



Growth Management Department  
Zoning Division, Comprehensive Planning Section

Memorandum

**To:** Tim Finn, AICP, Principal Planner, Zoning Services Section

**From:** Sue Faulkner, Principal Planner, Comprehensive Planning Section

**Date:** November 8, 2018

**Subject:** Future Land Use Element Consistency Review of Proposed Conditional Use

---

**PETITION NUMBER:** PL20180001697 [REV: 2]

**PETITION NAME:** Christ the King Presbyterian Church Conditional Use (CU)

**REQUEST:** This petition requests a Conditional Use (CU) for a 400-seat church, religious facility, or place of worship in the A, Rural Agricultural Zoning District. Submittal 2 revised the Condition Use Site Plan, the Evaluation Criteria response, and the TIS.

**LOCATION:** The ±4.5-acre subject site is located approximately 1 mile south of Davis Blvd., at the southeast corner of the Santa Barbara Blvd. and Crews Road intersection, in Section 9, Township 50 South, Range 26 East.

**COMPREHENSIVE PLANNING COMMENTS:** The subject property is designated Urban – Mixed Use District, Urban Residential Subdistrict, as depicted on the Future Land Use Map in the Future Land Use Element of the Growth Management Plan (GMP).

The Future Land Use Element states, "...the Urban area will accommodate residential uses and a variety of non-residential uses... Urban designated areas will accommodate non-residential uses including the following uses: Community facilities such as churches, group housing uses, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable."

Collier County Land Development Code (LDC), Section 2.03.01 Agricultural Districts, subsection A.1.c.7 Conditional uses, identifies "churches" as a permissible conditional use. The LDC defines a church as a, "building or group of buildings and/or structures providing a place of assembly for worship, ceremonies, or rituals pertaining to a particular system of beliefs".

Select *FLUE policies* are shown below (*in italics*), followed by staff analysis in **[bracketed bold text]**.

**FLUE Policy 5.6:**

*New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).*  
**[Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition.]**

The County recognizes *Smart Growth* policies and practices in its consideration of future land use arrangements and choice-making options. FLUE Objective 7 and Policies 7.1 through 7.4 promote Smart Growth policies for new development and redevelopment projects pertaining to access, interconnections, open space, and walkable communities.

**Objective 7 of the FLUE states:** “*Promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of the Collier County, where applicable, and as follows:*”

**Policy 7.1:**

*The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code. [The proposed Condition Use Site Plan shows the property fronting Santa Barbara Blvd., which is classified as a major collector in the Transportation Element of the Comprehensive Plan. However, it has limited access points, and therefore the proposed church will have a single access point provided to Country Road (eastern extension of Crews Road) – classified as a local road. The proposed site plan also shows a secondary access point, for emergency access only, provided to Sunset Blvd., a local road.]*

**Policy 7.2:**

*The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals. [The single-use site provides a parking lot and travel lanes that serve to return all vehicles to the single access point.]*

**Policy 7.3:**

*All new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element. [The site abuts roadways to the north (Country Road), east (Sunset Blvd.) and west (Santa Barbara Blvd.). To the south, the site abuts the Waterford Estates PUD, which is approved for a maximum of 63 single family residential units. The Conceptual Site Plan illustrates no interconnection points proposed along the site’s southern boundary. In staff’s view, it appears there is no meaningful opportunity to provide an interconnection to the undeveloped property to the south (since both developments are for single uses – church and single-family homes); therefore, staff recommends no interconnection be provided to the south.]*

**Policy 7.4:**

*The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types. [This Policy addresses development characteristics mostly not germane to the small church project. Sidewalk is currently found on the site’s side of Santa Barbara Blvd. There are no sidewalks on Country Road and Sunset Blvd.]*

**CONCLUSION:**

**Based upon the above analysis, the proposed Conditional Use may be deemed consistent with the Future Land Use Element.**

PETITION ON CITYVIEW

cc: Ray Bellows, Zoning Manager, Zoning Services Section  
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section  
Michael Bosi, AICP, Director, Zoning Division  
G: Comp\Consistency Reviews\2018  
[CU-PL2018-1697 Christ the King Church R2.docx](#)