

The Southwest Florida Built Environment Intelligence Platform

One continuously verified regional data spine for Naples–Collier — the development pipeline, the public capital under it, and the tax base beneath both — rendered through configurable professional lenses for associations, firms, and institutions.

One product, honestly stated

A continuously verified regional decision system that tells professional users: what changed · which project, parcel, budget, capital source, public body, or corridor it affects · what the reviewed record proves · what remains unresolved · which decision comes next · what the consequence may be for their professional seat · what action is now possible. One data spine, many renderings — never a new research process per client.

The proof is public

The Naples Development Capital & Capacity Radar — intelligencedesk.ai/radars/naples-development-capital-capacity — is a free, 19-section, continuously maintained public rendering of the method: the City of Naples pipeline (19 active projects from the City's own Site Plan Summary Report as of July 1, 2026), each with its record trail, plus the adopted public capital and certified tax base around it. Coverage stated exactly: live public proof is City-of-Naples-deep, plus county-level tax-base, TIF, and infrastructure layers verified from certified and adopted records. Gaps are stated, never estimated.

- Collier County 2025 final taxable value **\$161,436,045,708** (+6.18% final-over-final) · City of Naples **\$40,978,890,654** (+6.69%) — certified 2026-03-31.
- 2025 new construction, confirmed final: **\$4.296B just value / \$4.010B taxable** — the largest in the state DOR series back to 1997.
- City five-year CIP **\$401,248,311** · CRA capital **\$15.28M** FY2025-26 · County TIF into the City CRA **\$7,951,651** vs the City's **\$3,248,590** (2.4×; budgeted tax-increment revenue, verified).
- Verified private project cost across the pipeline: **\$0** — a documented gap the platform states rather than papers over.

Fourteen modules, one spine

Live Development Pipeline — every active project, tracked from the source record

Capital & Ownership — who holds what, under which evidence class

Tax Base & Public Return — certified values, new construction, increment

Architecture & Design Review — design-stage decisions and outcomes

Professional Opportunity Signals — what a change opens for a professional seat

Public Approval Clock — where each project sits in its approval sequence

Public Infrastructure & Budgets — CIP, CRA, TIF, state programs

Construction Delivery Signals — movement from approval toward delivery

City-to-County Spillover — cross-jurisdiction effects, jurisdictionally honest

Verified State Transitions — what changed, when, on which document

How institutions engage

- **Association Intelligence Portal** — a member-facing rendering of the spine for a professional association, with executive briefings and member briefs. Pilots deliver written briefs, live briefings, and a demonstration-grade dashboard; the full member-gated portal is scoped at the license stage.
- **Private Decision Room** — a single organization's ongoing configured view, private to that client.
- **Professional Intelligence Lens** — a firm-level configured rendering for one firm's seats and corridors.
- **Quarterly State of Development Briefing** — live executive programming on the verified record.
- **Rapid Decision Brief** — one decision, taken end-to-end through the record.
- **Event & Education Program** — eight professional-education programs, from "Who Is Building Naples?" to "From Static Market Study to Continuous Decision Intelligence." CE credit is always the host organization's or accrediting body's own determination.
- **Data & Research Partnership** — association and data collaborations on a strict two-layer architecture: Intelligence Desk touches public records only; partner data enters only as an authorized export, in the rights-holder's environment. No MLS or proprietary-data scraping, ever.
- **White-Label Institutional License** — the spine, rendered under your brand, with the verification chain intact.

Engagements are inquiry-based; no pricing is published. Every engagement begins with a conversation and a live demonstration against the public proof.

The rules that make it trustworthy

- **Records only.** Every claim traceable to a public document; eight evidence labels from VERIFIED to CONFLICTING; unlike capital classes never summed.
- **Gaps stated, never estimated.** Where the record is silent, the platform says OPEN.
- **No motive attributed.** No influence narratives, no rankings of firms, no characterization of intent.
- **No advice.** Not legal, investment, engineering, or planning advice.
- **Sponsors and partners hold zero editorial power.** All commercial relationships are registered on the public conflicts page at intelligencedesk.ai/conflicts.
- **Corrections are public.** When the record moves, the platform moves its own numbers and archives the transition — the 2025 post-VAB tax certification is the live example.

Contact

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