "single stream" source in order to provide residents a choice of from 65-, 35- or 18-gallon receptacles for recycling. Staff's goal, to provide a single stream recycling program by offering larger bins, is to reduce tonnage associated with disposal at the Collier County Landfill and increase the efficiency of the collections operations. 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 approximately 2,700 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 Municipal 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 an outsourced private and/or public materials recovery facility (MRF).

~~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.~~

**Surface Water and Aquifer Recharge.** ~~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; therefore, providing the best protection measures. More importantly, it allows the City to build composite well-fields in different zones to be drought-resilient and provides access to an alternative water supply.

**Electric.** ~~Six (6) Florida Power and Light (FPL) substations, two (2) 138 KV and two (2) 230 KV transmission lines provide~~ serve 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, AND ACTIONS

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The following goal, objectives, ~~and~~ policies, and actions address the short and long-term issues concerning the provision of ~~the above-mentioned~~ public facility services in the City of Naples. When applicable, the goal, objectives, ~~and~~ policies, and actions 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 [PFWR-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 [PFWR-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.

**Action [PRWR-1.1.1](#)** On an annual basis, designate and prioritize projects or programs needed to address public facility needs as part of the update to the Capital Improvements Program.<sup>1</sup>

### Policy [PFWR-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.

### Policy [PFWR-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 [PFWR-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 [PFWR-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 [PFWR-1.6 Water and Wastewater Development Fees](#)

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.~~

<sup>1</sup> Carries forward a portion of Policy 1.1 into a new action.

**Action PFWR-1.6.1** The water and wastewater development fees structure will be evaluated annually to ensure that rates are adequate.<sup>2</sup>

**Policy PFWR-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 firefighting needs. The level of service standard is provided in the Concurrency and Capital Improvements Element and may be reviewed and updated periodically to ensure consistency with the 10-Year Water Supply Plan, as amended, Water Distribution System Master Plan, and specific planning studies and master plans related to potable water, included in the sub-element, the Water Supply Facilities Work Plan. (Note: SFWMD permits all water withdrawal from available water resources.)

**Policy PFWR-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~~ provided in the Concurrency and Capital Improvements Element.

**Action PFWR-1.8.1** Review and update level of service standards for sanitary sewage treatment periodically to ensure consistency with the Utilities Master Plan, as amended, and specific planning studies and master plans related to sanitary sewage treatment.

**Policy PFWR-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~~ provided in the Concurrency and Capital Improvements Element.

**Action PFWR-1.9.1** Level of service standards for solid waste disposal may be reviewed and updated periodically to ensure consistency with specific planning studies and master plans related to solid waste.

**Policy PFWR-1.10 Surface Water Management Level of Service Standards**

The level of service standard for surface water management for all development, redevelopment and ~~the City's~~ the primary drainage system is provided in the Concurrency and Capital Improvements Element.

**Action PFWR-1.10.1** Level of service standards for surface water management may be reviewed and updated periodically to ensure consistency with the Naples Stormwater Master Plan, as amended, and specific planning studies and master plans related to surface water management (See Objective CCI-1).<sup>3</sup> ~~requires no flooding during a 5-year, 1-hour storm event for roads, yard drainage, pump stations and trunk lines and requires no flooding during a 100-year storm event for building finished floors elevations:~~

~~Wet Retention Retention~~

<sup>2</sup> Carries forward a portion of Policy 1.6 into a new action.

<sup>3</sup> Amends a portion of Policy 1.10 to include a new policy.

~~Best Management Practices (see below)~~

~~Dry Retention~~

~~1.25" Minimum~~

~~Retention~~

~~0.5" Minimum~~

**Policy PFWR-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 as noted below](#).

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 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 purposes 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 hour 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 PFWR-1.12 Stormwater Best Management Practices Implementation**

The City shall implement Best Management Practices to improve stormwater management through implementation of a Stormwater Ordinance and Standards Handbook, as amended, 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.

**Policy PFWR-1.13 Potable and Reclaimed Water System for Fire Flow Demands and System Pressure Standards**

Maintain a dual-system network of potable and reclaimed water mains and hydrants to meet current and projected fire flow demands and system pressure standards. (See also Policy PFWR-8.4).

**BEST MANAGEMENT SELECTION CRITERIA**

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

<b>Proposed BMP Selection Credits</b>			
	<b>Additional BMP Measure Utilized</b>	<b>Proposed Credit</b>	<b>Justification Explanation</b>

1	Common Swale on Joint Lot Line	1.0 SC	Grading disparities between properties and minimal distance between side setbacks result in difficult to construct an efficient storm water treatment system that is difficult to maintain. Any property owner that can negotiate and develop a common swale between two lot lines provides a typically superior to maintain, problem free solution that can remove pollutants with a high efficiency as well as carry on-site storm water in an easier to maintain technique than underground vaults and pipes.
2	Home Roof Drains Connected Directly to Swales or Exfiltration (making roof NDCIA)	1.0 SC	Because of FFE Requirements most new homes are well above the crown of the roadway and driveways have steep slopes where all impervious pollutants drain into Public Right-of-Way with little treatment. Valid techniques, such as pervious concrete, geoblocks, and other innovative landscape architectural techniques that decrease the imperious runoff and allow for some percolation will provide credits.
3	Pervious Driveway 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 SG	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 SG	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 SG	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 SG	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 SG	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

BMP Credit Applicability			
Credit	Credit Allowance	Credits Required	Justification Explanation

i t p e l i e y			
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 PFWR-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.~~

**Policy PFWR-2.1 Water Resources Needs Assessment**

Identify necessary level of frequency and ~~D~~develop reports accordingly to evaluate water resource needs for determining the impacts of growth on water resources corresponding to the annual measurements.

**Policy PFWR-2.2 Water Storage Capacity**

~~Evaluate the need to~~ increase raw water supply including alternative water supply sources and treated water storage capacity to accommodate current and future ~~growth~~demand.

Action PFWR-2.2.1 Evaluate the need to increase raw water supply to support projected demand on a regular basis.<sup>4</sup>

**Policy PFWR-2.3 Water Distribution System Master Plan**

~~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 Wastewater Master Plans~~ Update and implement the recommendations in the Water Distribution System Master Plan.<sup>5</sup>

~~Policy~~ Action PFWR-2.43.1 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 PFWR-2.54 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 PFWR-2.65 Water Efficiency Measures**

<sup>4</sup> Carries forward a portion of Policy 2.2 into a new action.

<sup>5</sup> Policy language moved from PFWRE Policy 4-1 and revised as noted.

<sup>6</sup> Carries forward Policy 2.4 into a new action.

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 PFWR-2.76 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 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.~~

### **Policy PFWR-2.87 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 PFWR-2.98 10-Year Water Supply Facilities Work Plan**

~~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, as amended.~~

### **Policy PFWR-2.109 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.

**Action PFWR-2.9.1** 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 to the LWC Water Supply Plan that affects the City, consistent with Section 163.3177, F.S. The Utilities Master Plan shall also be updated to be consistent with the SFWMD Water Supply Plan.

### **Policy PFWR-2.1110 Alternative Water Supply Master Planning**

~~Abandoned or inoperable wells will be properly plugged.~~<sup>7</sup> As part of a Utilities Master Plan, the City will initiate and implement an alternative water supply system for both potable water and irrigation purposes. This system will include composite well-fields that draw from multiple aquifer sources, including the Lower Tamiami, Upper Hawthorn, and Lower Hawthorn aquifer systems. Utilizing these diversified sources will help ensure that the City's water and wastewater treatment facilities remain resilient and capable of meeting demand during drought conditions.

**Policy ~~PFWR-2.12~~11 Local Water Quality Monitoring Coordination**

Support the South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), United States Geological Survey (USGS), Florida Governmental Utility Authority (FGUA), and Collier County efforts toward developing a locally administered water quality monitoring program with a unified QA/QC to ensure data collected by different agencies is usable and scientifically valid.

**Policy ~~PFWR-2.13~~12 Water Withdrawal and Drought Coordination**

~~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.~~ Implement water restrictions consistent with the rules and any Water Shortage Declarations of the SFWMD and/or as needed sub-regionally in coordination with SFWMD.

**Policy 2.14**

~~Develop a water shortage conservation program as required as a special condition of consumptive use permits issued by the SFWMD.~~<sup>8</sup>

**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.~~<sup>9</sup>

**Policy 2.16 ~~Policy PFWR-2.14~~13**

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.~~<sup>10</sup>

<sup>7</sup> Deleted obsolete language.

<sup>8</sup> Obsolete program deleted.

<sup>9</sup> Language has been moved.

<sup>10</sup> Language has been moved.



**Objective PFWR-3 Stormwater Management and Flood Resiliency**

Prove an efficient, resilient, and effective 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.~~

**Policy PFWR-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 PFWR-3.2 Public Information and Stormwater Education Program**

~~Develop and maintain public information program to i~~ 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.

**Action PFWR-3.2.1** Develop, ~~and~~ annually maintain, and review a public information program to support the City’s comprehensive stormwater management approach.<sup>11</sup>

**Policy PFWR-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 PFWR-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.

**Action PFWR-3.4.1** 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.

**Policy PFWR-3.5 Lake Water Quality Enhancement Programs**

<sup>11</sup> Carries forward a portion of Policy 3.2 into a new action.

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.

~~Policy 3.5–Action PFWR-3.5.1~~ 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 PFWR-3.6 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>12</sup>

**Policy PFWR-3.67 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 PFWR-3.78 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 PFWR-3.89 Water Quality 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 monitoring and sampling program for stormwater systems to receiving water bodies.

**Policy PFWR-3.910 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 PFWR-3.1011 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 PFWR-3.1112 Illegal Discharge Review and Response Procedures**

<sup>12</sup> Moved from PFWRE Policy 4.13 with adjustments as noted.

~~The City will work inter-departmentally to determine goals and policies for~~ Maintain the City's interdepartmental 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 PFWR-3.1413 Stormwater Master Plan Implementation and Updates**

~~Update the~~ Initiate development of a Comprehensive Stormwater Master Plan consistent with the Stormwater Ordinance and Stormwater Utility Governance Documents. The Master Plan shall ~~which sets forth recommendations include initiatives and projects by which~~ to reduce surface flooding, manage runoff and enhance development regulations, expand public education and information, improve ~~water~~ stormwater quality, and enhance system reliability for changing hydrologic conditions forecast for the next 20+ years.<sup>13</sup>

**Action PFWR-3.13.1** Update the Comprehensive Stormwater Master Plan every five years, incorporating the 20-year planning horizon.<sup>14</sup>

**Policy PFWR-3.14 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.

<sup>13</sup> Policy language moved from PFWR Objective 3 as noted.

<sup>14</sup> Carries forward a portion of currently adopted Objective 3 into a new action.



## **Objective PFWR-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.

~~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 PFWR-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>15</sup>

### **Policy PFWR-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>16</sup>

### **Policy PFWR-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 PFWR-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 PFWR-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 PFWR-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>15</sup> Policy language moved from PFWRE Objective 4 and revised as noted.

<sup>16</sup> Policy language moved from PFWRE Policy 2-3 and revised as noted.

**Policy PFWR-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>17</sup>

**Policy PFWR-4.8 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 PFWR-4.9 Implementation of Reuse Feasibility Studies and Master Plans**

Implement recommendations from any current or future Reuse Feasibility Study or Master Plans.

**Policy PFWR-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>18</sup>

**Policy PFWR-4.11 Drought Response and Water Withdrawal Coordination**

~~Continue to reuse for the irrigation of golf courses and other suitable areas. Abandoned or inoperable wells will be properly plugged.<sup>19</sup> 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 e~~  
Ensure consistent policies and courses of action during periods of severe drought.<sup>20</sup>

**Action PFWR-4.11.1** 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 address potential drought conditions.<sup>21</sup>

**Policy PFWR-4.12 Wellfield Management Plan Compliance**

~~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~~

<sup>17</sup> Policy language moved from PFWRE Policy 2-9 and revised as noted.

<sup>18</sup> Policy language moved from PFWRE Policy 2-10 and revised as noted.

<sup>19</sup> Policy language moved from PFWRE Policy 2-11 and revised as noted.

<sup>20</sup> Policy language moved from PFWRE Policy 2-13.

<sup>21</sup> Carries forward a portion of Policy 4.11 into a new action.

~~will be designed and implemented. The program will include funding alternatives.~~<sup>22</sup>  
 Continue to adhere to the Wellfield Management Plan for operation of the wellfields. This ~~Pp~~ plan will spread the points of withdrawal throughout the aquifer to avoid excess drawdown.<sup>23</sup>

**Policy PFWR-4.13 Alternative Water Supply and Aquifer Storage Recovery**

~~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>24</sup> 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>25</sup>

**Policy PFWR-4.14 Support Collier County’s Well-Head Protection Ordinance**

Continue to support Collier County’s Well-Head Protection Ordinance designed to protect both Collier County Water-Sewer District (CCWSD) and City well-fields.



**Objective PFWR-5 Monitor and Manage Solid Waste Disposal**

~~On a monthly basis, continue~~Continue to evaluate the quantity of solid waste materials that the City of Naples deposits in the Collier County sanitary landfill. (See Action IC-2.1.2 in Intergovernmental Coordination Element.)

**Policy PFWR-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 PFWR-5.2 Separation and Recovery of Reusable Materials**

Promote and encourage new methods for the separation of reusable material from solid wastes.

**Policy PFWR-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 PFWR-5.4 Recycling Education Coordination with Schools**

<sup>22</sup> Obsolete program deleted.

<sup>23</sup> Policy language moved from PFWRE Policy 2-15.

<sup>24</sup> Moved to Objective 3 in PFWRE.

<sup>25</sup> Policy language moved from PFWRE Policy 2-17.

Work with the Collier County Solid Waste Department to coordinate recycling education for schools in the City.

**Policy PFWR-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 PFWR-5.6 Recycling Promotion and Source Reduction Education**

Expand recycling promotion and education emphasizing source reduction.

**Policy PFWR-5.7 Hazardous Waste Disposal Coordination**

Continue to coordinate with Collier County on hazardous waste disposal.<sup>26</sup>



**Objective PFWR-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 Evaluate the feasibility of phasing in the under grounding of utilities over a ten-year period.<sup>27</sup>~~

**Policy PFWR-6.21 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 Action PFWR-6.1.1** Evaluate the feasibility and desirability of phasing in the under grounding of utilities over a ten-year period.<sup>28</sup>

**Policy PFWR-6.3-2 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.

<sup>26</sup> Policy language moved from PFWRE Policy 4-10.

<sup>27</sup> Policy carried forward in Action 6.1.1.

<sup>28</sup> Carries forward Policy 6.1 into a new action.

**Policy PFWR-6.4-3 Design Standards for Electric Substation Facilities**

Ensure that electric substations are designed and developed to be 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 PFWR-6.5-4 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 PFWR-6.5 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 PFWR-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.

**Policy PFWR-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 PFWR-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 PFWR-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 PFWR-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.

**Policy PFWR-7.5 Energy-Efficient Landscaping Practices**

Encourage the use of ~~native drought-resistant~~ “Florida Friendly” plant species that supports diverse, non-invasive vegetation in housing developments and shopping

centers where such vegetation reduces energy consumption [for irrigation](#) or maintenance requirements.

**Policy PFWR-7.6 Research and Utilization of Renewable Energy Sources**

~~To reduce property operating expenses.~~ [Promote the research and utilization of alternate and renewable and sustainable energy sources, such as solar power options, including encouraging floating solar facilities as defined in Section 163.32051, F.S., when planning facility improvements \(See also the Public Facilities and Water Resources Element, Policy PROS-2.4\).](#)

**Policy PFWR-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.



**Objective PFWR-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 PFWR-8.1 Sanitary Sewer and Wastewater Master Planning**

~~Every 5 years, update the 20-year Water and~~ [Implement a Sanitary Sewer /Wastewater Master Plans to identify infrastructure improvements and adaptation needs over the next 20-year planning horizon.](#)<sup>29</sup>

**Action PFWR-8.1.1** [Implement the septic tank replacement program in the City's sanitary sewer service area, where financially feasible.](#)

**Policy PFWR-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>30</sup>

**Policy PFWR-8.3 Sludge Utilization and Disposal Strategies**

<sup>29</sup> Policy language moved from PFWRE Policy 4-1 and revised as noted.

<sup>30</sup> Policy language moved from PFWRE Policy 4-2.

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>31</sup>

#### **Policy PFWR-8.4 Reclaimed Water Utilization**

Continue ~~to reuse treated wastewater~~ utilizing reclaimed water for firefighting needs and the irrigation of wherever practicable, including golf courses and other suitable ~~areas~~ landscapes.<sup>32</sup> (See also Policy PFWR-1.13).

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<sup>31</sup> Policy language moved from PFWRE Policy 4-7.

<sup>32</sup> Policy language moved from PFWRE Policy 4-11 and revised as noted.

# ~~WATER SUPPLY FACILITIES WORK PLAN~~

## ~~SUB-ELEMENT TO THE PUBLIC FACILITIES AND WATER RESOURCES ELEMENT~~<sup>33</sup>

### 1.0 — INTRODUCTION

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

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

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

~~Section 1 – Introduction~~

~~Section 2 – Background Information Section 3 – Data and Analysis~~

~~Section 4 – Work Plan Projects/Capital Improvement Element/Schedule Section 5 – Goals, Objectives, Policies~~

### 1.1 — Statutory History

~~The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S., by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by~~

<sup>33</sup> [The Water Supply Facilities Work Plan has been incorporated by reference under Objectives PFWR-1 and PFWR-2 in this Element.](#)

local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

## 1.2 — Statutory Requirements

Each local government must comply with the following requirements:

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

7. ~~To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans.~~

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

## 2.0 ~~BACKGROUND INFORMATION~~

### 2.1 ~~Overview~~

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

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

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

total land within the wastewater service area. The following figure illustrates the land use within the City's service areas.

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

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

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

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

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

## 2.1 — Relevant Regional Issues

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

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

residential irrigation water demands. Expansion of the reclaimed water distribution system was completed in 2017.

### 3.0 — DATA AND ANALYSIS

#### 3.1 — Population Information

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

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

#### 3.2 — Maps of Current and Future Areas Served

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

##### Utility service areas as per 2009 Interlocal Agreement

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

#### 3.3 — Potable Water Level of Service Standard

The City's adopted level of service is 300 gallons per capita day based on plant wellfield design capacity. The water treatment plant currently meets this design LOS with a design capacity of 30 mgd and a population of 71,372 for the year 2016. When the

population is at a peak during the months of February, March and April the rainfall is at a minimum and there is additional demand for irrigation water.

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

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

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

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

#### 3.4.1 — PROJECTED WATER DEMAND

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

#### POTABLE WATER DEMANDS

\_\_\_\_\_

Year —

Population —

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

Table revised 1/2018

### 3.4.2 Total Potable and Irrigation Water Demand

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

~~Golden Gate Canal is too low, and its use is prohibited. The dry season typically during the months of March through May.~~

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

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

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

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

### ~~3.5 — Water Supply Provided by Local Government~~

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

#### ~~3.5.1 — Water Use Permit (WUP) Information~~

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

~~The City of Naples withdraws surface water from the Golden Gate Canal to supplement the reclaimed water distribution system and/or store in the ASR wells located at the~~

Wastewater Treatment Plant. WUP No. 11-03205-W issued on May 9, 2011 provides an annual allocation of 10 million gallons per day of water from the Golden Gate Canal. This permit expires on May 9, 2031.

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

### 3.5.2—Raw Water Supply

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

### 3.5.3—Water Distribution System

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

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

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

The City's hydraulic analysis was updated in 2012 as part of a on preliminary design report prepared for expansion of the reclaimed water distribution system. Fire flow analysis indicated several areas within the City's water distribution system that were below the required 1,000 gpm. Since the analysis, the City's has increased fire flow

protection by adding loop lines and increasing the size of water distribution mains and providing fire hydrants on the existing reclaimed water distribution mains. In 2016, the City completed a \$5-million upgrade of the water distribution system located in the Royal Harbor area within the City.

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

#### 3.5.4—Emergency Potable Water Interconnects

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

#### 3.5.5—Integrated Water Supply Plan

##### 3.5.5.1 Background

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

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

##### 3.5.5.2 Water Supply Needs

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

##### 3.5.5.3 Alternatives Evaluated

The 2008 Integrated Water Resources Plan evaluated ten alternatives to meet the projected 25-year water supply needs. All new water supply sources proposed met the criteria established by the South Florida Water Management District (SFWMD) for an Alternative Water Supply. New water supply sources that do not meet the Alternative

~~Water Supply designation would be subject to shorter consumptive use permit durations and more stringent water restrictions during drought periods.~~

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

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

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

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

#### 3.5.5.4 Financial Evaluation

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

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

### 3.5.5.5 City Council Support

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

1. — Aquifer storage and recovery for stormwater/surface water
2. — Golden Gate Canal water supplemented by storm water
3. — Brackish groundwater for potable water use

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

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

### 3.6 — Water Supply Provided by Other Entities

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

### 3.7 — Conservation

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

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

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

[my.sfwmd.gov](http://my.sfwmd.gov)

### 3.7.1—County-wide Issues

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

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

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

#### 3.7.2.1 Potable Water Rate Structure

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

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

#### 3.7.2.2 Sewer Service Rate

The City of Naples rate structure for sewer service includes a 10,000-gallon monthly cap for each single-family dwelling. The cap does not apply if an irrigation meter, sub-meter, or reclaimed water meter serves the property. Therefore, customers that own an irrigation meter or have the availability to reclaim water will pay additional sewer service

fees for potable water usage that exceeds the 10,000-gallon monthly cap. This initiative has been incorporated into the rate structure and fees in an effort to continue to promote water conservation for the meter that services the residence or dwelling.

### 3.7.2.3 Year-Round Irrigation Restrictions

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

### 3.8 — Reclaimed Water

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

The final phase of a three-year reclaimed water system expansion was completed in 2017. This three-year expansion provides alternative water service to approximately 430 residential customers. The City is in the process of expanding its reclaimed water system in order to provide irrigation water to more customers to reduce the overall demand of the potable water. The chloride concentration of the reclaimed water has been an issue with many residents within the City who are concerned with the water quality affecting their plants. The average chloride concentration in the reclaimed water in 2007 was approximately 600 mg/L. Infiltration of ground water into the gravity sewer system in areas close to the Gordon River and the Gulf of Mexico is suspected for the increased chloride concentration in the reclaimed water. Annually the City is in the process of lining portions of the gravity sewer system and lift stations that are suspected of causing the elevated chlorides in order to remediate the water quality of the treated water. Lining the gravity sewer mains and sewer laterals has reduced the chloride level in the reclaimed water system to approximately 200 mg/L. Lining the gravity sewer mains has proven to be a very successful preventative maintenance element to saltwater inflow/infiltration into the sanitary sewer system. To further alleviate the public concern of high chloride concentration in the reclaimed water, City

Council required chloride levels to be less than 400 mg/L. Chloride concentrations in the reclaimed water have not exceeded this limit.

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

### 3.8.1—Regional and County-wide Issues

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4.0 — CAPITAL IMPROVEMENTS

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

reclaimed water distribution system into residential areas from the previous 3-year expansion project.

#### 4.1 — Work Plan Projects

The Work Plan includes the following:

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

#### 4.2 — Capital Improvements Element/Schedule

The work plan identifies and addresses:

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

#### 5.0 — GOALS, OBJECTIVES AND POLICIES

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

- a. Coordination of land uses and future land use changes with the availability of water supplies and water supply facilities;
- b. Revision of potable water level of service standards for residential and non-residential users;
- c. Provision for the protection of water quality in the traditional and new alternative water supply sources;
- d. Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs;
- e. Provision for conserving potable water resources, including the implementation of reuse programs and potable water conservation strategies and techniques including additional ASR wells;

- ~~f. Provisions for improved or additional coordination between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs;~~
- ~~g. Coordination between local governments and the water supply provider in the implementation of alternative water supply projects, establishment of level of service standards and resource allocations, changes in service areas, and potential for annexation;~~
- ~~h. Coordination of land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects;~~
- ~~i. Additional revenue sources to fund water supply and facility projects;~~
- ~~j. Coordination with the respective regional water supply plan;~~
- ~~k. Update the Work Plan within 18 months following the approval of a regional water supply plan;~~
- ~~l. Concurrency requiring water supplies at the building permit stage; and~~
- ~~m. Encourage, where feasible to eliminate septic tanks within the City's sewer service area.~~

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

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

#### ~~Goal:~~

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

#### ~~Objective:~~

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

#### ~~Action / Strategies~~

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

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

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

~~Goal:~~

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

~~Objective:~~

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

~~Action / Strategies~~

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

~~5.3 Update of the Water Supply Facilities Work Plan~~

~~Goal:~~

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

~~Objective:~~

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

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

~~Goal:~~

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

~~Objective:~~

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

# 8

# TRANSPORTATION ELEMENT

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 **Transportation Element** establishes the goals, objectives, policies and actions that guide the planning, development, operation, and maintenance of a safe, convenient, efficient, resilient and interconnected multimodal transportation system that supports the land use patterns and future growth of the City over the 20-year planning horizon. This Element supports the mobility needs of residents, businesses, and visitors and movement of goods through an integrated transportation network of roadways, public transit, bicycle and pedestrian facilities, freight mobility, and aviation. The intent is to promote a balanced transportation system that enhances accessibility, improves safety, and supports economic development and quality of life.

This Element is prepared in accordance with the requirements of Florida Statutes Chapter 163 Part II (Community Planning Act), which requires the establishment of Level of Service (LOS) standards for transportation facilities and establishes policies to ensure that development and redevelopment are coordinated with the availability of adequate transportation infrastructure and services. The Element further supports the implementation of concurrency management and capital improvement planning to address existing and future transportation needs.

The Transportation Element also recognizes the importance of transportation system resiliency in the face of natural hazards, extreme weather events, and long-term environmental changes. Transportation planning and infrastructure investments will consider strategies that enhance system reliability, protect critical transportation corridors, and improve the community's ability to prepare for, respond to, and recover from disruptive events such as tidal flooding, storm surge, and hurricanes to the extent practicable. The City will not be able to protect against every hazard condition, but coordination with stormwater management planning, evacuation route planning, and infrastructure design practices will support the long-term resilience of the transportation network.

~~The~~ Because the City of Naples is within the urbanized area of the Collier Metropolitan Planning Organization (MPO), ~~it is and therefore~~ subject to the requirements of Florida Statutes Section 163.3177(6)(b)(2). The Transportation Element promotes coordination with regional and state transportation plans, including those prepared by the Florida Department of Transportation and the MPO. Transportation investments are linked with the Future Land Use, Concurrency and Capital Improvements, and Intergovernmental Coordination Elements to support infrastructure investment, reduce congestion, and improve connectivity throughout the community.

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

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

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

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

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

## GOAL, OBJECTIVES, ~~AND~~ POLICIES, AND ACTIONS

The following goals, objectives, ~~and~~ policies, and actions address ~~the~~ short- and long-range transportation issues ~~concerning the provision of an adequate~~ of a safe, efficient, resilient, and sustainable multimodal transportation circulation system that enhances mobility, accessibility and quality of life within ~~for~~ the City of Naples.

~~The goal and the objectives and policies~~ The goal, objectives, ~~and~~ policies, and actions 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~~ ensuring coordination and compatibility between the City's transportation planning efforts and broader local, regional, and state plans ~~for~~ promoting a safe, efficient, and connected multimodal transportation ~~system~~ network.

### 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 quality of life for residents, and respect the distinctive character of~~ the City of Naples.



## Objective **T-1** Protect 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. [\(See also Objective FLU-6 in the Future Land Use Element.\)](#)

### Policy **T-1.1** Protection of Residential Neighborhoods

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](#).

**Policy 1-12 Action T-1.1.1** 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](#).

### Policy **T-1.2** Landscape Buffers & Linear Parks

Require landscape buffers [or linear parks](#) between residential neighborhoods and arterial [roadways](#) through ~~linear parks and Code of Ordinances provisions~~ [implementation of land development regulations](#).

### Policy **T-1.3** Safe and Efficient Multimodal Access and Mobility

~~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.~~<sup>1</sup> 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>2</sup> [\(See also Policy FLU-1.9 in the Future Land Use Element.\)](#)

### Policy **T-1.4** Enhancing Resident Safety

~~Enhance traffic flow on roadways by applying intelligent transportation systems and coordinating traffic signals to efficiently move multimodal and emergency response uses of the transportation system.~~<sup>3</sup> 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

<sup>1</sup> Language has been moved within this Element.

<sup>2</sup> Language moved from TE Policy 1-7.

<sup>3</sup> Language has been moved within this Element.

will improve the long- term multimodal traffic circulation patterns in the City and the safety of its residents.<sup>4</sup>

**Policy T-1.5 Right-of-Way and Easement Preservation for Public Safety**

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.

**~~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>5</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>6</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>7</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>8</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>9</sup>~~

**~~Policy 1.11~~**

<sup>4</sup> Language moved from TE Policy 1-10.

<sup>5</sup> Language deleted based on PAB recommendation.

<sup>6</sup> Language has been moved within this Element.

<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.

~~Manage future impacts on the community from the Golden Gate Parkway interchange and overpass through traffic diversion and other approaches.<sup>10</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>11</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>12</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>13</sup>~~

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**Objective T-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. (See also the Generalized Future Land Use subsection and Policy FLU-1.1 in the Future Land Use Element.) ~~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>14</sup>~~~~

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<sup>10</sup> Language deleted based on PAB recommendation.

<sup>11</sup> Language has moved within this Element.

<sup>12</sup> Language has moved within this Element.

<sup>13</sup> Language has moved within this Element.

<sup>14</sup> Removed based on PAB recommendation.

**Policy T-2.1 Required Traffic Criterion for Application Review**

~~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>15</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>16</sup>

**Policy T-2.2 Option to Designate 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>17</sup>~~

<sup>15</sup> Language moved to Objective 5

<sup>16</sup> Language moved from TE Policy 1-8.

<sup>17</sup> Language has been moved within this Element.

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>18</sup>

**Policy T-2.3 Traffic Impact Analyses**

~~Participate in applicable Corridor Management Studies in coordination with the Collier County Planning Department.~~<sup>19</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>20</sup>

**Policy T-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>21</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>22</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>23</sup>

**Policy 2.6**

~~Continue to monitor the effectiveness of the established truck routes throughout the City.~~<sup>24</sup>

**Policy 2.7**

<sup>18</sup> Language has moved from T.E. Policy 1-13.  
<sup>19</sup> Language has been moved within this Element.  
<sup>20</sup> Language moved from TE Policy 5-5.  
<sup>21</sup> Language has been moved within this Element  
<sup>22</sup> Language moved from TE Policy 5-6.  
<sup>23</sup> Language has been moved within this Element  
<sup>24</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>25</sup>~~

### Objective T-3 Complete Streets and Roadscapes



Improve the condition, safety, 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. Consistent with Complete Streets principles, the City shall enhance transportation corridors to safely accommodate all users, incorporating shade trees and other landscape elements, where practicable, to enhance the urban tree canopy, provide shade, improve corridor aesthetics, and mitigate heat impacts. The City will reduce sign pollution by limiting roadway signage only to that required by law or necessary for public safety and protect existing and future rights-of-way including public easements, from encroachment.

#### Policy T-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.

#### Policy T-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 T-3.3 Complete Streets

~~Continue to develop bike paths, greenways and pedestrian pathways that promote connectivity within and out of the City of Naples.<sup>26</sup> Evaluate program goals including Complete Streets and multimodal options to~~ Establish a safe, connected and context-sensitive transportation network that prioritizes Complete Streets design 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>27</sup>~~

<sup>25</sup> Language has been moved within this Element

<sup>26</sup> Language has been moved within this Element.

<sup>27</sup> Language moved from TE Policy 2-5.

**Action T-3.3.1** Evaluate [transportation](#) program goals including Complete Streets and multimodal options. ~~to~~ 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.](#)<sup>28</sup>

### **Policy T-3.4 Developer Requirements for Landscaping**

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 T-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.

**Policy 3.6 Action T-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.

### **Policy T-3.5 Driveway Access Points**

[Minimize crash conflict points and impervious area created by paved surfaces that negatively impact water quality and are inconsistent with the City's Stormwater Master Plan, Pedestrian and Bicycle Master Plan and Complete Streets initiatives.](#)

**Action T-3.5.1** [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.](#)

<sup>28</sup> Carries forward portions of the currently adopted TE Policy 2.5 into a new action.



## Objective T-4 Level of Service (LOS)

Maintain adopted level of service standards for the roadway network to ensure safe, efficient, and reliable movement of people and goods throughout the City. ~~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.~~ (See also Policy CCI-2.1 – Roadway Facilities in the Concurrency and Capital Improvements Element.)

### Policy T-4.1 Maintain Level of Service

~~Maintain a coordinated Emergency Operations Plan with Collier County and other surrounding Collier County and municipal governments.~~<sup>29</sup> Maintain Level of Service (LOS) C peak-hour volume for all roadways based on 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) 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. The Transportation Level of Service standards are provided in the Concurrency and Capital Improvements Element and may be reviewed and updated periodically to ensure consistency with the Collier County Long Range Transportation Plan, Naples Pedestrian and Bicycle Master Plan, and specific corridor planning studies and master plans.<sup>30</sup>

Action T-4.1.1 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 T-4.2 Operational Improvements

~~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>31</sup> 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 T-4.3– Traffic Flow Optimization

~~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~~

<sup>29</sup> Language has been moved within this Element

<sup>30</sup> Language moved from TE Policy 1.3.

<sup>31</sup> Language has been moved within this Element

~~State and County routes in and around the City.~~<sup>32</sup> 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.<sup>33</sup>

### Objective T-5 Road Network and Connectivity



~~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>34</sup> 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 arterial roads. Recommended physical improvements ~~which~~ will be coordinated with the Five-Year Capital Improvements Program.<sup>35</sup>

#### Policy T-5.1 Monitoring Traffic Volumes and Accidents

~~Monitor traffic volumes and accidents to assess potential traffic problems and provide resources to make improvements~~<sup>36</sup> To identify new trends and address changing traffic conditions, the City will analyze available traffic data to diagnose and address critical traffic issues.

Action T-5.1.1 ~~Annually m~~Monitor traffic volumes and accidents to assess traffic problems and provide resources to make improvements.<sup>37</sup>

#### Policy T-5.2 Review and Update Roadway Design Standards

~~Review and update as necessary the City's roadway design standards and propose specific revisions for City Council adoption when necessary~~<sup>38</sup> To leverage best practices for roadway design and to address roadway challenges experienced in Naples, the City will regularly update its Roadway Design Standards.

<sup>32</sup> Language has been moved within this Element

<sup>33</sup> Language has been moved from TE Policy 1.4.

<sup>34</sup> Language has been moved within this Element

<sup>35</sup> Language moved from TE Policy 2-1.

<sup>36</sup> Deleted portion of policy has been moved to the following action.

<sup>37</sup> Carries forward currently adopted TE Policy 5.1 into a new action.

<sup>38</sup> Deleted portion of policy has been moved to the following action.

**Action T-5.2.1** ~~Annually Review~~ review and update as necessary the City’s roadway design standards and propose specific revisions for City Council adoption ~~when necessary.~~<sup>39</sup>

**Policy T-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. ~~to determine those street sections within the City where traffic has to be managed in conjunction with traffic calming.~~

**Policy T-5.4** Protect Goodlette-Frank Road 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 T-1.95.5** Appropriation of Funding

~~Require transportation and traffic impact analysis for all commercial and residential development proposals over one (1) acre.~~<sup>40</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>41</sup> Transportation improvements will be considered and incorporated as part of the regular update to the City’s Five-Year Capital Improvement Program.

**Action T-5.5.1** Annually consider the appropriation of funds within the ~~five~~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>42</sup>

**Policy T-5.6** Peak-Hour and Peak-Season Traffic Counts

~~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>43</sup> ~~Quarterly monitor and review~~Collect and

<sup>39</sup> Carries forward currently adopted TE Policy 5.2 into an action.  
<sup>40</sup> Language has been moved within this Element  
<sup>41</sup> This portion of the policy has been moved to the following action.  
<sup>42</sup> Carries forward currently adopted Policy T-1.9 into a new action.  
<sup>43</sup> Language has been moved within this Element

~~monitor development and peak hour/peak~~ peak-hour and peak -season traffic counts in order to provide safe, efficient and convenient ~~travel facilities~~ including for pedestrians, cyclists, ~~and the handicapped as well as individuals with accessibility needs, and~~ motorized transportation ~~systems~~ users.<sup>44</sup>

### **Policy T-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>45</sup> Continue to monitor the effectiveness of the established truck routes throughout the City and amend routes as needed.<sup>46</sup>

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### **Objective T-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. (See also Objective IC-1 in the Intergovernmental Coordination Element.)

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### **Policy T-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 T-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.
- 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.

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<sup>44</sup> Language moved from TE Objective 5.

<sup>45</sup> Language has been moved within this Element.

<sup>46</sup> Language moved from TE Policy 2-6.

- 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>47</sup>

### **Policy T-6.3 Corridor Management Studies**

Participate in applicable Corridor Management Studies in coordination with the Collier County [Planning-Growth Management](#) Department. [\(See also Policy IC-1.6 in the Intergovernmental Coordination Element.\)](#)<sup>48</sup>

### **Policy T-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>49</sup>



### **Objective T-7 Pedestrian and Bicyclist Connectivity and Safety**

Enhance the safety, connectivity and mobility of existing and future pedestrian and bicycle pathways.

### **Policy T-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 T-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 T-7.3 Development Review**

Pedestrian and bicycle needs will be reviewed in conjunction with projects that require a Site Plan application.

<sup>47</sup> Language moved from TE Policy 2-2.

<sup>48</sup> Language moved from TE Policy 2-3.

<sup>49</sup> Language moved from TE Policy 2-4.

### **Policy T-7.4 Prioritize School Access**

Give priority to those portions of the overall sidewalk/bike path providing access to and from school areas.

### **Policy T-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 T-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>50</sup>



### **Objective T-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.

### **Policy T-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.

### **Policy T-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 T-8.3 Public Transit Concurrency Exemption**

~~Coordinate any future public transportation system development with the airport operations.~~<sup>51</sup> 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)(5)(h)1.b.~~, F.S.<sup>52</sup>

### **Policy T-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>53</sup>

<sup>50</sup> Language moved from TE Policy 3-3 and revised as noted.

<sup>51</sup> Language has been moved within this Element.

<sup>52</sup> Language moved from TE Policy 1-14.

<sup>53</sup> Language moved from TE Policy 5-7.

## Objective **T-9** Energy Efficiency & Resiliency



Promote ~~Establish~~ a transportation mobility program that supports the development of resilient, environmentally sustainable multimodal infrastructure and helps to ~~to~~ identify and implement strategies to reduce greenhouse gas emissions, air pollution 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. (See also Policy FLU-1.11 in the Future Land Use Element.)

### Policy **T-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 **T-9.2** Land-Use Zoning

Promote mixed land-use zoning that reduces trip lengths, number of trips and/or time of travel.

**Action T-9.2.1** Examine the feasibility of offering regulatory incentives for developments that include charging stations for energy efficient vehicles.

### Policy **T-9.3** Pedestrian and Bicycle Master Plan

Promote intermodal facilities to provide both travel options and more efficient travel. Support implementation of t ~~The goals of the City's Pedestrian and Bicycle Master Plan include including~~ reducing vehicular trips by providing a system of interconnected sidewalks and bike lanes to encourage alternate forms of transportation that result in a reduced carbon 'footprint.' ~~;~~

~~**Policy 9.4**~~ **Action T-9.3.1** 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 9.7**~~ **Action T-9.3.2** Establish 10-year goals for sidewalk improvements and bicycle facility improvements, consistent with the ~~goals of Item #3 above~~ recommendations in the Naples Pedestrian and Bicycle Master Plan.

**Action T-9.3.3** Implement the recommendations of the City's Pedestrian and Bicycle Master Plan.

### Policy **T-9.54** 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 \(BPAC\).](#)

**Policy T-9.65 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 T-9.86 Walkable Community Initiatives**

Support walkable community initiatives with the goal of encouraging short trips via intermodal facilities rather than short vehicular trips.

**Policy T-9.97 Congestion Management Initiatives**

Support congestion management initiatives, particularly as they relate to movement of vehicles on ‘mainline’ facilities with reduced travel delays.

**Policy T-9.108 Supporting ITS Technologies**

Support intelligent transportation systems to include new systems and operation of systems so as to reduce travel delays and increase the capacity and efficiency of existing transportation systems.

**Policy T-9.119 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 T-9.1210 Implement Speed Controls**

~~Implement speed controls to ‘pace’ traffic on signalized corridors and in so doing reduce travel delays.~~<sup>54</sup>[The City will leverage signalization controls to reduce traffic congestion and travel delays.](#)

**Action T-9.10.1** Implement speed controls to ‘pace’ traffic on signalized corridors ~~and in so doing reduce travel delays.~~<sup>55</sup>

**Policy T-9.13-11 Street Tree Program**

Maintain a street tree program for traffic calming and reduced ~~greenhouse gases~~[air pollution](#).

**Policy T-9.12 Micromobility Devices**

[City regulations for micromobility devices will be prepared and updated as needed.](#)

<sup>54</sup> Deleted portion of policy has been moved to the following action.

<sup>55</sup> Carries forward currently adopted TE Policy 9-12 into a new action.

[Action T-9.12.1](#) The City will update the Code of Ordinances to incorporate regulation of micromobility devices in accordance with County, state, and local public safety agency regulations.

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### **Objective T-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>56</sup> [\(See also Policy IC-4.7 in the Intergovernmental Coordination Element\).](#)

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### **Policy T-410.1 Comprehensive Emergency Management Plan**

Maintain a coordinated [Comprehensive Emergency Operations Management Plan \(CEMP\)](#) with Collier County and other surrounding ~~Collier County and~~ municipal governments.

[Action T-10.1.1](#) ~~Maintain a coordinated Emergency Plan~~ [Work](#) with Collier County and other surrounding municipalities ~~governments~~ [to regularly update the Comprehensive Emergency Management Plan.](#)<sup>57</sup>

### **Policy T-410.2 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.~~

### **Policy T-410.3 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.

[Action 10.3.1](#) [Improve public awareness of evacuation zones, shelter locations, and evacuation routes.](#)

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<sup>56</sup> Language moved from TE Objective 4.

<sup>57</sup> Language moved from TE Policy 4-1.

## **Objective T-11 Aviation**



Ensure coordinated planning with the Naples Airport Authority to support the local economy while promoting land use compatibility surrounding the airport. (See also Intergovernmental Coordination Element Objective IC-1 and Future Land Use Element Objective FLU-7.)

### **Policy T-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 T-11.2 Coordinate Public Transportation and Airport Operations**

Coordinate any future public transportation system development with the airport operations.<sup>58</sup>

### **Policy T-11.3 Coordinate Land Use Decisions**

Coordinate with FAA, FDOT, and Collier MPO on land use decisions affecting airport access.

### **Policy T-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>59</sup>

### **Policy T-11.5 Airport Noise Contour Map**

Include the most recently adopted airport noise contour map on the adopted Future Land Use Map.

### **Policy T-11.6 Airport Planning and Development Review Criteria**

The City will coordinate with the Naples Municipal Airport Authority on preparing code of ordinance amendments regarding airport planning and development review criteria.

### **Policy T-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 T-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 T-11.9 Noise Mapping and Compatibility Standards**

<sup>58</sup> Language moved from TE Policy 8-3.

<sup>59</sup> Language moved from TE Policy 2-7.

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.

# 9

# PARKS, RECREATION AND OPEN SPACE ELEMENT

[In this Section:](#)

[Introduction](#)

[Goal, Objectives, Policies, and  
Actions](#)

~~[Park Land Inventory](#)~~

~~[Recreation Facilities](#)~~



# INTRODUCTION

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The Parks and Recreation Element establishes the framework for the planning, preservation, and expansion of parks, open spaces, recreational facilities, and waterfront access opportunities within the community. As a coastal community, access to Naples' natural resources, waterways, and shoreline environments is a defining component of the community's identity and quality of life. This Element guides the development of a balanced system of parks and recreational facilities that serve residents and visitors while protecting sensitive coastal and natural resources.

Consistent with the requirements of Florida Statutes Chapter 163 Part II (Community Planning Act), this Element evaluates existing recreational assets, identifies future needs based on population growth and tourism activity, and establishes level-of-service standards to ensure that adequate recreational facilities are provided over the 20-year planning horizon. The Element also supports coordination with regional, state, and federal agencies responsible for managing public lands, waterways, and coastal ecosystems.

Integration with other Elements of the Comprehensive Plan—including Future Land Use, Conservation and Coastal Management, Transportation, and Concurrency and Capital Improvements—ensures that parks and recreational facilities are located strategically, accessible to residents and visitors, and supportive of long-term community resilience.

Through implementation of the goals, objectives, policies, and actions established in this element, the community seeks to maintain a diverse, accessible, and environmentally-responsible system of parks and recreation facilities and open space that celebrates its coastal character, protects natural resources, and enhances the health and improves the quality of life for current and future generations.

The Naples Parks, Recreation and Open Space Element supports the goals, objectives, ~~and~~ policies, and actions 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 Element~~ is to ~~establish goals and objectives~~ outline strategies and initiatives to ~~ensure~~ guide the development and management of parks, recreation and open space lands and facilities ~~are developed and managed~~ to meet the needs of the entire Naples ~~residents community, while prioritizing residents. Existing~~ As of March 2026, the current public recreation facilities include the following:

COMMUNITY PARKS	CONSERVATION AREAS	NEIGHBORHOOD PARKS
<ul style="list-style-type: none"> <li>• <a href="#">Baker Park</a></li> <li>• Cambier Park</li> <li>• Fleischmann Park</li> <li>• <a href="#">Naples Landings Park &amp; Boat Launch</a></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 <a href="#">Greenway</a></li> <li>• <del>Riverside Circle Parcel</del> <a href="#">Naples Preserve and Hedges Family Eco-Center</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Charlie C. Anthony Park</a></li> <li>• <a href="#">River Park Aquatic Center</a></li> <li>• <a href="#">River Park Community Center</a></li> <li>• <del>Sea-Gate</del> <a href="#">Park</a></li> </ul>
MINI-PARKS	LINEAR PARKS	
<ul style="list-style-type: none"> <li>• <a href="#">8<sup>th</sup> Avenue South</a></li> <li>• <a href="#">Alligator Lake East Park</a></li> <li>• <a href="#">Alligator Lake West Park</a></li> <li>• Betsy Jones Park</li> <li>• <del>Bowl-Line</del> <a href="#">Park</a></li> <li>• Cambridge Perry Park</li> <li>• Coconut Point <a href="#">Mini</a> Park</li> <li>• <a href="#">Lois Selfon Park</a></li> <li>• <a href="#">Lord Horatio Nelson Mini Park</a></li> <li>• Menefee <a href="#">Mini</a> Park</li> <li>• <a href="#">Merrihue Mini</a> Park</li> <li>• <a href="#">Naples City Dock</a></li> <li>• <a href="#">Naples Pier</a></li> <li>• <a href="#">Putter Point Mini Park</a></li> <li>• Rodgers <a href="#">Mini</a> Park</li> <li>• <a href="#">Sandpiper Park</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Broad Avenue South Linear Park</a></li> <li>• Goodlette-Frank Linear Park</li> <li>• <a href="#">Orchid Banyon</a> Linear Park</li> <li>• <a href="#">Riley Park (Gordon Drive Linear)</a></li> <li>• <del>Sea-Gate</del> <a href="#">Crayton Road</a> Linear Park</li> </ul>	
PUBLIC BEACH ACCESS POINTS		

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• <a href="#">Horizon Way</a></li> <li>• <a href="#">Vedado Way</a></li> <li>• <a href="#">Via Miramar</a></li> <li>• <a href="#">Admiralty Point</a></li> <li>• <a href="#">1977 Gulf Shore Blvd North</a></li> <li>• <a href="#">Lowdermilk Park (7)</a></li> <li>• <a href="#">8th Avenue North</a></li> <li>• <a href="#">7th Avenue North</a></li> <li>• <a href="#">North Lake Drive</a></li> <li>• <a href="#">6th Avenue North</a></li> <li>• <a href="#">4th Avenue North</a></li> <li>• <a href="#">3rd Avenue North</a></li> <li>• <a href="#">2nd Avenue North</a></li> <li>• <a href="#">1st Avenue North</a></li> </ul> | <ul style="list-style-type: none"> <li>• <a href="#">Central Avenue</a></li> <li>• <a href="#">1st Avenue South</a></li> <li>• <a href="#">2nd Avenue South</a></li> <li>• <a href="#">3rd Avenue South</a></li> <li>• <a href="#">4th Avenue South</a></li> <li>• <a href="#">5th Avenue South</a></li> <li>• <a href="#">6th Avenue South</a></li> <li>• <a href="#">7th Avenue South</a></li> <li>• <a href="#">8th Avenue South</a></li> <li>• <a href="#">9th Avenue South</a></li> <li>• <a href="#">10th Avenue South</a></li> <li>• <a href="#">11th Avenue South</a></li> <li>• <a href="#">Broad Avenue South</a></li> <li>• <a href="#">Naples Pier</a></li> </ul> | <ul style="list-style-type: none"> <li>• <a href="#">12th Avenue South</a></li> <li>• <a href="#">13th Avenue South</a></li> <li>• <a href="#">14th Avenue South</a></li> <li>• <a href="#">15th Avenue South</a></li> <li>• <a href="#">16th Avenue South</a></li> <li>• <a href="#">17th Avenue South</a></li> <li>• <a href="#">18th Avenue South</a></li> <li>• <a href="#">1900 Gulf Shore Blvd South</a></li> <li>• <a href="#">21st Avenue South</a></li> <li>• <a href="#">32nd Avenue South</a></li> <li>• <a href="#">33rd Avenue South</a></li> <li>• <a href="#">3590 Gordon Drive</a></li> </ul> |
|--|---|---|

Public access to the waterfront is a key priority of this Element. Strategies encourage the protection and maintenance of public shoreline access points, blueways and greenways, and connections between parks, neighborhoods, and waterways. ~~The City also provides~~ Facilities include 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. ~~The City also and~~ maintains approximately 9.1 miles of Gulf Coast beaches ~~-,~~ which includes forty beach access points located along the shoreline within the City limits.

Although the Florida Statutes do not require local governments to establish level-of-service (LOS) standards for parks and recreation facilities, the City of Naples has chosen to include LOS standards in its Comprehensive Plan as part of its concurrency management system. 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, AND ACTIONS

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The following goal, objectives, ~~and~~ policies, and actions 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, and actions 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 and enhance residents' quality of life. The objectives and policies contained in this element serve to support the Vision ~~2007 work plan~~ Element and Parks and Recreation Master Plan.



## Objective **PROS-1 Planning: Maintain and Enhance Parks, Recreation, and Open Space**

Maintain Naples as the “Green Jewel” of Southwest Florida and provides 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.

### Policy **PROS-1.1 Parks and Recreation Master Plan Implementation and Updates**

~~Adopt a comprehensive Parks and Recreation Master Plan in 2017 and update the plan every 5 years. Review annually for Capital Improvement Plan (CIP) and Operating Budget recommendations and to accommodate community growth and/or changing demographics.~~<sup>1</sup>

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 Department. The Community Services Advisory Board (CSAB) serves the Community Services Department in an advisory capacity and provides recommendations to City Council on items presented to the CSAB by the Department.

Action PROS-1.1.1 Implement the recommendations within the adopted Parks and Recreation Master Plan.<sup>2</sup>

Action PROS-1.1.2 Annually ~~Review~~ review ~~annually for the~~ Capital Improvement Plan (CIP) and Operating Budget recommendations to address and to accommodate changing parks and recreation needs due to population and demographic changes ~~community growth and/or changing demographics.~~<sup>3</sup>

Action PROS-1.1.3 Conduct an update to the Parks and Recreation Master Plan on an ongoing five-year schedule. ~~the plan every 5 years.~~<sup>4</sup>

### Policy **PROS-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~~

<sup>1</sup> Deleted portion of policy has been moved to the following actions.

<sup>2</sup> Carries forward a portion of Policy 1.1 into a new action.

<sup>3</sup> Carries forward a portion of Policy 1.1 into a new action.

<sup>4</sup> Carries forward a portion of Policy 1.1 into a new action.

~~survey shall be conducted in advance of~~<sup>5</sup>as part of updates to the Parks and Recreation Master Plan.

**Action PROS-1.2.1** Complete a statistically valid needs survey with residents every 5 years as part of the Parks and Recreation Master Plan update process to identify changing conditions and needs.<sup>6</sup>

### **Policy PROS-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.

### **Policy PROS-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.

### **Policy PROS-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 PROS-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.

### **Policy PROS-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. Maintain an interlocal agreement with CCPS for Seagate Park and work with CCPS to facilitate use of public school property by residents. (See also Policy IC-5.7 in the Intergovernmental Coordination Element.)~~

### **Policy PROS-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 more functional and accessible open spaces, in the form of plaza areas, mini-parks, or other landscaped open space areas, within their developments. (See also Action FLU-4.1.2 in the Future Land Use Element.)~~

<sup>5</sup> Deleted portion of policy has been moved to the following action.

<sup>6</sup> Carries forward a portion of Policy 1.2 into a new action.

~~Policy 1.9 Complete plans for Baker Park and develop the park as funding is available.~~<sup>7</sup>



## **Objective PROS-2 Environmental: Promote 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. [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. \(See also Objective R-2 and related policies and actions in the Resiliency Element.\)](#)

### **Policy PROS-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 and restoration of dunes](#), and mitigating man-made contributions to red tide algal blooms.

### **Policy PROS-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.

### **Policy PROS-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 PROS-2.34 Renewable Energy Integration**

[To reduce operational costs of facilities, e](#)Evaluate options for renewable and sustainable energy sources, ~~including such as~~ solar power options, [including encouraging floating solar facilities as defined in Section 163.32051, F.S.](#), when planning facility improvements.

### **Policy PROS-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.

### **Policy PROS-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.

### **Policy PROS-2.67 Trash and Recycling Management Policies**

<sup>7</sup> Deleted obsolete language.

Evaluate options for trash and recycling carry-in/carry-out policies to minimize trash collection and maintenance expenses within parks and recreational facilities.

**Policy PROS-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.

**Policy PROS-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, such as shade trees along walkways and bike paths.

**Policy PROS- 2.10 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.~~ (See also Policy FLU-4.1 in the Future Land Use Element.)<sup>8</sup>

**Policy PROS-2.11 Climate-Resilient and Environmentally Sustainable Vegetation**

Promote the installation of climate-resilient and environmentally sustainable vegetation, such as salt-tolerant plants, mangroves, and green infrastructure, while discouraging the use of high-maintenance shrubs and trees.



**Objective PROS-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.

**Policy PROS-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~~<sup>9</sup>.

Action PROS-3.1.1 Evaluate cost recovery policies for parks, recreation facilities, and programs on a five year cycle or as need is determined through the annual review of parks and recreational facility budgeting.<sup>10</sup>

**Policy PROS-3.2 Grant and Alternative Funding Sources**

<sup>8</sup> Language moved from PROSE Policy 5-8 and revised as noted

<sup>9</sup> Deleted portion of policy has been moved to the following action.

<sup>10</sup> Carries forward a portion of PROS Policy 3.1 into a new action.

Actively pursue available grants, private donations, and alternative funding sources to supplement programs and facility expenses.

**Policy PROS-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. ([See also Action IC-1.1.3 in the Intergovernmental Coordination Element.](#))

**Policy PROS-3.4 Public and Private Partnerships**

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.](#)

**Policy PROS-3.5 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.



**Objective PROS-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.

**Policy PROS-4.1 Active Lifestyle Programming**

Investigate and promote recreational programs that encourage and promote active lifestyles and healthy practices.

**Policy PROS-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 PROS-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 PROS-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.

**Policy PROS-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 PROS-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.

**Policy PROS-4.7 Resident Priority in City Programs**

Give City residents priority in City-sponsored recreational programs, when feasible.



**Objective PROS-5 Implementation: Maintain Extraordinary Quality of Life**

Maintain an extraordinary quality of life for ~~residents~~ the community, while prioritizing residents, through well-maintained and sustainable, resilient parks, recreation facilities, and open space.

**Policy PROS-5.1 Park and Program Quality Maintenance**

Maintain the quality of the parks and recreational programs.

**Policy PROS-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. (See also Objective CCI-6 in the Concurrency and Capital Improvements Element.)

~~Policy 5.3 Review park and recreation level of service standards on an annual basis to maintain adequate facilities as based upon community needs.<sup>11</sup>~~

**Policy PROS-5.43 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. (See also Objective CCI-1 Capital Improvements Program and Objective CCI-2 Levels of Service (LOS) and related policies and actions in the Concurrency and Capital Improvements Element.)

~~Policy 5.5~~ **Action PROS-5.3.1** Review park and recreation level of service standards on an annual basis to maintain adequate facilities as based upon community needs.

~~Policy 5.3~~ **Action PROS-5.3.2** Explore feasibility of adopting a Unit or Access Level of Service standard to best serve the parks, recreational and open space needs of

<sup>11</sup> Moved to a later Action in Objective 5.

~~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>12</sup>

**Policy PROS-5.64 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.

**Policy PROS-5.75 Urban Forest Green Print Implementation**

~~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. (See also Policy FLU-4.3 in the Future Land Use Element.)

**Policy PROS-5.86 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>13</sup>

**Policy PROS-5.97 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 and may be reviewed and updated periodically to ensure consistency with the Naples Parks and Recreation Master Plan, Naples Pedestrian and Bicycle Master Plan, and specific parks planning studies and master plans. (See also Objective CCI-2 in the Concurrency and Capital Improvements Element.)

**Policy PROS-5.108 Expanding Green Space**

~~Promote parks, recreation programs, facility improvement projects, public engagement, etc. through social media platforms, online maps and educational/activity brochures.~~ Identify opportunities to increase green space through the acquisition of land for linear or pocket parks, or the establishment of conservation easements.

**PARK LAND<sup>14</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>

<sup>12</sup> Consistent with CCIE Policy 2-4

<sup>13</sup> Policy language moved from PROSE Policy 5-10 and revised as noted.

<sup>14</sup> Deleted. LOS standards are now in CCIE and evaluation of LOS is conducted annually in the LOS Report.

~~Total 138 acres - -~~

~~\*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<sup>15</sup>**

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

<sup>15</sup> Removed and added to CCIE with updates.

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-

10

# INTERGOVERNMENTAL COORDINATION ELEMENT

A large, light-colored sign for Naples City Hall. The sign features a silhouette of a landscape with palm trees and a building. Below the silhouette, the words "NAPLES" and "CITY HALL" are written in large, white, serif capital letters. The sign is mounted on a wall and is partially obscured by foliage in the foreground.

NAPLES  
CITY HALL

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[Introduction](#)

[Goal, Objectives,  
Policies, and Actions](#)

## INTRODUCTION

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[Required per Florida Statutes Section 163.3177, t](#)he 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, AND ACTIONS

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The following goal, objectives, ~~and~~ policies, and actions address the short- and long-term issues concerning development, adoption, and implementation of the City's Comprehensive Plan. When applicable, the se 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 [IC-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 ~~with~~ regulatory authority over land use. [\(See also Objective T-6 in the Transportation Element.\)](#)

**Policy [IC-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 IC-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 IC-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 IC-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. [\(See also Policy PROS-3.3 in the Parks, Recreation, and Open Space Element.\)](#)

**Policy 1.4 [Action IC-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 IC-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 IC-1.2 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.

~~Policy 1-6 Action IC-1.2.1 Develop~~ Explore opportunities to 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 IC-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 IC-1.3 Interlocal Service Boundary Agreements**

To plan for current and future public service impacts with cross-jurisdictional implications, the City will consider establishing a new Interlocal Service Boundary Agreement with Collier County.

Action IC-1.3.1 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 IC-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 IC-1.85 Citywide Communications**

Improve public information and participation programs by all City departments for the citizens of the metropolitan area.

~~Policy 1.9 Insure public school facility compliance with all applicable codes and land use restrictions and confirm the adequate provision of services to proposed improvements to~~

~~School District properties through a site plan review process consistent with the adopted interlocal agreement and State Statutes.<sup>1</sup>~~

**Policy IC-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. (See also Policy T-6.3 in the Transportation Element.)

**Policy IC-1.7 Extra-jurisdictional Review**

The City shall continue to coordinate with Collier County to review developments within the County's jurisdiction that may have impacts on Naples.

**Policy 1.11 Action IC-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.

**Action IC-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>2</sup> and other intergovernmental organizations as appropriate in order to share pertinent information and coordinate planning functions.<sup>3</sup>

~~**Policy 1.12** Coordinate with the District School Board of Collier County on the regulatory review of residential development for school location planning.<sup>4</sup>~~

**Policy IC-1.8 Septic to Sewer Conversion Projects**

Continue interlocal agreements between the City and Collier County to participate in joint septic to sewer projects that eliminate septic tanks.<sup>5</sup>

**Policy IC-2.11.9 Conflict Resolution through SWFRPC**

~~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

<sup>1</sup> Language moved to Policy under Objective 3.  
<sup>2</sup> Revisions based on 2018-2021 PAB Recommendations.  
<sup>3</sup> Language carried forward from Objective 2.  
<sup>4</sup> Language moved to Policy under Objective 5.  
<sup>5</sup> New policy added based on 2018-2021 PAB Recommendations.

[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 ~~IC-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 IC-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. \(See also Future Land Use Element Objective FLU-7 and Transportation Element Objective T.11.\)](#)

**Action IC-1.11.1** [The Naples Airport Authority and City Council will meet annually ~~quarterly~~ for review and comment on proposed airport budget and development.<sup>6</sup> City Council and the Naples Airport Authority Executive Director or Designee will meet quarterly to discuss aviation, noise, and development concerns.<sup>7</sup>](#)



**Objective IC-2 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.<sup>8</sup>](#)

**Policy ~~IC-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. \(See Objective CCI-8 and related policies in Concurrency and Capital Improvements Element.\)](#)

**Policy 3.2 Action IC-2.1.1** [Maintain and carry out interlocal agreements relative to sewer and water services between the City and Collier County.](#)

<sup>6</sup> Carried forward from Future Land Use Policy 7-1.2.

<sup>7</sup> 2018-2021 PAB Recommendations.

<sup>8</sup> Language moved from Objective 3.

**Policy 3.3 Action IC-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 IC-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 IC-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.

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### **Objective IC-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. [\(See Objective CCI-8 and related policies in Concurrency and Capital Improvements Element\).](#)<sup>9</sup>

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### **Policy IC-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 IC-3.2 Exempt Residential Uses**

The City shall consider the following residential uses exempt from the requirements of school concurrency:<sup>10</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., single-family to multi-family).

<sup>9</sup> Carried forward from the Public School Facilities Element, Objective 1-2 (Residential Development Review).

<sup>10</sup> Carried forward from the Public School Facilities Element, Objective 1-2.2 (Residential Development Review).

- 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.

### **Policy IC-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>11</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>12</sup> The minimum process requirements are as follows:<sup>13</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

<sup>11</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>12</sup> Carried forward from the Public School Facilities Element, Objective 1-2.1 (Residential Development Review).

<sup>13</sup> Carried forward from the Public School Facilities Element, Objective 1-2.3 (Residential Development Review).

offer the applicant the opportunity to negotiate a mitigation plan within a 90-day period.

The Interlocal Agreement for Public School Facility Planning and School Concurrency and this ~~Public School Facilities Element~~ [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>14</sup>

### **Policy IC-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>15</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>16</sup>
- If mitigation is denied, the City must deny the application based upon a lack of available school capacity.<sup>17</sup>

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<sup>14</sup> Carried forward from the Public School Facilities Element, Objective 1-2.3 (Residential Development Review).

<sup>15</sup> Carried forward from the Public School Facilities Element, Objective 1-2.4 (Residential Development Review).

<sup>16</sup> Carried forward from the Public School Facilities Element, Objective 1-2.4 (Residential Development Review).

<sup>17</sup> Carried forward from the Public School Facilities Element, Objective 1-2.4 (Residential Development Review).

- 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>18</sup>



### **Objective IC-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. (See also Objective R-1 and related policies and action in the Resiliency Element).  
~~The City will consider proposed annexations in accordance with the policies established in the Future Land Use Element.~~<sup>19</sup>

~~**Policy 4.1** Confer with all affected jurisdictions to ensure an equitable and smooth transition from Collier County to City jurisdiction.~~<sup>20</sup>

~~**Policy 4.2** Develop a planning agreement, if appropriate, with the County to provide for City planning of proposed annexation areas.~~<sup>21</sup>

~~**Policy 4.3** Provide the same high level of service to residents and property owners in areas that are annexed that is provided to the current citizens of the City.~~<sup>22</sup>

~~**Policy 4.4** Incorporate newly annexed areas into the neighborhood planning process in order to identify and address specific areas of public concern within newly annexed neighborhoods.~~<sup>23</sup>

~~**Policy 4.5** Maintain the zoning conversion chart as shown in the Future Land Use Element.~~<sup>24</sup>

#### **Policy IC-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 IC-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.

<sup>18</sup> Carried forward from the Public School Facilities Element, Objective 1-2.5 (Residential Development Review).

<sup>19</sup> Language moved to Objective 6.

<sup>20</sup> Moved to Policy in Objective 6.

<sup>21</sup> Moved to Policy in Objective 6.

<sup>22</sup> Moved to Policy in Objective 6.

<sup>23</sup> Moved to Policy in Objective 6.

<sup>24</sup> Moved to Policy in Objective 6.

### **Policy IC-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 IC-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 IC-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 IC-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>25</sup> (See also Policy PFWR-3.1 in the Public Facilities and Water Resources Element.)

### **Policy IC-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. (See also Objective T-10 and related policies and actions in the Transportation Element.)<sup>26</sup>

<sup>25</sup> New policy added based on 2018-2021 PAB Recommendations.

<sup>26</sup> Carried forward from the Public School Facilities Element, Objective 1-3.5 (School Location and Infrastructure).

## **Objective IC-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>27</sup> [\(See also Public and Semi-Public General Land Use description in the Future Land Use Element.\)](#)

### **Policy IC-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>28</sup>

### **Policy IC-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>29</sup>

### **Policy IC-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>30</sup>

### **Policy IC-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>31</sup>

**Action IC-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,

<sup>27</sup> Carried forward from the Public School Facilities Element, Objective 1-3 (School Location and Infrastructure).

<sup>28</sup> Carried forward from the Public School Facilities Element, Objective 1-3 (School Location and Infrastructure).

<sup>29</sup> Carried forward from the Public School Facilities Element, Objective 1-3 (School Location and Infrastructure).

<sup>30</sup> Carried forward from the Public School Facilities Element, Objective 1-3 (School Location and Infrastructure).

<sup>31</sup> Carried forward from the Public School Facilities Element, Objective 1-3.1 (School Location and Infrastructure).

and ensure that the necessary infrastructure is in place prior to or concurrent with school construction.<sup>32</sup>

**Action IC-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>33</sup>

**Policy IC-5.5 School Location Planning**

Coordinate with the District School Board of Collier County on the regulatory review of residential development for school location planning.<sup>34</sup>

**Action IC-5.5.1 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>35</sup>

**Policy IC-5.6 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>36</sup> ([See also Policy PROS-1.7 in the Parks, Recreation, and Open Space Element.](#))

<sup>32</sup> Carried forward from the Public School Facilities Element, Objective 1-3.2 (School Location and Infrastructure).

<sup>33</sup> Carried forward from the Public School Facilities Element, Objective 1-3.6 (School Location and Infrastructure) and Intergovernmental Coordination Policy 1.12.

<sup>34</sup> Carried forward from Intergovernmental Coordination Element, Policy 1-12.

<sup>35</sup> Carried forward from the Public School Facilities Element, Objective 1-3.3 (School Location and Infrastructure).

<sup>36</sup> Carried forward from the Public School Facilities Element, Objective 1-3.4 (School Location and Infrastructure).



## Objective [IC-6 Annexations](#)

The City will consider proposed annexations in accordance with the policies established in the Future Land Use Element. [\(See also the Generalized Future Land Use-Annexation subsection of the Future Land Use Element.\)](#)<sup>37</sup>

### Policy [IC-46.1 Annexation Coordination](#)

Confer with all affected jurisdictions to ensure an equitable and smooth transition from Collier County to City jurisdiction.

### Policy [IC-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.

### Policy [IC-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.

### Policy [IC-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 [\(See also the Future Land Use Element, Objective FLU-7 and the Concurrency and Capital Improvements Element, Action CCI-1.1.5\).](#)

### Policy [IC-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>37</sup> Carried forward from Intergovernmental Coordination Element Objective 4.

# 11

# CONCURRENCY AND CAPITAL IMPROVEMENTS ELEMENT

[In this Section:](#)

[Introduction](#)

[Goal, Objectives,  
Policies, and Actions](#)

[Capital Improvements  
Program](#)

# INTRODUCTION

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~~State Statutes no longer require “financial feasibility”; however, City Council requires that proposals contained in the Comprehensive Plan that require the expenditure of public funds for capital improvements will carry related fiscal considerations, including estimated costs, priority ranking relative to other proposed capital expenditures, proposed funding sources, and estimated annual operating costs.~~ The **Concurrency Management and Capital Improvements Element** establishes the framework by which the City ensures that public facilities and infrastructure needed to support development are available concurrent with the impacts of such development, consistent with Chapter 163, Part II, Florida Statutes (Community Planning Act), and the concurrency requirements set forth in Section 163.3180, Florida Statutes. This Element promotes fiscally responsible growth, maintains adopted levels of service, and aligns infrastructure investments with the City’s long-term planning objectives and resilience goals.

Pursuant to Section 163.3180, Florida Statutes, the City maintains a concurrency management system that links land use decisions to the availability of public facilities and services. The City applies concurrency to potable water, sanitary sewer, solid waste and drainage facilities as required by the state, but also applies it to additional facilities including transportation, parks and recreation, and public schools. This Element establishes the level of service standards to ensure that public facilities and infrastructure needed to support development are available, or that necessary improvements are planned and funded to meet such standards within the applicable timeframes.

The Concurrency and Capital Improvements Element identifies, prioritizes, and funds projects necessary to implement the Comprehensive Plan and to ensure the timely provision of public facilities. Specific capital improvements are ~~routinely~~ planned for and updated annually anticipated in the ~~City’s Annual~~ Five-Year Capital Improvements Program (CIP) to ensure financial feasibility and reflect evolving infrastructure needs, revenue projections, and priorities. The Five-Year CIP is internally consistent with the implementation of the 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. As a coastal community located in Collier County along the Gulf, the City recognizes the importance of integrating resilience into infrastructure planning to address risks associated with flooding,

storm surge, sea level rise, and other extreme weather events. 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.

Concurrency and capital planning efforts shall be coordinated with relevant governmental entities. The City shall collaborate with Collier County, regional agencies, and state and federal organizations to maximize funding opportunities and to plan for and maintain shared infrastructure systems.

Through this Element, the City affirms its commitment to coordinating land use, infrastructure planning, and resilience to ensure the provision of adequate public facilities, protect public health and safety, and support sustainable and orderly development.

## GOAL, OBJECTIVES, ~~AND~~ POLICIES, AND ACTIONS

The following goal, objectives, ~~and~~ policies, and actions 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 while maintaining~~ sufficient flexibility to ~~meet the challenges associated with accommodate~~ growth and redevelopment, and to respond to evolving resilience needs.



## **Objective CCI-1 Annual Capital Improvements Program Review**

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

### **Policy CCI-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.<sup>1</sup>

### **Policy CCI-1.2 Updates Adopted by Ordinance**

Updates to the Five-Year Schedule of Capital Improvements may be adopted by ordinance and shall not be considered amendments to the Comprehensive Plan, consistent with Section 163.3187, Florida Statutes.

**Action CCI-1.2.1** 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~~ **Action CCI-1.2.2** 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 1.6~~ **Action CCI-1.2.3** Adopt by ordinance an annual capital budget as part of the Five-Year Capital Improvements Program.

**Action CCI-1.2.4** Capital projects identified through the Neighborhood Planning process will be reviewed for incorporation in the Capital Improvements Plan on an annual basis (See Objective FLU-7 in the Future Land Use Element and Housing Element Policy H-3.4).<sup>2</sup>

### **Policy CCI-1.3 Encourage Recycled Materials**

Encourage the use of recycled materials in projects funded through the City's Capital Improvements Program.

<sup>1</sup> Language moved from CMSE Policy 1-3 and revised as noted.

<sup>2</sup> New action to support establishment of Neighborhood Planning Process as directed by City Council.

### **Policy CCI-1.4 Comply with Debt Service Coverage Requirements**

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 CCI-1.5 Comply with 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 CCI-1.7-6 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>

### **Policy CCI-1.87 Annually Review Concurrency and Capital Improvements Element**

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~~ to ensure that the five-year schedule of capital improvements remains current, financially feasible, and consistent with the goals, objectives, policies, and actions of the Comprehensive Plan.

### **Policy CCI-1.98 Correct Existing Deficiencies**

~~Future development will bear proportionate costs of facility improvements as needed to accommodate the development and to maintain level of service standards. Proportionate costs will be based on established impact fees for roadways (including traffic calming), police, fire, parks and recreation, and general government. System development charges established for water and sewer services assure that future development will contribute to the costs of new facilities for those services.~~ Correction of existing deficiencies in specific areas of the community will be made using funding mechanisms such as user fees, special assessments or taxing districts, 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 CCI-1.9 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

<sup>3</sup> Language added from PSFE Objective 1-4 & Policy 1-4.1 and revised as noted.

<sup>4</sup> Language moved from CIE Objective 2

of service standards, [adapt or relocate public facilities](#), or to correct deficiencies if not correctly funded.<sup>5</sup>

**Policy CCI-1.10 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, and Actions of other Plan Elements.



**Objective CCI-2 Levels of Service (LOS)**

Public facilities including ~~roads~~ [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.<sup>6</sup>

**Policy CCI-2.1 Adopted Level of Service Standards<sup>7</sup>**

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
<b>Community <a href="#">Parks*</a></b>	2 acres/1,000 population
<b>Neighborhood, <a href="#">Linear,</a> and <a href="#">Mini Parks</a></b>	1 acre/1,000 population

<sup>5</sup> Language moved from CIE Policy 4-5

<sup>6</sup> Language moved from Concurrency Management System Element Objective 1 and updated as noted.

<sup>7</sup> Language moved from Concurrency Management System Element Policy 1.1 and updated as noted.

**RECREATION FACILITIES**

FACILITY	LEVEL OF SERVICE
Basketball Courts	1/5,000 persons
Baseball Fields	1/5,000 persons
Beach Access Points	1/1,000 persons
Boat <u>Launch/Ramps</u>	1/9,000 persons
Bike Lanes and Routes	1 <u>mile</u> /1,500 persons
Community Centers	1/9,000 persons
Football Fields	1/ 11,000 persons
Picnic Areas	1/5,000 persons
Play Areas ( <u>Playgrounds</u> )	1/6,000 persons
Swimming Pools	1/ 25,000 persons
Tennis Courts	1/ <del>5,000</del> <u>2,000</u> persons
Volleyball Courts	1/4,000 persons
<del>Physical Fitness Trails</del>	1 <u>acre</u> /5,000 persons

*Roadways ~~s~~ 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 adopt the County’s level of service E. These County roads for 2010 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 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.) (See also Objective T-4 in the Transportation Element.)

**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>

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

The level of service standard for surface water management for all development, redevelopment and the City’s 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 (See also the Public Facilities and Water Resources Element, Policy PFWR-1.10).<sup>8</sup> 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 year-1 hour 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

<sup>8</sup> Language mirrors Public Facilities & Water Resources Element Policy 1-10, carried forward.

[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**

FACILITY	LEVEL OF SERVICE
Elementary Schools	95% of CSA Enrollment/FISH Capacity
Middle Schools	95% of CSA Enrollment/FISH Capacity
High Schools	100% of CSA Enrollment/FISH Capacity

NOTE: CSA = Concurrency Service Area

FISH= Florida Inventory of School Houses

**Policy CCI-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.

**Policy CCI-2.3 Update Stormwater LOS Standards**

[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 CCI-2.4 Update Parks and Recreation LOS Standards**

[Within one year of completion of the 2026 Parks and Recreation Master Plan, the City shall review and update the LOS standards as needed.](#)

**Objective CCI-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. 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.~~ System development charges

established for water and sewer services assure that future development will contribute to the costs of new facilities for those services.<sup>9</sup>

### **Policy ~~CCI-2.3.1~~ 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 ~~CCI-2.3.2~~ 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>10</sup>

### **Policy ~~CCI-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 ~~CCI-2.5.3.4~~ 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>11</sup>

### **Policy 2.7**

~~Permit the use of water system development charges for groundwater aquifer protection programs.~~<sup>12</sup>

### **Policy ~~CCI-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>9</sup> Language added from Concurrency Management Objective 2 & revised as noted.

<sup>10</sup> Moved to Action in Objective 1.

<sup>11</sup> Deleted per PAB suggestion.

<sup>12</sup> Deleted per PAB suggestion.



### Objective **CCI-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.

#### Policy **CCI-34.1 Assure Necessary Public Facilities**

Assure that necessary sewer and water public facilities will be in place, or provided for, concurrent with proposed or previously approved development.

#### Policy **CCI-34.2 Complete Service and Delivery Improvements**

Complete sewer and water service and delivery improvements and require new development to utilize such services within the level of service standards of said facility service area.

#### Policy **CCI-34.3 Allow Phased Development Projects**

Allow phased development projects, or phasing sewer and water 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 **CCI-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 **CCI-45.1 Annually Project Population Growth**

~~Project population growth~~ Monitor and project population trends on an annual basis to ~~measure~~ evaluate level of service demands.

#### Policy **CCI-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 **CCI-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 **CCI-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>13</sup>~~

**Policy CCI-4.6-5.5 Coordinate Data for LOS Standards**

The Planning Department will coordinate the data and analysis needed to ~~measure~~ evaluate 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.



**Objective CCI-56 Capital Improvements Program**

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. (See also Policy PROS-5.2 in the Parks, Recreation, and Open Space Element.)



**Policy CCI-56.1 Annually Review Capacity Needs**

~~Eliminate~~ Maintain high service standards by identifying, evaluating, and eliminating deficiencies and by annually reviewing capacity needs gaps across of each City departments and public facilities as related to public facility improvements and designate such needs in the Capital Improvements Program<sup>14</sup>.

Action CCI-6.1.1 ~~Eliminate deficiencies by annually reviewing capacity needs of each City department as related to public facility improvements and designate such needs in~~ Update the Capital Improvements Program annually to reflect the documented facility and infrastructure needs of each City department.<sup>15</sup>

**Policy CCI-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.

<sup>13</sup> Policy language moved.

<sup>14</sup> Deleted portion of policy has been moved to the following action.

<sup>15</sup> Carries forward CCI Policy 5.1 into a new action.

**Policy CCI-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 CCI-56.4 Maintaining Levels of Service**

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 CCI-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 CCI-56.6 Annual Capital Improvements Planning**

Capital improvements identified in the ~~monitoring report~~ [Annual Level of Service Report](#) will be analyzed for financial feasibility and, if feasible, will be included in the Capital Improvements Budget adopted annually.

**Policy CCI-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 CCI-56.8 Capital Improvements Program Coordination**

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 CCI-56.9 Evaluation of Capital Facilities Improvements**

Development of the Capital Improvements Program will include an evaluation of the need for replacement and renewal, [adaptation or relocation](#) of capital facilities.

**Policy CCI-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 CCI-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.



### **Objective CCI-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.

#### **Policy CCI-67.1 Direct State and Federal Funds Away from High Hazard Areas**

Direct projects which are funded by state or federal assistance away from coastal 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 CCI-67.2 Direct New Population Growth Away from Coastal High-Hazard Areas with Exceptions**

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.



### **Objective CCI-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.<sup>16</sup> (See Policy IC-2.1 and related actions and Objective IC-3 and related policies and actions in Intergovernmental Coordination Element.)

#### **Policy CCI-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.<sup>17</sup>

#### **Policy CCI-8.2 Establish School CSAs**

<sup>16</sup> Language moved from Public School Facilities Element Objective 1.1 and amended as noted.

<sup>17</sup> Language moved from Public School Facilities Element Policy 1.1.1.

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.<sup>18</sup>

**Policy CCI-8.3 Changes to CSA Boundaries**<sup>19</sup>

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 CCI-8.4 Process for Modifying CSA Boundary Maps**<sup>20</sup>

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 ~~CCI-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**

This document incorporates the City’s ~~current Capital Improvements and current Capital Improvements Program or Five-Year Schedule of Capital Improvements as it, which~~ 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. as amended. While some of the City’s capital projects listed further the goals, objectives, ~~and~~ policies, and actions of the Comprehensive Plan, none of the improvements are required to meet level of service standards in the next five years.

<sup>18</sup> Language moved from Public School Facilities Element Policy 1.1.2.

<sup>19</sup> Language moved from Public School Facilities Element Policy 1.1.3 and amended as noted.

<sup>20</sup> Language moved from Public School Facilities Element Policy 1.1.4 and amended as noted.

CITY OF NAPLES  
 FIVE YEAR CAPITAL IMPROVEMENT PROJECTS OVERVIEW  
 ALL FUNDS

	Amended Budget 2024-25	Request 2025-26	2026-27	2027-28	2028-29	2029-30
<b>Public Service Tax/Capital Projects Fund</b>						
Administrative Departments	0	0	0	0	0	0
Police Department	1,727,521	1,800,919	2,213,369	2,255,847	2,466,847	2,043,879
Fire Rescue Department	1,611,000	2,505,000	31,555,000	2,100,000	2,823,000	2,000,000
Parks, Recreation & Facilities	1,685,000	4,725,000	3,500,000	3,305,000	3,625,000	1,700,000
<b>Public Service Tax Fund Subtotal</b>	<b>5,023,521</b>	<b>9,030,919</b>	<b>37,268,369</b>	<b>7,660,847</b>	<b>8,914,847</b>	<b>5,743,879</b>
Water Sewer Fund	14,100,000	18,440,000	70,145,000	28,975,000	9,005,000	16,119,000
Building Permits Fund	35,000	320,000	35,000	35,000	35,000	35,000
Community Redevelop. Agency (CRA)	7,632,500	13,209,000	16,270,950	5,400,000	9,100,000	8,100,000
Streets & Traffic Fund	1,650,000	2,600,000	2,225,000	1,475,000	1,225,000	2,225,000
General Fund	750,000	4,500,000	0	200,000	2,300,000	180,000
Solid Waste Fund	1,415,000	1,115,000	1,415,000	1,115,000	1,115,000	1,175,000
Stormwater Fund	2,355,000	7,305,000	20,205,000	67,770,000	6,850,000	3,400,000
Tennis Fund	75,000	80,000	100,000	100,000	100,000	100,000
Beach Fund	368,000	490,500	338,000	340,000	342,000	245,000
Dock Fund	0	1,115,000	100,000	100,000	0	0
Technology Services Fund	730,000	795,000	875,000	795,000	980,000	1,420,000
Equipment Services	1,500,000	100,000	350,000	105,000	0	40,000
Baker Park Fund	950,000	0	0	0	0	0
One Cent Sales Tax	14,747,290	0	0	0	0	0
<b>TOTAL ALL CAPITAL PROJECTS</b>	<b>51,331,311</b>	<b>59,100,419</b>	<b>149,327,319</b>	<b>114,070,847</b>	<b>39,966,847</b>	<b>38,782,879</b>

Five Year Total	\$ 401,248,311
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The above list shows, by funding source, the projected Five Year Capital Improvement Program. For reference, the current budget of FY 24-25 is provided.



CAPITAL PROJECTS - ALL FUNDS  
FISCAL YEARS 2026-2030

CIP NUMBER	PROJECT DESCRIPTION	AMENDED BUDGET 2024-25	REQUEST 2025-26	2026-27	2027-28	2028-29	2029-30
<b>POLICE SERVICES</b>							
26H12	Axon Equipment (Tasers, Body Worn Cameras)	273,614	304,421	304,421	304,421	304,421	304,421
26H13	In Car Camera Replacements	76,164	76,164	76,164	76,164	76,164	76,164
26H01	Marked Vehicle Replacement (4)	92,000	300,000	540,750	318,270	273,682	253,250
26H03	Unmarked Police Vehicle Replacement (1)	100,000	63,000	226,600	291,748	240,400	123,810
26H24	Marked Vehicles - New (6)	0	468,000	600,600	660,660	726,726	0
26H08	Unmarked Vehicles - New (2)	150,000	126,100	0	58,350	0	0
26H09	Mobile Data/Laptop Computer Replacements (7)	156,243	70,000	0	0	0	0
26H20	LPR Camera Replacements/Upgrade	119,000	235,000	200,000	200,000	200,000	200,000
26H10	Axon Drone Sense	0	13,256	13,256	13,256	13,256	13,256
26H17	Axon Virtual Reality Training Equipment & Software	0	34,978	22,978	22,978	22,978	22,978
26H05	AED Replacements & Accessories	64,712	10,000	10,000	10,000	10,000	30,000
26H11	Communications Furniture/Desk Motors	19,081	60,000	0	0	0	0
26H07	Swat Night Vision Equipment (2)	0	40,000	40,000	0	0	0
	Motorcycle Replacement (2)	0	0	100,000	0	0	0
	Marine Outboard Motor Replacement (2)	0	0	55,000	0	0	0
	CSI Photography Equipment Replacement	0	0	10,000	0	0	0
	Ballistic Helmet Replacement (34)	0	0	13,600	0	0	0
	Facility Lighting Replacement	0	0	0	10,000	0	0
	Enclosed Trailer	0	0	0	20,000	0	0
	Marine Vessel Replacement (1)	0	0	0	240,000	0	0
	Tactical Body Armor & Helmet Replacement (6)	10,288	0	0	30,000	0	0
	Drone - SUAS Replacements and Accessories (2)	82,000	0	0	0	99,220	0
	Bathroom, Stairwell, Locker Room Renovations	0	0	0	0	500,000	0
	Building Wind and Flood Mitigation	0	0	0	0	0	450,000
	Police Specialty Vehicle (Swat)	0	0	0	0	0	300,000
	Portable Radio Replacement & Services	450,000	0	0	0	0	270,000
	Mobile Radio Replacement	20,000	0	0	0	0	0
	Secure Digital Storage (RAID)	30,000	0	0	0	0	0
	SIU Tech & Surveillance Equipment	25,000	0	0	0	0	0
	Police Building Master Re-Key / Security	15,000	0	0	0	0	0
	COP Furniture Replacement	29,419	0	0	0	0	0
	Parking Lot Lighting Enhancements	15,000	0	0	0	0	0
<b>TOTAL POLICE DEPARTMENT</b>		<b>1,727,521</b>	<b>1,800,919</b>	<b>2,213,369</b>	<b>2,255,847</b>	<b>2,466,847</b>	<b>2,043,879</b>
<b>FIRE AND RESCUE DEPARTMENT</b>							
26E02	Engine	0	1,000,000	0	0	0	0
26E01	Staff vehicles - Renamed CH01 to Bat 5 and FM (2)	0	200,000	0	0	0	0
26E13	Thermal Imagers	16,000	100,000	0	0	0	0
26E04	Retro fit apparatus with narc locks	0	40,000	0	0	0	0
26E06	Technical Rescue Equipment	0	65,000	65,000	0	0	0
26E09	Emergency Services Marine Deck	0	100,000	500,000	0	0	0
25E22	New Fire Station #2	1,200,000	1,000,000	29,000,000	0	0	0
	Public Safety Training Facility	0	0	800,000	0	0	0
	Bunker Gear Replacement	0	0	90,000	100,000	120,000	0
	Engine Co. 1 - Fully Equipped (Repl.)	0	0	1,100,000	0	0	0
	Ladder One fully equipped replacement	0	0	0	1,500,000	0	0
	Zoll heart monitors	0	0	0	500,000	0	0
	Engine Co. 2 - Fully Equipped (Repl.)	0	0	0	0	1,500,000	0
	Fire boat 15yr replacement	0	0	0	0	1,000,000	0
	K-Saws / Chainsaws	0	0	0	0	28,000	0
	Battalion 1 (fully outfitted)	0	0	0	0	175,000	0
	Assistant Fire Marshal Vehicle (new)	80,000	0	0	0	0	0
	SCBA Masks and Regulators	120,000	0	0	0	0	0
	Portable Radios	195,000	0	0	0	0	0
	Station One Renovation	0	0	0	0	0	250,000
	HVAC renovation at FS1	0	0	0	0	0	250,000
	Ocean rescue equipment	0	0	0	0	0	150,000
	Bat. 6 and 7, Chief 3 (min equip needed)	0	0	0	0	0	350,000
	Squad replacement & equipment	0	0	0	0	0	1,000,000
<b>TOTAL FIRE RESCUE</b>		<b>1,611,000</b>	<b>2,505,000</b>	<b>31,555,000</b>	<b>2,100,000</b>	<b>2,823,000</b>	<b>2,000,000</b>



CAPITAL PROJECTS - ALL FUNDS  
FISCAL YEARS 2026-2030

CIP NUMBER	PROJECT DESCRIPTION	AMENDED BUDGET 2024-25	REQUEST 2025-26	2026-27	2027-28	2028-29	2029-30
<b>PARKS, RECREATION AND FACILITIES DEPARTMENT</b>							
<b>Landscaping/Parks &amp; Parkways Continuing and New Projects</b>							
26F03	Tree Fill In and Replacement Program	250,000	300,000	300,000	300,000	300,000	300,000
26F32	Landscape Median Restoration	450,000	500,000	550,000	550,000	600,000	600,000
26F02	Small Equipment Replacement - Pk/Pkways	35,000	85,000	50,000	50,000	50,000	50,000
26F07	Upgrade to Irrigation System - US 41 Medians	0	50,000	20,000	20,000	10,000	10,000
	Vehicle Replacement - Pk/Pkways	65,000	0	65,000	65,000	65,000	65,000
	Urban Forest Tree Inventory Update	150,000	0	0	0	0	250,000
<b>Recreation Facilities Continuing and New Projects</b>							
26G03	River Park Aquatic Center - Improvements	0	150,000	50,000	50,000	50,000	0
26G23	Skate Park Improvements	0	100,000	0	0	400,000	0
26G11	Fleischmann Park Improvements	250,000	300,000	1,000,000	500,000	1,800,000	200,000
26G21	Recreation Vehicle Purchase (1 SUV)	35,000	45,000	0	0	0	0
26G02	Baker Park Improvements	0	75,000	150,000	1,000,000	0	0
26G26	Seagate Park - Tennis Court/Raquetball Resurface	0	50,000	0	0	0	0
26G04	Cambier Park Improvements	100,000	2,000,000	0	500,000	200,000	0
26G02	River Park Community Center & Park Improvements	0	760,000	100,000	100,000	25,000	0
	Norris Center Improvements	150,000	0	250,000	100,000	50,000	0
	Anthony Park Improvements	0	0	25,000	25,000	25,000	25,000
	Department Master Plan Update	200,000	0	0	0	0	200,000
	Naples Preserve Improvements	0	0	50,000	0	50,000	0
	Van Replacement (1) - Recreation (Norris)	0	0	30,000	0	0	0
<b>City Facilities Continuing and New Projects</b>							
26I05	Replacement Vehicle - Facilities Maintenance	0	60,000	60,000	45,000	0	0
26I01	HVAC Controls Upgrade - City Hall and NPD	0	250,000	0	0	0	0
	Elevator Modernizations	0	0	0	0	0	0
	New Parks, Recreation, and Facilities Building	0	0	800,000	0	0	0
<b>TOTAL PARKS, RECREATION AND FACILITIES DEPT</b>		<b>1,685,000</b>	<b>4,725,000</b>	<b>3,500,000</b>	<b>3,305,000</b>	<b>3,625,000</b>	<b>1,700,000</b>
<b>TOTAL PUBLIC SERVICE TAX</b>		<b>5,023,521</b>	<b>9,030,919</b>	<b>37,268,369</b>	<b>7,660,847</b>	<b>8,914,847</b>	<b>5,743,879</b>
<b>WATER SEWER FUND (Fund 420)</b>							
<b>Water Production</b>							
26K11	Water Treatment Plant Pumps	130,000	130,000	130,000	130,000	130,000	130,000
26K02	Infrastructure Repairs - Water Plant	100,000	100,000	100,000	100,000	100,000	100,000
26K57	Clearwell Rehabs (underground water storage)	225,000	500,000	750,000	1,000,000	0	0
25K03	Chlorine Gas to Bleach Conversion	505,000	1,600,000	0	0	0	0
26K15	Golden Gate Well Replacements (2 per year)	0	5,000,000	350,000	6,000,000	350,000	6,000,000
	Loader Replacement (Lime Operation)	0	0	130,000	0	0	0
	Service Truck Replacements (1)	0	0	0	45,000	0	0
	Filter Bed Replacement (2 per year)	0	0	0	0	0	250,000
	Vacuum Press Replacement	2,000,000	0	0	0	0	0
<b>TOTAL WATER PRODUCTION</b>		<b>2,960,000</b>	<b>7,330,000</b>	<b>1,460,000</b>	<b>7,275,000</b>	<b>580,000</b>	<b>6,480,000</b>
<b>Water Distribution</b>							
26L02	Water Transmission Mains	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
26L02	Improvements based on WDSMP	4,000,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
26L02	Water Transmission Mains (Stormwater Multi-Basin Imp	0	0	1,000,000	6,500,000	0	0
26L02	Water Transmission Mains (Unsewered Areas 1, 2, 3, 6)	0	0	21,000,000	0	0	0
26L06	Service Truck Replacements (1)	165,000	55,000	120,000	120,000	120,000	120,000
26L07	Service Truck - New Additions - (2 - F/Admin)	0	110,000	0	55,000	0	55,000
26L10	Utilities Administration Facility Improvements	0	425,000	0	45,000	75,000	1,500,000
26L08	Heavy Equipment Trailer Replacements (2)	0	30,000	0	0	0	17,000
	Collier County Transportation Improvements	0	0	1,000,000	0	0	0
	Equipment Awning	0	0	100,000	0	0	0
	Excavation Equipment Replacements (2)	150,000	0	0	0	0	0
	Pipe Locating Equipment - Ground Penetrating Radar	0	0	25,000	0	30,000	0
<b>TOTAL WATER DISTRIBUTION</b>		<b>5,815,000</b>	<b>4,620,000</b>	<b>27,245,000</b>	<b>10,720,000</b>	<b>4,225,000</b>	<b>5,692,000</b>



CAPITAL PROJECTS - ALL FUNDS  
FISCAL YEARS 2026-2030

CIP NUMBER	PROJECT DESCRIPTION	AMENDED BUDGET 2024-25	REQUEST 2025-26	2026-27	2027-28	2028-29	2029-30
<b>Wastewater Treatment</b>							
26M07	Wastewater Treatment Plant Pumps	150,000	600,000	600,000	150,000	150,000	150,000
26M25	Infrastructure Repairs - Wastewater Plant	150,000	150,000	150,000	150,000	150,000	150,000
26M04	Chlorine Gas to Bleach Conversion	0	1,500,000	0	0	0	0
26M06	Biosolids Dewatering Replacement (Design)	0	300,000	TBD	TBD	0	0
	Service Truck Replacements (1 per year)	0	0	55,000	0	0	55,000
	Filter Bed Replacements (Filters 1, 2, & 3)	0	0	250,000	0	125,000	0
	Telehandler/Tractor Replacement	0	0	0	200,000	0	0
	NEW - Yard Tractor Purchase	0	0	0	110,000	0	0
	Blower Replacement (No. 5)	0	0	0	300,000	0	0
	Preliminary Interior Recoating & Gate Replacements	0	0	0	0	100,000	TBD
	Treatment Improvements (pending disinfection byproduct)	0	0	TBD	TBD	TBD	TBD
	Grit Pumps and Classifier Replacements	300,000	0	0	0	0	0
<b>TOTAL WASTEWATER TREATMENT</b>		<b>600,000</b>	<b>2,550,000</b>	<b>1,055,000</b>	<b>910,000</b>	<b>525,000</b>	<b>355,000</b>
<b>Wastewater Collections</b>							
26N04	Replace Sewer Mains, Laterals, etc.	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
26N04	Replace Sewer Mains (Stormwater - Multi Basin Impv)	0	0	1,000,000	6,500,000	0	0
26N04	Improvements based on SCSMP	0	0	TBD	TBD	TBD	TBD
26N11	Service Truck Replacements (2)	200,000	175,000	120,000	120,000	120,000	120,000
26N06	Dewatering Pump Replacements	0	50,000	0	0	55,000	0
	Sanitary Sewer Installations (Unsewered Areas 1, 2, 3, 6)	0	0	35,000,000	0	0	0
	Jet/Vacuum Truck (NEW - Addition)	0	0	850,000	0	0	0
	Heavy Equipment Trailer Replacement	0	0	15,000	0	0	17,000
	WWC Facility Improvements	75,000	0	TBD	TBD	0	0
	Televising Truck/Camera Equipment Replacement	575,000	0	0	0	0	0
	Excavation Equipment Replacements (2)	150,000	0	0	0	0	0
<b>TOTAL WASTEWATER COLLECTIONS</b>		<b>2,500,000</b>	<b>1,725,000</b>	<b>38,285,000</b>	<b>8,120,000</b>	<b>1,675,000</b>	<b>1,637,000</b>
<b>Utilities Maintenance</b>							
26X01	Replace/Upgrade Remote Pumping Facilities	400,000	400,000	400,000	400,000	400,000	400,000
26X02	Pump Station Improvements	500,000	500,000	500,000	500,000	500,000	500,000
26X22	Generator Replacements	175,000	180,000	125,000	125,000	125,000	125,000
26X04	Submersible Pump Replacements	250,000	250,000	250,000	250,000	250,000	250,000
26X07	Power Service Control Equipment Replacements	150,000	150,000	150,000	150,000	150,000	150,000
26X05	Service Truck Replacements (2)	150,000	110,000	150,000	150,000	150,000	150,000
26X09	SCADA/Telemetry/Computer Networking Improvements	400,000	425,000	125,000	125,000	225,000	125,000
	Equipment Awning Installations (equipment protection)	0	0	100,000	0	0	0
	Odor Control System Replacements	0	0	100,000	0	0	0
<b>TOTAL UTILITIES MAINTENANCE</b>		<b>2,025,000</b>	<b>2,015,000</b>	<b>1,900,000</b>	<b>1,700,000</b>	<b>1,800,000</b>	<b>1,700,000</b>
<b>Utilities/Finance/Customer Service</b>							
	Service Truck Replacements	0	0	0	50,000	0	55,000
<b>TOTAL CUSTOMER SERVICE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>0</b>	<b>55,000</b>
<b>IWRP (Integrated Water Resource Plan)</b>							
26K59	Reclaimed Water Transmission Mains	200,000	200,000	200,000	200,000	200,000	200,000
<b>TOTAL IWRP</b>		<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>
<b>TOTAL UTILITIES FUND</b>		<b>14,100,000</b>	<b>18,440,000</b>	<b>70,145,000</b>	<b>28,975,000</b>	<b>9,005,000</b>	<b>16,119,000</b>
<b>BUILDING FUND (Fund 110)</b>							
26B04	Vehicle Replacement Program	35,000	70,000	35,000	35,000	35,000	35,000
26B06	Elevator Modernization	0	250,000	0	0	0	0
<b>TOTAL BUILDING FUND</b>		<b>35,000</b>	<b>320,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>
<b>COMMUNITY REDEVELOPMENT AGENCY-CRA (Fund 180)</b>							
25C02	1st Ave S, 12th St S, 10th St N Improvements	0	8,854,000	9,670,950	0	0	0
25C04	Naples Design District Improvements	0	3,000,000	200,000	1,500,000	1,500,000	1,500,000
26C13	CP Security Enhancements Anthony Park Area	0	100,000	0	0	0	0
26C10	CP Security Enhancements Cambier Park	0	850,000	0	0	0	0
26C18	CRA Landscape technicians vehicle	0	65,000	0	0	0	0
26C14	Neighborhood Plans Projects	0	250,000	250,000	1,000,000	500,000	1,500,000
	CP Security Enhancement 4th Ave Garage/Sugden	0	90,000	0	0	0	0
	Street Improvements (Project Specific TBD)	0	0	0	400,000	1,000,000	2,500,000



CAPITAL PROJECTS - ALL FUNDS  
FISCAL YEARS 2026-2030

CIP NUMBER	PROJECT DESCRIPTION	AMENDED BUDGET 2024-25	REQUEST 2025-26	2026-27	2027-28	2028-29	2029-30
	5th Ave S and Sudden Plaza Improvements	400,000	0	5,200,000	0	0	0
	Anthony Park Improvements	50,000	0	750,000	0	0	0
	Norris Center Improvements	0	0	200,000	0	0	0
	Stormwater Improvements	0	0	0	2,000,000	1,000,000	2,000,000
	Community Policing	0	0	0	0	100,000	100,000
	Park Improvements	0	0	0	500,000	0	500,000
	Additional Parking	0	0	0	0	5,000,000	0
	Affordable Housing Projects	4,085,000	0	0	0	0	0
	6th Avenue North Landscape	225,000	0	0	0	0	0
	Land Acquisition	2,000,000	0	0	0	0	0
	4th Avenue S garage painting and landscaping	345,000	0	0	0	0	0
	Community Police Vehicles	277,500	0	0	0	0	0
	River Park Improvements	100,000	0	0	0	0	0
	Baker Park Improvements	150,000	0	0	0	0	0
<b>TOTAL CRA FUND</b>		<b>7,632,500</b>	<b>13,209,000</b>	<b>16,270,950</b>	<b>5,400,000</b>	<b>9,100,000</b>	<b>8,100,000</b>
<b>STREETS &amp; TRAFFIC FUND (Fund 190)</b>							
	Annual Pavement Resurfacing Program	1,500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
26U29	Pedestrian & Bicycle Master Plan Projects	150,000	150,000	150,000	150,000	150,000	150,000
26U31	Annual Alleyway Improvement Project	0	300,000	TBD	TBD	TBD	TBD
	Intersection/Signal System Improvements	0	0	1,000,000	250,000	0	1,000,000
26U01	New - Intersection/Signal System Improvements	0	1,150,000	TBD	0	0	0
25C02	Street Signage - 1st Ave S, 10th St, and 12th St	0	TBD	0	0	0	0
	American Disability Act (ADA) Infrastructure Improvements	0	0	75,000	75,000	75,000	75,000
<b>TOTAL STREETS AND TRAFFIC FUND</b>		<b>1,650,000</b>	<b>2,600,000</b>	<b>2,225,000</b>	<b>1,475,000</b>	<b>1,225,000</b>	<b>2,225,000</b>
<b>GENERAL FUND (001)</b>							
SWall	Seawall Replacements	750,000	4,500,000	0	200,000	2,300,000	180,000
<b>TOTAL GENERAL FUND</b>		<b>750,000</b>	<b>4,500,000</b>	<b>0</b>	<b>200,000</b>	<b>2,300,000</b>	<b>180,000</b>
<b>SOLID WASTE FUND (Fund 450)</b>							
26P01	Large Refuse Truck Replacements (2)	1,115,000	730,000	850,000	850,000	850,000	850,000
26P02	Rebuild Solid Waste Refuse Trucks	200,000	200,000	200,000	200,000	200,000	200,000
26P21	Satellite Collection Vehicle Replacement	55,000	130,000	65,000	65,000	65,000	65,000
26P03	Service Vehicle Replacement	45,000	55,000	0	0	0	60,000
	Roll-off Truck Replacement	0	0	300,000	0	0	0
<b>TOTAL SOLID WASTE FUND</b>		<b>1,415,000</b>	<b>1,115,000</b>	<b>1,415,000</b>	<b>1,115,000</b>	<b>1,115,000</b>	<b>1,175,000</b>
<b>STORMWATER FUND (Fund 470)</b>							
26V02	Citywide Stormwater Improvements	1,100,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
26V14	Basin Improvements	725,000	0	0	0	0	0
26V14	Implementation of Multi-Basin - # IV (17th Ave S)	0	1,500,000	10,000,000	0	0	0
26V14	Implementation of Multi-Basin Improvements	0	3,500,000	3,000,000	65,000,000	0	0
26V28	Stormwater Pump Station Improvements	0	200,000	1,500,000	500,000	100,000	100,000
26V27	Lake Equipment/Control/Monitoring Improvements (Weirs, Aerators, Control Panels, etc.)	0	150,000	150,000	150,000	150,000	150,000
26V01	Service Truck - New Addition (1 per year)	0	55,000	55,000	0	0	0
26V11	Annual Alleyway Improvement Project	0	300,000	TBD	TBD	TBD	TBD
	Citywide Lake Restoration Improvements	0	0	3,400,000	400,000	5,000,000	400,000
	Streets Sweeper Replacements (1/year)	475,000	0	500,000	0	0	500,000
	Service Truck Replacement	55,000	0	0	120,000	0	0
	Television and Inspection Truck* - New Addition	0	0	0	0	0	650,000
<b>TOTAL STORMWATER FUND</b>		<b>2,355,000</b>	<b>7,305,000</b>	<b>20,205,000</b>	<b>67,770,000</b>	<b>6,850,000</b>	<b>3,400,000</b>
<b>BEACH FUND (Fund 430)</b>							
26R05	Lowdermilk Park Improvements	300,000	400,000	300,000	300,000	300,000	200,000
26R15	Beach Maintenance Cart (1)	17,000	17,500	18,000	18,000	18,000	18,000
26R16	Lowdermilk Park Cameras	0	30,000	0	0	0	0
26R12	Beach Specialist LSV	0	25,000	0	0	0	0
26R13	Beach Specialist ATV Replacement (1)	0	18,000	20,000	22,000	24,000	27,000
	Beach Specialist Vehicle	51,000	0	0	0	0	0
<b>TOTAL BEACH FUND</b>		<b>368,000</b>	<b>490,500</b>	<b>338,000</b>	<b>340,000</b>	<b>342,000</b>	<b>245,000</b>



CAPITAL PROJECTS - ALL FUNDS  
FISCAL YEARS 2026-2030

CIP NUMBER PROJECT DESCRIPTION	AMENDED BUDGET 2024-25	REQUEST 2025-26	2026-27	2027-28	2028-29	2029-30
<b>CITY DOCK FUND (Fund 460)</b>						
26Q02 Fuel Tank Replacement	0	1,000,000	0	0	0	0
26Q06 Naples Landings Improvements	0	115,000	0	0	0	0
Office design / rebuild	0	0	100,000	0	0	0
Replace skiff	0	0	0	100,000	0	0
<b>TOTAL NAPLES CITY DOCK FUND</b>	<b>0</b>	<b>1,115,000</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>
<b>TENNIS FUND (Fund 480)</b>						
26G01 Tennis Center Improvements - court leveling/relining	75,000	80,000	100,000	100,000	100,000	100,000
<b>TOTAL TENNIS FUND</b>	<b>75,000</b>	<b>80,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>
<b>BAKER PARK FUND (Fund 125)</b>						
Baker Park Improvements	950,000	0	0	0	0	0
<b>TOTAL BAKER PARK FUND</b>	<b>950,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TECHNOLOGY FUND (Fund 520)</b>						
26T05 Supplemental Data Center Cooling	120,000	25,000	0	0	0	80,000
26T07 Wi-Fi Hardware Refresh	45,000	95,000	100,000	0	0	0
26T06 Network Switch Refresh	20,000	50,000	100,000	55,000	55,000	55,000
26T08 Security Camera Refresh	100,000	150,000	160,000	170,000	170,000	180,000
26T16 Fiber Optic Ring	0	350,000	200,000	125,000	50,000	50,000
26T10 Network Access Control (NAC)	100,000	22,000	0	0	0	0
26T09 MSP Crossover	0	30,000	20,000	0	0	0
26T11 MDF Security	0	30,000	75,000	75,000	0	0
26T04 Monitor Refresh	0	43,000	0	0	0	0
Storage Area Network Refresh	0	0	0	0	0	225,000
Backup & Recovery	0	0	130,000	0	0	0
UPS Refresh (FY28 = desktop)	0	0	0	60,000	45,000	50,000
PC/Laptop Replacement Program	50,000	0	0	0	300,000	300,000
Security Camera Storage Refresh	100,000	0	0	0	100,000	0
Hyper-V Virtual Host Servers Refresh	115,000	0	0	0	250,000	250,000
Internet Redundancy (BGP)	50,000	0	0	0	0	0
Department Vehicle	30,000	0	50,000	0	0	0
Firewall Refresh	0	0	0	0	0	220,000
Phone System Upgrade	0	0	0	300,000	0	0
Emergency Call Boxes	0	0	40,000	10,000	10,000	10,000
<b>TOTAL TECHNOLOGY SERVICES FUND</b>	<b>730,000</b>	<b>795,000</b>	<b>875,000</b>	<b>795,000</b>	<b>980,000</b>	<b>1,420,000</b>
<b>EQUIPMENT SERVICES (Fund 530)</b>						
26S12 Forklift Replacement	0	70,000	0	0	0	0
26S03 Vehicle Lifts	0	30,000	0	40,000	0	40,000
Facility Improvements	1,500,000	0	350,000	0	0	0
Service Truck Replacement	0	0	0	65,000	0	0
<b>TOTAL EQUIPMENT SERVICES FUND</b>	<b>1,500,000</b>	<b>100,000</b>	<b>350,000</b>	<b>105,000</b>	<b>0</b>	<b>40,000</b>
<b>ONE CENT SALES TAX (Fund 350)</b>						
22Z07 Fire Station No. 2 Bay Hardening/Renovations	22,529	0	0	0	0	0
19Z02 ADA and Mobility Improvements to City Buildings	424,185	0	0	0	0	0
20Z06 Government Buildings Hardening Program	279,573	0	0	0	0	0
22Z21 ADA Infrastructure Improvements	356,705	0	0	0	0	0
25Z09 Intersection/Signal System Improvements	2,000,000	0	0	0	0	0
21V25 Beach Outfall Removal & Water Quality	11,559,930	0	0	0	0	0
20Z08 Camera Infrastructure/Fiber Optics	104,368	0	0	0	0	0
<b>TOTAL ONE CENT SALES TAX</b>	<b>14,747,290</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ALL CAPITAL PROJECTS</b>	<b>51,331,311</b>	<b>59,100,419</b>	<b>149,327,319</b>	<b>114,070,847</b>	<b>39,966,847</b>	<b>38,782,879</b>



**IMPROVEMENTS PROGRAM**  
**PUBLIC SERVICE TAX / CAPITAL IMPROVEMENT FUND**

The Public Service Tax/Capital Improvement Fund is one of the largest sources of capital financing for the City of Naples. There are four areas typically funded by the Public Service Tax Fund; Administrative Departments, Police Department, Fire-Rescue Department and Community Services Department.

Florida Statute sections 166 and 202 authorize municipalities to collect Public Service Taxes. City Code Section 34 Article IV governs the collection and appropriation of Naples' public service tax receipts. City Code states that public service tax receipts shall first be appropriated for any debt service on outstanding obligations backed by these receipts. After that, funds are to be transferred to the capital improvement fund of the City for the uses and purposes set forth and contained in the budget for the current fiscal year. This fund represents the latter purpose.

**Additional Revenue Sources**

As a revenue source, Impact Fees are tracked in separate funds, which are not budgeted until the funds are needed. In accordance with state law Impact Fees may only be used to provide increased capacity for the fire, police, and parks and recreation operations to accommodate any increased demand new development will have on existing operations. For FY 2025-26, the use of impact fees is not proposed, but are recommended to be reserved for expanded capacity projects in the future.

The April 2025 balances of the Impact Fee Funds are as follows:

Fire (Fund 312)	\$ 1,048,464
Police (Fund 311)	\$ 408,468
Recreation (Fund 314)	\$ 687,942

There are several other unbudgeted funds which can be used for capital improvements specific to each funds authorized purpose. The current balances are:

Public Art Fund (Fund 140)	\$ 2,096,694
Parking Trust Fund (Fund 185)	\$ 569,248
Land Trust Fund (Fund 320)	\$ 9,209
41-10 Public Open Space Fund (Fund 181)	\$ 1,416,774

**Summary**

The FY 2026-30 Capital Improvement Program of the Public Service Tax Fund is outlined on the following pages. Projects tentatively planned for FY 2025-26 total \$9.03 million and are displayed with data sheets that provide details of the project, the justification for the project, and related information. Projects for Fiscal Years 2026-27 and beyond do not include capital project sheets in this document.



**PUBLIC SERVICE TAX FUNDS  
FINANCIAL ESTIMATES FOR CAPITAL PROJECTS  
Fiscal Years 2026-2030**

	Budget 2024-25	Projected 2025-26	2026-27	2027-28	2028-29	2029-30
<b>9/30 Fund Balance</b>	<b>23,555,520</b>	<b>6,173,827</b>	<b>3,068,797</b>	<b>(507,800)</b>	<b>(5,293,281)</b>	<b>(10,891,680)</b>
<i>For both Debt and Capital Project Funds</i>						
<b>Estimated Revenues</b>						
Electric Public Service Tax	3,600,000	3,800,000	3,850,000	3,900,000	3,950,000	4,000,000
Natural Gas Tax	65,000	70,000	75,000	80,000	85,000	90,000
Propane Gas Tax	230,000	230,000	235,000	235,000	240,000	245,000
Local Telecommunications Tax	870,530	870,530	950,000	950,000	950,000	950,000
Auction/Assessments/Interest	212,910	1,482,191	210,000	190,000	185,000	175,000
Transfers In - CRA/Beach Fund	2,655,585	2,653,250	2,652,750	2,653,000	2,653,750	2,654,750
Bond Proceeds (1)	0	0	29,000,000	0	0	0
<b>Total Revenues</b>	<b>7,634,025</b>	<b>9,105,971</b>	<b>36,972,750</b>	<b>8,008,000</b>	<b>8,063,750</b>	<b>8,114,750</b>
<b>Estimated Expenditures</b>						
Public Service Tax 2018 Debt	387,204	387,503	387,504	387,503	0	0
Public Service Tax FS#2 Debt	0	0	0	1,950,000	1,950,000	1,950,000
Transfers to Other Funds (2)	15,409,351	0	0	0	0	0
Debt Service - CRA	1,385,419	1,384,201	1,383,940	1,384,071	1,384,461	1,384,983
Debt Service - Pier	1,270,167	1,269,049	1,268,811	1,268,930	1,269,289	1,269,767
Administration	137,950	139,330	140,723	142,130	143,551	144,987
<b>Total Expenditures</b>	<b>18,590,091</b>	<b>3,180,083</b>	<b>3,180,978</b>	<b>5,132,634</b>	<b>4,747,301</b>	<b>4,749,737</b>
Net Income before Capital	(10,956,066)	5,925,889	33,791,772	2,875,366	3,316,449	3,365,013
<b>Available for Capital Projects</b>	<b>12,599,454</b>	<b>12,099,716</b>	<b>36,860,569</b>	<b>2,367,566</b>	<b>(1,976,833)</b>	<b>(7,526,666)</b>
CIP Requests (from List)	<b>5,023,521</b>	<b>9,030,919</b>	<b>37,368,369</b>	<b>7,660,847</b>	<b>8,914,847</b>	<b>5,743,879</b>
Prior Year Rollovers	<b>1,402,106</b>					

(1) Fire Station #2 construction

(2) Debt proceeds owed to the Beach Fund - Pier (\$11,000,000) & CRA Fund - Garage (\$4,409,351)



CAPITAL PROJECTS - PUBLIC SERVICE TAX FUND  
FISCAL YEARS 2026-30

CIP NUMBER	PROJECT DESCRIPTION	AMENDED BUDGET	REQUEST				
		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>POLICE DEPARTMENT</b>							
26H12	Axon Equipment (Tasers, Body Worn Cameras)	273,614	304,421	304,421	304,421	304,421	304,421
26H13	In Car Camera Replacements	76,164	76,164	76,164	76,164	76,164	76,164
26H01	Marked Vehicle Replacement (4)	92,000	300,000	540,750	318,270	273,682	253,250
26H03	Unmarked Police Vehicle Replacement (1)	100,000	63,000	226,600	291,748	240,400	123,810
26H24	Marked Vehicles - New (6)	0	468,000	600,600	660,660	726,726	0
26H08	Unmarked Vehicles - New (2)	150,000	126,100	0	58,350	0	0
26H09	Mobile Data/Laptop Computer Replacements (7)	156,243	70,000	0	0	0	0
26H20	LPR Camera Replacements/Upgrade	119,000	235,000	200,000	200,000	200,000	200,000
26H10	Axon Drone Sense	0	13,256	13,256	13,256	13,256	13,256
26H17	Axon Virtual Reality Training Equipment & Software	0	34,978	22,978	22,978	22,978	22,978
26H05	AED Replacements & Accessories	64,712	10,000	10,000	10,000	10,000	30,000
26H11	Communications Furniture/Desk Motors	19,081	60,000	0	0	0	0
26H07	Swat Night Vision Equipment (2)	0	40,000	40,000	0	0	0
	Motorcycle Replacement (2)	0	0	100,000	0	0	0
	Marine Outboard Motor Replacement (2)	0	0	55,000	0	0	0
	CSI Photography Equipment Replacement	0	0	10,000	0	0	0
	Ballistic Helmet Replacement (34)	0	0	13,600	0	0	0
	Facility Lighting Replacement	0	0	0	10,000	0	0
	Enclosed Trailer	0	0	0	20,000	0	0
	Marine Vessel Replacement (1)	0	0	0	240,000	0	0
	Tactical Body Armor & Helmet Replacement (6)	10,288	0	0	30,000	0	0
	Drone - SUAS Replacements and Accessories (2)	82,000	0	0	0	99,220	0
	Bathroom, Stairwell, Locker Room Renovations	0	0	0	0	500,000	0
	Building Wind and Flood Mitigation	0	0	0	0	0	450,000
	Police Specialty Vehicle (Swat)	0	0	0	0	0	300,000
	Portable Radio Replacement & Services	450,000	0	0	0	0	270,000
	Mobile Radio Replacement	20,000	0	0	0	0	0
	Secure Digital Storage (RAID)	30,000	0	0	0	0	0
	SIU Tech & Surveillance Equipment	25,000	0	0	0	0	0
	Police Building Master Re-Key / Security	15,000	0	0	0	0	0
	COP Furniture Replacement	29,419	0	0	0	0	0
	Parking Lot Lighting Enhancements	15,000	0	0	0	0	0
<b>TOTAL POLICE DEPARTMENT</b>		<b>1,727,521</b>	<b>1,800,919</b>	<b>2,213,369</b>	<b>2,255,847</b>	<b>2,466,847</b>	<b>2,043,879</b>
<b>FIRE AND RESCUE DEPARTMENT</b>							
26E02	Engine	0	1,000,000	0	0	0	0
26E01	Staff vehicles - Renamed CH01 to Bat 5 and FM (2)	0	200,000	0	0	0	0
26E13	Thermal Imagers	16,000	100,000	0	0	0	0
26E04	Retro fit apparatus with narc locks	0	40,000	0	0	0	0
26E06	Technical Rescue Equipment	0	65,000	65,000	0	0	0
26E09	Emergency Services Marine Dock	0	100,000	500,000	0	0	0
25E22	New Fire Station #2	1,200,000	1,000,000	29,000,000	0	0	0
	Public Safety Training Facility	0	0	800,000	0	0	0
	Bunker Gear Replacement	0	0	90,000	100,000	120,000	0
	Engine Co. 1 - Fully Equipped (Repl.)	0	0	1,100,000	0	0	0
	Ladder One fully equipped replacement	0	0	0	1,500,000	0	0
	Zoll heart monitors	0	0	0	500,000	0	0
	Engine Co. 2 - Fully Equipped (Repl)	0	0	0	0	1,500,000	0
	Fire boat 15yr replacement	0	0	0	0	1,000,000	0
	K-Saws / Chainsaws	0	0	0	0	28,000	0
	Battalion 1 (fully outfitted)	0	0	0	0	175,000	0
	Assistant Fire Marshal Vehicle (new)	80,000	0	0	0	0	0
	SCBA Masks and Regulators	120,000	0	0	0	0	0
	Portable Radios	195,000	0	0	0	0	0
	Station One Renovation	0	0	0	0	0	250,000
	HVAC renovation at FS1	0	0	0	0	0	250,000
	Ocean rescue equipment	0	0	0	0	0	150,000
	Bat. 6 and 7, Chief 3 (min equip needed)	0	0	0	0	0	350,000
	Squad replacement & equipment	0	0	0	0	0	1,000,000
<b>TOTAL FIRE RESCUE</b>		<b>1,611,000</b>	<b>2,505,000</b>	<b>31,555,000</b>	<b>2,100,000</b>	<b>2,823,000</b>	<b>2,000,000</b>



CAPITAL PROJECTS - PUBLIC SERVICE TAX FUND  
FISCAL YEARS 2026-30

CIP NUMBER	PROJECT DESCRIPTION	AMENDED BUDGET	REQUEST	2026-27	2027-28	2028-29	2029-30
		2024-25	2025-26				
<b>PARKS, RECREATION AND FACILITIES DEPARTMENT</b>							
<b>Landscaping/Parks &amp; Parkways Continuing and New Projects</b>							
26F03	Tree Fill In and Replacement Program	250,000	300,000	300,000	300,000	300,000	300,000
26F32	Landscape Median Restoration	450,000	500,000	550,000	550,000	600,000	600,000
26F02	Small Equipment Replacement - Pk/Pkwys	35,000	85,000	50,000	50,000	50,000	50,000
26F07	Upgrade to Irrigation System - US 41 Medians	0	50,000	20,000	20,000	10,000	10,000
	Vehicle Replacement - Pk/Pkwys	65,000	0	65,000	65,000	65,000	65,000
	Urban Forest Tree Inventory Update	150,000	0	0	0	0	250,000
<b>Recreation Facilities Continuing and New Projects</b>							
26G03	River Park Aquatic Center - Improvements	0	150,000	50,000	50,000	50,000	0
26G23	Skate Park Improvements	0	100,000	0	0	400,000	0
26G11	Fleischmann Park Improvements	250,000	300,000	1,000,000	500,000	1,800,000	200,000
26G21	Recreation Vehicle Purchase (1 SUV)	35,000	45,000	0	0	0	0
26G02	Baker Park Improvements	0	75,000	150,000	1,000,000	0	0
26G26	Seagate Park - Tennis Court/Raquetball Resurface	0	50,000	0	0	0	0
26G04	Cambier Park Improvements	100,000	2,000,000	0	500,000	200,000	0
26G02	River Park Community Center & Park Improvements	0	760,000	100,000	100,000	25,000	0
	Norris Center Improvements	150,000	0	250,000	100,000	50,000	0
	Anthony Park Improvements	0	0	25,000	25,000	25,000	25,000
	Department Master Plan Update	200,000	0	0	0	0	200,000
	Naples Preserve Improvements	0	0	50,000	0	50,000	0
	Van Replacement (1) - Recreation (Norris)	0	0	30,000	0	0	0
<b>City Facilities Continuing and New Projects</b>							
26I05	Replacement Vehicle - Facilities Maintenance	0	60,000	60,000	45,000	0	0
26I01	HVAC Controls Upgrade - City Hall and NPD	0	250,000	0	0	0	0
	Elevator Modernizations	0	0	0	0	0	0
	New Parks, Recreation, and Facilities Building	0	0	800,000	0	0	0
<b>TOTAL PARKS, RECREATION AND FACILITIES DEPT</b>		<b>1,685,000</b>	<b>4,725,000</b>	<b>3,600,000</b>	<b>3,305,000</b>	<b>3,625,000</b>	<b>1,700,000</b>
<b>TOTAL PUBLIC SERVICE TAX</b>		<b>5,023,521</b>	<b>9,030,919</b>	<b>37,368,369</b>	<b>7,660,847</b>	<b>8,914,847</b>	<b>5,743,879</b>

**CAPITAL IMPROVEMENT PROJECTS  
POLICE DEPARTMENT - PUBLIC SERVICE TAX FUND**

CIP NUMBER	PROJECT DESCRIPTION	Budget	Request	2026-27	2027-28	2028-29	2029-30
		2024-25	2025-26				
26H12	Axon Equipment (Tasers, Body Worn Cameras)	273,614	304,421	304,421	304,421	304,421	304,421
26H13	In Car Camera Replacements	76,164	76,164	76,164	76,164	76,164	76,164
26H01	Marked Vehicle Replacement (4)	92,000	300,000	540,750	318,270	273,682	253,250
26H03	Unmarked Police Vehicle Replacement (1)	100,000	63,000	226,600	291,748	240,400	123,810
26H24	Marked Vehicles - New (6)	0	468,000	600,600	660,660	726,726	0
26H08	Unmarked Vehicles - New (2)	150,000	126,100	0	58,350	0	0
26H09	Mobile Data/Laptop Computer Replacements (7)	156,243	70,000	0	0	0	0
26H20	LPR Camera Replacements/Upgrade	119,000	235,000	200,000	200,000	200,000	200,000
26H10	Axon Drone Sense	0	13,256	13,256	13,256	13,256	13,256
26H17	Axon Virtual Reality Training Equipment & Software	0	34,978	22,978	22,978	22,978	22,978
26H05	AED Replacements & Accessories	64,712	10,000	10,000	10,000	10,000	30,000
26H11	Communications Furniture/Desk Motors	19,081	60,000	0	0	0	0
26H07	Swat Night Vision Equipment (2)	0	40,000	40,000	0	0	0
	Motorcycle Replacement (2)	0	0	100,000	0	0	0
	Marine Outboard Motor Replacement (2)	0	0	55,000	0	0	0
	CSI Photography Equipment Replacement	0	0	10,000	0	0	0
	Ballistic Helmet Replacement (34)	0	0	13,600	0	0	0
	Facility Lighting Replacement	0	0	0	10,000	0	0
	Enclosed Trailer	0	0	0	20,000	0	0
	Marine Vessel Replacement (1)	0	0	0	240,000	0	0
	Tactical Body Armor & Helmet Replacement (6)	10,288	0	0	30,000	0	0
	Drone - SUAS Replacements and Accessories (2)	82,000	0	0	0	99,220	0
	Bathroom, Stairwell, Locker Room Renovations	0	0	0	0	500,000	0
	Building Wind and Flood Mitigation	0	0	0	0	0	450,000
	Police Specialty Vehicle (Swat)	0	0	0	0	0	300,000
	Portable Radio Replacement & Services	450,000	0	0	0	0	270,000
	Mobile Radio Replacement	20,000	0	0	0	0	0
	Secure Digital Storage (RAID)	30,000	0	0	0	0	0
	SIU Tech & Surveillance Equipment	25,000	0	0	0	0	0
	Police Building Master Re-Key / Security	15,000	0	0	0	0	0
	COP Furniture Replacement	29,419	0	0	0	0	0
	Parking Lot Lighting Enhancements	15,000	0	0	0	0	0
<b>TOTAL POLICE DEPARTMENT</b>		<b>1,727,521</b>	<b>1,800,919</b>	<b>2,213,369</b>	<b>2,255,847</b>	<b>2,466,847</b>	<b>2,043,879</b>



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# 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. This **Property Rights Element** is adopted in accordance with **Florida Statutes Chapter 163 Part II (Community Planning Act)**, which requires each local government to include a property rights element in its comprehensive plan. The purpose of this Element is to ensure that judicially acknowledged and constitutionally protected private property rights are respected and considered in local government decision-making.

This Element recognizes the importance of private property rights in Florida and affirms that property owners have certain fundamental rights, including the right to possess and control their property, use and develop property consistent with applicable laws, protect their privacy, and dispose of property through sale or transfer. The Property Rights Element provides guidance to ensure that these rights are considered when the local government evaluates land use decisions, development regulations, and other planning actions.

The following Property Rights provisions shall be considered by the City when making decisions.



## GOALS, OBJECTIVES, ~~AND~~ POLICIES, AND ACTIONS

### 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.



#### Objective PR-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.

#### Policy PR-1.1 General Rights 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 PR-1.2 Rights to Use and Improve Property

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 PR-1.3 Privacy Rights

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

#### Policy PR-1.4 Rights to Dispose Property

The right of a property owner(s) to dispose of their property through sale, bequest, or gift.

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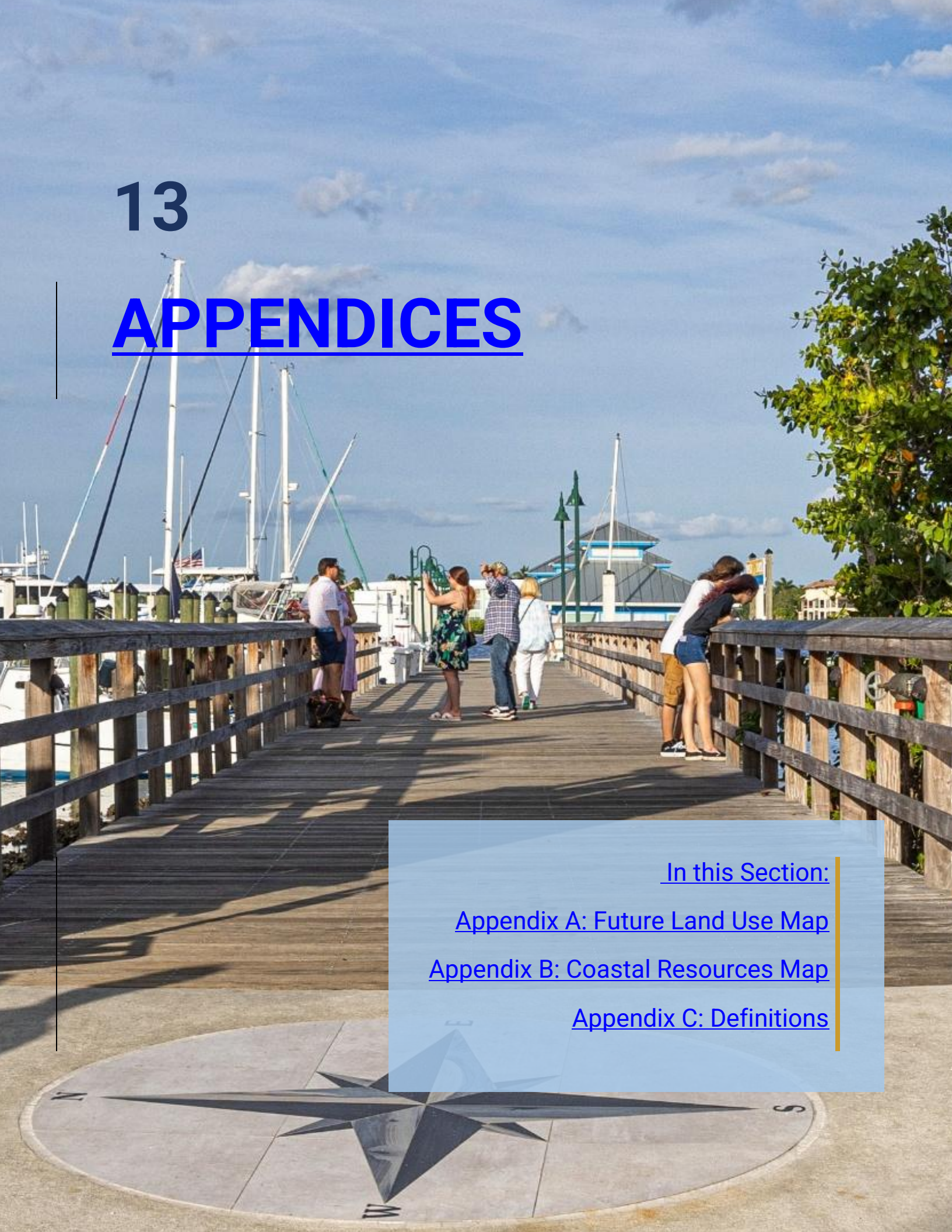
# APPENDICES

In this Section:

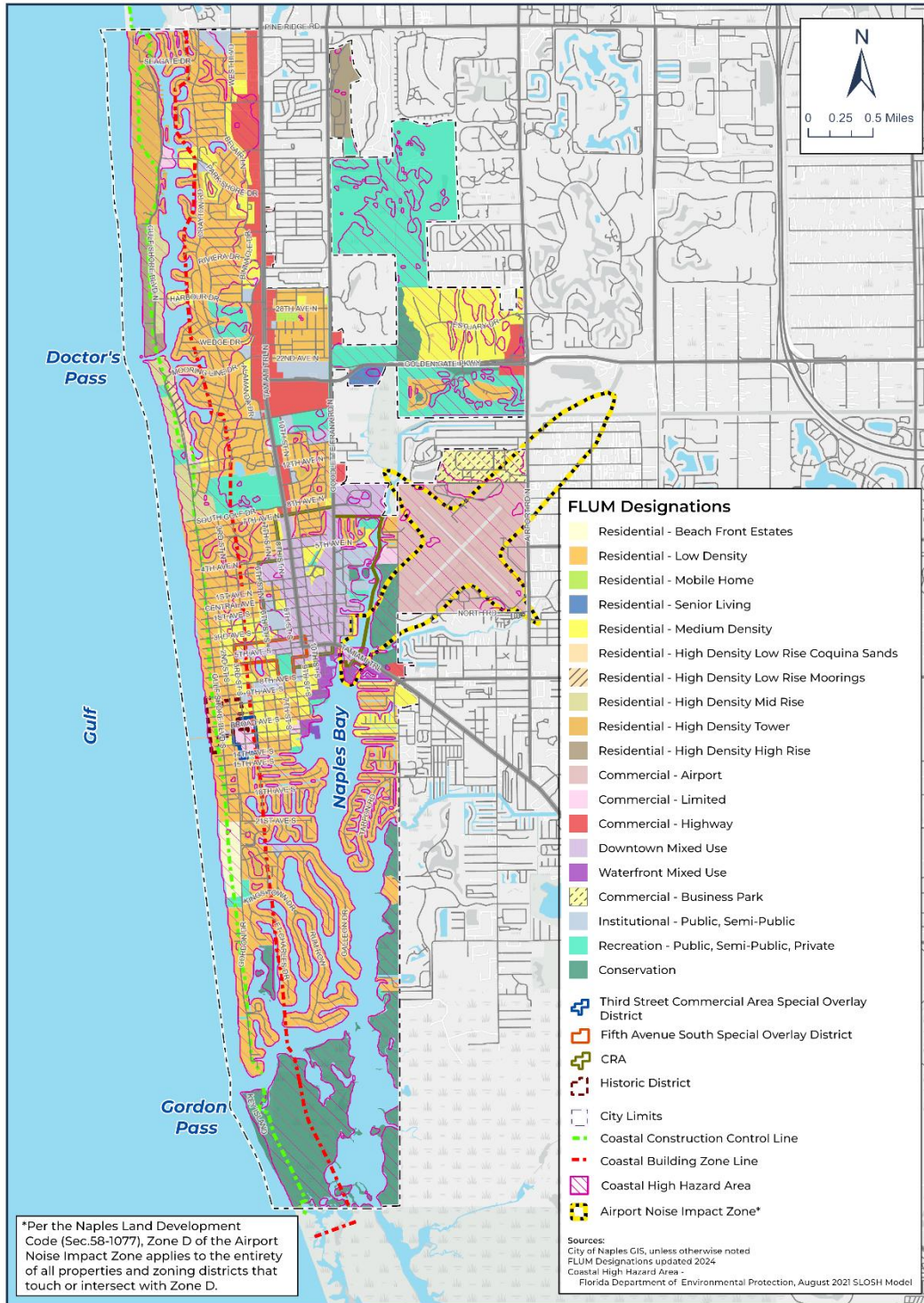
Appendix A: Future Land Use Map

Appendix B: Coastal Resources Map

Appendix C: Definitions



# APPENDIX A: FUTURE LAND USE MAP

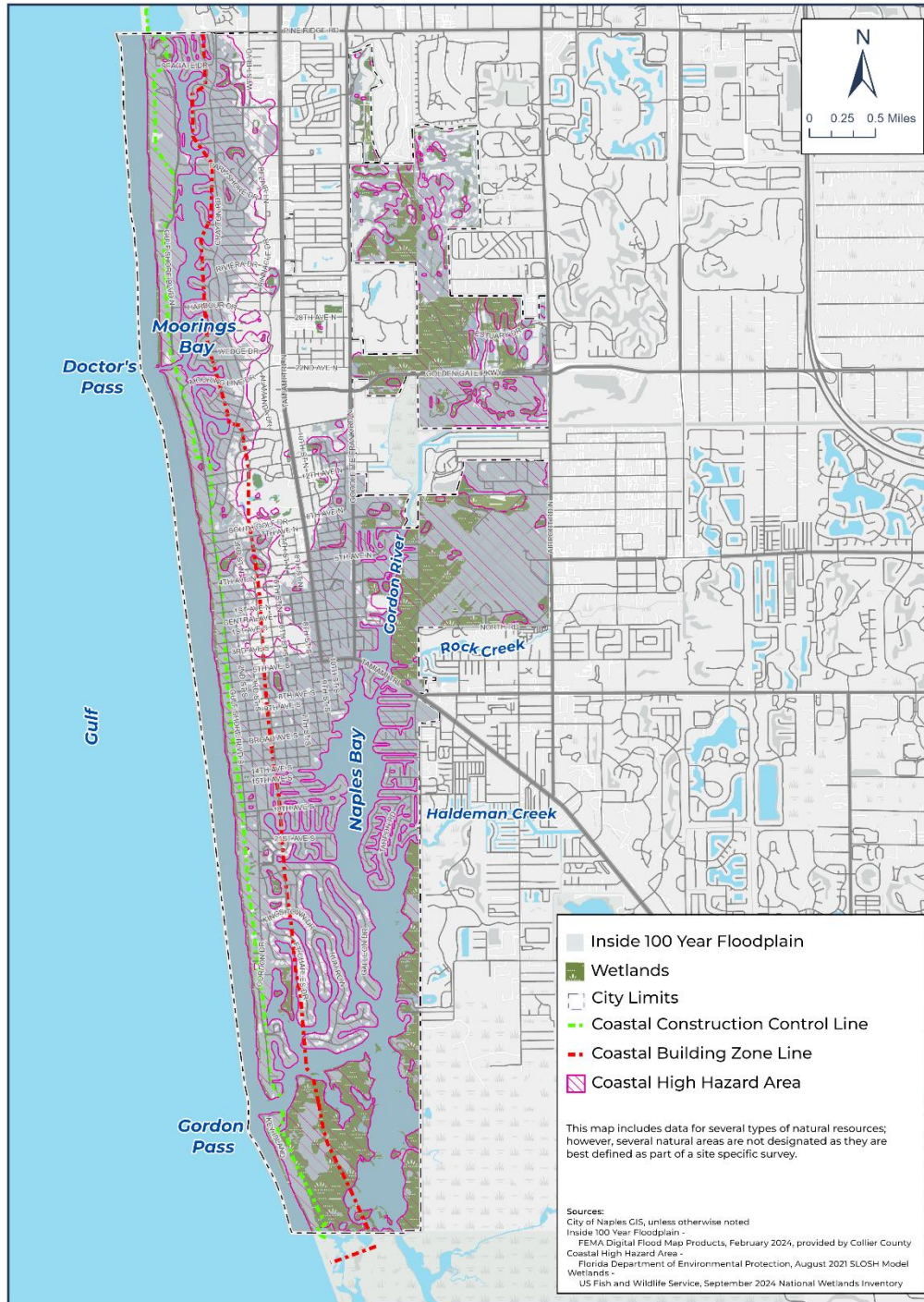


**2045 Future Land Use Map**  
 Planning Advisory Board Transmittal Draft May 2026  
 Adoption: TBD



**JOHNSON ENGINEERING**  
 An Apex Company  
**CLARION CMA**  
 ERIN L. DEADY, P.A.

# APPENDIX B: COASTAL RESOURCES MAP



**Coastal Resources Map**  
 Planning Advisory Board Transmittal Draft May 2026

NAPLES 2045  
 COMPREHENSIVE PLAN  
 UPDATE

**JOHNSON ENGINEERING**  
 An Apex Company

**CLARION CMA**  
 ERIN L. DEADY, P.A.

## APPENDIX C: DEFINITIONS

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**Accretion:** Slow addition of sand to beach which increases beach size; opposite of erosion.

**Actions:** actionable strategies that involve performing a task or producing a deliverable.

**Adaptation:** The process of making adjustments in natural or human systems to minimize negative impacts and capitalize on opportunities associated with change, thereby enhancing resilience and reducing vulnerability to climate-related hazards.

**Affordable housing:** housing which is available for citizens with income which does not exceed 65 percent of the adjusted family median income standards for the metropolitan area as defined by the U.S. Department of Housing and Urban Development. These figures shall be made available by the city manager. At least 40 percent of housing units built under the development standards listed in this section must be available to low-income citizens with incomes below 65 percent of the adjusted family median income. In addition, 30 percent of these units should be available to families of moderate income, which is 65 percent to 80 percent of the adjusted family median income.

**Affordable-workforce housing: Dwelling units that are attainable to the following income levels:**

- **Extremely low income households:** households whose incomes do not exceed 30 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.
- **Very low income households:** households whose incomes do not exceed 50 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.
- **Low income households:** households whose incomes are more than 50 percent but do not exceed 80 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.
- **Moderate income households:** households whose incomes are more than 80 percent but do not exceed 120 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.

**Airport noise impact zones:** areas within specific airport generated noise impact Ldn contour lines in which land use should be limited to activities that are not noise sensitive, or where appropriate noise level reduction measures for construction of certain buildings and aviation easements and disclosure statements may be required for land uses which may be otherwise unacceptable.

**Arterial road:** a road which provides relatively continuous service, high traffic volume, long trip length and high operating speed.

**Capital improvement:** Physical assets constructed or purchased to provide, improve or replace a public facility and which are large-scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

**"Coastal Area" of the City of Naples:** For planning purposes, the entire City is considered to lie within the Coastal Zone Boundary. This is due to the interrelationships of land and water areas.

**Coastal high hazard areas:** The area below the elevation of the Category 1 Storm Surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Coastal planning area:** Shall be an area of the City's choosing when preparing and implementing all requirements of the coastal management element (except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality); however, this area must encompass all of the following where they occur within the City's jurisdiction: water and submerged lands of oceanic waterbodies or estuarine waterbodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; freshwater and tidal wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the City's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be all occurrences within the local government's jurisdiction of oceanic waters or estuarine waters.

**Collector road:** A road that provides service of moderate traffic volume, moderate trip length and operating speed, and collects and distributes traffic between local and arterial roads.

**Community character:** the overall physical, cultural, and environmental qualities that distinguish a community, including development patterns, architectural character, natural features, public spaces, and the scale and design of buildings and streets.

**Compatibility:** a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition (F.S. § 163.3164).

**Conservation areas:** Locations of critical environmental concern such as mangrove areas, natural drainageways, beaches and freshwater wetlands. This designation also applies to those areas which are presently isolated from urban development and which lack essential public services and facilities. Conservation areas include marginal land, Class II waters, and parks and open space; see Future Land Use and Conservation/Coastal elements of the Comprehensive Plan.

**Debt service projections:** City's financial obligations for previously funded capital improvement projects, or repayment of revenue bonds.

**Development:** Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three (3) or more parcels (F.S. § 163.3221(4)).

**Development Permit:** Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land ( F.S. § 163.3164(8)).

**Effluent:** something flowing out of a body of water, sewer or storage tank; for example, wastewater effluent.

**Federal Emergency Management Agency (FEMA):** the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program. For the purpose of measuring building height, FEMA means the lowest floor elevation as required by Article III of Chapter 16 of the Naples Land Development Code.

**Flood plains:** any land area susceptible to being inundated by water from any source.

**Florida-Friendly landscaping:** quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance.

**Freshwater wetlands:** 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.

**Goals:** long-term end toward which programs and activities are ultimately directed.

**Green Jewel Concept:** A resilient, interconnected urban landscape that integrates Naples' coastal ecosystems and built environment to reduce risk, enhance mobility, and elevate livability through a cohesive network of green infrastructure, tree canopy, lush plantings, and vibrant public spaces.

**Groundwater recharge:** Areas where water enters the ground and is stored in an aquifer and is later extracted for public use.

**Hazardous waste:** Solid waste which may cause or significantly contribute to an increase in mortality or serious illness or which may pose a substantial present or potential hazard to human health or the environment.

**High density residential:** Intended to accommodate multifamily residential densities of up to eighteen (18) dwelling units per net acre.

**Historic resources:** Areas, districts or sites containing properties listed on the Florida Master Site File, National Register of Historic Places or designated by a local government as historically, architecturally or archaeologically significant.

**Infrastructure:** See "Public facilities."

**Intensity:** an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

**Ldn:** a day/night 24-hour average sound level measurement, expressed in decibels, obtained after an addition of ten decibels to sound levels occurring during the nighttime period from 10:00 p.m. to 7:00 a.m.

**Level of Service:** Indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Low density residential:** Intended to accommodate single family or other similar residential uses of up to approximately six (6) dwelling units per net acre.

**Medium density residential:** Intended to accommodate single-family and multi-family residential densities of up to twelve (12) dwelling units per net acre.

**Mixed use area:** Designation to guide the development and redevelopment of bayfront property to allow for water-related and water-dependent uses as well as innovative waterfront development.

**Neighborhood character:** the distinctive visual, physical, and spatial qualities that define a neighborhood and distinguish it from other areas of the community. Neighborhood character is created by the combination of:

- building scale, massing, and architectural style
- lot size and development pattern
- streetscape design and pedestrian environment
- tree canopy, landscaping, and open space
- the relationship of buildings to streets and public spaces.

**Objectives:** identify areas of focus.

**Open space:** Undeveloped land suitable for passive recreation or conservation uses.

**PD:** Zoning designation for Planned Development. A Planned Development allows a mix of well-designed residential, commercial, recreational and other uses. PD District encourages imaginative, high-quality land planning by approving development compatible with surrounding land and activities.

**Point source pollution:** Confined point of origin such as pipes, ditches, conduits, or wells from which pollutants are or may be discharged.

**Policies:** the way in which programs and activities are conducted to achieve an identified goal.

**Potable water facilities:** System which collects, treats and distributes drinking water; includes water wells, treatment plants, reservoirs and distribution mains.

**Public facilities:** major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities. For more information, see the Public Facilities and Water Resources Element.

**Quality of life:** the overall physical, environmental, social, and aesthetic conditions that contribute to the health, safety, comfort, and well-being of residents. Quality of life factors include, but are not limited to:

- preservation of neighborhood character
- environmental quality and access to natural resources
- access to parks, waterfronts, and open space

- safe and efficient mobility
- protection from excessive traffic congestion
- protection from noise, pollution, and incompatible development
- access to public services and community amenities.

**Quiet enjoyment:** the ability of residents to use and enjoy their homes and neighborhoods in a peaceful and reasonable manner without undue disturbance from excessive noise, traffic, lighting, vibration, or other external impacts generated by nearby land uses or activities.

**Resiliency:** Degree to which a system or asset rebounds, recoups, or recovers from exposure to climate stressors.

**Right-of-way:** Land to which the state, county or city owns the fee simple title or has an easement for transportation or utility use.

**Saltwater intrusion:** Locations where saltwater blends into or intrudes into fresh water.

**Scale:** the relationship of a building or development to surrounding structures and to the human environment, including:

- building height
- building mass and bulk
- building proportions
- relationship to adjacent buildings
- relationship to the pedestrian environment and streetscape.

**Seasonal population:** Part-time inhabitants who utilize, or may be expected to utilize public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.

**Stormwater:** The flow of water which results from a rainfall event.

**Stormwater facilities:** Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**Stormwater management system:** the stormwater management facilities or structures of the city and all improvements thereto which by this article are constituted as the property and responsibility of the utility, to be operated as an enterprise fund to, among other things, conserve water, control discharges necessitated by rainfall events, incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding.

over-drainage, environmental degradation and water pollution or otherwise affect the quality and quantity of discharge from such system.

**Swales:** Depressions, commonly used in landscaping plans to retain and slow the movement of water.

**Tidal wetlands:** vegetated areas above the low tide mark and below the yearly high storm mark. They are naturally vegetated with salt-tolerant types of grasses, rushes, or some combination of red, black, or white mangroves.

**Transition:** the planned gradation of development intensity, density, or building scale between areas of differing land use or character in order to maintain compatibility and minimize adverse impacts on adjacent areas. Transition techniques may include:

- reduced building heights
- increased setbacks
- landscape buffers
- step-down building massing
- changes in building orientation
- reduced density or intensity.

**Vegetative communities:** Ecological communities based on certain soils, vegetation and animals; i.e. coastal strands, oak hammocks and cypress swamps.

**Vital Areas:** conservation areas which includes marine grass beds, tidal wetlands, freshwater wetlands, Gulf beaches and dunes, and Class II waters.

**Water recharge areas:** Land or water areas through which groundwater is replenished.

**Water-dependent:** Development directly carried out on, in or adjacent to a body of water; usage requires access to water.

**Water-related:** Developments or activities not directly dependent on water access, which may provide goods and services associated with water-dependent uses. All motels and hotels within the City are considered water-related due to their proximity to the beach or bay.

**Wellfield:** An area consisting of several water well sites which is used for extracting water out of the ground.

**Wetlands:** those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal conditions do support, a

[prevalence of vegetation typically adapted for life in saturated soils, F.A.C. Ch. 62-340.200, as may be amended from time to time.](#)

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## ~~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.

**Element is stricken, with objectives and policies moved to the 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.~~
- B. ~~Any new residential development that has a final plat or site plan approval or the functional equivalent of a site specific development order as of the effective date of school concurrency.~~
- C. ~~Any amendment to any previously approved residential development order that does not increase the number of dwelling units or change the dwelling unit type (e.g. single family to multi-family).~~

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<sup>3</sup> This Objective and policies are implemented through the land development regulations

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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.~~

~~E. All new residential plats and site plans (or functional equivalent), or amendments to previously approved residential development orders, which are calculated to generate less than one student. Such development shall be subject to payment of school impact fees.~~

~~F. Development that has been authorized as a Development of Regional Impact pursuant to Chapter 380, F.S., as of July 1, 2005.~~

~~**Policy 1-2.3:** The City, through its land development regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential development projects that are not exempt under Policy 1-2.2 of this Element. The minimum process requirements are as follows:~~

~~A. A residential development application including a School Impact Analysis (SIA) is submitted to the City for review.~~

~~B. The City determines if the application is complete for processing and transmits the complete SIA to the School District for review.~~

~~C. The School District reviews the application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the City stating:~~

~~1. If capacity is available within the affected CSA, the School District shall issue a SCADL verifying available capacity.~~

~~2. If capacity is not available within the affected CSA, adjacent CSAs are reviewed for available capacity. If the affected CSA does not contain a particular school type (elementary, middle, high), the adjacent CSA's shall be evaluated for available capacity.~~

~~3. If capacity is available in the adjacent CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.~~

~~4. If capacity is not available in the adjacent CSAs, the School District shall issue a SCADL~~

~~indicating the development is not in compliance with the adopted LOSS and offer the applicant the opportunity to negotiate a mitigation plan within a 90-day period.~~

~~The Interlocal Agreement for Public School Facility Planning and School Concurrency and this Public School Facilities Element shall provide the process necessary to determine available school capacity for all residential projects that are not exempt under Policy 1-2.2 of this Element.~~

~~**Policy 1-2.4:** The City, in conjunction with the School District, shall review an applicant's residential development proposal for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of the proposed residential development.~~

~~A. Mitigation options may include, but are not limited to:~~

- ~~1. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or<sup>4</sup>~~
- ~~2. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or~~
- ~~3. Donation of buildings for use as a primary or alternative learning facility; or~~
- ~~4. Renovation of existing buildings for use as learning facilities; or~~
- ~~5. Construction or expansion of permanent student stations or core capacity; or~~
- ~~6. Construction of a public school facility in advance of the time set forth in the School District Five-Year Capital Facilities Plan.~~

~~B. If mitigation is approved, the City and the School District shall enter into an enforceable binding agreement with the applicant. The improvement(s) must be directed by the School District toward a school capacity improvement(s) identified in the School District's Five Year Capital Plan, and the improvement(s) must be reflected in the next update to the County's Capital Improvements Element. Following execution of the~~

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<sup>4</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. 7**

~~Agreement, the School District shall issue a SCADL verifying available capacity to support the development.  
C. If mitigation is denied, the City must deny the application based upon a lack of available school capacity.~~

~~**Policy 1-2.5:**<sup>5</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>6</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~~

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<sup>5</sup> This policy is outdated and has been removed entirely.

<sup>6</sup> This Objective and Policies regarding school location improvements moved to Intergovernmental Coordination Element

~~to the School District for incorporation into the site plan.~~

~~**Policy 1-3.4:** The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified. A separate agreement between the District and the City or other appropriate entity, will be developed for each instance of co-location and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision.~~

~~**Policy 1-3.5:** The City, the County, other municipalities within the County, and the School District shall coordinate on emergency preparedness issues.~~

~~**Policy 1-3.6:** The City, the County and other municipalities within the County, in conjunction with the School District, shall establish a Citizen Advisory Group (CAG) to monitor planning and school concurrency in Collier County.~~

~~**Objective 1-4:**<sup>7</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>8</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>9</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>7</sup> This Objective moved to CCIE.

<sup>8</sup> This Policy moved to CCIE.

<sup>9</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> Element is stricken, with objectives and policies moved to the CCIE.

**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
Physical Fitness Trails	1/5,000 persons

<sup>2</sup> Objective and Policies moved to CCIE

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 3**

~~**Roadways:** Maintain Level of Service (LOS) C for the City collectors except for Fifth Avenue South between U.S. 41 and Gulf Shore Boulevard. The excepted length of Fifth Avenue South has been defined as a “constrained facility.” For County maintained roads (Goodlette Frank Road, and Golden Gate Parkway, within the City limits, the City shall adopt the County’s level of service. These County roads for 2010 are set at LOS E. For the State roads within the City limits (U.S. 41 [S.R. 45 & S.R. 90]), the City shall be consistent with Collier County and adopt LOS E. LOS for City collectors shall be measured by traffic counts at peak hour, peak season. (See Support Document for LOS data.)~~

**Drainage:**

<b>CATEGORY</b>	<b>STANDARD</b>
Roadway and Yard	5 Year-1 Hour
Pump Stations	5 Year-1 Hour
Trunk Lines	5 Year-1 Hour
Flood Protection-- Building Elevation	100 Year
Water Quality	<p style="text-align: center;"><b>Wet Retention</b> Best Management Practices (refer to Public Facilities and Water Resources Element Policy 1-11)</p> <p style="text-align: center;"><b>Dry Retention</b> 1.25” Minimum <b>Retention--</b> 0.5” Minimum</p>

**Public School Facilities:**

<b>FACILITY</b>	<b>LEVEL OF SERVICE</b>
Elementary Schools	95% of CSA Enrollment/FISH Capacity
Middle Schools	95% of CSA Enrollment/FISH Capacity
High Schools	100% of CSA Enrollment/FISH Capacity

~~**Policy 1-2:** On an annual basis, the City Planning Department will prepare an annual update of the Capital Improvements Element which will include an analysis of all public facilities for which level of service standards have been established~~

~~**Policy 1-3:**<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. 4**

**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. 5**

~~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~~

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 6**

budget.

- ~~4. The required facilities are not constructed according to the binding contract upon which conditional currency approval was given.~~

~~**Policy 2-5:** Development order applications 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;~~

**CONCURRENCY MANAGEMENT SYSTEM ELEMENT  
C.M.S.E. 7**

~~or construct the needed facilities.~~