



September 13, 2018

Grady Minor & Associates, Inc.
Wayne Arnold, AICP
3800 Via Del Rey
Bonita Springs, FL 34134

RE: CU-PL20180001697; Christ the King Presbyterian Church

Dear Mr. Arnold,

The following comments regarding the above referenced project that was submitted on 8-13-18, are being provided as requested. Please be aware that this is not a comprehensive list and is only being provided as a courtesy. All reviews must be completed prior to resubmittal.

Rejected Review: Addressing - GIS Review; Reviewed By: Annis Moxam

1. On the Conditional Use Site Plan - Please correct street name Country Road to Crews Road.

Rejected Review: ADA Review; Reviewed By: Michael Gibbons

1. Please provide all required proposed Building Information Data.
2. Please provide all Handicap Accessible parking spaces, stripping & signage criteria.

Rejected Review: Environmental Review; Reviewed By: Summer Araque

1. Provide a note on the site plan indicating that a Preserve is not required. Suggested note: Preserve not required as the dominant vegetation on the property consists of exotics.

Rejected Review: Public Utilities - PUED Review; Reviewed By: Eric Fey

1. 9/12/2018: The last half of the second paragraph of the narrative on page 1 of the Evaluation Criteria discusses potable water and sewer service availability and states, "It is anticipated that Collier County sanitary sewer facilities will be installed in the future, and at that time the church would connect to the County's facility." Staff assumes this statement is referencing a future force main extension to a future residential development known as "Russell Square" (PUDR-PL20170004414). As this force main will be constructed by the developer of that project, please obtain a commitment from that developer to size the force main to accommodate the church's design flow and provide a copy of any developer agreement or memorandum of understanding negotiated between the two parties. Explain the contingency plan if the church is constructed prior to acceptance of the force main. The requested information should be discussed in the Evaluation Criteria responses. If wastewater service from the County is uncertain, please revise the Statement of Utility Provisions to indicate septic system as the type of sewage disposal to be provided.

2. 9/12/2018: The average daily flow for a 400-seat church is 1,200 gpd (based on 3 gpd/seat) plus 2,000 gpd per meal regularly served (based on 5 gpd/seat/meal) in accordance with Table I, 64E-6.008, F.A.C. Estimate average daily water demand as 1.4 (ERC ratio of 350:250) times the average daily wastewater flow. Estimate the peak daily water demand using a peaking factor of 1.35 per our 2014 Master Plan. Estimate peak daily wastewater flow likewise. Revise the Statement of Utility Provisions accordingly.

3. 9/12/2018: Sewer charges are calculated based on water use. Please coordinate with Collier County Utility Billing and Customer Service to determine how sewer charges would be calculated with private well service rather than a metered County water service connection. Please include this information in the Evaluation Criteria responses.

Rejected Review: Transportation Pathways Review; Reviewed By: Michael Sawyer

1. Additional Comments- Transportation Pathways Review:

Rev.1: To avoid confusion at time of SDP please provide a condition regarding sidewalk construction on Country-Crew Road to intersection of Sunset and payment in-lieu for the required sidewalk on Sunset.

Rejected Review: Transportation Planning Review; Reviewed By: Michael Sawyer

1. Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference TIS, page 2, second paragraph. The first sentence must be rewritten so that it is clear the main access is on Country-Crew Road with an emergency only access on Sunset.

2. Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference TIS, page 2, Table A. Please revise to provide consistent number of seats. There are at least two references to the number of seats proposed; 400 or 450, and a third number in the County tracking system of 350. Please make sure all documentation references a consistent number of seats. Revise the TIS accordingly as needed. Please also note that at the time of methodology meeting the number of seats was proposed at 450 and it was revised before time of first submittal.

3. Additional Items that need to be addressed for Transportation Review:

Rev.1: reference TIS, page 2.2, Master Plan. Please provide a not showing the Sunset Boulevard access as emergency access only consistent with the other CU document-Master Plan.

4. Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference TIS, page 3, first paragraph, first line. Please remove "proposed ALF". Appears this is a simple "typo" however if an ALF is proposed please revise all documentation and the TIS accordingly. Please also discuss with Zoning Planner the addition of ALF if proposed.

5. Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference TIS, page 3.1. Please provide both seat and square footage calculations for

weekday and Sunday to avoid any confusion. Similar-comparable Churches have shown slightly different results which are likely due to different square footage range and how 10th edition calcs churches. To avoid the potential confusion please provide the additional calcs noting which are the more conservative-applicable.

6. Developer commitments made as a condition of zoning are not adequately addressed

Rev.1: Please show and note the construction of Country-Crew Road to the intersection with Sunset Boulevard including the required sidewalk. This should also be noted-provided as a condition.

7. Additional Items that need to be addressed for Transportation Review:

Rev.1: Reference Evaluation Criteria, page 2 of 3, Policy 7.3, b. Please revise your response for consistency that the access on Sunset Boulevard is limited to emergency access only.

Rejected Review: Zoning Review; Reviewed By: Timothy Finn

1. On the "Conditional Use Site Plan" - Phase 2 is cross hatched on the plan. Is this for future parking or a building? Please explain what "Phase 2" is for on this site plan.

2. On the "Conditional Use Site Plan" -Illustrate a "Parking Summary" table that illustrates the proposed church use, parking ratio (3 parking spaces for each 7 seats in chapel or assembly area) and provided parking.

3. On the "Conditional Use Site Plan" - Illustrate a "Development Regulations" table that illustrates the front, side, and rear setbacks. Moreover, in this table please provide the provided setbacks and required setbacks. Please note that any street frontage is considered a front, and as such the frontages along Santa Barbara Boulevard, Crews Road, and Sunset Boulevard have 50 ft front setbacks. The southern property line bordering the Waterford PUD has a 30 ft setback and is considered a side setback. Furthermore, change Country Road to Crews Road on this site plan.

4. On the "Conditional Use Site Plan" - Illustrate a "Project Summary" table that shows:
a) Impervious areas - Buildings, pavement and total impervious area (in the rows) and the corresponding square footages, acreage, percent (in the columns)
b) Pervious areas - open spaces and retention areas (in the rows) and the corresponding square footages, acreage, percent (in the columns)
c) Total site area (in the rows) and the corresponding total square footages, total acreage, and total percent (in the columns)

5. On the "Conditional Use Site Plan" - Illustrate refuse and service areas.

6. Submit a completed Statement of Utility Provisions

7. Submit plans showing proposed locations for utilities

8. Submit plans for screening and buffering the use with reference as to type, dimensions, and character.

9. Submit plans showing the proposed landscaping and provisions for trees protected by County regulations.

10. Submit plans showing the proposed signs and lighting, including type, dimensions, and character.

Rejected Review: County Attorney Review; Reviewed By: Heidi Ashton-Cicko

1. Please correct the affidavits and the application to reflect the correct name of the applicant. Per the Florida Department of State, there is a corporation named Christ the King Orthodox Presbyterian Church, Inc. There is no Florida corporation (or fictitious name registered) with the Florida Department of State for Christ the King Presbyterian Church.

2. The TIS is for 18,000 square feet of structures and 450 seats. (Worship Hall/seats) The application is for 400 seats. Please reconcile.

Informational Comments:

1. Public Utilities Planning and Project Management - The Collier County Utility Dedication Statement provided with submittal 1 is not applicable. All on-site utilities will be owned and maintained by the church.
2. Environmental Review - No EAC. No preserve as the canopy is predominately melaleuca. Confirmed on site visit with Craig Brown. Bear management plan will be required at time of SDP.

GENERAL COMMENTS: [Timothy Finn]

1. Additional comments or stipulations may be forthcoming once a sufficient application has been submitted for review. This correspondence should not be construed as a position of support or non-support for any issues within the petition. Staff will analyze the petition and the recommendation will be contained in the staff report prepared for the Collier County Planning Commission(CCPC) or Hearing Examiner(Hex).
2. Please be advised that pursuant to the LDC, an application can be considered closed if there has been no activity on the application for a period of six (6) months. That six months period will be calculated from the date of this letter.
3. Please ensure that all members of your review team that may testify before the Hex/CCPC and the Board of County Commissioners (BCC) are registered as lobbyists with the county pursuant to the regulations regarding that issue.
4. When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to all comments.
5. Please put revised dates on all exhibits and in the title block of the Site Plan. The PUD document should include a footer that reflects the project name, petition number, date and page X of Y for the entire document. ***Documents without this information will be rejected.***
6. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments.
7. Public hearings cannot be held until the Neighborhood Information criteria has been met. In some petition types a Neighborhood Information Meeting (NIM) must be held while other petition types only require the agent to send a letter. All letters and ads must be pre-approved by the county planner. For additional information about the

process please contact me. Please note that the NIM must be held at least 15 days prior to the first hearing. As you prepare for that meeting, please be aware of the following items:

- a) Please provide the required affidavit and its attachments prior to the meeting (in compliance with the LDC); and
- b) Please post signs to direct attendees to the exact meeting location; and
- c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and
- a) You must **provide a written synopsis of the meeting that includes a list of all questions and answers** as well as providing the audio/video tape; and
- b) Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.

8. Note the adopted fee schedule requires payment of additional fees for petitions that require more than four resubmittals; please contact the appropriate staff and resolve issues to avoid this fee.

Timothy Finn, AICP
Principal Planner

Cc: D. Wayne Arnold, Grady Minor and Associates, P.A., Annis Moxam, Michael Gibbons, Summer Araque, Eric Fey, Michael Sawyer, Heidi Ashton-Cicko