



Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 29, 2018

Mr. Timothy Finn, AICP  
Principal Planner  
Collier County Growth Management Division/ Planning and Regulation  
Land Development Services Department  
Comprehensive Planning Section  
2800 North Horseshoe Drive  
Naples, FL 34104

RE: CU-PL20180001697; Christ the King Presbyterian Church  
Review 1 Response

Dear Mr. Finn:

This correspondence is our formal response to the sufficiency review letter provided to us on September 13, 2018. Responses to staff comments have been provided in **bold**.

*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.

**Response:**

**The site plan has been revised to reference 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.

**Response:**

**These items will be identified and detailed on the SDP plans. We are not requesting any deviations from the LDC with this application and the SDP plans will comply with the LDC at that time.**

*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.

**Response:**

**The site plan has been revised to add the suggested note.**

*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.

**Response:**

**The Evaluation criteria has been revised and is included with this submittal.**

**As stated by Public Utilities Planning and Project Management under "Informational Comments" in the review comment letter dated September 13, 2018, "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. 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.

**Response:**

**As stated by Public Utilities Planning and Project Management under "Informational Comments" in the review comment letter dated September 13, 2018, "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."**

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.

**Response:**

**As stated by Public Utilities Planning and Project Management under “Informational Comments” in the review comment letter dated September 13, 2018, “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.”**

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

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.

**Response:**

**A condition is now provided.**

*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.

**Response:**

**The TIS was revised as requested.**

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.

**Response:**

**The TIS was revised based upon 400 seats as requested.**

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.

**Response:**

**The TIS was revised as requested.**

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.

**Response:**

**The TIS was revised and the reference to an ALF was removed.**

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.

**Response:**

**The TIS was revised as requested.**

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.

**Response:**

**The draft condition is provided with this submittal.**

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.

**Response:**

**The Evaluation Criteria has been revised as suggested.**

*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.

**Response:**

**The hatching and note have been removed.**

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.

**Response:**

**The parking summary is now provided.**

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.

**Response:**

**The plan has been revised accordingly. The setbacks are so noted. The building is conceptual and at the time of the SDP the exact provided setbacks will be depicted.**

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)

**Response:**

**The plans are still conceptual in nature. The project will be fully detailed in the time of SDP and will be in substantial compliance with this plan with only minor changes provided for final building design.**

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

**Response:**

**The refuse and service areas are now shown.**

6. Submit a completed Statement of Utility Provisions

**Response:**

**As stated by Public Utilities Planning and Project Management under “Informational Comments” in the review comment letter dated September 13, 2018, “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.”**

7. Submit plans showing proposed locations for utilities

**Response:**

**Because there are no central water or sewer facilities in the area that can be connected to, this project will be served by a well and septic system until such facilities are available. The placement of the well and septic is not finalized at this time.**

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

**Response:**

**All the buffer types are now depicted on the plan. Please note that detailed landscape plans in conformance with the LDC will be provided at the time of the SDP submittal.**

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

**Response:**

**Detailed landscape plans in conformance with the LDC will be provided at the time of the SDP submittal.**

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

**Response:**

**Detailed signage and lighting plans in conformance with the LDC will be provided at the time of the SDP submittal.**

*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.

**Response:**

**The Affidavit and application has been revised to reflect the correct name of the applicant.**

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.

**Response:**

**The TIS has been revised and is included with this submittal.**

*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.

**Response:**

**Acknowledged.**

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.

**Response:**

**Acknowledged.**

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold". The signature is stylized with a large, sweeping "D" and a long, horizontal stroke extending to the right.

D. Wayne Arnold, AICP

c: Christ the King Orthodox Presbyterian Church, Inc.  
GradyMinor File