COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

Growth Management Department
Conference Rooms 609/610
2800 Horseshoe Drive North
Naples, FL 34104

May 30, 2024

9: 00 AM

Andrew W. J. Dickman, Esq., AICP
Hearing Examiner

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons Wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at Ailyn.Padron@CollierCountyFL.gov 10 days prior to the Hearing. All materials used during presentation at the hearing will become a permanent part of the record.

Any person who decides to appeal a decision of the Hearing Examiner will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Decisions of the Hearing Examiner are final unless appealed to the Board of County Commissioners.

Hearing Procedures will provide for presentation by the Applicant, presentation by staff, public comment and applicant rebuttal. The Hearing Examiner will render a decision within 30 days. Persons wishing to receive a copy of the decision by mail may supply County staff with their name, address, and a stamped, self-addressed envelope for that purpose. Persons wishing to receive an electronic copy of the decision may supply their email address.

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. VA - PL20230015505 – 1478 Rail Head Boulevard - Request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, footnote e., for an Industrial zoned lot to reduce the required minimum side yard setback on the south property line from 10 feet to 0 feet to be located at Lot 14, Rail Head Industrial Park, also known as 1478 Rail Head Boulevard, Naples, FL 34110 in Section 10, Township 48 South, Range 25 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 2

B. Petition No. PDI-PL20240001787 – 3890 City Gate Boulevard N - Request for an insubstantial change to Ordinance No. 88-93, as amended, the City Gate Commerce Park Planned Unit Development (PUD), and Exhibit A-1, Master Development Plan, by seeking deviations from the Land Development Code (LDC) Section 5.06.04, Development Standards for Signs in Nonresidential Districts, specifically from LDC Sec. 5.06.04.F.4., "Wall, Mansard, Canopy or Awning Signs," which allows one (1) sign per building to allow instead a total of seven (7) signs to be placed on the building from LDC Sec. 5.06.04.F.6. "Projecting Signs," to allow one projecting sign on the west elevation not to exceed 70 square feet, in addition to any wall signs allowed by this PUD or the LDC, from LDC Sec. 5.06.04.F.9. "On-Premises Directional Signs," which provides that directional signs shall not exceed 6 square feet in area, 4 feet in height, and be limited to two (2) at each vehicle access point, and a maximum of 4 internal to a development, to instead allow On-Premise directional signs up to 8 square feet in area, and a maximum of twenty-five (25) directional signs internal to the development; and from LDC Sec. 5.06.04.F.8. "Flags & Flagpoles," which allows up to three (3) flags on a single flagpole on nonresidential properties, to instead allow a total of three (3) flagpoles. The subject property, consisting of 20.18± acres, is located at 3890 City Gate Boulevard N., Naples, FL 34117, also known as Lot 10 of City Gate Commerce Park, Phase Three, Replat No. 5 in Section 35, Township 49 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 3

C. Petition No. VA - PL20240001875 – 626 Maple Drive - Request for a variance from Land Development Code Section 4.02.02 E, to reduce the required minimum lot area for conditional uses in the VR zoning district from 1 acre to ±0.54 acres for the development of a church to be located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142 in Section 9, Township 47 South, Range 29 East, Collier County, Florida. [Sean Sammon, Planner III] (Companion Item #PL20230004316) Commissioner District 5

D. Petition No. CU-PL20230004316 – 626 Maple Drive - Lilly Bass Church of God in Unity – Request for approval of a Conditional Use to allow a church pursuant to LDC section 2.03.02.F.1.c.3 on ±0.54 acres located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142 in Section 9, Township 47 South, Range 29 East, Collier County, Florida [Sean Sammon, Planner III] (Companion Item #PL20240001875) Commissioner District 5

4. Other Business

5. Public Comments

6. Adjourn

05/30/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 28810
Item Summary: Petition No. VA - PL20230015505 – 1478 Rail Head Boulevard - Request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, footnote e., for an Industrial zoned lot to reduce the required minimum side yard setback on the south property line from 10 feet to 0 feet to be located at Lot 14, Rail Head Industrial Park, also known as 1478 Rail Head Boulevard, Naples, FL 34110 in Section 10, Township 48 South, Range 25 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 2

Meeting Date: 05/30/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
05/03/2024 11:45 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
05/03/2024 11:45 AM

Approved By:

Review:

Growth Management Community Development Department	David Merino		GMD Approver 05/09/2024 5:01 PM	Completed
Hearing Examiner (GMD Approvers)	David Merino	Review Item	Skipped	05/09/2024 5:02 PM
Zoning	Sean Sammon	Review Item	Skipped	05/03/2024 11:45 AM
Zoning	Ray Bellows	Review Item	Completed	05/13/2024 5:16 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	05/15/2024 4:38 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	05/16/2024 3:50 PM
Zoning	Mike Bosi	Division Director	Completed	05/16/2024 4:22 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/30/2024 9:00 AM	

Attachment: PL20230015505 - Staff Report - Cabrera Luxury Car Storage [Revision 2] (28810 : PL20230015505 - Cabrera Luxury Car Storage

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: MAY 30, 2024

SUBJECT: PETITION VA-PL20230015505; CABRERA LUXURY CAR STORAGE

PROPERTY OWNER/AGENT:

Owner:
Cabrera Realty LLC
1478 Rail Head Blvd
Naples, FL 34110

Agent:
Gina R. Green, P.E.
Gina R. Green, P.A.
3310 1st Ave NW
Naples, FL 34120

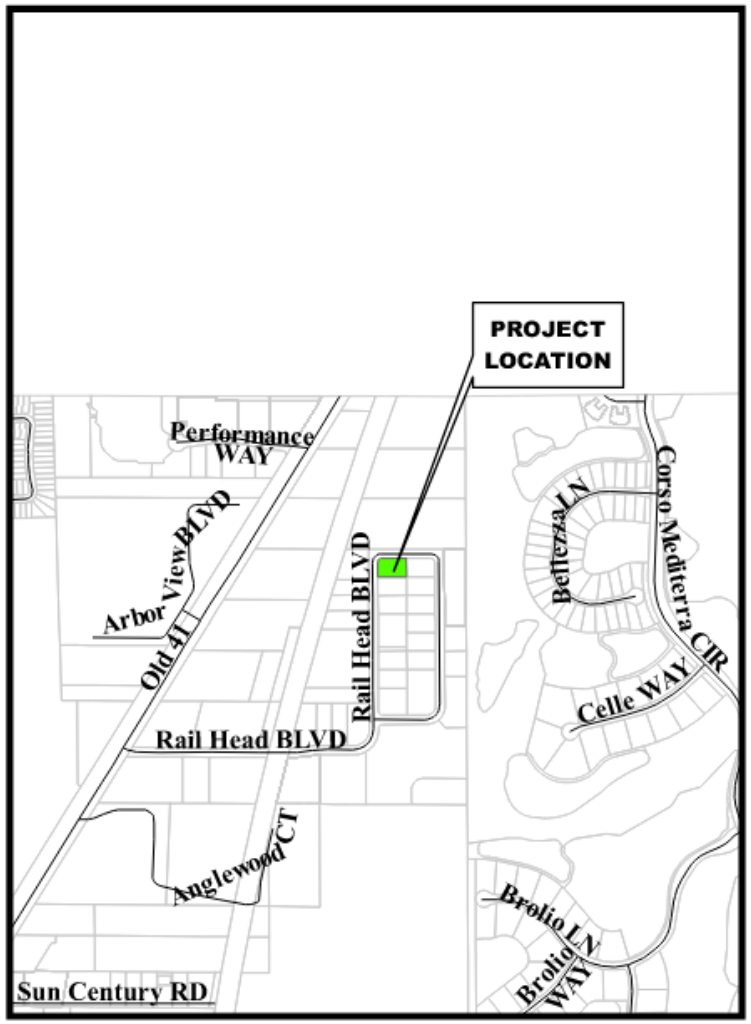
REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider a variance request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, footnote e., for an Industrial zoned lot to reduce the required minimum side yard setback on the south property line from 10 feet to 0 feet.

GEOGRAPHIC LOCATION:

The subject property is a ± 0.51-acre parcel, Parcel ID # 69030000668, at 1478 Rail Head Boulevard, Naples, FL 34110, also known as Lot 14, Rail Head Industrial Park, in Section 10, Township 48 South, Range 25 East, Collier County, Florida. *(See location map on page 2)*.

SITE LOCATION MAP



Location Map



Zoning Map

Petition Number: PL20230015505

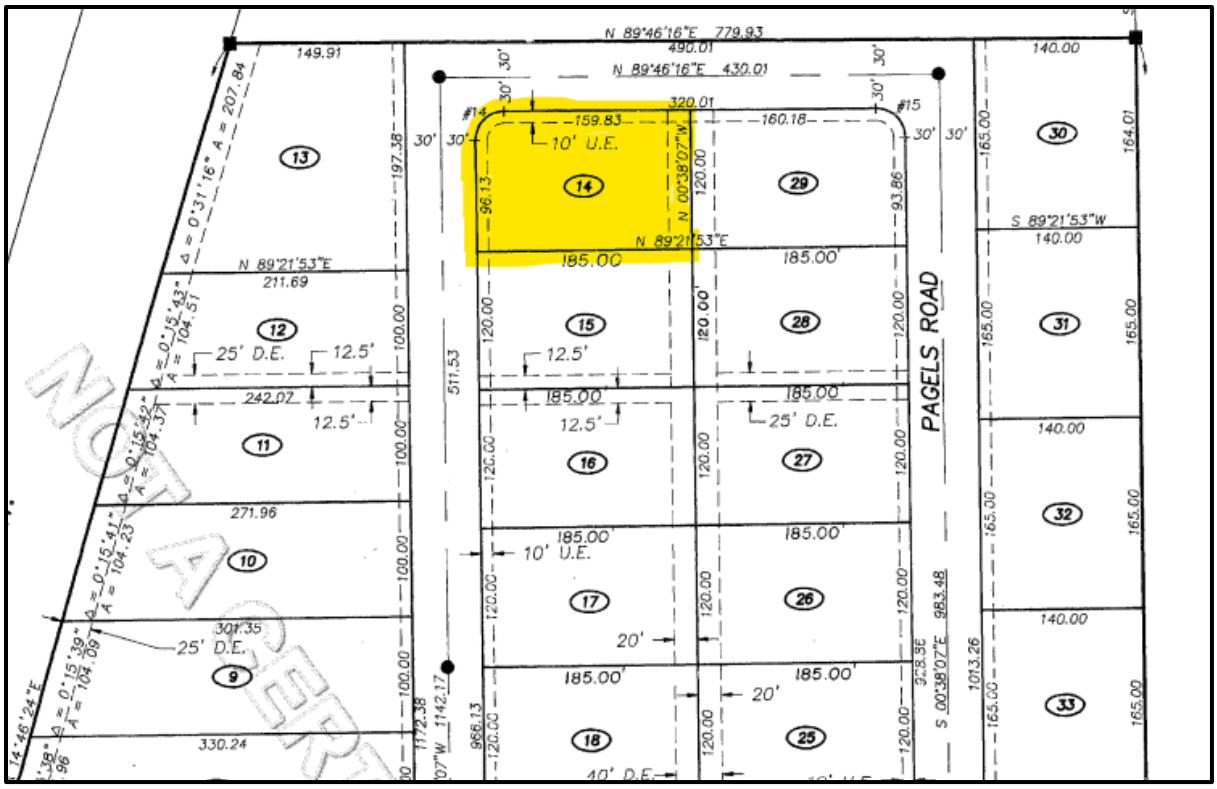
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is a ±0.51-acre corner lot located in the Industrial Zoning District. The subject property currently has no functioning business with a Site Development Plan in effect. The present owner purchased and acquired the property on May 8, 2023. The existing structure was built in 1997 under building permit number 9710-1734, with a Certificate of Occupancy (C.O.) issued on June 19, 1998. The existing building was built at the 0 feet setback, meeting the minimum requirement at the time it was permitted. Due to the changes in the LDC since the building was constructed, the structure became non-conforming due to the setback encroachment at no fault to the current owner. The structure met the height requirement at the time since it was only one story; now, the only renovation or expansion to the building that can occur will be to increase the height in order to avoid increasing any current nonconformity. The maximum buildable height in the Industrial zoning district is 50 feet, and the proposed height will be 35 feet.

The property owner requests a variance from LDC Section 4.02.01.A to reduce the required Industrial side setback from a minimum of 10 feet to 0 feet. This reduction will be supported by the existing and remaining separation distance to the adjacent structure to the south, 10 feet at a minimum. The adjacent structure to the south was built in 2001 under building permit number 200003-3258 with a C.O. issued on May 23, 2001, which contains an approximate distance from the shared property line of 47.5 feet, meeting the setback criteria at the time of permitting. The subject property owner prefers to keep the original structure and will renovate the building to increase the height to 35 feet. This will allow three stories to help provide more car storage and a three-tier storage lift for patrons. The owner proposes to change the use to SIC Code 4226 for automobile storage, SIC Code 7539 for maintenance/repair services for storage patrons only, and SIC Code 7542 for automotive detailing for storage patrons only from an office or warehouse use.

The proposed increase in building height allows the owner to expand the current business services to be more valuable and meet increasing market demands in auto storage and repair services. The plan is to make the upper stories continuous from the first floor so that the cars can be stacked on the same plane as the existing building footprint. For these reasons, the subject property owner believes a variance will help mitigate the unnecessary challenges brought by the subject property being a corner lot inclusive of utility and drainage easements encumbering the entire street frontage and the east side of the lot. *(See Plat image below and Attachment C, Conceptual Site Plan).*

Attachment: PL20230015505 - Staff Report - Cabrera Luxury Car Storage [Revision 2] (28810 : PL20230015505 - Cabrera Luxury Car Storage



Recorded Plat Book 18 Page 102, Rail Head Industrial Park

The Rail Head Industrial Park Owner's Association, Inc. submitted a letter on March 15, 2024, in response to the Property Owner Notification letter sent by the applicant, that they have their own approval required for any demolition/rebuild proposed at the subject property. Staff communicated individually with both the applicant and the Title President of the Rail Head Industrial Park Owners Association, Inc., Marcel Vezina, and staff determined this to be a separate issue from the subject Variance request and the decision to be rendered. The letter can be accessed by Attachment E, Rail Head Industrial Park Owners Assn, Inc., 03.28.24.

SURROUNDING LAND USE AND ZONING:

North: Pagels Road, aka Rail Head Blvd and developed light manufacturing and small Equipment, with a zoning designation of Industrial (I).

East: Developed light manufacturing and small equipment, with a zoning designation of Industrial (I).

South: Developed light manufacturing and small equipment with a zoning designation of Industrial (I).

West: Pagels Road, aka Rail Head Blvd, developed light manufacturing and small equipment with a zoning designation of Industrial (I).

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Aerial; Source: Collier County Property Appraiser

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is in the Industrial District (I) land use classification on the County's Future Land Use Map (FLUM). The Industrial Land Use District is reserved primarily for industrial-type uses and comprises approximately 2,200 acres. Other than basic Industrial uses, limited commercial uses are also permitted. Retail commercial uses are prohibited except as an accessory to Industrial or Business Park uses. The C-5, C-4, and PUD Commercial Zoning Districts along the perimeter of the designated Urban Industrial District that existed as of October 1997 shall be deemed consistent with this Land Use District. Industrially designated areas shall have access to a road classified as an arterial or collector in the Transportation Element, or access may be provided via a local road that does not service a predominately residential area. Intensities of use shall be those related to:

a. Manufacturing;
b. Processing; Storage and warehousing;
c. Wholesaling;
d. Distribution;
e. High technology;
f. Laboratories;
g. Assembly;
h. Computer and data processing;

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i. Business services;
j. Other basic industrial uses as described in the Industrial Zoning District of the Land Development Code;
k. Business Park uses as discussed below and as described in the Business Park Zoning District of the Land Development Code; and
l. Support commercial uses, such as childcare centers and restaurants.

The Growth Management Plan (GMP) does not address individual variance requests related to land use.

ZONING DIVISION ANALYSIS:

The decision to grant a variance is based on the criteria in LDC Section 9.04.03. Staff have analyzed this petition relative to these provisions and offer the following responses:

a. Are there special conditions and circumstances existing, which are peculiar to the location, size, and characteristics of the land, structure, or building involved?

The site was permitted and developed under the January 1982 LDC standards. The development standards for this zoning district were less restrictive in that version of the LDC compared to the current LDC, Ord. 04-41. The existing south side setback of 0 feet needs to be maintained due to the location of the existing building, which will remain. The 47.5-foot separation distance between the existing building and the building located to the south meets the separation requirements in effect at the time they were constructed. The increase in height will not affect the operation of the building to the south, nor will it provide any negative shadowing of the site since it is located to the north. The 1982 LDC required a minimum 10' separation between structures with no correlation to the height of the building.

b. Are there special conditions and circumstances which do not result from the action of the applicant, such as pre-existing conditions relative to the property, which are the subject of the Variance request?

The existing building was constructed at one story in height and at the 0-foot setback, which was the minimum side setback when it was permitted on December 10, 1997. The building could have been constructed at 35 feet high at the 0-foot setback, subject to the LDC at that time. The changes to the code caused this once-conforming structure to become a non-conforming structure by no fault of the past or present owner. This code change created a hardship for an existing permitted building to be expanded in height to support market changes to make the business profitable in current markets. There is limited space to expand the footprint of the building yielding an increase in height as the only option for the owner to expand the business. Meeting the required 10-foot minimum side setback for the upper stories of this building expansion is a hardship because it breaks up the first-floor area with support columns for the upper stories and limits the use that this owner has proposed. The car storage area on a 3-story lift will need a continuous vertical space for the lift to operate, similar to a boat lift. If the upper stories are not continuous with the first floor, then the stacking of the cars will not be in the same structural plane and won't be feasible. The

Attachment: PL20230015505 - Staff Report - Cabrera Luxury Car Storage [Revision 2] (28810 : PL20230015505 - Cabrera Luxury Car Storage

proposed renovation to building height extends the existing footprint of the building vertically only, with no increase to the building footprint on the surface.

c. Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties for the applicant?

A literal interpretation will create a financial hardship on the applicant if the building cannot be constructed as proposed. The number of cars the applicant could store in the building will be greatly limited, restricting the subject property from expanding its business. Constructing the additional two stories with a setback of 10 feet on the south side would interfere with the maneuverability inside the building and reduce the number of cars that can be stored within the building.

d. Will the Variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building, or structure and which promotes standards of health, safety, and welfare?

If this variance is granted, it is the minimum variance needed to maintain the functional use of the land. Any side setback greater than 0 feet will diminish the storage capacity of the building and render the business infeasible to sustain itself financially. The structure will not expand its building footprint; it will only increase the height of the existing structure within the current building height in the Industrial zoning district.

e. Will granting the Variance confer on the applicant any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district?

The additional two stories to this building do not violate any height requirements of the present code which is a maximum of 50 feet. The existing structure could have been constructed to a height of 35 feet, which was the maximum height in the 1982 ordinance. Therefore, the granting of this variance will not confer any special privileges.

f. Will granting the Variance be in harmony with this Land Development Code's general intent and purpose and not be injurious to the neighborhood or otherwise detrimental to the public welfare?

The surrounding properties are also zoned industrial. The building to the east of the subject property is a two-story structure. The other adjacent structures are oversized single-story structures with increased eave heights. The increased height will not shadow any neighboring properties for most of the day. The buildings to the north and west are more than 130 feet from this structure and are separated from this site by the Rail Head Blvd right-of-way. Granting this variance would not be injurious to the neighborhood or the public welfare.

g. Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation, such as natural preserves, lakes, golf courses, etc.?

Other than the easterly and southerly property line, this facility is separated from other

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developments by rights-of-way that allow for access to this and other properties in the Rail Head Industrial Park. This separation from the northerly and westerly properties by the rights-of-way minimizes the increase in height of this building. This proposed height increase will still be 15 feet less than the maximum height of 50 feet in the Industrial zoning district. As for the easterly property lines and structures, the easterly building has a separation of 43.7 feet from this building; it is a two-story building with a flat roof and is separated from our building with a drainage easement and landscaping, which includes canopy trees. The southerly building is separated by 47.5 feet from this building with a parking and landscaping area including palm and canopy trees. It is a one-story building but appears to be approximately 16 feet high to the top of its flat roof. There is no proposed expansion to the existing structure's footprint on the subject property, and the existing separation between adjacent structures will be maintained. Because the subject property is a corner lot, the existing building cannot be expanded to the north or west due to the parking area and access through the property. The footprint was maximized in its original construction in 1997.

h. Will granting the Variance be consistent with the Growth Management Plan?

Since the proposed use of an indoor car storage facility is an allowable use in the industrial zoning district, and the building is an existing structure, the granting of the variance is consistent with the Growth Management Plan.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC does not normally hear variance petitions. The EAC did not hear this petition since the subject variance does not impact any preserve area.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner **approve** variance petition VA—PL20230015505 to reduce the required minimum side yard setback on the south property line from 10 feet to 0 feet, as depicted in Attachment C.

Attachments:

Attachment A: Backup Package
Attachment B: Original Building Permit & Certificate of Occupancy
Attachment C: Conceptual Site Plan
Attachment D: Legal Ad and HEX Sign Posting
Attachment E: Rail Head Industrial Park Owners Assn, Inc., 03.28.24

Attachment: PL20230015505 - Staff Report - Cabrera Luxury Car Storage [Revision 2] (28810 : PL20230015505 - Cabrera Luxury Car Storage

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

The Planner is responsible for all required data included in the printed packets of information for the Hearing Examiner (Hex) or the Collier County Planning Commission (CCPC). DO NOT ACCEPT DUPLICATES OF ANY DOCUMENTS. MAKE SURE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. PLEASE CONFIRM THE DOCUMENTS ARE IN THE ORDER DESCRIBED IN "BACKUP PROVIDED BY APPLICANT."

Planner responsible for providing the County Attorney-drafted Ordinance for PUDs and placing in backup materials. AGENTS DO NOT INCLUDE THE PUD DOCUMENT – STAFF PROVIDES THIS TO THE COUNTY ATTORNEY WHEN THE ORDINANCE IS DRAFTED FOR A PUD. THE FINAL PUD ORDINANCE/RESOLUTION IS THE FIRST ITEM AFTER THE STAFF REPORT. [FOR HEX, THE REQUESTED LANGUAGE/ PROPOSED PLAN IS THE FIRST ITEM AFTER THE STAFF REPORT]

B. Backup provided by Applicant:

PLEASE PROVIDE THE DOCUMENTS IN THE ORDER DESCRIBED BELOW. DO NOT PROVIDE DUPLICATES OF ANY DOCUMENTS. PROVIDE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. IF THE BACKUP PROVIDED BY APPLICANT IS IN DISARRAY-MEANING IT IS NOT IN THE PROPER ORDER AND/OR THE APPLICANT PROVIDES MULTIPLE DUPLICATES-THE APPLICANT COULD LOSE ITS HEARING DATE.

- X Application, to include but not limited to the following:
  - X Narrative of request
  - X Property Information
  - X Property Ownership Disclosure Form
  - X Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- N/A Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- N/A Affidavit of Unified Control
- X Affidavit of Representation
- X Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- N/A NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- N/A Traffic Impact Study (TIS)
- X Environmental Data
- X Historical/Archeological Survey or Waiver
- N/A Utility Letter
- X Deviation Justifications

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

_X_ Boundary Survey

_X_ Other documents, as needed, on a case-by-case basis such as relevant prior Ordinances, Conditional Uses, historical documents, any "private or legal" agreements affecting the PUD etc.

N/A Submerged Resource Surveys may be included here if required.

_X_ **CD with *only one* pdf file for all documents in the same order as the packets are put together. They must be in the same order.**

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for all copies of backup materials to provide to the Hex/CCPC and the CD must contain the documents in one pdf file (not multiple files) in the same order as the printed materials. It is the agent's responsibility to ensure no documentation is left out.

Gina R. Green

Signature of Agent Representative

Gina R. Green, P.E.

Printed Name of Signing Agent Representative

5/3/24

Date

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

COLLIER COUNTY GOVERNMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

LDC section 9.04.00 & Code of Laws section 2-83 – 2-90
Chapter 3 J. of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): CABRERA REALTY LLC

Name of Applicant if different than owner: _____

Address: 1478 RAIL HEAD BLVD **City:** NAPLES **State:** FL **ZIP:** 34110

Telephone: _____ **Cell:** 239-438-0110 **Fax:** _____

E-Mail Address: [redacted] CWIENK@GMAIL.COM

Name of Agent: GINA R. GREEN,P.E.

Firm: GINA R. GREEN, P.A.

Address: 3310 1ST AVE NW **City:** NAPLES **State:** FL **ZIP:** 34120

Telephone: 239-348-0500 **Cell:** 239-229-6238 **Fax:** _____

E-Mail Address: GGREENENG@AOL.COM

BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

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PROPERTY INFORMATION

Provide a detailed legal description of the property covered by the application: (If space is inadequate, attach on separate page)

Property I.D. Number: 69030000668 **Section/Township/Range:** 10 / 48 / 25

Subdivision: RAIL HEAD INDUSTRIAL PARK **Unit:** _____ **Lot:** 14 **Block:** _____

Metes & Bounds Description: _____ **Total Acreage:** 0.51

Address/ General Location of Subject Property: 1478 RAIL HEAD BLVD, NAPLES FL 34110

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	ROW RAIL HEAD BLVD/I-INDUSTRIAL	ROW/MULTIUPLE TENANT INDUSTRIAL/OFFICES/WAREHOUSE
S	I-INDUSTRIAL	FITNESS/GYM
E	I-INDUSTRIAL	OFFICES/WAREHOUSE
W	ROW RAIL HEAD BLVD/I-INDUSTRIAL	ROW/OFFICES/WAREHOUSE

Minimum Yard Requirements for Subject Property:

Front: 25' **Corner Lot:** **Yes** ☒ **No** ☐

Side: ** **Waterfront Lot:** **Yes** ☐ **No** ☒

Rear: n/a

**TOTAL OF BOTH YARDS = 20% OF LOT WIDTH, BUT NOT MORE THAN 50 FT;
REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10', 20% OF 120' WIDE = 24' TOTAL SIDE YARD SETBACK

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

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ASSOCIATIONS

Complete the following for all registered Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at http://www.colliergov.net/Index.aspx?page=774.

Name of Homeowner Association: Railhead Industrial Park Owners Association, Inc.
Mailing Address: c/o MyTown Communities, 2830 Winkler Ave #101 **City:** Ft Myers **State:** FL **ZIP:** 33916

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

NATURE OF PETITION

On a separate sheet, attached to the application, please provide the following:

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.

3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:

   a) Are there special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

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b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

d) Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare.

e) Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district.

f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

g) Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, etc.

h) Will granting the variance be consistent with the Growth Management Plan?

4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ Yes ■ No If yes, please provide copies.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Pre-Application Meeting and Final Submittal Requirement Checklist for: Variance Chapter 3 J. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☐	☑	☐
Pre-Application Meeting Notes	1	☑	☐
Project Narrative	☐	☑	☐
Completed Addressing Checklist	1	☑	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	☐	☑	☐
Survey of property showing the encroachment (measured in feet)	2	☑	☐
Affidavit of Authorization, signed and notarized	2	☑	☐
Deeds/Legal's	3	☑	☐
Location map	1	☑	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☑	☐
Historical Survey or waiver request	1	☑	☐
Environmental Data Requirements or exemption justification	3	☑	☐
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Planners: Indicate if the petition needs to be routed to the following reviewers:

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	City of Naples: Robin Singer, Planning Director	☐	Immokalee Water/Sewer District
☐	Conservancy of SWFL: Nichole Ryan	☐	Parks and Recreation: David Berra
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District (Residential Components): Amy Lockheart
☐	Other:	☐	

FEE REQUIREMENTS

- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Variance Petition:**
  - **Residential-** $2,000.00
  - **Non-Residential-** $5,000.00
  - **5th and Subsequent Review-** 20% of original fee
- ☐ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **After The Fact Zoning/Land Use Petitions:** 2x the normal petition fee
- ☐ **Listed Species Survey (if EIS is not required):** $1,000.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and the permit fee shall be submitted to:
Growth Management Department
Zoning Division
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

_____ 10-3-23
Applicant Signature Date

Gina R Green P.E.
Printed Name

UPDATED 2-9-24

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

GINA R. GREEN, P.A.

October 3, 2023
Revised: February 9, 2024

Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Cabrera Luxury Car Storage, 1478 Rail Head Blvd, Naples , FL
Variance Request—Project Narrative
Electronically submitted

To Whom It May Concern:

Please accept this letter as a request for review and approval for a Variance for the Cabrera Luxury Car Storage. The applicant is seeking a variance from LDC Sec. 4.02.01 to reduce the side yard setback by 10 ft from them minimum 10 ft setback. The side yard setback presently is a *"Total for both yards = 20% of the lot width, but not less than 50 ft; requirement may be apportioned in any way, except that neither side can be less than 10 ft"* and the variance request it to reduce it to a *"Total for both yards = 20% of the lot width, but not less than 50 ft; requirement may be apportioned in any way, except that neither side can be less than minimum of 0 ft; in no case may the depth of a side yard be less than 10 feet from any structure on an abutting lot except where no side yard is provided and the buildings are separated by a common wall"*. The side yard setback of 20% of the 120 ft width is 24 ft total. The property is zoned I (Industrial). The owner of the property is proposing an indoor luxury car storage facility and wants to renovate the building to increase the height from 16' to 35' to allow for a 3 story facility for vertical storage of the cars. The existing building was constructed under the 82-2 ordinance that allowed for side yards to be placed at (0) feet as long as the total of all side yards totaled 20% of the lot width and the building was no closer than 10 feet to adjacent buildings on neighboring lots. The present Land Development Code requires the 20% total for both yards, but requires the minimum yard to be 10 feet. It is problematic for the interior use of the building to construct the additional height with a 10 foot setback along this side yard. Structural supports within the building to support upper stories at a 10 foot offset along the southerly wall would diminish the use of the ground floor and reduce the amount of cars that could be stored within the building and make the project economically infeasible.

The increased height at the (0) foot setback along the south would not negatively impact adjacent properties. The property to the east is already a 2 story building and is 44 feet away from this building. The separation to the building to the south is 47.5 feet and has its parking lot between the 2 structures. Since this is a corner lot, Rail Head Blvd right-of-way is to the north and west. There is over 130 feet to the nearest buildings on those two sides.

The maximum building height would be 35 feet which is less than the allowed 50 feet in present day codes. The 82-2 Ordinance allowed for a maximum height of 35 feet. The original owner of this building could have been built to this height at the time of its original construction. We will not be exceeding this original height requirement.

Please call me if you have any questions or need additional information.

Sincerely,

Gina R. Green

PROFESSIONAL
CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Cabrera Car Storage
Legal Description

Lot 14, Rail Head Industrial Park, according to the plat thereof recorded in Plat Book 18, page 101, of the Public Records of Collier County, Florida.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

INSTR 6404382 OR 6248 PG 926 E-RECORDED 5/17/2023 11:46 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $13,965.00 REC $18.50
CONS $1,995,000.00

THIS INSTRUMENT PREPARED WITHOUT
REVIEW OR OPINION OF TITLE BY:
Gregory A. McAloon
Attorney at Law
Quarles & Brady LLP
1395 Panther Lane, Suite 300
Naples, FL 34109
239-434-4911
File Number: **179330.00002**

Consideration Amount: $1,995,000.00
Parcel ID Number: 69030000668

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **8th** day of **May, 2023** between **PDJ, LLC, a Florida limited liability company** whose post office address is **4705 Turnstone Court, Naples, FL 34119**, grantor, and **Cabrera Realty, LLC, a Florida limited liability company** whose post office address is **1478 Rail Head Boulevard, Naples, FL 34110**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

Lot 14, RAIL HEAD INDUSTRIAL PARK, according to the plat thereof recorded in Plat Book 18, Page 101, of the Public Records of Collier County, Florida.

Subject to the following exceptions:
(1) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years;
(2) zoning, building code and other use restrictions imposed by governmental authority;
(3) outstanding oil, gas and mineral interests of record, if any; and
(4) restrictions, reservations and easements common to the subdivision.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

UNOFFICIAL DOCUMENT

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PDJ, LLC, a Florida limited liability company

Witness Name: Mishna Stefanova

By: _____
Josephine Farengo, Authorized Member

Witness Name: Beverly Zinn

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5 day of May, 2023 by Josephine Farengo, Authorized Member of PDJ, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BEVERLY ZINN
Notary Public - State of Florida
Commission # GG 951529
My Comm. Expires Apr 15, 2024
Bonded through National Notary Assn.

_____
Notary Public

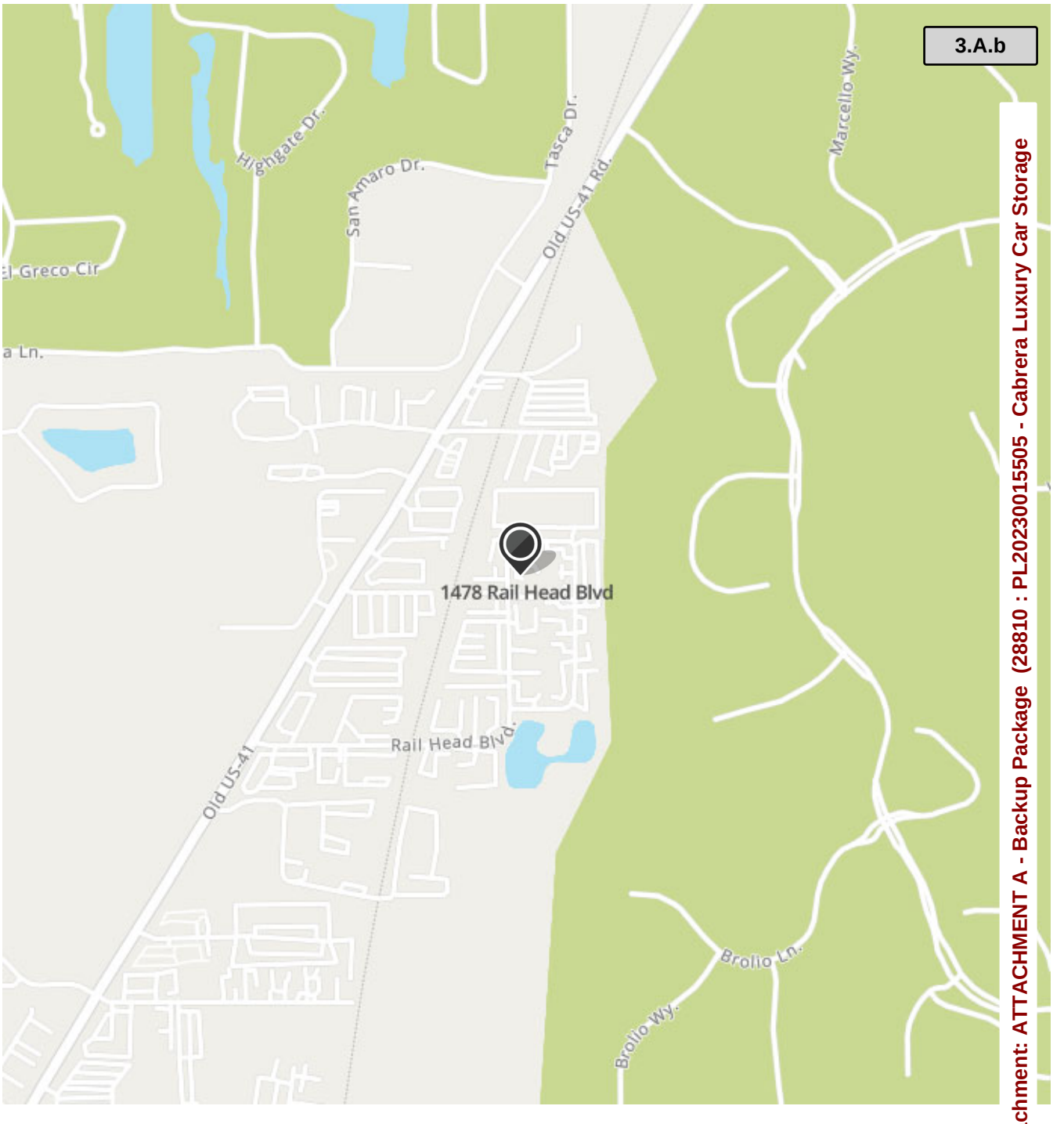
Printed Name: _____

My Commission Expires: _____

DIGITALLY CERTIFIED COPY

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

DoubleTime®



Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage

LOCATION MAP

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership
Charles Cabrera, 1478 Rail Head Blvd, Naples, FL 34110	100

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

g. Date subject property acquired 5/8/23

☐ **Leased: Term of lease _____ years /months**

If, Petitioner has option to buy, indicate the following:

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Collier County

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

9/15/23
Date

Charles CABRERA
Agent/Owner Name (please print)

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230015505

I, CHARLES CABRERA (print name), as Managing Member (title, if applicable) of CABRERA REALTY LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [ ] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Gina R. Green, P.E. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature 9/11/2023 **Date**

STATE OF FLORIDA ~~New York~~
COUNTY OF COLLIER Queens

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 11th day of September, 2023 by (printed name of owner or qualifier) CHARLES CABRERA.

Such person(s) Notary Public must check applicable box:

[X] Are personally known to me
[X] Has produced a current drivers license 654 947 932
[X] Has produced NYS Drivers Lic as identification.

Notary Signature:

LEONIDAS ERACLEOUS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01ER6151887
QUALIFIED IN QUEENS COUNTY
MY COMMISSION EXPIRES 08/28/2026

CP\08-COA-00115\155
REV 3/4/2020

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
CABRERA REALTY LLC

Filing Information

Document Number	L23000144163
FEI/EIN Number	NONE
Date Filed	03/21/2023
State	FL
Status	ACTIVE

Principal Address

1478 RAIL HEAD BOULEVARD
NAPLES, FL 34110

Mailing Address

1478 RAIL HEAD BOULEVARD
NAPLES, FL 34110

Registered Agent Name & Address

LAW OFFICE OF ERIC L. SOLOMON, P.A.
23160 FASHION DRIVE
SUITE 228
ESTERO, FL 33928

Authorized Person(s) Detail

Name & Address

Title MGR

CABRERA, CHARLES
1478 RAIL HEAD BOULEVARD
NAPLES, FL 34110

Annual Reports

No Annual Reports Filed

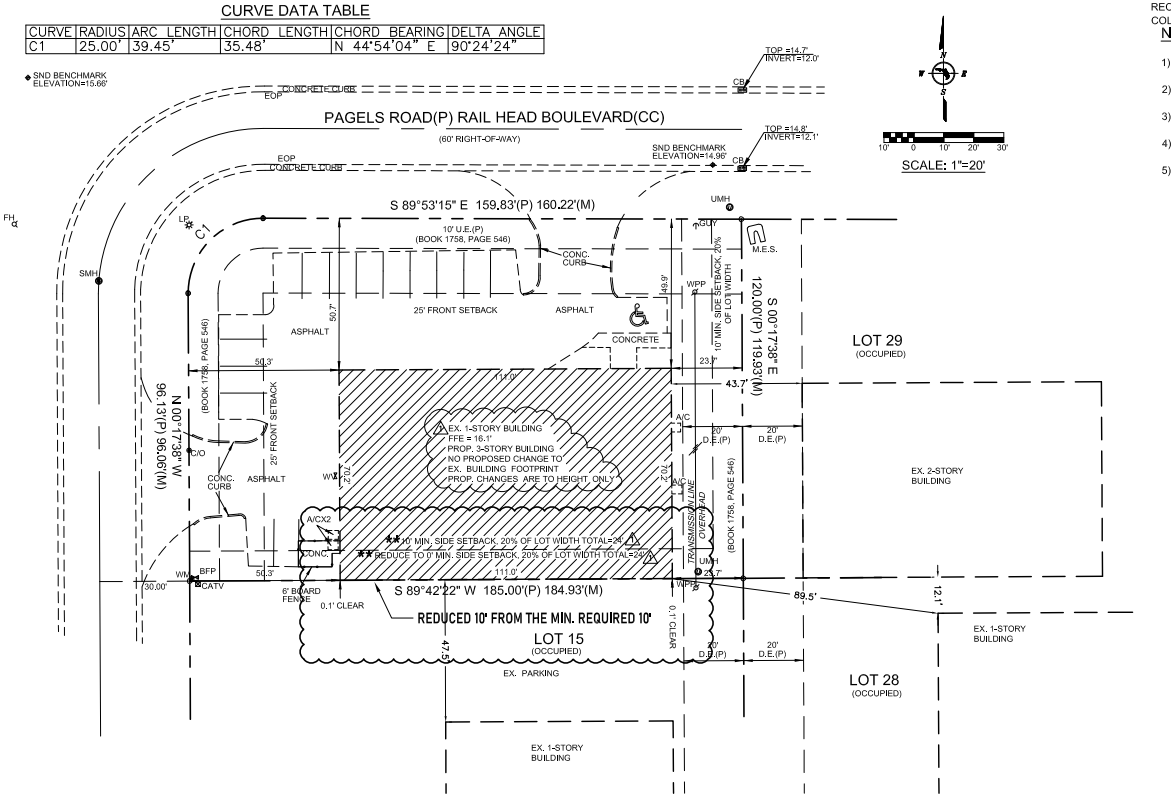
Document Images

03/21/2023 -- Florida Limited Liability | View image in PDF format

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.45'	35.48'	N 44°54'04" E	90°24'24"



REAL PROPERTY DESCRIPTION:

LOT 14, RAIL HEAD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 101 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

NOTES:

1) BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D. 88).
5) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES X500 & AE 14, DATED MAY 16, 2012.

LEGEND

PCP		PERMANENT CONTROL POINT 4096
FIR	○	FOUND 5/8" IRON ROD
SIR	●	SET 5/8" IRON ROD LB8357
LB		LICENSED BUSINESS
NAVD		NORTH AMERICAN VERTICAL DATUM
PLS		PROFESSIONAL LAND SURVEYOR
PSM		PROFESSIONAL SURVEYOR & MAPPER
(M)		MEASURED
(P)		PLAT
(CC)		COLLIER COUNTY
D.E.		DRAINAGE EASEMENT
U.E.		UTILITY EASEMENT
A/C		AIR CONDITIONING UNIT
BFP		BACK FLOW PREVENTOR
CATV		CABLE RISER TELEVISION
CB		CATCH BASIN
C/O		CLEAN-OUT
CONC.		CONCRETE
EOP		EDGE OF PAVEMENT
FH		FIRE HYDRANT
GUY		GUY WIRE OR POLE
H.P.		HANDICAP PARKING
LP		LIGHT POST
M.E.S.		MITERED END SECTION
SMH		SANITARY MANHOLE
UMH		UTILITY MANHOLE
WM		WATER METER
WV		WATER VALVE
WPP		WOOD POWER POLE
SND		SET NAIL & DISC LB8357
0.0'		EXISTING ELEVATION

** VARIANCE REQUEST ITEMS

⚠	REQUIRED SETBACKS	PROVIDED SETBACKS
FRONT YARD(2)	25 FEET	50.3 FEET
SIDE YARD(2)	**24 FEET	0.1'(SOUTH PL) 23.7'(EAST PL) 23.8'(TOTAL, EX. BLDG)

**TOTAL OF BOTH YARDS = 20% OF LOT WIDTH, BUT NOT MORE THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10', 20% OF 120' LOT WIDTH = 24' TOTAL.

REQUESTED VARIANCE DIMENSIONAL STANDARDS LDC SEC. 4.02.01 ⚠		
DESCRIPTION	REQUIRED	VARIANCE REQUEST
SOUTH PROPERTY LINE SIDE SETBACK	10' MIN. FROM PROPERTY LINE	REDUCED 10' FROM THE MIN REQUIRED 10' ⚠

**TOTAL OF BOTH YARDS = 20% OF LOT WIDTH, BUT NOT MORE THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10', 20% OF 120' LOT WIDTH = 24' TOTAL ⚠

ZONING DATA		
ZONING		I (INDUSTRIAL)
USE		LUXURY CAR STORAGE FACILITY
SURROUNDING ZONING	N	RIGHT-OF-WAY-RAIL HEAD BLVD, THEN I (INDUSTRIAL)
	S	I (INDUSTRIAL)
	E	I (INDUSTRIAL)
	W	RIGHT-OF-WAY-RAIL HEAD BLVD, THEN I (INDUSTRIAL)

CAR STORAGE SUMMARY CHART				
DESCRIPTION	EXISTING, SQ.FT	PROPOSED, SQ.FT	EX. BLDG HEIGHT(FT)	PROP. BLDG HEIGHT(FT)
STORAGE BLDG	7,770	15,540	16	35

REVISIONS | NO. | DESCRIPTION | DATE
DRAWN BY: GRG | CHECKED BY: GRG | DWG FILE: CABRERA CAR STRMG

GINA R GREEN LICENSE NO. 46608

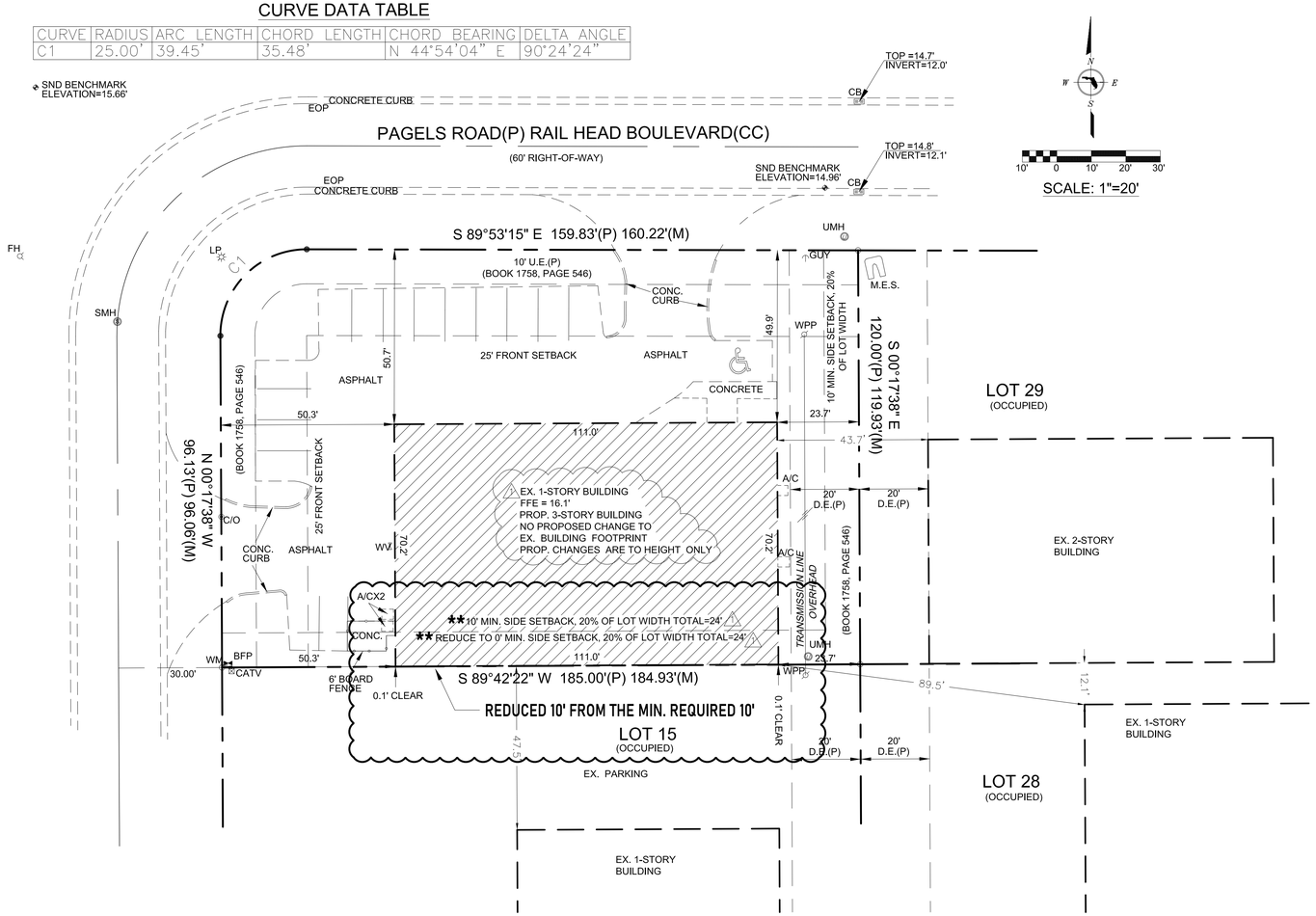
PREPARED FOR: CABRERA REALTY LLC
PROJECT: CABRERA CAR STORAGE

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage

COPYRIGHT, 2023 BY GINA R. GREEN P.A. ALL RIGHTS RESERVED

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(P)		PLAT
(CC)		COLLIER COUNTY
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U.E.		UTILITY EASEMENT
A/C		AIR CONDITIONING UNIT
BFP		BACK FLOW PREVENTOR
CATV		CABLE RISER TELEVISION
CB		CATCH BASIN
C/O		CLEAN-OUT
CONC.		CONCRETE
EOP		EDGE OF PAVEMENT
FH		FIRE HYDRANT
GUY		GUY WIRE OR POLE
H.P.		HANDICAP PARKING
LP		LIGHT POST
M.E.S.		MITERED END SECTION
SMH		SANITARY MANHOLE
UMH		UTILITY MANHOLE
WM		WATER METER
WV		WATER VALVE
WPP		WOOD POWER POLE
SND		SET NAIL & DISC LB8357
0.0'		EXISTING ELEVATION

** VARIANCE REQUEST ITEMS

REQUESTED VARIANCE DIMENSIONAL STANDARDS LDC SEC. 4.02.01 ⚠		
DESCRIPTION	REQUIRED	VARIANCE REQUEST
SOUTH PROPERTY LINE SIDE SETBACK	10' MIN. FROM PROPERTY LINE	REDUCED 10' FROM THE MIN REQUIRED 10' ⚠

**TOTAL OF BOTH YARDS = 20% OF LOT WIDTH, BUT NOT MORE THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10', 20% OF 120' LOT WIDTH = 24' TOTAL ⚠

ZONING DATA		
ZONING		I (INDUSTRIAL)
USE		LUXURY CAR STORAGE FACILITY
SURROUNDING ZONING	N	RIGHT-OF-WAY-RAIL HEAD BLVD, THEN I (INDUSTRIAL)
	S	I (INDUSTRIAL)
	E	I (INDUSTRIAL)
	W	RIGHT-OF-WAY-RAIL HEAD BLVD, THEN I (INDUSTRIAL)

CAR STORAGE SUMMARY CHART				
DESCRIPTION	EXISTING, SQ.FT	PROPOSED, SQ.FT	EX. BLDG HEIGHT(FT)	PROP. BLDG HEIGHT(FT)
STORAGE BLDG	7,770	15,540	16	35

REVISIONS			
NO.	DESCRIPTION	DATE	
1	REV PER CC COMMENTS	2-9-24	

DRAWN BY: GRG
CHECKED BY: GRG
DATE: OCT 2023
SCALE: 1"=20'
PROJECT NO. 231001
DWG FILE: CABRERA CAR STORAGE

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

APPROVED:
DATE:

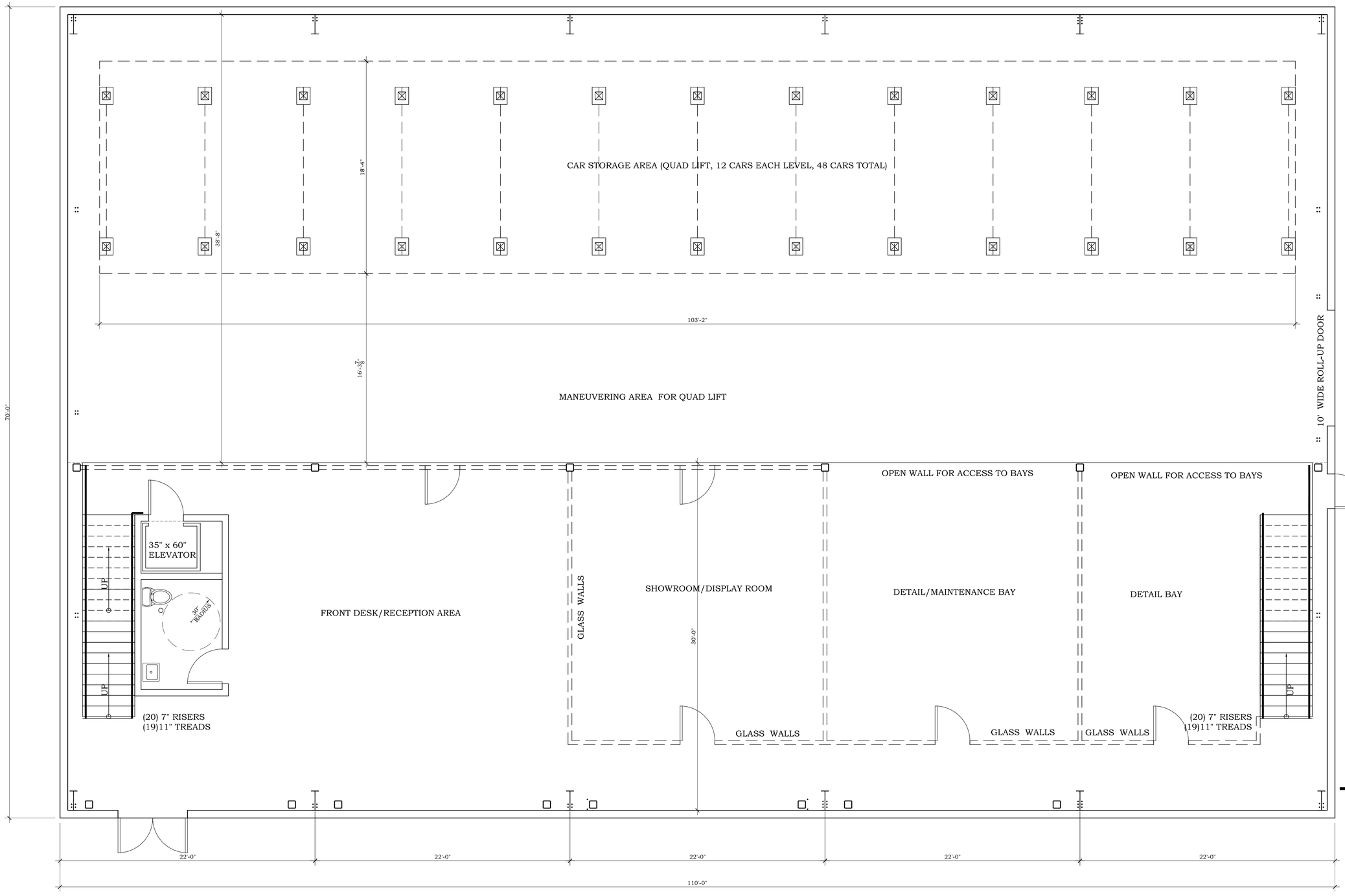
PREPARED FOR: CABRERA REALTY LLC
PROJECT: CABRERA CAR STORAGE VARIANCE REQUEST
DESCRIPTION: VARIANCE SITE PLAN

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SHEET: 1 OF 1

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

CABRERA LUXURY CAR STORAGE



1ST FL. FLOOR PLAN

SCALE: 1/4"=1'-0"

SHEET INDEX

A1 FIRST FLOOR PLAN
A2 SECOND FLOOR PLAN
A3 THIRD FLOOR PLAN
A4 BUILDING CROSS SECTION

OWNER

CABRERA REALTY LLC
1478 RAIL HEAD BLVD
NAPLES, FL.34110

SITE ADDRESS

1478 RAIL HEAD BLVD.
NAPLES, FL 34110

PARCEL NUMBER

69030000668

STRAP NUMBER

585400 143A10

LEGAL DESCRIPTION

RAIL HEAD INDUSTRIAL
PARK LOT 14

THESE PLANS ARE DESIGNED TO BE IN COMPLIANCE W/ CHAPTER 3 OF THE 8TH EDITION OF THE 2023 FLORIDA BUILDING CODE & FOR 170 MPH WINDS, & FOR DEAD & LIVE LOADS PER THE FLORIDA BUILDING CODE

OCCUPANCY CLASSIFICATION	UTILITY/STORAGE
ZONING	IB
ALLOWABLE STORIES	3
ALLOWABLE SQUARE FOOTAGE	UNLIMITED
MAXIMUM ALLOWABLE HEIGHT	+55'-0"
MEAN ROOF HEIGHT	+12'-10" A.F.F.
FLOOD ZONE	"AH" 13.0' NAVD
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
ULTIMATE DESIGN WIND SPEED	170 MPH
NOMINAL DESIGN WIND SPEED	132 MPH
BUILDING RISK CATEGORY	2
EXPOSURE	B
DESIGN SOIL BEARING	2,000 PSI

© WDO DRAFTING inc 2023

WILLiam David Odom DRAFTING
141 CITY LIVE SW NAPLES, FLORIDA 34 941-825-5
LICENSED RESIDENTIAL BUILDING DESIGNER

REVISIONS | DATE | TAG

SEAL
GINA R. GREEN
STATE OF FLORIDA
NO. 46608
PROFESSIONAL ENGINEER

GINA R. GREEN, P.E.
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

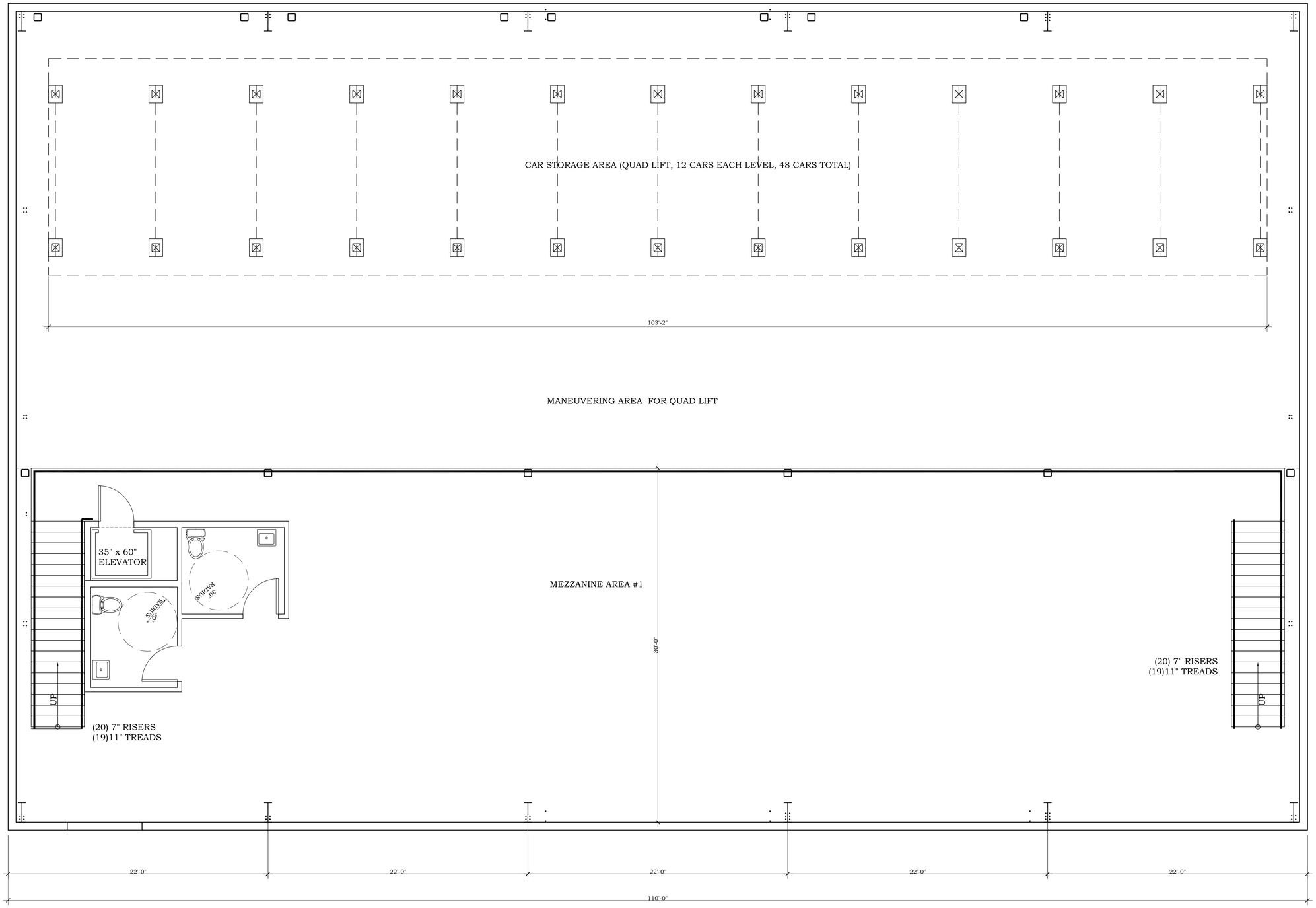
PROJECT:
CABRERA REALTY LLC
1478 RAIL HEAD BLVD
NAPLES, FL.34110

DATE: FEB 2024

JOB#: R23-0062

SHEET NUMBER
A1

3.A.b
Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))
Packet Pg. 33



2nd FL. FLOOR PLAN

SCALE: 1/4"=1'-0"

WILLiam David Odom
DRAFTING
SERVICES
941 7TH AVE # 2 NAPLES, FL 34102
161 LTPO LANE NW
NAPLES, FLORIDA 34120
PHONE# 239-455-3160
FAX#
EMAIL: willdavidodrafting@gmail.com

TAG	DATE	REVISIONS

SEAL

GINA R. GREEN
LICENSE
NO. 46608
STATE OF
FLORIDA
REGISTERED
PROFESSIONAL ENGINEER

GINA R.GREEN, P.A.
GINA R. GREEN, P.E.
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823
ggreeneng@aol.com

PROJECT:
CABRERA REALTY LLC
1478 RAIL HEAD BLVD
NAPLES, FL.34110

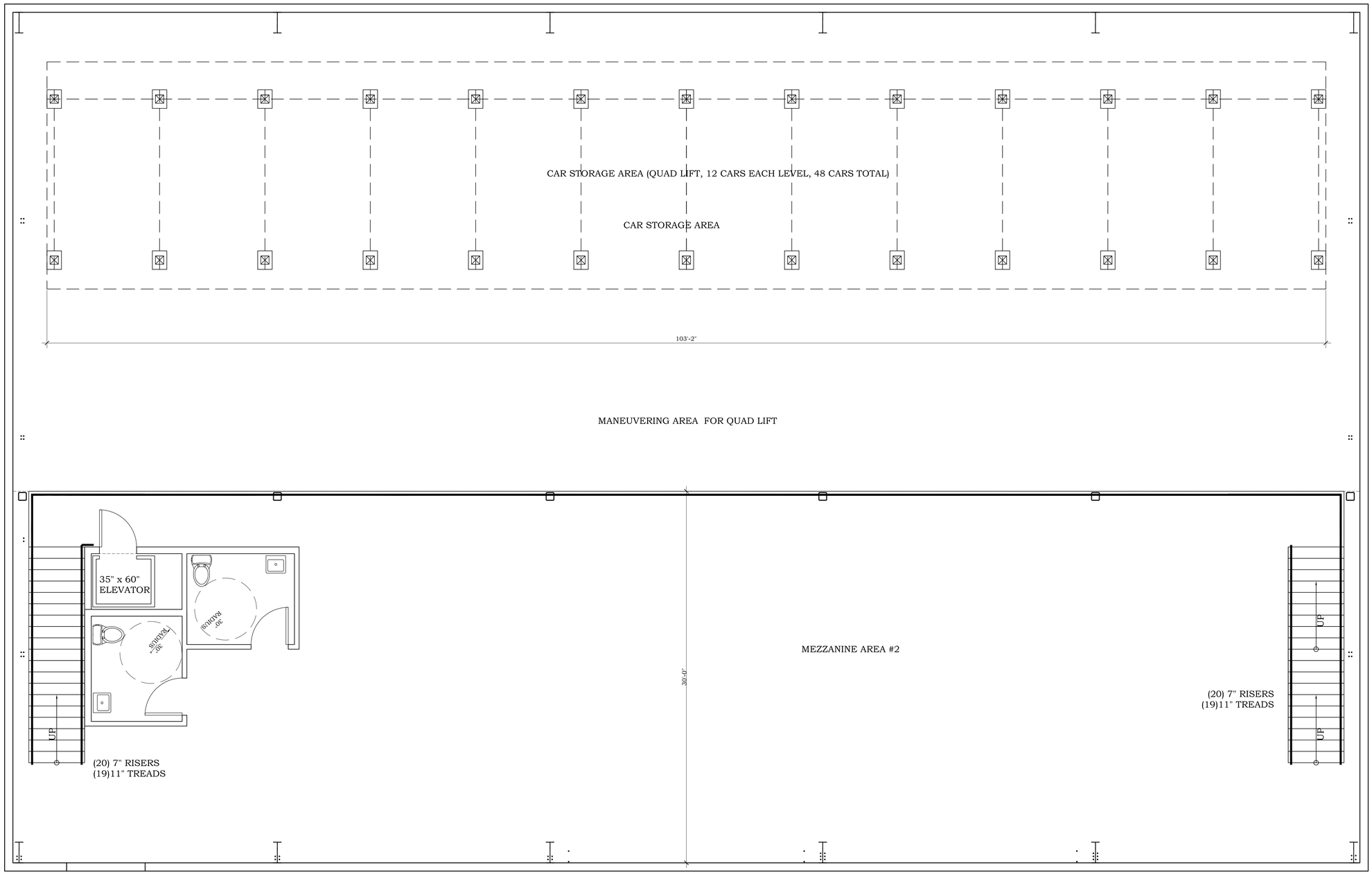
DATE: FEB 2024

JOB#: R23-0062

SHEET NUMBER
A2

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Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))



3RD FL. FLOOR PLAN

SCALE: 1/4"=1'-0"

WILLiam David Odom DRAFTING
ARCHITECTURAL DESIGN SERVICES
101 12TH AVE SW
NAPLES, FLORIDA 34102
PHONE: 239-455-51
FAX: 239-455-51
EMAIL: willodom@bellsouth.net

TAG	DATE	REVISIONS

SEAL
GINA R. GREEN
No. 46608
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

GINA R. GREEN, P.E.
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823
aarcenena@aol.com

Attachment: ATTACHMENT A - Backup Package (28810 : PL2023015505 - Cabrera Luxury Car Storage (VA))

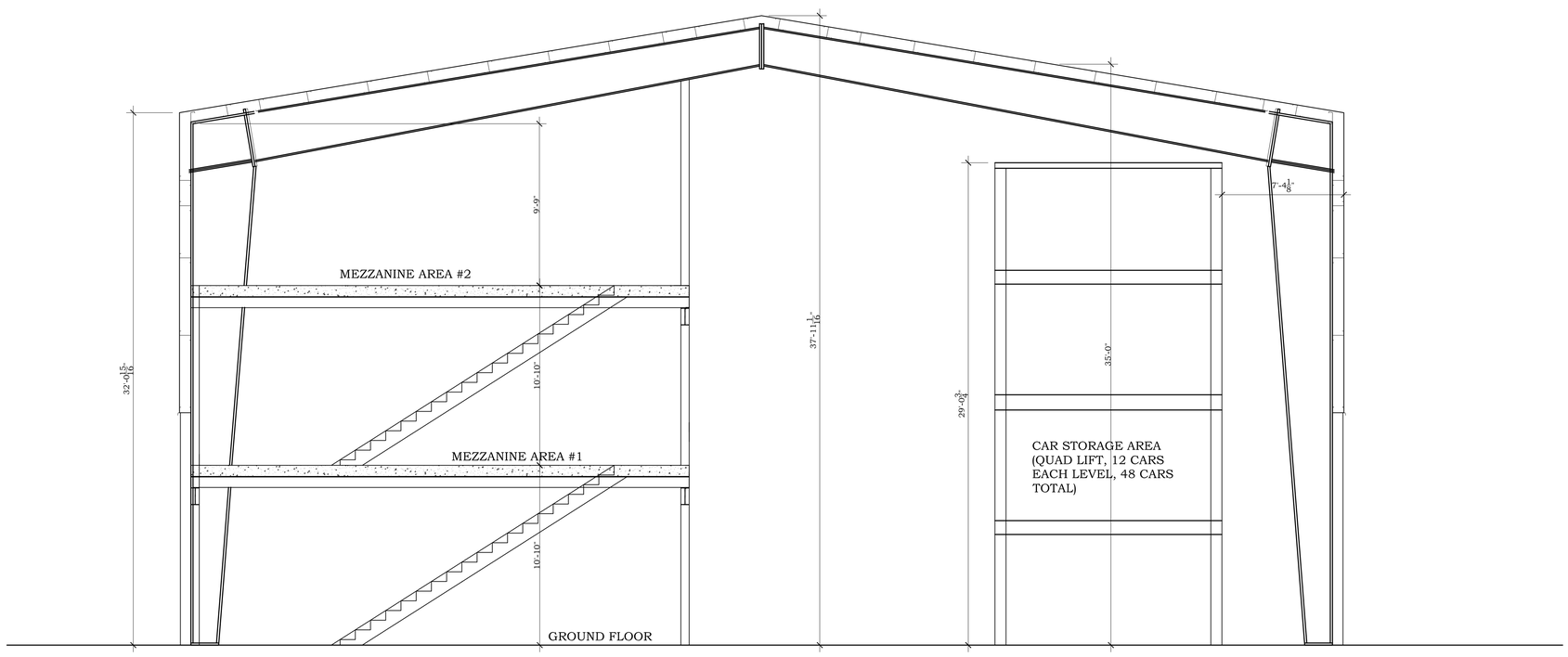
PROJECT:
CABRERA REALTY LLC
1478 RAIL HEAD BLVD
NAPLES, FL.34110

DATE: FEB 2024

JOB#: R23-0062

SHEET NUMBER
A3

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SECTION-1

SCALE: 1/4"=1'-0"

WILLiam
David
Odom
DRAFTING
SPECIALIZING IN RESIDENTIAL PERMITTING SERVICES
161 12TH AVE NW
NAPLES, FL34120-4455
PHONE: 239-455-2171
CELL#: 239-398-5224
EMAIL: willodrafting@gmail.com

TAG	DATE	REVISIONS

SEAL

GINA R. GREEN, P.A.
GINA R. GREEN, P.E.
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823
ggreeneng@aol.com

PROJECT:
CABRERA REALITY LLC
1478 RAIL HEAD BLVD
NAPLES, FL.34110

DATE: JULY 05,2023

JOB#: R23-0062

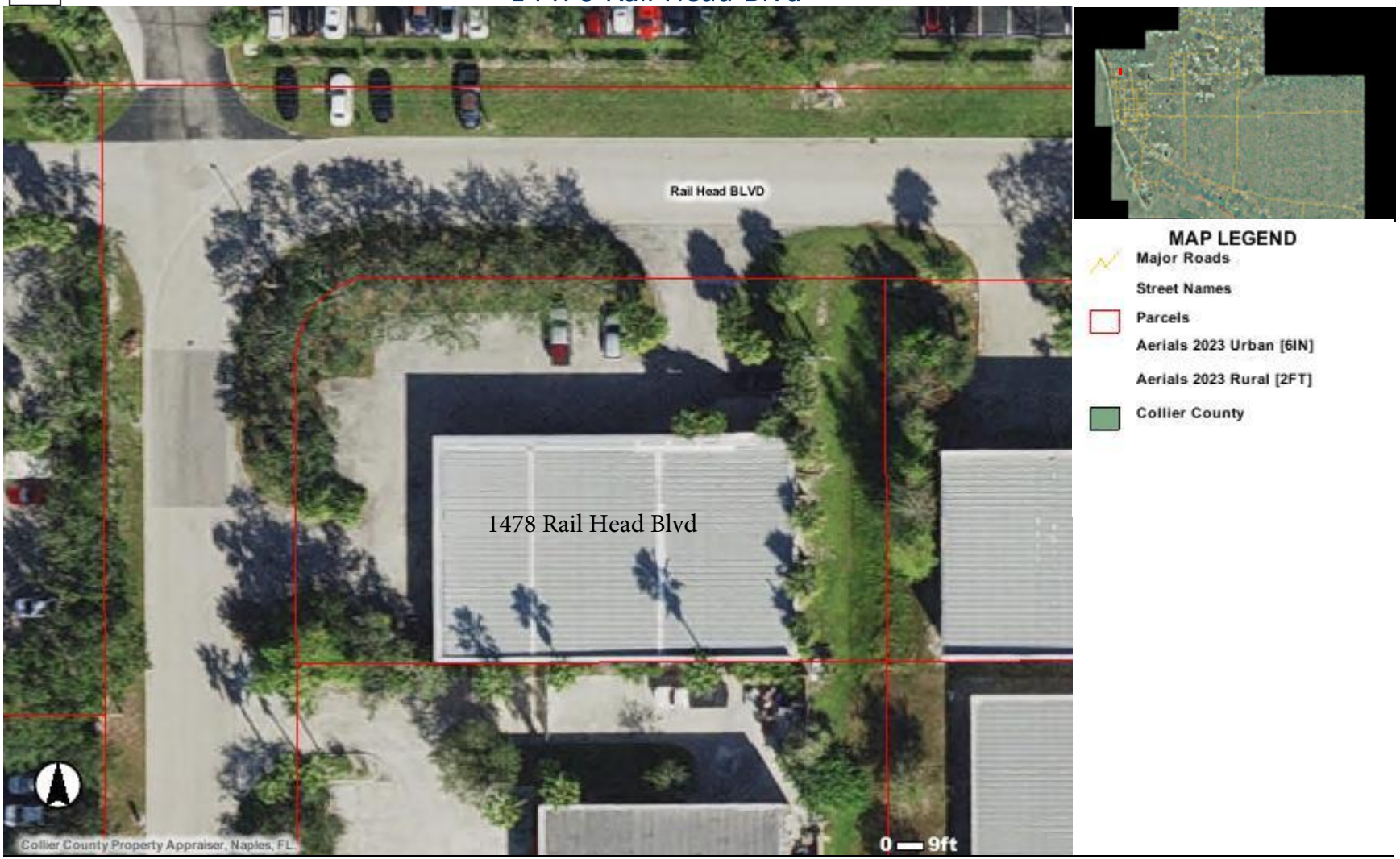
SHEET NUMBER
A3

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Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Print

14478 Rail Head Blvd



2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage

GINA R. GREEN, P.A.

October 3, 2023

Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Cabrera Car Storage, 1478 Rail Head Blvd, Naples , FL
Environmental Data Requirement—Exemption Justification
Electronically submitted

To Whom It May Concern:

Please accept this letter as a request for an exemption from the Environmental Data Requirement.

This site was previously developed in 1997 and was cleared in its entirety for this development. The site contains all of the required landscape vegetation per the approved SDP 97-116. The renovations to the site for the proposed improvements are to the building only and the site will not change from its original permitted SDP plans from 1997. The SDPA for the site will be to change the use and renovate the existing structure from a one-story structure to a 3-story structure within the existing building footprint.

Please call me if you have any questions or need additional information.

Sincerely,

Gina R. Green

PROFESSIONAL
CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

GINA R. GREEN, P.A.

October 3, 2023

Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Cabrera Car Storage, 1478 Rail Head Blvd, Naples , FL
Historical Survey Waiver Request
Electronically submitted

To Whom It May Concern:

Please accept this letter as a request for an exemption for a Historical Survey.

This property was platted on January 3, 1992 and this property was developed in 1997. There were no historical items found on this property at that time and the entire site is developed.

Please call me if you have any questions or additional information needed.

Sincerely,

Gina R. Green

PROFESSIONAL
CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Cabrera Luxury Car Storage
Nature of Variance Request
Revised: February 9, 2024

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.

   The Applicant is seeking a Variance from LDC Sec. 4.02.01 to reduce the side yard setback on the southerly property line from the "Total for both yards = 20% of the lot width, but not less than 50 ft; requirement may be apportioned in any way, except that neither side can be less than 10 ft" to a "Total for both yards = 20% of the lot width, but not less than 50 ft; requirement may be apportioned in any way, except that neither side can be less than minimum of 0 ft; in no case may the depth of a side yard be less than 10 feet from any structure on an abutting lot except where no side yard is provided and the buildings are separated by a common wall". The existing structure is located at a minimum side yard setback of 0.1 feet in 1997, which met the requirements in the Land Development Code in 1997. The current side setback code requirement is "Total for both yards = 20% of the lot width, but not less than 50 ft; requirement may be apportioned in any way, except that neither side can be less than 10 ft". The petition requests that we reduce the side yard setback from a minimum 10 feet to minimum 0 feet as long as there is a minimum side yard to the adjacent structure of 10 feet.

   The present owner purchased the property on May 8, 2023.

   The existing building was constructed in 1997, under building permit no. 9710-1734, Certificate of Occupancy was issued on June 19, 1998.

   The new owner proposes to change the use to SIC Code 4226 Automobile Storage, SIC Code 7539 maintenance/repair services for storage patrons only and SIC Code 7542 for automotive detailing for storage patrons only from office/warehouse use. The existing building will need to be renovated to increase the height of the building to 35 feet to allow for 3 stories in order to provide more car storage in the building for his customers along with the supporting maintenance and detail services that will be provided for the storage patrons. The encroachment is necessary due to the location of the existing building and its proximity to the property line. The addition in height needs to be on the same plane as the existing building on all sides in order to place the 3-tier storage lifts for the patrons.

   The existing location of the building was not an encroachment when the original structure was erected based upon the Land Development Code at the time of construction in 1997. The minimum side yard setback was none as long as the adjacent structure was a minimum of 10 feet from the structure. The addition in height will encroach in the side yard setback due to the setback of (0) feet of the existing structure. The adjacent structure was constructed in 2001 under building permit no. 200003-3258 with a Certificate of Occupancy on May 23, 2001 with an approximate distance of 47.5' from its northerly property line which meets the criteria of the setbacks at that time.

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

The site has no functioning business at this time with an existing Site Development Plan in affect, SDP-97-116. There is no proposed changes to the site other than the increase in height of the existing building.

3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:

   a) Are there special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved.

   The site was permitted and developed under the January 1982 LDC standards. The development standards for this zoning district were less restrictive in that version of the LDC compared to the current LDC. The existing side setback of 0 feet needs to be maintained due to the location of the existing building, which will remain. The 47.5 feet between the existing building and the building located to the south meets the separation requirements in effect at the time they were constructed. The increase in height will not affect the operation of the building to the south, nor will it provide any negative shadowing of the site since it is located to the north. The 1982 LDC required a minimum 10' separation between structures with no correlation to the height of the building.

   b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

   The existing building was constructed at the (0) feet setback which was the minimum side setback at the time of construction. The owner at the time of the construction did not maximize the building for more than one story. The building could have been constructed at 35' at that time per the codes at that time at the (0) feet setback. The changes to the code caused this once conforming structure to become a non-conforming structure by no fault of the past or present owner. This change to the code puts a hardship for an existing building that was not built to the maximum height, to be expanded in height due to market changes or uses to make the business profitable in today's markets. There is no room to expand the footprint of the building, increase in height is the only avenue the owner has to expand the business. Trying to meet the side setback for the upper stories of this building expansion is a hardship because it breaks up the first floor area with support columns for the upper stories and limits the use that this owner has proposed. This area is the car storage area on a 3 story lift that needs a continuous vertical space in order for the lift to operate. This is similar to a boat storage facility, just for cars. If the upper stories are not continuous with the first floor, then the stacking of the cars is not in the same plane and is not feasible with this offset in this area. The proposed renovation to building height extends the existing footprint of the building vertically only with no increase to building footprint.

   c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

A literal interpretation will create a monetary hardship on the applicant if the building cannot be constructed as proposed. The number of cars the applicant would be able to store in building would be greatly reduced which would make the site monetarily infeasible. Constructing the additional stories with a 10 feet setback on the south side would interfere with the maneuverability inside the building and reduce the numbers of cars that can be stored within the building.

d) Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare.

If this variance is granted, it is the minimum variance needed to maintain the functional use of the land. Any side setback greater than (0) feet will diminish the storage capacity of the building and render the business infeasible to sustain financially.

e) Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district.

The addition of 2 stories to this building does not violate any height requirements of the present code of a maximum of 50 feet. The existing structure could have been constructed to a height of 35 feet which is the maximum height in the 1982 ordinance, therefore, the granting will not confer any special privileges.

f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The surrounding businesses are zoned industrial. The building to the east of this site is a 2-story structure. The other adjacent structures are oversized single story structures with increase eave heights. Due to the location of the site, the increase height will not shadow any neighboring properties for the majority of the day. The buildings to the north and west are more than 130 feet from this structure and are separated from this site by the Rail Head Blvd right-of-way. The only building that may receive minimal shadowing to the 2 story structure to the east and with the separation between the structures, when the sun reaches an altitude of 38^{o} the shadow will not reach this building until sunset. Granting this variance would not be injurious to the neighborhood or to the public welfare.

g) Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, etc.

Other than the easterly and southerly property line, this facility is separated from other development by rights- of-way that allow for access to this property and those properties in the Rail Head Industrial Park. This separation from the northerly and westerly properties by the rights-of-way minimizes the increase in height of this building. The maximum building height that is allowed in the (I) Industrial zoning district is 50 feet. This building is still 15' lower than this maximum height. As for the easterly property lines and structures, the easterly building has a separation of 43.7' from this building, it is a 2-story building with a flat roof and is

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

separated from our building with a drainage easement and landscaping which includes canopy trees. The southerly building has a separation of 47.5' from this building, it is separated from this building with a parking area and landscape area which has palm and canopy trees in this area. It is a 1 story building with a flat roof. but appears to be approximately 16' high to the top of the flat roof. There is not proposed expansion to the footprint of the existing and the existing separation between structures will be maintained. Due to the orientation of this corner lot, the existing building cannot be expanded to the north or west due to the parking area and access through the property. The footprint was maximized in its original construction in 1997.

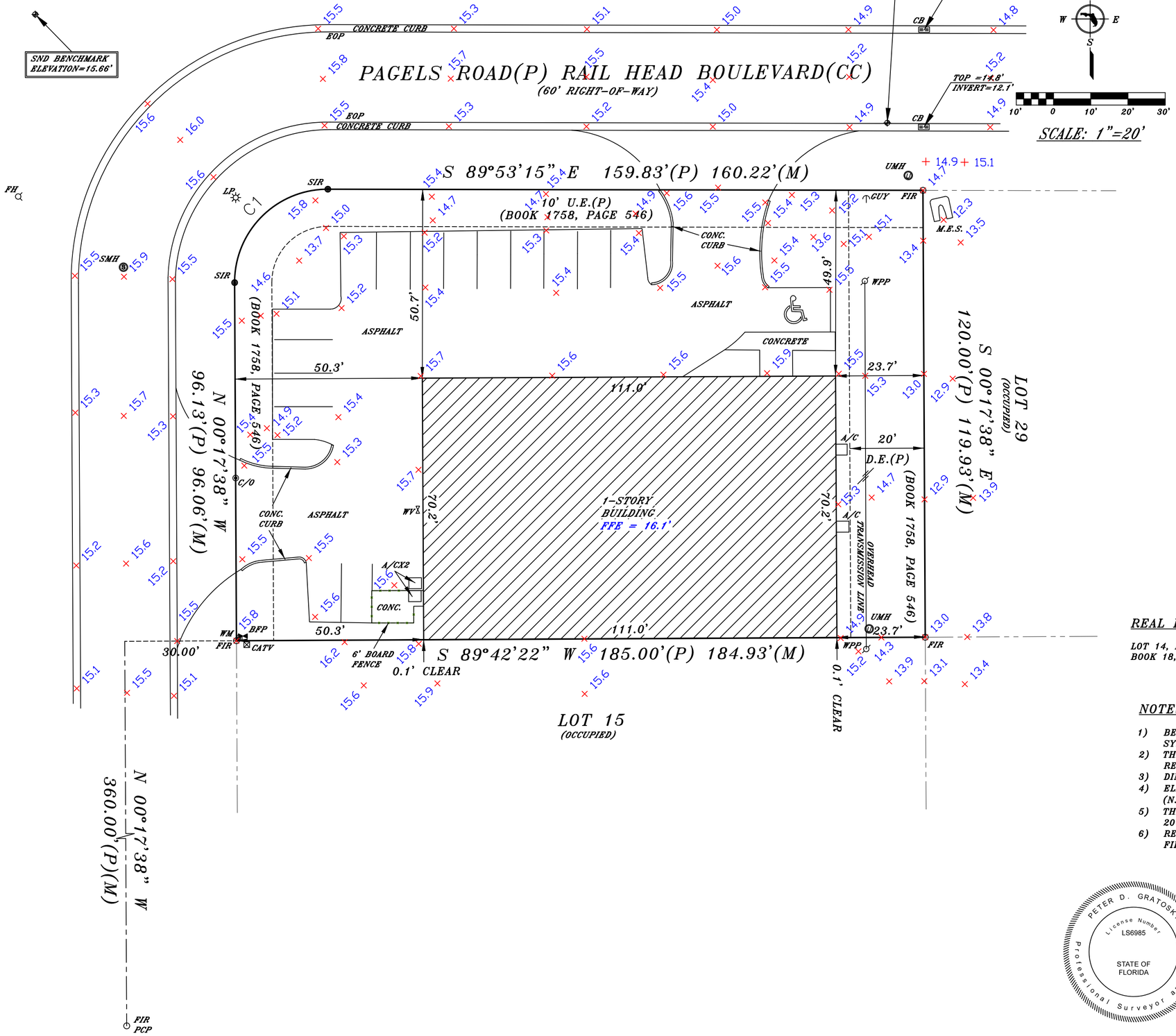
h) Will granting the variance be consistent with the Growth Management Plan?

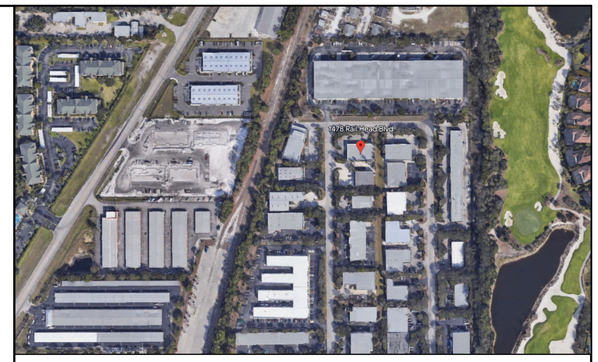
Since the proposed use as an indoor car storage facility is an allowable use in the industrial zoning and the building is an existing structure, the granting of the variance is consistent with the Growth Management Plan.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.45'	35.48'	N 44°54'04" E	90°24'24"





VICINITY MAP
NOT TO SCALE

LEGEND

PCP		PERMANENT CONTROL POINT 4096
FIR	○	FOUND 5/8" IRON ROD
SIR	●	SET 5/8" IRON ROD LB8357
LB		LICENSED BUSINESS
NAVD		NORTH AMERICAN VERTICAL DATUM
PLS		PROFESSIONAL LAND SURVEYOR
PSM		PROFESSIONAL SURVEYOR & MAPPER
(M)		MEASURED
(P)		PLAT
(CC)		COLLIER COUNTY
D.E.		DRAINAGE EASEMENT
U.E.		UTILITY EASEMENT
A/C		AIR CONDITIONING UNIT
BFP	⧓	BACK FLOW PREVENTOR
CATV	⊠	CABLE RISER TELEVISION
CB	▭	CATCH BASIN
C/O	◉	CLEAN-OUT
CONC.		CONCRETE
EOP		EDGE OF PAVEMENT
FH		FIRE HYDRANT
GUY		GUY WIRE OR POLE
H.P.		HANDICAP PARKING
LP		LIGHT POST
M.E.S.		MITERED END SECTION
SMH		SANITARY MANHOLE
UMH		UTILITY MANHOLE
WM		WATER METER
WV		WATER VALVE
WPP		WOOD POWER POLE
SND		SET NAIL & DISC LB8357
0.0'		EXISTING ELEVATION

REAL PROPERTY DESCRIPTION:

LOT 14, RAIL HEAD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 101 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

NOTES:

1) BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D. 88).
5) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES X500 & AE 14, DATED MAY 16, 2012.
6) REFERENCE IS HEREBY MADE TO TITLE COMMITMENT NUMBER 7222-6375593, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 9, 2023 AT 08:00 AM.

PETER D. GRATOSKY
License Number LS6985
STATE OF FLORIDA
Professional Surveyor and Mapper

Peter D. Gratosky, PSM
License Number LS6985

SITE ADDRESS: 1478 RAIL HEAD BOULEVARD
PARCEL IDENTIFICATION NUMBER: 69030000668

PLAN SHOWING TOPOGRAPHY

MADE FOR
Lanhar Construction

DATE: 26 JUN 23
SCALE: 1"=20'
DRAWN: PDG
CHECKED: RLG
FILE NO. FL1784-23

Precision Land Surveyors, Inc.
5126 Monza Court
Ave Maria, FL 34142 (239) 910-3396
Licensed Business Number LB8357

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

d. Signs: As permitted in Section 8.31.

e. Minimum Off-Street Parking and Off-Street Loading Requirements: As required in Section 8.

f. Minimum Landscaping Requirements: When abutting residentially zoned district as required in Section 8.30.

g. Required Landscaped Buffer Area: As required in Section 8.37.

h. Fence Requirements: Where required, a fence shall be of masonry or wood, or other material approved by the Zoning Director, at least seven (7) feet in height above ground level. See Section 8.33, Fences, Walls and Hedges.

7.26 I - Industrial District:

a. District Purpose: The purpose of this district is to permit industrial uses under such conditions of operation as will protect residential and commercial uses and adjacent industrial uses. The I District is designed to allow outside storage of equipment and merchandise. The I District is intended to provide land for basic industrial uses which are not permitted in other zoning districts, but which are essential to the needs and well-being of the community. The I District is not to be deemed commercial in character.

b. Uses and Structures: No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

1) Permitted Principal Uses:

(a) Airports and landing fields - Development Plan required (See Section 10.5.); aluminium fabricating and screening; awning shops; auction houses; assembling, packaging and fabricating operations; automotive parts store; and automobile service station (with or without repair (See Section 9.8).

(b) Body shops, mechanical repairs; building supply; banks and financial institutions; blueprint shops; and boat sales with outside storage.

(c) Clothing fabrication; commercial and private parking lots and parking garages; contractors' equipment storage yards; coal and wood yards or similar uses; Commercial recreation - indoor and outdoor; commercial service and equipment repair; cabinet shops;

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

car washes; communication offices - including storage equipment; and carpet and floor covering storage and installation (including sales).

(d) Electrical supply stores; equipment rentals (including lawnmowers and power saws); furniture refinishing; feed and grain sales; glass and mirror storage and installation (including sales); gunsmiths; and ice plants.

(e) Kenneling; stabling; animal clinics; veterinary hospitals.

(f) Laundries; lumber and building supplies, monuments and similar uses; laboratories; locksmiths; and lawn maintenance shops.

(g) Manufacturing, warehousing, storing, processing, canning, packing, mining, extracting or similar uses; marinas, commercial boat storage, boat building, boat ways, boat yards and commercial fisheries; medical office or clinics in connection only with industrial activity; miscellaneous uses, such as express office, telephone exchange, motor bus, truck, railroad or other transportation terminal and related uses; motorcycle shops (repair only); and new car dealerships - outside display permitted.

(h) Printing and publishing; offices; office supply stores; outdoor storage yards and lots, provided such outdoor storage yard shall not be located closer than 25 feet to any public street or easement and that such yard shall be completely enclosed, except for necessary ingress and egress, by a solid fence or wall (opaque) not less than 6 feet high, and provided further that this provision shall not permit wrecking yards (including automobile wrecking yard), recycling yard, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap or second-hand building materials, junk automotive vehicles, or second-hand automotive parts; pest control services; plumbing shop; plumbing and bath

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

supplies; packaging or fabricating in completely enclosed building.

(i) Radio and television stations and transmitters; railroad rights-of-way and sidings; repair shops; research, design and development activities; restaurants -including drive-in or fast food; Radio-TV stations and transmitters (including towers); repair establishments for sale and repair of new and used automobiles, motorcycles, trucks, tractors, mobile homes, boats, heavy equipment and machinery, farm equipment.

(j) Sales and service of trucks and heavy equipment; service establishments catering to commerce and industry including linen supply, freight movers, building trades contractors, communication services, business machine warehousing and services, canteen services, hiring and union halls, sign company, and similar uses; storage yards; swimming pool and maintenance shops.

(k) Vocational, technical, trade, or industrial schools and similar uses excluding dormitories; taxidermists; tile storage and installation (including sales); truck stops; upholstery shops; used car lots; vehicle rental.

(l) Wholesale establishments.

(m) Any other intensive commercial, industrial or manufacturing use which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in this district.

2) Permitted Accessory Uses and Structures: Accessory uses and structures customarily associated with the uses permitted in this district, including offices, retail sales, and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures; provided, however, that no residential facilities shall be permitted in the district except for housing of security guards, watchmen or caretakers whose work requires residence on the premises. (See Section 8.40).

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

3) Permitted Provisional Uses and Structures: The following uses shall include, but not be limited to any other uses which in the opinion of the Zoning Director is of a similar character as those specified below:

(a) Manufacturing: Involving primary production of the following products from raw materials: asphalt, cement, charcoal and fuel briquettes, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn and hydrochloric, nitric, phosphoric, picric, and sulphuric acid, coal, coke and tar products, explosives, fertilizer, gelatin, animal glue and size, gas manufacturing; unless incidental to a principal use, turpentine, matches, rubber, soaps, fat rendering.

(b) Processing: Involving the following: Nitration of cotton or other materials, magnesium foundry, reduction, refining, smelting of metal or metal ores, refining of petroleum products and by products; curing or tanning of raw green or salted hides or skins; melting and allowing of metals; stockyards; recycling centers; slaughter houses; slag piles; ammonia; and storage of fireworks or explosives and automobile wrecking.

(c) Wholesale storage of gasoline, liquified petroleum, gas, oil, or other flammable liquids or gases, but not located within five hundred (500) feet of the nearest residential district.

(d) Detached residence in conjunction with business -one (1) per business.

4) Prohibited Uses and Structures: Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein.

c. Development Standards:

1) Minimum Lot Area: Twenty thousand (20,000) square feet.

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

2) Minimum Lot Width: One hundred (100) feet.

3) Minimum Yard Requirements:

(a) Front Yard - Fifty (50) feet.

(b) Depth of Total Side Yard Setback - 20% of the width of the lot, not to exceed a maximum of fifty (50) feet. It shall not be mandatory that the required side setback be located equally along each side of the lot. The total side yard setback requirements of the two side yards may be combined and apportioned among the two side yards in any manner desired except as required in (1) and (2) of this Paragraph, as long as the sum of the side yard apportionments are equal to the total side yard requirements.

(1) The minimum depth of any side yard abutting a lot which is not zoned I-Industrial, shall be twenty-five (25) feet.

(2) In no case may the depth of a side yard be reduced to less than ten (10) feet from any structure on an abutting lot except where no side yard is provided and the buildings are separated by a common wall.

(c) Depth of Rear Yard Setback - Fifteen (15) feet except that no rear yard shall be less than fifty (50) feet of an abutting residentially zoned lot.

(d) Other Setbacks: Twenty-five (25) feet from waterfront. No setback is required from a railroad easement or right-of-way.

(e) Setback requirements are measured from the right-of-way line in cases involving public streets. In cases where the property is provided access through a private easement, the setback requirements shall be measured from the inside edge of the private easement of the subject property. In the event that the owner of the property is unable to provide adequate off-street parking, loading, and vehicular circulation as a result of measuring the setback from the inside edge of a private easement, the

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Zoning Director is authorized to reduce the setback requirements from the inside edge of the private road, provided such reduction is not greater than 25% of the required setback.

4) Maximum Height of Structures: Thirty-five (35) feet.

5) Minimum Floor Area of Structures: One thousand (1,000) square feet.

6) Distance Between Structures: None, or if separated Fifteen (15) feet or onehalf (½) the sum of the heights of the adjacent structures on the same lot, whichever is greater.

d. Signs: As permitted in Section 8.31.

e. Minimum Off-Street Parking and Off-Street Loading Requirements: As required in Section 8.

f. Minimum Landscaping Requirements: As required in Section 8.30.

g. Required Landscaped Buffer Area: When abutting residentially zoned land as required in Section 8.37.

h. Fence Requirements: When required a fence shall be of masonry or wood, or other material approved by the Zoning Director, at least seven (7) feet in height above ground level for all uses not contained in an enclosed building. In all cases of junk yards, said fence or wall should be of such construction so as to completely conceal and block the fenced materials from the view of neighboring land owners and passersby, and shall meet all rules and regulations concerning zoning and construction in Collier County. See Section 8.33.

7.27. (PUD) PLANNED UNIT DEVELOPMENT DISTRICT:

a. Intent and Purpose: The intent and purpose of establishing the Planned Unit Development - PUD - District is to provide an optional alternative zoning procedure so that planned developments may be instituted at appropriate locations in the County in accordance with the planning and development objectives of the County. It is the intent and purpose of these PUD regulations to encourage, as well as permit, land planners, architects, engineers, builders, and developers to exercise ingenuity and imagination in the planning and development or redevelopment of relatively large tracts of land under unified

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

RAIL HEAD INDUSTRIAL PARK

A SUBDIVISION OF PART OF SECTION 10 TOWNSHIP 48 SOUTH, RANGE 25 EAST COLLIER COUNTY, FLORIDA

COUNTY APPROVALS:

ENGINEER

This plat approved by the County Engineer this 16th day of December, 1991.

John F. Madajewski
John F. Madajewski
Project Review Services Manager/
County Engineer, P. E. No. 27401

HEALTH DEPARTMENT

This plat approved by the County Health Department this 17th day of December, 1991, with connection to central water and central sewage systems, and no individual potable water wells or individual sewage systems are permitted.

L. D. Lukin, P.E.
Director of Environmental
Engineering

ATTORNEY

This plat approved by the County Attorney this ____ day of _____, 1991.

Kenneth B. Cuyler, Esq.
County Attorney

UTILITIES DIVISION

This plat approved by the Collier County Utilities Division this 18th day of December, 1991

Frederick Bloetscher
Assistant Utilites Administrator
P. E. No. 42335
Utilities Division

COUNTY COMMISSION APPROVAL

This plat approved for recording in regular open meeting of the Board of County Commissioners of Collier County, Florida this 5TH day of MARCH, 1991, provided that this plat is filed in the Office of the Clerk of the Circuit Court of Collier County, Florida.

ATTEST

James C. Giles
Clerk of the Circuit Court

Patricia Anne Goodnight, Chairman
Board of County Commissioners
Collier County, Florida

FILING RECORD

I hereby certify that this plat has been examined by me and that it complies, in form, with the requirements of Chapter 177, Florida Statutes. I further certify that this plat was filed for record at 9:03 A.M. this 23RD day of JANUARY, 1992 and duly recorded in Plat Book 18, Pages 101 through 102 of the public records of Collier County, Florida.

James C. Giles
Clerk of Circuit Court
Collier County, Florida

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat was prepared from an actual survey of the property by me or under my supervision as provided in Rule 21 HH-6 Florida Administrative Code and Chapter 472 of the Florida Statutes.

It is further certified that all permanent reference monuments shown hereon actually exist, and all permanent control points will exist prior to final acceptance of the subdivision and their location, size, type and material are correctly shown, as provided in the current edition of Chapter 177 of the Florida Statutes.

AGNOLI, BARBER & BRUNDAGE, INC.
Professional Engineers, Planners & Land Surveyors

Charles J. Dunbar P.L.S. No. 4096 — 11/18/91 Date

This instrument was prepared by Charles J. Dunbar of Agnoli, Barber & Brundage, Incorporated Professional Engineers, Planners and Land Surveyors Naples, Florida 33963

Description of Land Platted

All that part of the South one-half (S 1/2) of the Northeast quarter (NE 1/4) of Section 10, Township 48 South, Range 25 East, Collier County, Florida, lying easterly of the Seaboard Coastline Railroad Company right-of-way.

AND

All that part of the South one-half (S 1/2) of the South one-half (S 1/2) of the North one-half (N 1/2) of the Northeast quarter (NE 1/4) of Section 10, Township 48 South, Range 25 East, Collier County, Florida, lying easterly of the Seaboard Coastline Railroad Company right-of-way.

subject to easements and restrictions of record.

TITLE CERTIFICATION

State of Florida
County of Collier

I Kathleen Passidomo, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that it is vested in Commercial Development Company, a Florida General Partnership; that the current taxes have been paid; and that the property is free of encumbrances, except as follows:

1) That certain mortgage from Commercial Development Company, a Florida General Partnership, to Richard E. Klingler and Pauline P. Klingler, dated April 21, 1988 and recorded in Official Records Book 1347, at pages 649 through 662 of the Public Records of Collier County, Florida.

2) That certain mortgage from Commercial Development Company, a Florida General Partnership, to Richard E. Klingler and Pauline P. Klingler, dated October 1, 1987 and recorded in Official Records Book 1300, at pages 187 through 201 of the Public Records of Collier County, Florida.

3) That certain mortgage from Commercial Development Company, a Florida General Partnership, to Richard E. Klingler and Pauline P. Klingler, dated January 24, 1988 and recorded in Official Records Book 1326 at pages 2367 through 2379 of the Public Records of Collier County, Florida.

4) That certain mortgage from Commercial Development Company, a Florida General Partnership, to Richard E. Klingler and Pauline P. Klingler, dated October 15, 1987 and recorded in Official Records Book 1302, at pages 1942 through 1955 of the Public Records of Collier County, Florida.

5) Declaration of Restrictions recorded in O.R. Book 1589 PAGE 1338, Public Records of Collier County, Florida, as amended

Kathleen Passidomo

MORTGAGEES' CONSENT

State of Florida
County of Collier

The undersigned hereby certify that they are the holder of a mortgage, lien, or other encumbrance upon the hereon described property and do hereby consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agree that their mortgage, lien, or other encumbrance which is recorded in Official Record Book 1347, pages 649 – 662
Official Record Book 1300, pages 187 – 201
Official Record Book 1326, pages 2367 – 2379
Official Record Book 1302, pages 1942 – 1955
all of the Public Records of Collier County, Florida, shall be subordinated to the dedications shown hereon.

Witness:

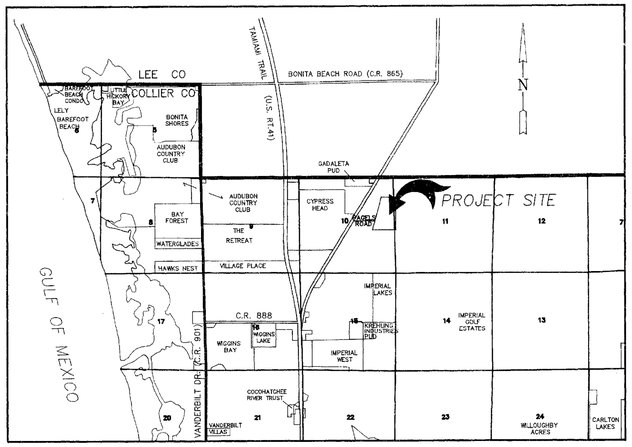
Barbara Hedberg
Richard E. Klingler

Barbara Hedberg
Pauline P. Klingler

The foregoing instrument was acknowledged before me this 18th day of November, 1991, by Richard G. Klingler and Pauline Klingler

My Commission Expires:

Notary Public — January 31st 1991 Date



LOCATION MAP

GENERAL NOTES:

1) All dimensions are in feet and decimals thereof.

2) Bearings are based on the State Road Department right-of-way map for State Road 45 (Old US 41), Section No. 0301-250, Sheet 3, Bearing North 31°22'30" East.

3) All side lot lines are non-radial to the road right-of-way unless noted: (RDL).

4) ■ – Indicates Permanent Reference Monuments (PRM) set, stamped "PRM 4096".

5) □ – Indicates Permanent Reference Monuments (PRM) found, stamped as shown.

6) ● – Indicates Permanent Control Points (PCP) set, iron rod 1/2" x 24" with survey ap stamped "PCP 4096".

7) All curves are circular curves.

8) See plat for additional easements.

9) D&UE indicates Drainage and Utility Easement.

10) DE indicates Drainage Easement.

11) UE indicates Utility Easement.

12) CUE indicates Collier Utility Easement

13) The centerline of pavement ranges in elevation from a low of 16.05 to a high of 17.41 per design plans. The average lot elevation is approximately 15.5 ± which is natural ground. According to Flood Insurance Rate map, Community-Panel Number 120067-0191D revised June 3, 1986, the property lies in Zone X with no base flood elevation. Elevations are based on National Geodetic Vertical Datum 1929.

14) Restrictions, reservations and restrictive covenants are recorded in Official Record Book 1589, pages 1338 through 1379, Public Records of Collier County, Florida.

15) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

GENERAL PARTNERSHIP ACKNOWLEDGMENT

State of Florida
County of Collier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Phillip Lewallen to me known and known by me to be the President of Lewallen Enterprises Inc., a Florida Corporation, General Partner, named as dedicator on the foregoing plat, and that he acknowledged executing the same voluntarily under authority duly vested in him by said Partnership.

Witness my hand and official seal in the County and State aforesaid this 18th day of November, 1991.

M. A Doward
Notary Public

My Commission Expires:
January 31st 1991

DEDICATION

State of Florida
County of Collier

KNOW ALL MEN BY THESE PRESENTS that Commercial Development Company, a Florida General Partnership the owners of the lands described hereon joined by Railhead Industrial Park Owners Association, Inc., a Florida Corporation, have caused this plat of "Railhead Industrial Park" to be made and do hereby dedicate the streets, roads, and easements as shown hereon as follows:

1. Pagels Road to the perpetual use of the public and Collier County.

2. All drainage easements (D.E.) to Collier County and the Railhead Industrial Park Owners Association, Inc., a Florida Corporation. Said drainage easements will be privately maintained by the Railhead Industrial Park Owners Association, Inc., a Florida Corporation with Collier County having no responsibility for maintenance.

3. All Collier County Utility Easements (C.U.E.) and Pagels Road to Collier County Water-Sewer District for installation and maintenance of their facilities.

4. All Utility Easements (U.E.) to Florida Power & Light, Inc., its successors and assigns, United Telephone Company of Florida and any cable television franchise for installation and maintenance of their respective facilities in accordance with applicable County ordinances.

5. All sewer and water utilities constructed within this platted area shall be deeded to Collier County Water-Sewer District upon acceptance of the improvements required by the plat or applicable ordinances.

6. The conservation and preserve easements across Tract A and Tract B, respectively, to Collier County with no responsibility for maintenance.

7. Tract A and Tract B to Railhead Industrial Park Owners Association, Inc., a Florida Corporation. Said Tract A and Tract B are to be maintained as conservation and preserve easements, respectively, in accordance with the restrictive covenants referenced in General Note 14 hereon.

WITNESS:

Barbara Hedberg

OWNER:

Commercial Development Company, a Florida General Partnership

By: Executive Development Corp., a Florida Corporation, General Partner

Phillip Lewallen, President

Commercial Development Company, a Florida General Partnership

By: Imperial Homes, Inc., a Florida Corporation, General Partner

Raymond Bernier, President

Barbara Hedberg

By: Lewallen Enterprises Inc., a Florida Corporation, General Partner

Phillip Lewallen, President

Barbara Hedberg

By: Railhead Industrial Park Owners Association, Inc., a Florida Corporation

Phillip Lewallen, President

GENERAL PARTNERSHIP ACKNOWLEDGMENT

State of Florida
County of Collier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Phillip Lewallen to me known and known by me to be the President of Executive Development Corporation, a Florida Corporation, General Partner, named as dedicator on the foregoing plat, and that he acknowledged executing the same voluntarily under authority duly vested in him by said Partnership.

Witness my hand and official seal in the County and State aforesaid this 18th day of November, 1991.

M. A Doward
Notary Public

My Commission Expires:
January 31st 1992

GENERAL PARTNERSHIP ACKNOWLEDGMENT

State of Florida
County of Collier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raymond Bernier to me known and known by me to be the President of Imperial Homes, Inc., a Florida Corporation, General Partner, named as dedicator on the foregoing plat, and that he acknowledged executing the same voluntarily under authority duly vested in him by said Partnership.

Witness my hand and official seal in the County and State aforesaid this 18th day of November, 1991.

M. A Doward
Notary Public

My Commission Expires:
January 31st 1992

ABB FILE #2028
ACAD #2028-1
JUNE 18, 1991

NOT A CERTIFIED COPY

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

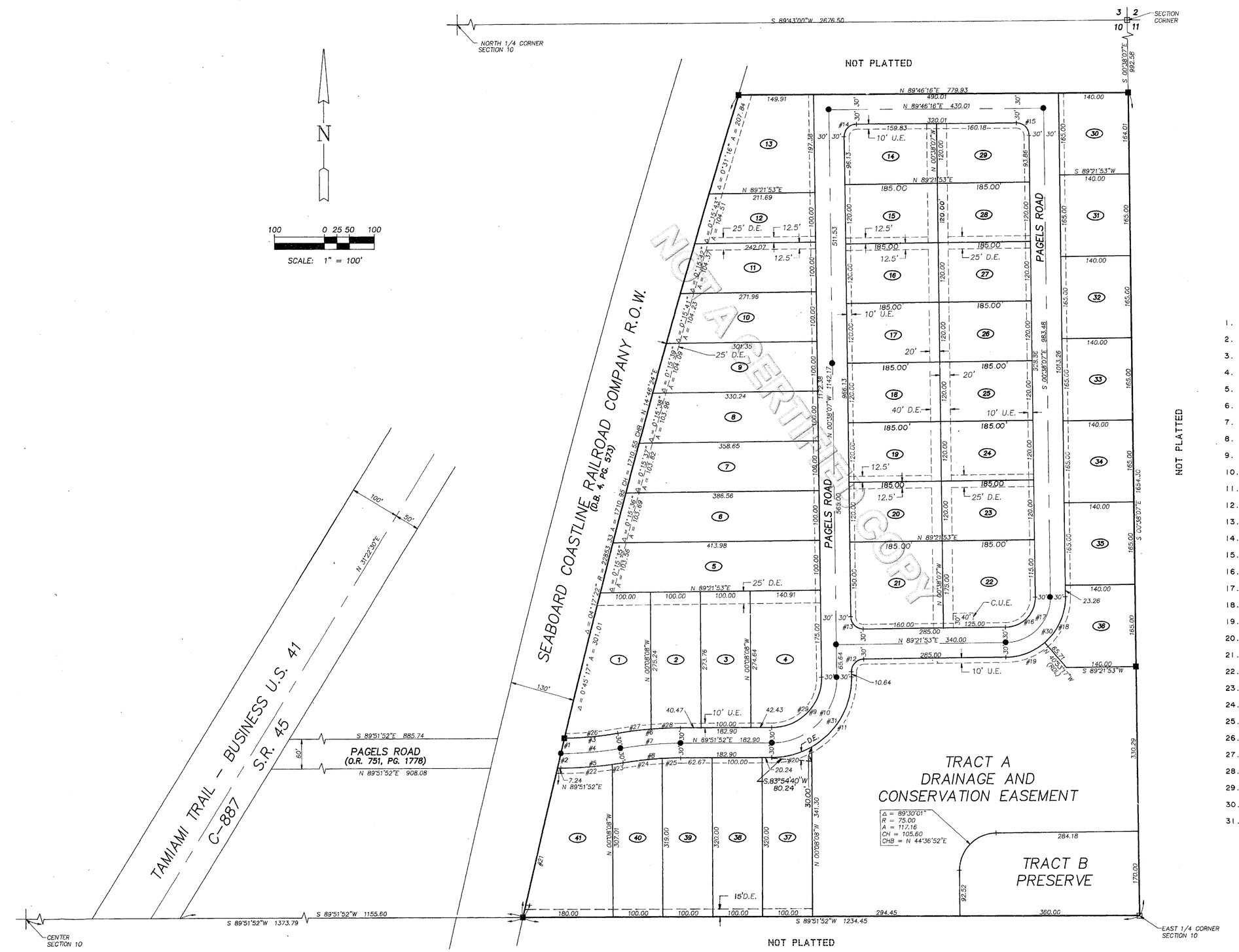
PLAT BOOK 18 PAGE 102

RAIL HEAD INDUSTRIAL PARK

A SUBDIVISION OF PART OF SECTION 10
TOWNSHIP 48 SOUTH, RANGE 25 EAST
COLLIER COUNTY, FLORIDA

SHEET 2 OF 2

RESOLUTION NO. 92-454
RENAMING PAGELS ROAD TO "RAIL HEAD BOULEVARD"
LOCATED IN RAIL HEAD INDUSTRIAL PARK SUB.
RECORD 12/9/92, OR 1777 PG 1733-34
PLAT BOOK 18 pg 102



CURVE TABLE

	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1.	0°04'39"	22853.33	30.91	30.91	N 13°31'01" E
2.	0°04'39"	22853.33	30.86	30.86	N 13°26'23" E
3.	8°55'33"	695.00	108.27	108.16	N 84°48'00" E
4.	9°31'38"	725.00	120.56	120.42	N 85°06'03" E
5.	9°31'38"	755.00	125.54	125.40	N 85°06'03" E
6.	9°31'38"	755.00	125.54	125.40	N 85°06'03" E
7.	9°31'38"	725.00	120.56	120.42	N 85°06'03" E
8.	9°31'38"	695.00	115.57	115.43	N 85°06'03" E
9.	90°29'59"	100.00	157.95	142.04	N 44°36'52" E
10.	90°29'59"	130.00	205.34	184.65	N 44°36'52" E
11.	60°35'49"	160.00	169.22	161.44	N 29°39'47" E
12.	90°00'00"	25.00	39.27	35.36	S 44°21'53" W
13.	90°00'00"	25.00	39.27	35.36	N 45°38'07" W
14.	90°24'24"	25.00	39.45	35.48	N 44°34'04" E
15.	89°35'36"	25.00	39.09	35.23	S 45°25'56" E
16.	90°00'00"	60.00	94.25	84.85	S 44°21'53" W
17.	90°00'00"	90.00	141.37	127.28	S 44°21'53" W
18.	49°44'51"	120.00	104.19	100.95	S 24°14'18" W
19.	40°15'09"	120.00	84.31	82.58	S 69°14'18" W
20.	29°54'10"	160.00	83.50	82.56	S 74°54'47" W
21.	0°46'21"	22853.33	308.08	308.08	S 13°00'53" W
22.	7°48'55"	755.00	102.98	102.90	N 85°57'24" E
23.	1°42'43"	755.00	22.56	22.56	N 81°11'35" E
24.	6°26'53"	695.00	78.21	78.17	S 83°33'40" W
25.	3°04'46"	695.00	37.35	37.35	S 88°19'29" W
26.	8°55'33"	695.00	108.27	108.16	N 84°48'00" E
27.	5°00'17"	755.00	65.95	65.93	S 82°50'23" W
28.	4°31'21"	755.00	59.59	59.58	S 87°36'10" W
29.	90°29'59"	100.00	157.95	142.04	N 44°36'52" E
30.	90°00'00"	120.00	188.50	169.71	S 44°21'53" W
31.	90°29'59"	160.00	252.72	227.26	S 44°36'52" W

This instrument was prepared by Charles J. Dunbar of Agnoli, Barber & Brundage, Inc., Professional Engineers, Planners and Land Surveyors, Naples, Florida 33963

ABB FILE #2028
ACAD #2028-2
JULY 25, 1991

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

LETTER OF NO OBJECTION

CHARLES CABRERA
154-40 12TH ROAD
BEECHHURST, NY 11357
NOVEMBER 24, 2023

PLANNING & ZONING MANAGER
COLLIER COUNTY, FLORIDA
2885 HORSESHOE DR S
NAPLES, FL 34104

SUBJECT: CABRERA 1478 RAIL HEAD BLVD – LETTER OF NO OBJECTION

DEAR NEIGHBORING PROPERTY OWNER:

I, CHARLES CABRERA, AM THE CURRENT OWNER OF THE ABOVE-REFERENCED PROPERTY AND WILL BE SUBMITTING A VARIANCE INTO COLLIER COUNTY FOR REVIEW. THE VARIANCE PETITION REQUESTS THAT THE SIDE YARD SETBACK ON THE SOUTHERLY PROPERTY LINE BE REDUCED FROM THE "TOTAL FOR BOTH YARDS = 20% OF THE LOT WIDTH, BUT NOT LESS THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10 FT" TO A "TOTAL FOR BOTH YARDS = 20% OF THE LOT WIDTH, BUT NOT LESS THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN MINIMUM OF 0 FT; IN NO CASE MAY THE DEPTH OF A SIDE YARD BE LESS THAN 10 FEET FROM ANY STRUCTURE ON AN ABUTTING LOT EXCEPT WHERE NO SIDE YARD IS PROVIDED AND THE BUILDINGS ARE SEPARATED BY A COMMON WALL". THE EXISTING STRUCTURE IS LOCATED AT A MINIMUM SIDE YARD SETBACK OF 0.1 FEET IN 1997, WHICH MET THE REQUIREMENTS IN THE LAND DEVELOPMENT CODE IN 1997. THE CURRENT SIDE SETBACK CODE REQUIREMENT IS "TOTAL FOR BOTH YARDS = 20% OF THE LOT WIDTH, BUT NOT LESS THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10 FT". THE PETITION REQUESTS THAT WE REDUCE THE SIDE YARD SETBACK FROM A MINIMUM 10 FEET TO MINIMUM 0 FEET AS LONG AS THERE IS A MINIMUM SIDE YARD TO THE ADJACENT STRUCTURE OF 10 FEET.

THE REASON FOR THIS REQUEST IS RAISE THE EXISTING ROOF HEIGHT FROM 14' TO 35'. THE CURRENT LAND DEVELOPMENT CODE ALLOWS FOR A MAXIMUM HEIGHT OF 55'. UNDER THE CURRENT REQUIREMENTS I WOULD BE REQUIRED TO OFFSET ALL ADDITIONAL CONSTRUCTION 10' FROM THE EXISTING BUILDING.

IF YOU HAVE NO OBJECTION TO THIS APPLICATION REQUEST, PLEASE AFFIX YOUR SIGNATURE, DATE, PRINTED NAME AND ADDRESS BELOW. THANK YOU FOR YOUR TIME AND ATTENTION TO THIS MATTER.

SIGNATURE: DATE:

PRINTED NAME: ADDRESS:

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Fwd: Letter of no objection 1478 Railhead Naples

From: Colton Wienk (cwienk@gmail.com)

To: ggreeneng@aol.com

Date: Thursday, December 21, 2023 at 11:58 AM EST

Gina, several attempts have been made. The owner stated that he did not care what so ever but has been traveling in and out of the country and has not provided the letter. Customer would like to move forward without it.

Thank you,
Colton

Sent from my iPhone

Begin forwarded message:

> **From:** charles cabrera <charlescabrera77@gmail.com>
> **Date:** December 18, 2023 at 10:41:56 PM EST
> **To:** Colton Wienk <cwienk@gmail.com>
> **Subject: Fwd: Letter of no objection 1478 Railhead Naples**
>
> I've attached the email and the text messages sent to Artem owner of 1474 Railhead Blvd and no response in weeks. I had multiple conversations with him on the phone and he was willing to sign and had no concern at all with the variance and my plans to build but kept saying he was busy and would take a look at it and sign once he arrived to his office. I've called and left multiple voicemails also and no response.
>
> Thank you
> Sincerely
> Charles Cabrera
> 917-578-7311
>
> Begin forwarded message:
>
> > **From:** charles cabrera <charlescabrera77@gmail.com>
> > **Date:** November 29, 2023 at 10:42:31 AM EST
> > **To:** 1474railhead@gmail.com
> > **Subject: Letter of no objection 1478 Railhead Naples**
> >
> > Good Morning Artem,

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

Great speaking with you. Please see attached the letter of no objection for the variance I would need signed. Thank you again and hopefully we can meet in person either in NY or Naples if you head down this winter and we grab some lunch.

Thank you
Sincerely
Charles Cabrera
917-578-7311


image0.png
109.3kB


image1.png
115.6kB


image2.png
442.7kB


1478_Letter of no objection.pdf
44.6kB

Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

LETTER OF NO OBJECTION

CHARLES CABRERA
154-40 12TH ROAD
BEECHHURST, NY 11357
NOVEMBER 24, 2023

PLANNING & ZONING MANAGER
COLLIER COUNTY, FLORIDA
2885 HORSESHOE DR S
NAPLES, FL 34104

SUBJECT: CABRERA 1478 RAIL HEAD BLVD – LETTER OF NO OBJECTION

DEAR NEIGHBORING PROPERTY OWNER:

I, CHARLES CABRERA, AM THE CURRENT OWNER OF THE ABOVE-REFERENCED PROPERTY AND WILL BE SUBMITTING A VARIANCE INTO COLLIER COUNTY FOR REVIEW. THE VARIANCE PETITION REQUESTS THAT THE SIDE YARD SETBACK ON THE SOUTHERLY PROPERTY LINE BE REDUCED FROM THE "TOTAL FOR BOTH YARDS = 20% OF THE LOT WIDTH, BUT NOT LESS THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10 FT" TO A "TOTAL FOR BOTH YARDS = 20% OF THE LOT WIDTH, BUT NOT LESS THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN MINIMUM OF 0 FT; IN NO CASE MAY THE DEPTH OF A SIDE YARD BE LESS THAN 10 FEET FROM ANY STRUCTURE ON AN ABUTTING LOT EXCEPT WHERE NO SIDE YARD IS PROVIDED AND THE BUILDINGS ARE SEPARATED BY A COMMON WALL". THE EXISTING STRUCTURE IS LOCATED AT A MINIMUM SIDE YARD SETBACK OF 0.1 FEET IN 1997, WHICH MET THE REQUIREMENTS IN THE LAND DEVELOPMENT CODE IN 1997. THE CURRENT SIDE SETBACK CODE REQUIREMENT IS "TOTAL FOR BOTH YARDS = 20% OF THE LOT WIDTH, BUT NOT LESS THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10 FT". THE PETITION REQUESTS THAT WE REDUCE THE SIDE YARD SETBACK FROM A MINIMUM 10 FEET TO MINIMUM 0 FEET AS LONG AS THERE IS A MINIMUM SIDE YARD TO THE ADJACENT STRUCTURE OF 10 FEET.

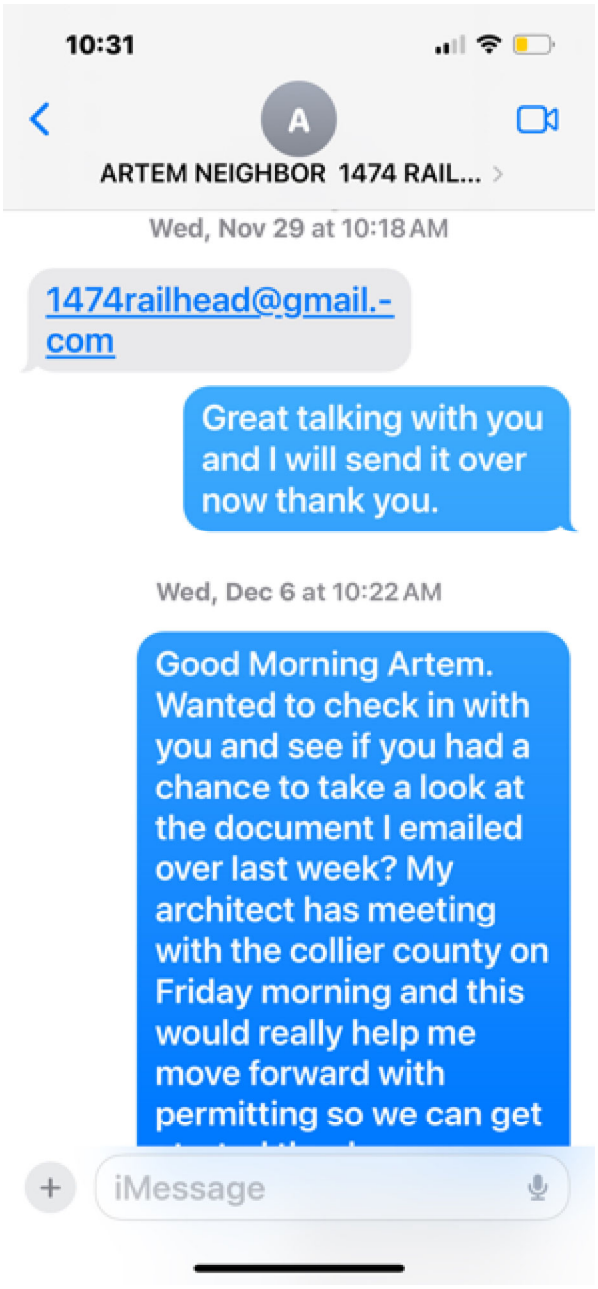
THE REASON FOR THIS REQUEST IS RAISE THE EXISTING ROOF HEIGHT FROM 14' TO 35'. THE CURRENT LAND DEVELOPMENT CODE ALLOWS FOR A MAXIMUM HEIGHT OF 55'. UNDER THE CURRENT REQUIREMENTS I WOULD BE REQUIRED TO OFFSET ALL ADDITIONAL CONSTRUCTION 10' FROM THE EXISTING BUILDING.

IF YOU HAVE NO OBJECTION TO THIS APPLICATION REQUEST, PLEASE AFFIX YOUR SIGNATURE, DATE, PRINTED NAME AND ADDRESS BELOW. THANK YOU FOR YOUR TIME AND ATTENTION TO THIS MATTER.

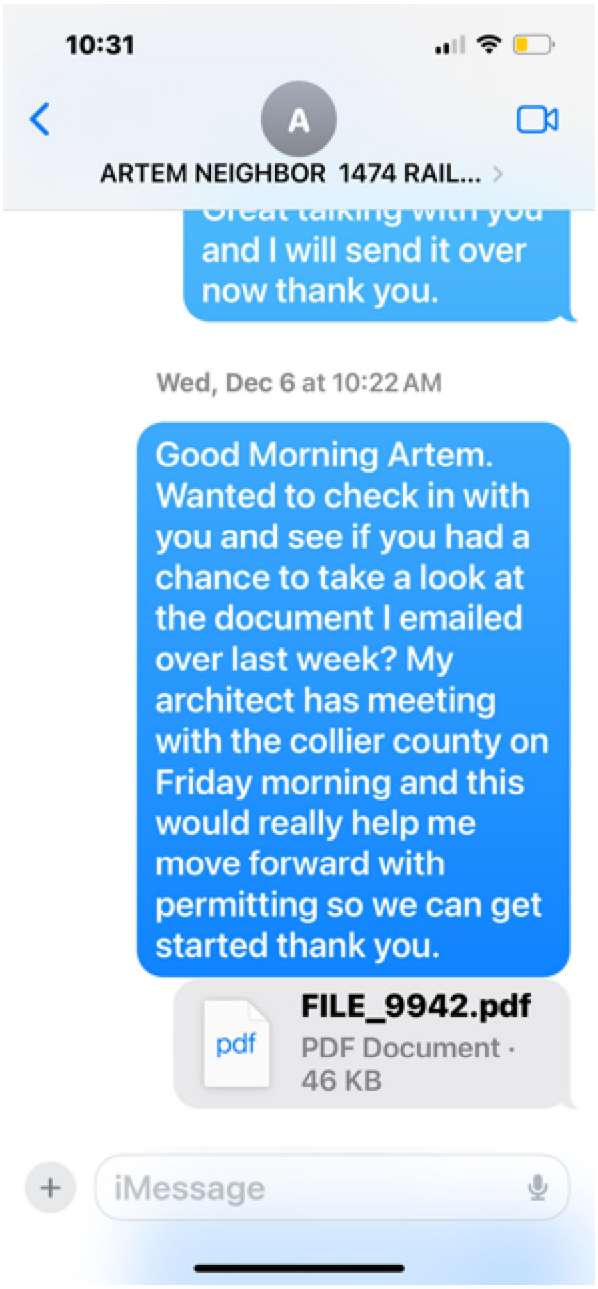
SIGNATURE: DATE:

PRINTED NAME: ADDRESS:

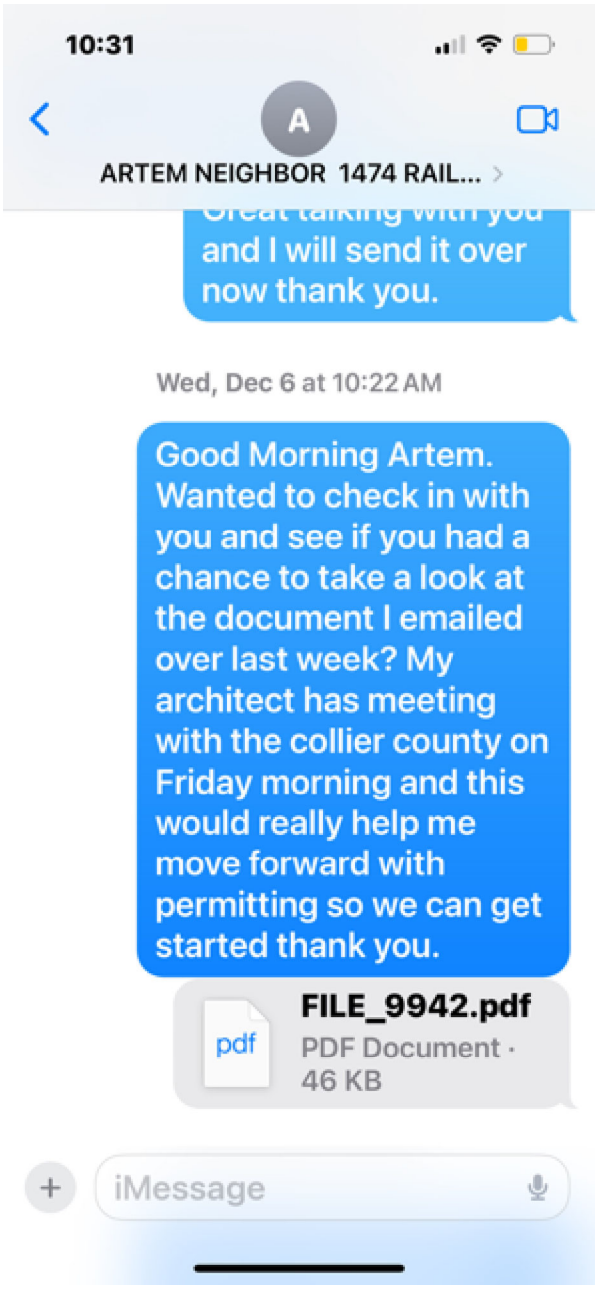
Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))



Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))



Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))



Attachment: ATTACHMENT A - Backup Package (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

CD+ Permit Details

Permit #	Status	Type	Address	Address #
97101734	COED	BC3	1478 RAIL HEAD BLVD	176376
Master #	**Model ID**	**Model Description**		**WWP**
0				N

COA #	Contractor Estimated Value	PG
97-3197	$195000.00	P
Fcc Code	**Fcc Code Description**	
324	B/OFFICE, BANK, PROFESSIONAL	

Owner Name		
JAV ASSOCIATES LLC		
Owner Address		
9 OTIS STREET		
Owner Address City	**Owner Address State**	**Owner Address Zip**
WEST BABYLON	NYC042P	118040000

Applicant Type	Applicant Name
CN	MOSER, STAN

Contact Name	Contact Phone
MOSER, STAN	(941)435-0533
Job Description	**Job Phone**
OFFICE & WAREHOUSE 600 AMP TMA	( )435-0533

Certificate #	DBA	License #
15087	PHOENIX ASSOCIATES/S. FL, INC.	CGC 034149

Subdivision #	Subdivision Description	SDP #
1502	Rail Head Industrial Park	97-116

FLN	Property Status	Block	Lot	TAZ
0000069030000668			14	7

Section	Township	Range
10	48	25

Surveyor	Survey Date	Benchmark Location	Benchmark Elevation
MITCH THOMPSON			
Flood Elevation	**Flood Map**		**Flood Zoning**
	0191		X

Set Back Front	Set Back Rear	Set Back Left Side	Set Back Right Side
Max Building Height	**Max FAR**	**Planning Community**	
		NN	

Lot Area	Lot Acres
Lot Width	**Lot Depth**
120.00	185.00

Set Back Special	Zoning Atlas Page
	8510N

Zoning	Zoning Description	Zoning Overlay
I	INDUSTRIAL: MINIMUM LOT AREA -20,000 SF.	

Dates

Applied On	Approved	Approved By	Issued	Issued By
10/31/1997	12/2/1997	VELLOS_M	12/10/1997	GARRETT_S
CO	**COed By**	**Finaled**	**Finaled By**	**Expiration**
6/19/1998	GEDYE_L			12/16/1998
Extended Expiration	**Expired**	**Expired By**	**Canceled**	**Canceled By**

Building

Project #	Calculated Job Value	Construction Code	Construction Code Description
	$195000.00	10	OTHER

Living Sqft	Non-Living Sqft	Total Sqft	Building Height	Building Width	Building Length

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Attachment: ATTACHMENT B - Original Building Permit & Certificate of Occupancy (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

0	7770	7770	16.00	111.00	70.00
Bedrooms	**Baths**	**Stories**	**Habital Floors**	**Elevators**	**Escalators**
	3.0	1			
Residential Units	**Commercial Units**	**Porch**	**Additional Information**		
0	0	N			
NOC	**Plans Required**	**Coastal Construction Zone**	**COCC**	**BCAI**	**CCCL**
Y	Y	N	Y	Y	N
Radon	**Plan Alterations**				
Y					
Enclosed Parking Spaces	**Outside Parking Spaces**	**Total Parking Spaces**	**Handicap Parking Spaces**	**Carport**	
	16		1	N	

Permit Items

Item	Description	Qty	Amount	Remarks
APPFEE	APPLICATION FEE - INITIAL	7770	$388.50	
BCAI	BLDG. CODE CERT. SURCHARGE	7770	$38.85	
COMEL2	COMMERCIAL ELECTRICAL 3 PHASE	600	$360.00	
FLNN	FIRE LESS THAN 75' - NORTH NAPLES	7770	$93.24	
FPRF	FIRE PLAN REVIEW FEE	768	$115.20	
IMEMS	INDUSTRIAL/MANUFACTURING EMS IMPACT	6047	$78.61	
MFSG	MICROFILM SURCHARGE	1	$2.00	
NNCMFR	N.N. COMM FIRE IMPACT	7770	$2331.00	
NRME1	NON-RESIDENTIAL TONNAGE/MECHANICAL	10	$57.00	
NRPL2	NON-RESIDENTIAL FIXTURE COUNT	44	$44.00	
OFF1R1	OFF 50,000 OR LESS DIST 1	7770	$19059.81	amount is $4396.00
OFFEMS	OFFICE EMS IMPACT FEE	1723	$515.18	
RADON	BLDG. PERMIT SURCHARGE	7770	$38.85	
STRUCT	STRUCTURAL FEE	195000	$768.00	
WHSER1	WAREHOUSE ROAD DIST 1	7770	$6620.04	amount is $5093

Inspections

Insp Code	Description	Request Date	Schedule Insp	Result Code	Result	Result Date	Inspector	Remarks
118	LINTEL BEAM	1/5/1998	UA	74	REQUEST CANCELLED BY DEPT	1/5/1998	KEOHANE_M	
122	10 DAY SPOT SURVEY	1/2/1998	UA	80	DISAPPROVAL, NO FEE	1/8/1998	HASSO_J	F.F.E. 17.1, DENIED - NO BENCHMARK
204	FINAL PLBG/VERIFY METER# WITH UNIT#	6/10/1998	UA	81	DISAPPROVAL, FIRST FEE	6/10/1998	NARGI_P	6-10-98 SEE YELLOW TAG
104	TIE BEAM	1/5/1998	UA	81	DISAPPROVAL, FIRST FEE	1/5/1998	KEOHANE_M	1/5/98 SPOT SURVEY OVERDUE
502	FINAL ELECTRICAL	5/19/1998	UA	81	DISAPPROVAL, FIRST FEE	5/19/1998	SUTTLEMYRE_G	not ready
502	FINAL ELECTRICAL	6/10/1998	UA	81	DISAPPROVAL, FIRST FEE	6/10/1998	SUTTLEMYRE_G	6-10-98 NOT READY
802	LANDSCAPING	5/1/1998	UA	81	DISAPPROVAL, FIRST FEE	5/1/1998	DIMARTINO_J	5/1/98 NOT PER PLAN.
502	FINAL ELECTRICAL	6/16/1998	UA	82	DISAPPROVAL, SECOND FEE	6/16/1998	SUTTLEMYRE_G	BUILDING LOCKED 10:30AM
122	10 DAY SPOT SURVEY	1/8/1998	UA	90	APPROVAL	1/8/1998	HASSO_J	F.F.E. 17.1
502	FINAL ELECTRICAL	6/18/1998	UA	90	APPROVAL	6/19/1998	SUTTLEMYRE_G	
618	FINAL FIRE	6/22/1998	UA	90	APPROVAL	6/19/1998	GEDYE_L	
800	ROW/ENGINEERING	5/1/1998	UA	90	APPROVAL	5/1/1998	ROLL_D	
801	SITE DRAINAGE	5/1/1998	UA	90	APPROVAL	5/1/1998	ROLL_D	
802	LANDSCAPING	6/18/1998	UA	90	APPROVAL	6/19/1998	DIMARTINO_J	

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803	PARKING	5/1/1998	UA	90	APPROVAL	5/1/1998	ROLL_D	
810	EXOTIC VEG REMOVAL	5/1/1998	UA	90	APPROVAL	6/19/1998	DIMARTINO_J	
108	FRAMING	3/12/1998	UA	90	APPROVAL	3/12/1998	KEOHANE_M	
109	INSULATION	3/13/1998	UA	90	APPROVAL	3/13/1998	KEOHANE_M	
115	FINAL BUILDING	6/18/1998	UA	90	APPROVAL	6/18/1998	KEOHANE_M	
099	NOTICE OF COMMENCEMENT	12/17/1997	UA	90	APPROVAL	12/16/1997	NARGI_P	
104	TIE BEAM	1/21/1998	UA	90	APPROVAL	1/21/1998	KEOHANE_M	
204	FINAL PLBG/VERIFY METER# WITH UNIT#	6/18/1998	UA	90	APPROVAL	6/18/1998	NARGI_P	
300	MECHANICAL ROUGH A/C	5/1/1998	UA	90	APPROVAL	5/1/1998	NARGI_P	
301	FINAL MECHANICAL A/C	5/1/1998	UA	90	APPROVAL	5/1/1998	NARGI_P	
133	MONOLITHIC SLAB	12/22/1997	UA	90	APPROVAL	12/22/1997	KEOHANE_M	
200	PLUMBING ROUGH	12/16/1997	UA	90	APPROVAL	12/16/1997	NARGI_P	
201	PLUMBING TUB SET	2/23/1998	UA	90	APPROVAL	2/23/1998	NARGI_P	
203	SEWER TAP	1/14/1998	UA	90	APPROVAL	1/14/1998	NARGI_P	
501	ELECTRICAL ROUGH	3/2/1998	UA	92	PART'L APPROVAL	3/2/1998	SUTTLEMYRE_G	03-02-98 WALLS ONLY
104	TIE BEAM	1/9/1998	UA	92	PART'L APPROVAL	1/9/1998	KEOHANE_M	1/9/98 REAR BEAM
118	LINTEL BEAM	1/9/1998	UA	92	PART'L APPROVAL	1/9/1998	KEOHANE_M	1/9/98 1st LIFT.

Comments

Comment	Last Updated	Last Updated By
NEED SURVEY 111/8/98 RECEIVED SURVEY/JH	1/8/1998	HASSO_J_CDPW

Fee Details

Transaction #	Code	Description	Amount Due	Date Paid	Amount Paid	Status	
79662	06REIN1	REINSPECTION 1	$25.00	6/19/1998	$25.00	POSTED	View Details
79662	06REIN1	REINSPECTION 1	$25.00	6/19/1998	$25.00	POSTED	View Details
79662	06REIN1	REINSPECTION 1	$25.00	6/19/1998	$25.00	POSTED	View Details
79662	06REIN1	REINSPECTION 1	$25.00	6/19/1998	$25.00	POSTED	View Details
79662	06REIN2	REINSPECTION 2	$40.00	6/19/1998	$40.00	POSTED	View Details
79662	06RELN1	REINSPECTION LANDSCAPE 1	$10.00	6/19/1998	$10.00	POSTED	View Details
50926	08BACR	BLDG. PERMIT APP. FEE CREDIT	($388.50)	12/11/1997	($388.50)	POSTED	View Details
45121	08BAPP	BLDG. PERMIT APPLICATION FEE	$388.50	10/31/1997	$388.50	POSTED	View Details
50926	08BCAI	BLDG.CODE CERT. SURCHARGE	$38.85	12/11/1997	$38.85	POSTED	View Details
50926	08BESC	ESCROWED IMPCT FEES	($7788.92)	12/11/1997	($7788.92)	POSTED	View Details
50926	08BPNP	BLDG PERMITS - NAPLES	$1229.00	12/11/1997	$1229.00	POSTED	View Details
50926	08EMSI	EMS IMPACT FEES UNINC.	$593.79	12/11/1997	$593.79	POSTED	View Details
50926	08FPRF	FIRE PLAN REVIEW FEE	$115.20	12/11/1997	$115.20	POSTED	View Details
50926	08FUNN	FIRE INSP-<75'-NORTH NAPLES	$93.24	12/11/1997	$93.24	POSTED	View Details

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50926	08GOR1	DIST 1 ROAD IMPACT FEE-GEN. OF	$4396.00	12/11/1997	$4396.00	POSTED	View Details
50926	08MFSG	MICROFILM SURCHARGE	$2.00	12/11/1997	$2.00	POSTED	View Details
50926	08NNIM	NORTH NAPLES FIRE IMPACT	$2331.00	12/11/1997	$2331.00	POSTED	View Details
50926	08RDGS	BLDG. PERMIT SURCHARGE	$38.85	12/11/1997	$38.85	POSTED	View Details
50926	08WHR1	DIST 1 ROAD IMPACT FEE-WAREHOU	$5093.00	12/11/1997	$5093.00	POSTED	View Details
50926	42ESCR	ESCROWED IMPCT FEE	($5575.00)	12/11/1997	($5575.00)	POSTED	View Details
50926	42MTTP	COUNTY METER TAP CHARGE	$350.00	12/11/1997	$350.00	POSTED	View Details
50926	42SSDC	SEWER SYSTEM CHARGE	$3350.00	12/11/1997	$3350.00	POSTED	View Details
50926	42WSDC	WATER SYSTEM CHARGE	$2225.00	12/11/1997	$2225.00	POSTED	View Details

COes

CONbr	Type	Status	Issd Date	
116848	FINAL	ISSUED	6/19/1998	View Details

Plan Reviews

Review Department	Review Status	Release Remarks	Due Date	Release Date	In Date	Out Date
CPRC	REJECT		11/14/1997		10/31/1997	11/18/1997
CSAR	COMPLETE	Released By: ARTHURS_T		10/31/1997	10/31/1997	10/31/1997
EHDR	COMPLETE	Released By: HOWARD_B---RECD N/A,H FILE		11/6/1997	10/31/1997	11/6/1997
SPRC	COMPLETE		11/14/1997		10/31/1997	11/3/1997
PAGH	REJECT	SEE LETTER			11/3/1997	11/14/1997
FPRC	COMPLETE	Released By: BRYAN_W		11/21/1997		11/12/1997
EPRC	REJECT		11/14/1997		11/14/1997	11/17/1997
ENGR	COMPLETE	Released By: KILBURN_E		11/18/1997	11/17/1997	11/18/1997
CPR/C1	COMPLETE	Released By: VELLOS_M	11/27/1997	11/25/1997	11/20/1997	11/25/1997
PAH/C1	COMPLETE	Released By: VELLOS_M	11/27/1997	11/25/1997	11/20/1997	11/25/1997
FPR/C1	COMPLETE					
EPR/C1	COMPLETE	Released By: SOKOLIK_J		11/25/1997		11/25/1997
FPCS	COMPLETE	Released By: VELLOS_M		12/2/1997	11/25/1997	12/2/1997

SubContractors

Type	Status	Certificate Status	DBA	Certificate #
EL	ACTIVE	INACTIVE	JIM SMITH ELECTRIC SERVICE, INC	13923
PB	ACTIVE	CANCEL	PRECISION PLUMBING OF SW FLORIDA., INC.	16352
ME	ACTIVE	INACTIVE	PEN AIR CONDITIONING, INC.	13452

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Attachment: ATTACHMENT B - Original Building Permit & Certificate of Occupancy (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF OCCUPANCY

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building constructions or use. For the following:

PERMIT NBR: 97101734 **CO NBR:** 116848 **STATUS:** ISSUED

CO TYPE: FINAL **ISSUED DATE:** Friday, June 19, 1998

ADDRESS: 1478 RAIL HEAD BLVD **UNIT:**

SUBDIVISION: Rail Head Industrial Park

PARCEL NBR: 0000069030000668 **LOT:** 14 **BLOCK:** **T.R.S:** 48 25 10

SLUC CODE: 41 **UTILITY COMPANY:**

JOB DESC: OFFICE & WAREHOUSE 600 AMP TMA **NUMBER OF METERS:** 1

OWNER: JAV ASSOCIATES LLC

9 OTIS STREET

WEST BABYLON

NYC042P 118040000

SHORT LEGAL DESCRIPTION:

RAIL HEAD INDUSTRIAL PARK
LOT 14

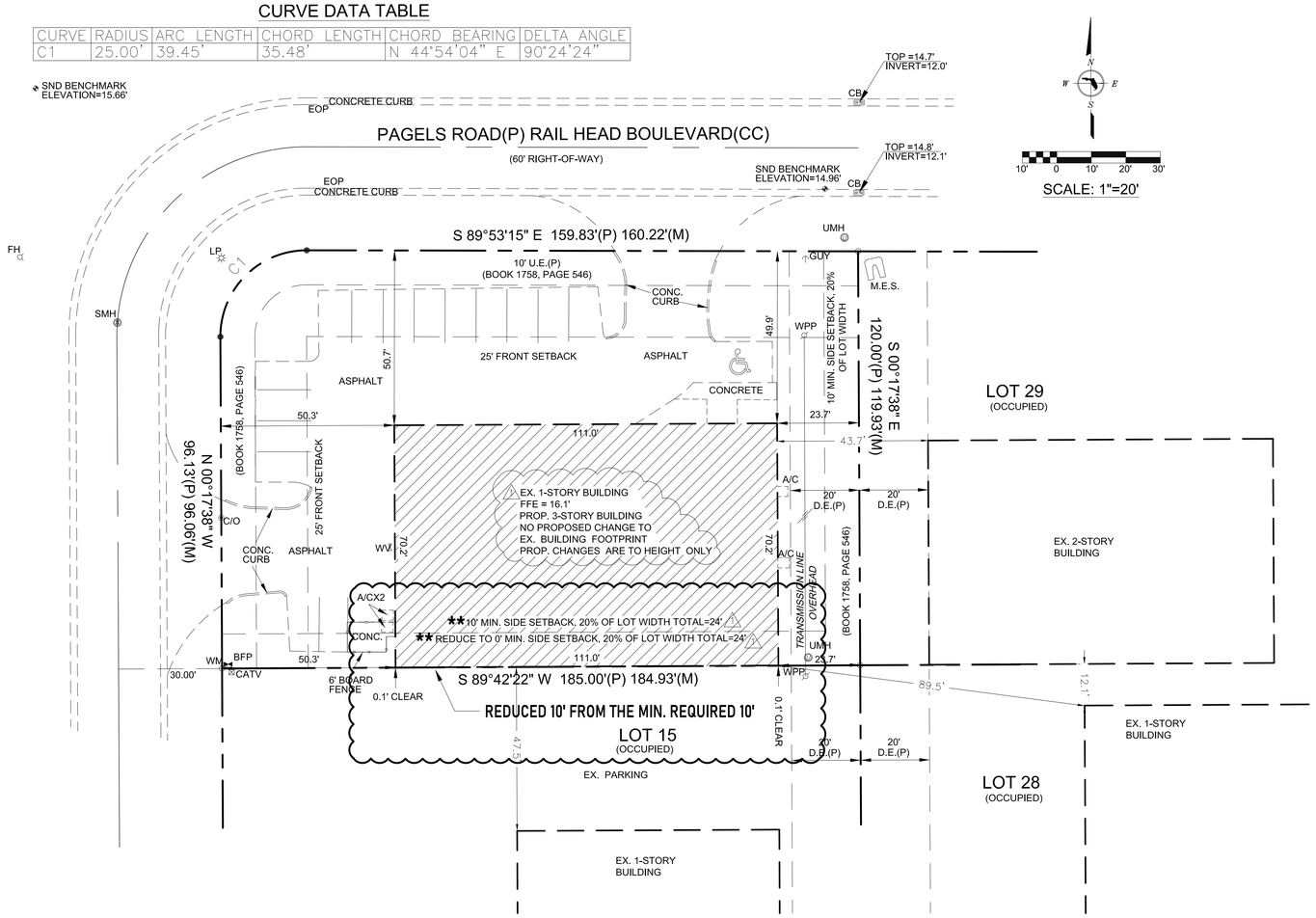
Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate of prior date.

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CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.45'	35.48'	N 44°54'04" E	90°24'24"



REAL PROPERTY DESCRIPTION:

LOT 14, RAIL HEAD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 101 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

NOTES:

1) BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D. 88).
5) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES X500 & AE 14, DATED MAY 16, 2012.

LEGEND

PCP		PERMANENT CONTROL POINT 4096
FIR	○	FOUND 5/8" IRON ROD
SIR	●	SET 5/8" IRON ROD LB8357
LB		LICENSED BUSINESS
NAVD		NORTH AMERICAN VERTICAL DATUM
PLS		PROFESSIONAL LAND SURVEYOR
PSM		PROFESSIONAL SURVEYOR & MAPPER
(M)		MEASURED
(P)		PLAT
(CC)		COLLIER COUNTY
D.E.		DRAINAGE EASEMENT
U.E.		UTILITY EASEMENT
A/C		AIR CONDITIONING UNIT
BFP		BACK FLOW PREVENTOR
CATV		CABLE RISER TELEVISION
CB		CATCH BASIN
C/O		CLEAN-OUT
CONC.		CONCRETE
EOP		EDGE OF PAVEMENT
FH		FIRE HYDRANT
GUY		GUY WIRE OR POLE
H.P.		HANDICAP PARKING
LP		LIGHT POST
M.E.S.		MITERED END SECTION
SMH		SANITARY MANHOLE
UMH		UTILITY MANHOLE
WM		WATER METER
WV		WATER VALVE
WPP		WOOD POWER POLE
SND		SET NAIL & DISC LB8357
0.0'		EXISTING ELEVATION

	REQUIRED SETBACKS	PROVIDED SETBACKS
FRONT YARD(2)	25 FEET	50.3 FEET
SIDE YARD(2)	**24 FEET	0.1'(SOUTH PL) 23.7'(EAST PL) 23.8'(TOTAL, EX. BLDG)

**TOTAL OF BOTH YARDS = 20% OF LOT WIDTH, BUT NOT MORE THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10', 20% OF 120' LOT WIDTH = 24' TOTAL.

** VARIANCE REQUEST ITEMS

REQUESTED VARIANCE DIMENSIONAL STANDARDS LDC SEC. 4.02.01		
DESCRIPTION	REQUIRED	VARIANCE REQUEST
SOUTH PROPERTY LINE SIDE SETBACK	10' MIN. FROM PROPERTY LINE	REDUCED 10' FROM THE MIN REQUIRED 10'

**TOTAL OF BOTH YARDS = 20% OF LOT WIDTH, BUT NOT MORE THAN 50 FT; REQUIREMENT MAY BE APPORTIONED IN ANY WAY, EXCEPT THAT NEITHER SIDE CAN BE LESS THAN 10', 20% OF 120' LOT WIDTH = 24' TOTAL

ZONING DATA		
ZONING		I (INDUSTRIAL)
USE		LUXURY CAR STORAGE FACILITY
SURROUNDING ZONING	N	RIGHT-OF-WAY-RAIL HEAD BLVD, THEN I (INDUSTRIAL)
	S	I (INDUSTRIAL)
	E	I (INDUSTRIAL)
	W	RIGHT-OF-WAY-RAIL HEAD BLVD, THEN I (INDUSTRIAL)

CAR STORAGE SUMMARY CHART				
DESCRIPTION	EXISTING, SQ.FT	PROPOSED, SQ.FT	EX. BLDG HEIGHT(FT)	PROP. BLDG HEIGHT(FT)
STORAGE BLDG	7,770	15,540	16	35

REVISIONS			
NO.	DESCRIPTION	DATE	
1	REV PER CC COMMENTS	2-9-24	

DRAWN BY: GRG
CHECKED BY: GRG
DATE: OCT 2023
SCALE: 1"=20'
PROJECT NO. 231001
DWG FILE: CABRERA CAR STORAGE

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

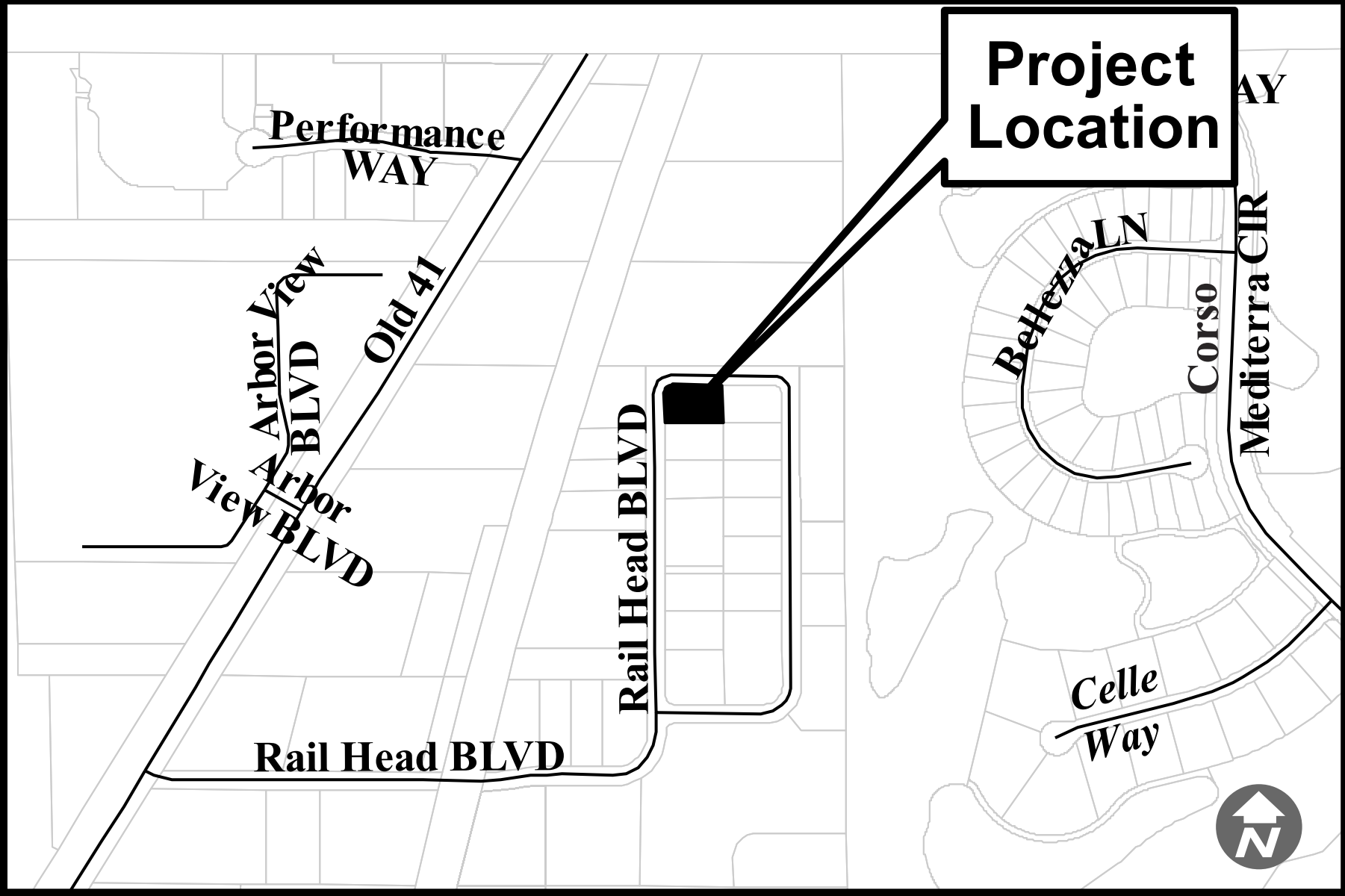
GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR: **CABRERA REALTY LLC**
PROJECT: **CABRERA CAR STORAGE VARIANCE REQUEST**
DESCRIPTION: **VARIANCE SITE PLAN**
COPYRIGHT, 2023 BY GINA R. GREEN P.A. ALL RIGHTS RESERVED

SHEET: 1 OF 1

Attachment: ATTACHMENT C - Conceptual Site Plan (28810 : PL20230015505 - Cabrera Luxury Car Storage (VA))

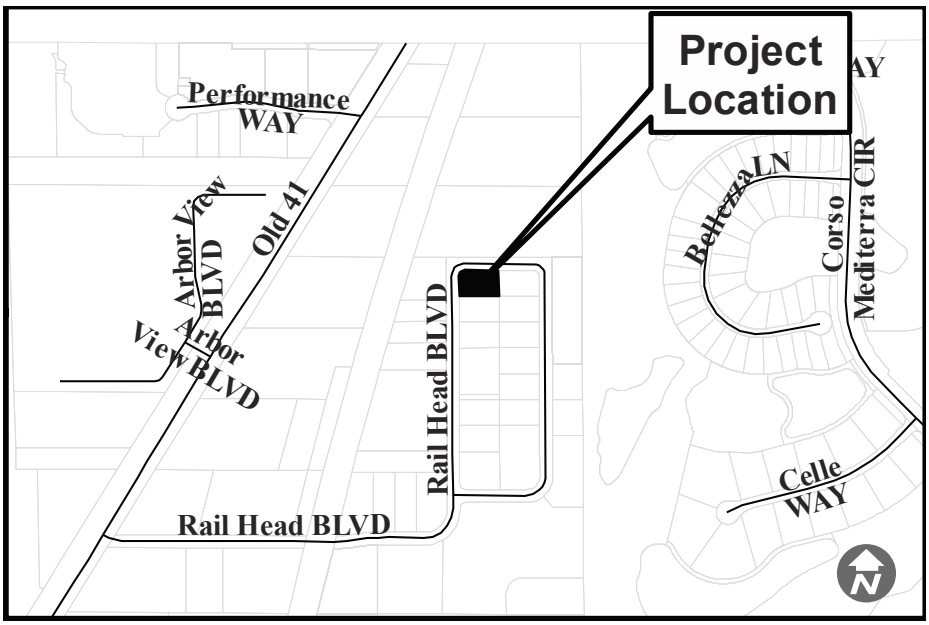

Project Location
Performance WAY
Arbor View BLVD
Old 41
Arbor View BLVD
Rail Head BLVD
Rail Head BLVD
Bellezza LN
Corso
Mediterra CIR
Celle Way
N

NOTICE OF PUBLIC HEARING

3.A.e

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., May 30, 2024**, in the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104, to consider:

PETITION NO. PL20230015505 VA – REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 4.02.01 A, TABLE 2.1, FOOTNOTE E., FOR AN INDUSTRIAL ZONED LOT TO REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK ON THE SOUTH PROPERTY LINE FROM 10 FEET TO 0 FEET TO BE LOCATED AT LOT 14, RAIL HEAD INDUSTRIAL PARK, ALSO KNOWN AS 1478 RAIL HEAD BOULEVARD, NAPLES, FL 34110 IN SECTION 10, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252- 2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

ND-39369766

PUBLIC HEARING

FOR

PUBLIC HEARING NOTICE

Cabrera Luxury Car Storage
Variance (VA)
Petition No. 20230015505

HEX: May 30, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422

DA

CONTACT

Attachment: ATTACHMENT 5 - Aerial Illustration (Cabrera Luxury Car Storage) (VA)

PUBLIC HEARING

PUBLIC HEARING NOTICE

Cabrera Luxury Car Storage
Variance (VA)
Petition No. 20230015505

HEX: May 30, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422

DA

CONTACT

Attachment: ATTACHMENT D Cabrera Luxury Car Storage (20230015505) (Variance) (3.A.e)

SAMOUCE & GAL, P.A.
ATTORNEYS AT LAW
www.SandGLawFirm.com

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ALFRED F. GAL, JR.
STEPHEN E. SAMOUCE

RobSamouce@SandGLawFirm.com
AlfredGal@SandGLawFirm.com
StephenSamouce@SandGLawFirm.com

March 27, 2024

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED AND DELIVERY BY REGULAR U.S. MAIL

Cabrera Realty, LLC
ATTN Charles Cabera, Managing Member
1478 Railhead Blvd.
Naples, Florida 34110

VIA E-Mail: esolomon@ltflorida.com
CERTIFIED MAIL RETURN RECEIPT REQUESTED AND DELIVERY BY REGULAR U.S. MAIL

Cabrera Realty, LLC
c/o Law Office of Eric L. Solomon, P.A.
23160 Fashion Drive, Suite 228
Estero, FL 33928

VIA E-Mail: ggreeneng@aol.com,
CERTIFIED MAIL RETURN RECEIPT REQUESTED AND DELIVERY BY REGULAR U.S. MAIL

Gina R. Green, P.A.
ATTN Gina R. Green, P.E.
3310 1st Avenue N.W.
Naples, FL 34120

VIA E-Mail: Sean.sammon@colliercountyfl.gov,
ATTN Sean Sammon

RE: Rail Head Industrial Park Owner's Association, Inc. (Association). Association Approval required for demolition/rebuild at 1478 Railhead Blvd., Naples, FL)

Ladies and Gentlemen:

This firm represents Rail Head Industrial Park Owner's Association, Inc. (Association). We understand pursuant to Ms. Green's letter of March 15, 2024 that the owner of the referenced property wants to demolish the building located on the lot and rebuild a new building on the site.

Attachment: ATTACHMENT E - Rail Head Industrial Park Owners Assn, Inc. 03.28.24 (28810 : PL20230015505 - Cabrera Luxury Car Storage

Section 6.01 on page 10 of the Declaration of Covenant, Conditions and Restrictions for Rail Head Industrial Park provides that:

"No improvement, addition or deletion of structure of any kind, including without limitation, any building . . . or other improvement shall be commenced, erected placed or maintained upon any Lot, nor shall any addition, change, alteration, repair or replacement therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by the Association. All plans and specification shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography. All building fronts shall be constructed of, or enclosed by, stucco or other masonry material approved by the Architectural Review Board."

Please submit such plans to Association so that they can be reviewed for approval prior to doing any demolition work on the lot.

Be advised that the owner of the lot may not demolish the existing building or build a replacement unit the owner has submitted plans, specifications and location for the demolition and the rebuild to the Association for approval.

Sincerely,
SAMOUCE & GAL, P.A.

Robert Samouce
For the Firm

cc: Rail Head Industrial Park Owner's Association, Inc.

Attachment: ATTACHMENT E - Rail Head Industrial Park Owners Assn, Inc. 03.28.24 (28810 : PL20230015505 - Cabrera Luxury Car Storage

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 28809
Item Summary: Petition No. PDI-PL20240001787 – 3890 City Gate Boulevard N - Request for an insubstantial change to Ordinance No. 88-93, as amended, the City Gate Commerce Park Planned Unit Development (PUD), and Exhibit A-1, Master Development Plan, by seeking deviations from the Land Development Code (LDC) Section 5.06.04, Development Standards for Signs in Nonresidential Districts, specifically from LDC Sec. 5.06.04.F.4., "Wall, Mansard, Canopy or Awning Signs," which allows one (1) sign per building to allow instead a total of seven (7) signs to be placed on the building from LDC Sec. 5.06.04.F.6. "Projecting Signs," to allow one projecting sign on the west elevation not to exceed 70 square feet, in addition to any wall signs allowed by this PUD or the LDC, from LDC Sec. 5.06.04.F.9. "On-Premises Directional Signs," which provides that directional signs shall not exceed 6 square feet in area, 4 feet in height, and be limited to two (2) at each vehicle access point, and a maximum of 4 internal to a development, to instead allow On-Premise directional signs up to 8 square feet in area, and a maximum of twenty-five (25) directional signs internal to the development; and from LDC Sec. 5.06.04.F.8. "Flags & Flagpoles," which allows up to three (3) flags on a single flagpole on nonresidential properties, to instead allow a total of three (3) flagpoles. The subject property, consisting of 20.18± acres, is located at 3890 City Gate Boulevard N., Naples, FL 34117, also known as Lot 10 of City Gate Commerce Park, Phase Three, Replat No. 5 in Section 35, Township 49 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 3

Meeting Date: 05/30/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
05/03/2024 11:18 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
05/03/2024 11:18 AM

Approved By:

Review:

Growth Management Community Development Department	David Merino		GMD Approver 05/07/2024 2:59 PM	Skipped
Zoning	Sean Sammon	Review Item	Skipped	05/03/2024 11:11 AM
Zoning	Ray Bellows	Review Item	Completed	05/09/2024 11:33 AM
Hearing Examiner (GMD Approvers)	David Merino	Review Item	Completed	05/10/2024 10:48 AM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	05/15/2024 3:41 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	05/16/2024 4:05 PM
Zoning	Mike Bosi	Division Director	Completed	05/16/2024 4:28 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/30/2024 9:00 AM	

STAFF REPORT

TO: HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: MAY 30, 2024

SUBJECT: PDI-PL20240001787, GREAT WOLF LODGE SIGNAGE

APPLICANT:

Paul Knepley
GWR Naples LLC
3900 City Gate Blvd. N
Naples, FL 34117

AGENT:

Jeff Wright, Attorney at Law
Henderson, Franklin, Starnes & Holt, P.A.
8889 Pelican Bay Blvd., Ste 400
Naples, FL 34108

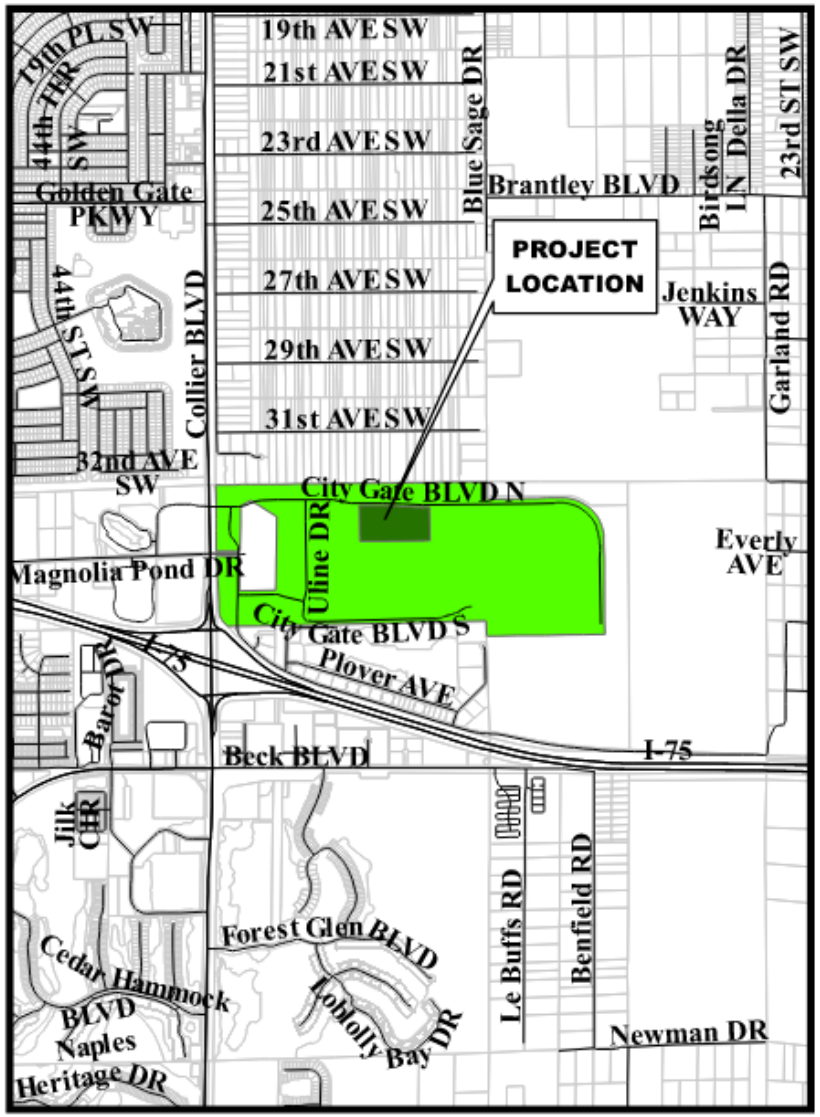
REQUESTED ACTION:

The petitioner requests for an insubstantial change to Ordinance No. 88-93, as amended, the City Gate Commerce Park Planned Unit Development (PUD), and Exhibit A-1, Master Development Plan, by seeking deviations from the Land Development Code (LDC) Section 5.06.04, Development Standards for Signs in Nonresidential Districts, specifically from LDC Sec. 5.06.04.F.4., "Wall, Mansard, Canopy or Awning Signs," which allows one (1) sign per building to allow instead a total of seven (7) signs to be placed on the building from LDC Sec. 5.06.04.F.6. "Projecting Signs," to allow one projecting sign on the west elevation not to exceed 70 square feet, in addition to any wall signs allowed by this PUD or the LDC, from LDC Sec. 5.06.04.F.9. "On-Premises Directional Signs," which provides that directional signs shall not exceed 6 square feet in area, 4 feet in height, and be limited to two (2) at each vehicle access point, and a maximum of 4 internal to a development, to instead allow On-Premise directional signs up to 8 square feet in area, and a maximum of twenty-five (25) directional signs internal to the development; and from LDC Sec. 5.06.04.F.8. "Flags & Flagpoles," which allows up to three (3) flags on a single flagpole on nonresidential properties, to instead allow a total of three (3) flagpoles.

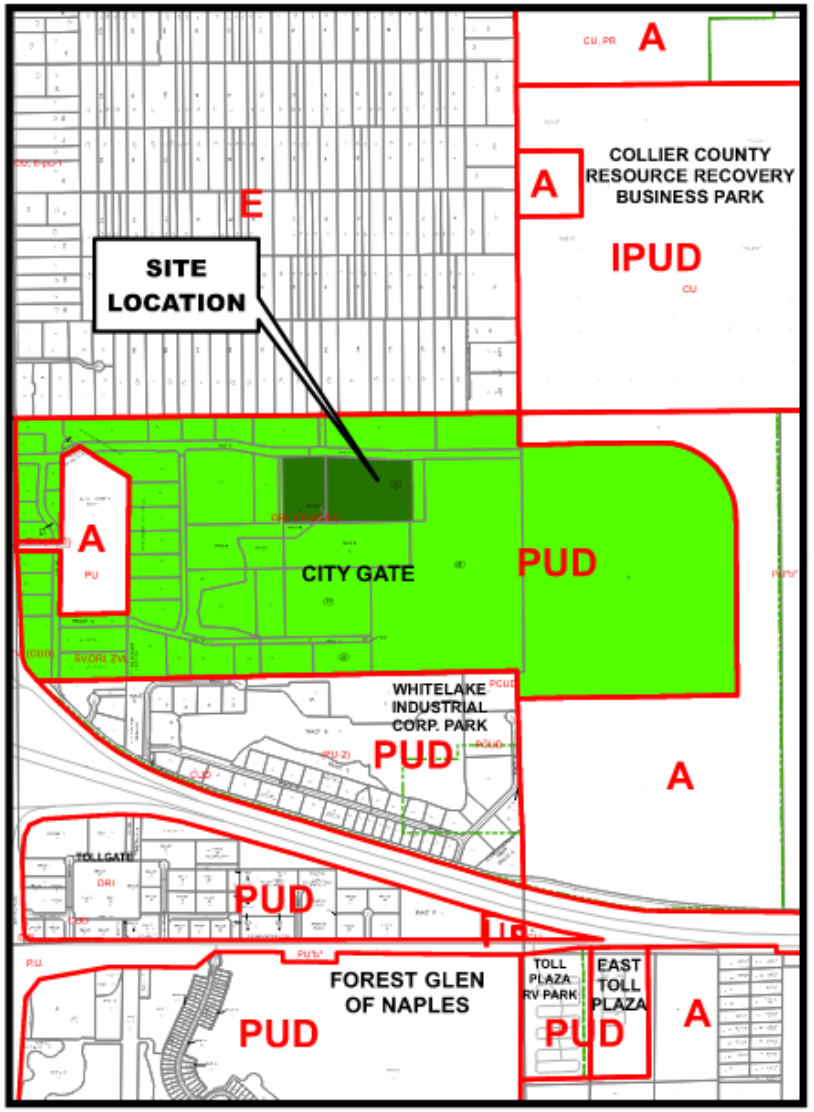
GEOGRAPHIC LOCATION:

The subject property consists of 20.18± acres and is located at 3890 City Gate Boulevard N., Naples, FL 34117, also known as Lot 10 of City Gate Commerce Park, Phase Three, Replat No. 5 in Section 35, Township 49 South, Range 26 East, Collier County, Florida. *(See the location map on page 2).*

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))



Location Map



Zoning Map

Petition Number: PL20240001787

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 :

PURPOSE/DESCRIPTION OF PROJECT:

The insubstantial change request to the City Gate Commerce Park MPUD will modify Exhibit A-1, List of Deviations, of the Master Development Plan to allow an additional four deviations from the Land Development Code (LDC) Section 5.06.00 for sign requirements for the Great Wolf Lodge. The Great Wolf Lodge is located at 3890 City Gate Blvd., also known as City Gate Phase Three, Replat No. 5, Lot 10.

The Great Wolf Lodge is a unique facility in Collier County consisting of 500 rooms, a 100,000-square-foot indoor water park, and 62,000 square feet of attractions. Its unique features, size, architecture, and configuration, along with its highly prominent location next to the Paradise Sports Complex, make it necessary to seek deviations from the Sign Requirements in the LDC in order to accommodate these features and to make the site visible to members of the public.

There are currently 35 deviations in total for the current City Gate Commerce Park MPUD. For the subject property in City Gate, where the Great Wolf Lodge will be located, Lot 10 of Replat No. 5 in Phase Three, there are currently ten deviations for the development. The request will include an additional four deviations, 36 through 39, that are requesting relief from sign requirements that refer back to the LDC Sec. 5.06.00. These four deviations are:

- Deviation #36 seeks relief from LDC Section 5.06.04.F.4, "Wall, mansard, canopy or awnings signs," which allows one (1) sign per building to allow a total of seven (7) signs to be placed on the building, as depicted in signs #2 through #8 of the attached exterior signage plan, with the following allowance by directional elevation (which can be found in Attachment B)

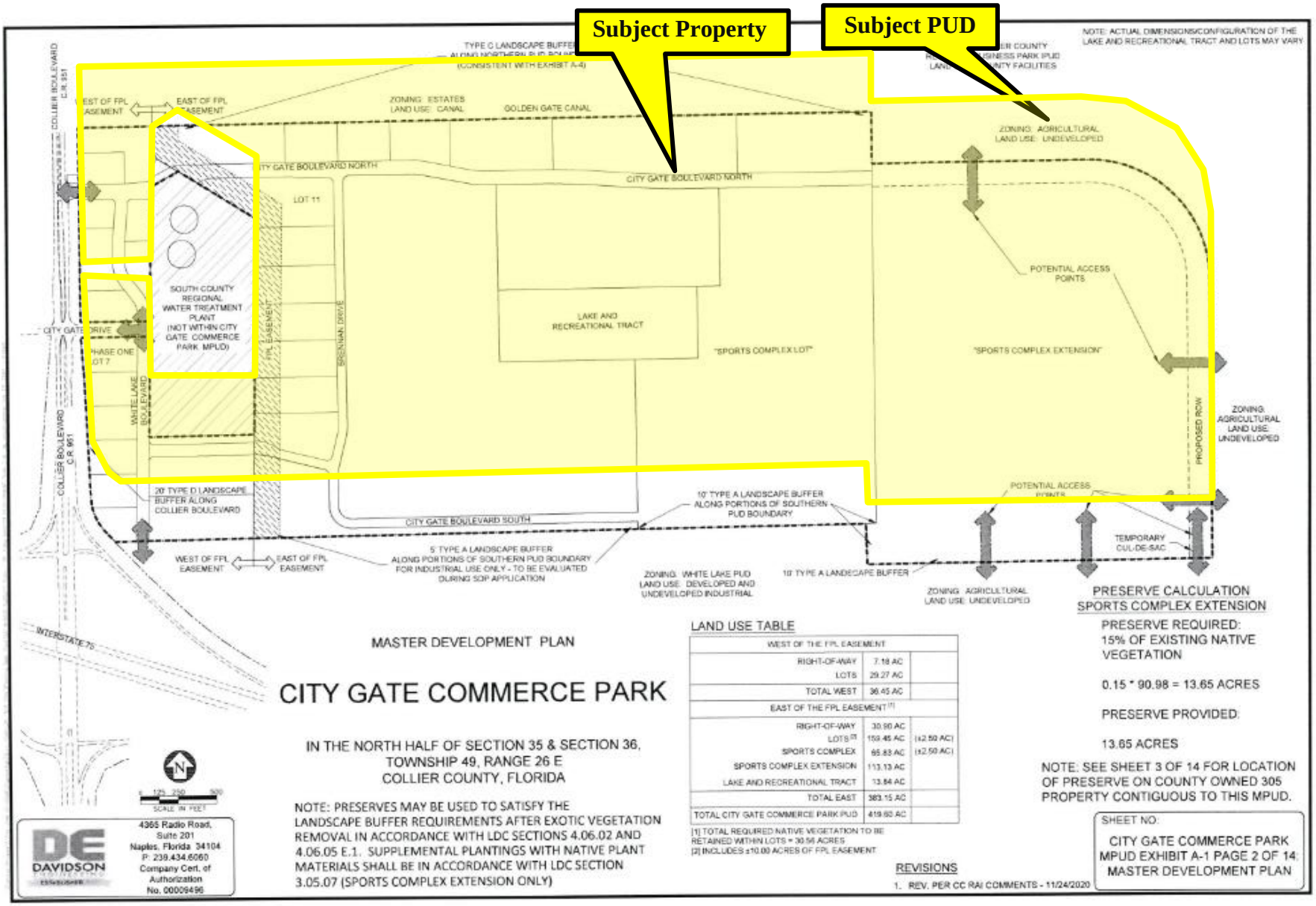
- Deviation #37 seeks relief from LDC Section 5.06.04.F.6, "Project Signs," to allow one projecting sign on the west elevation not to exceed 70 square feet, in addition to any wall signs permitted by this PUD or the LDC.

- Deviation #38 seeks relief from LDC Section 5.06.04.F.9, “On-Premise Directional Signs,” which requires that directional signs shall not exceed 6 square feet in area and 4 feet in height, be limited to two (2) at each vehicle access point and a maximum of four internal to a development, to allow on-premise directional signs up to 8 square feet in area and a maximum of twenty-five (25) internal to the development.

- Deviation #39 seeks relief from LDC Section 5.06.04.F.8, “Flags & Flagpoles,” which allows up to three (3) flags on a single flagpole on nonresidential properties, to instead allow a total of three (3) flagpoles.

Currently, there are two signs depicted in the attached exterior signage plan. These signs have already been permitted under permit numbers PRSG2024010137001 for sign #1, which is a monument sign, and PRSG2023114804501 for sign #7, an illuminated sign on the south elevation. The justification for the insubstantial change request is that the specific deviations will make it possible to make reasonable use of the developed site and structures in order to post minimum signs that are consistent with the Great Wolf brand and standards for new lodges.

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))



City Gate Commerce Park MPUD – Current Master Development Plan

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 :

SURROUNDING LAND USE AND ZONING (related to the subject site location)

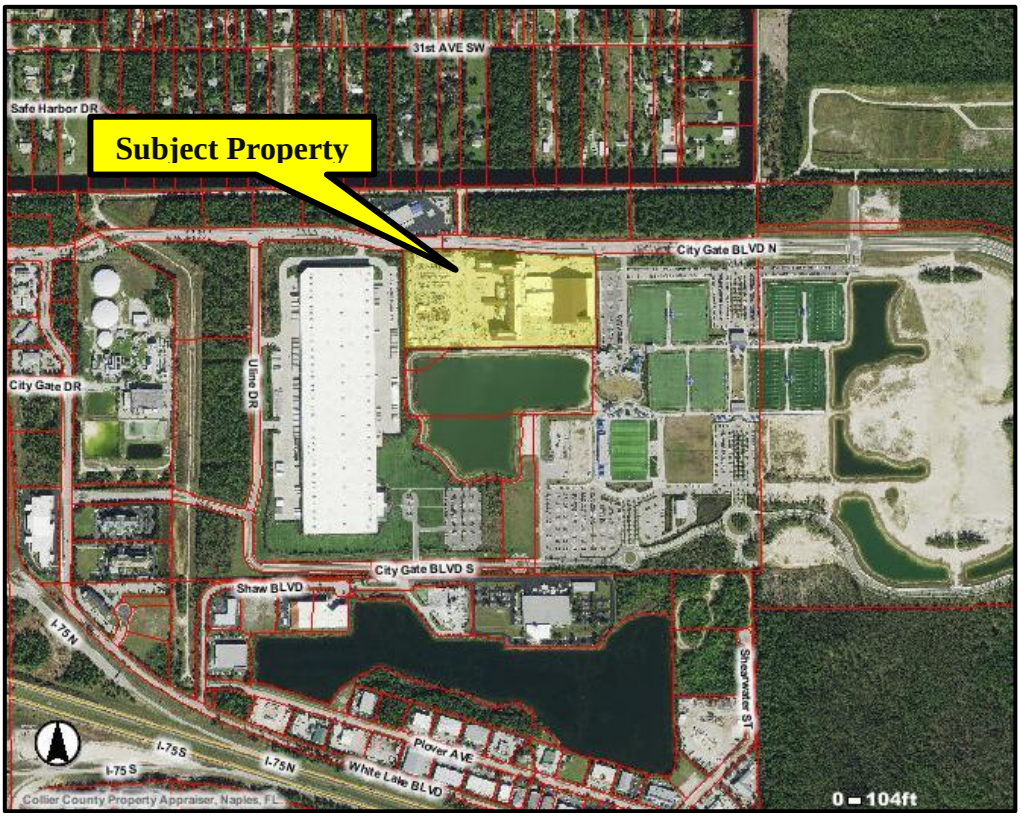
This section of the staff report identifies the land uses, zoning classifications, and maximum approved densities for properties surrounding boundaries of the City Gate Commerce Park Mixed-Use Planned Unit Development (MPUD) within the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO):

North: A canal and developed residential uses in Estates (E) zoning district and the Collier County Resource Recover Business Park Industrial Planned Unit Development (IPUD)

East: Vacant governmental use in the Agricultural (A) zoning district within the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO).

South: Developed industrial uses zoned White Lake Industrial Park Planned Unit Development (PUD) and undeveloped governmental use in the Agricultural (A) zoning district, both within the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO).

West: Right-of-way (R.O.W.) and vacant commercial; Collier Boulevard (C.R. 951), the Golden Gate Commerce Park Planned Unit Development (PUD), and the Collier Boulevard Mixed-Use Commerce Center Mixed-Use Planned Unit Development (MPUD), both within the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO).



Aerial Map – Collier County Property Appraiser

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))

STAFF ANALYSIS

Comprehensive Planning: The insubstantial change for the proposed sign(s) does not have any impact on the Future Land Use designation.

Transportation Element: Not applicable.

Zoning Review: The request for the insubstantial change is for four (4) deviations from the sign requirements in the Land Development Code (LDC) Section 5.06.04, Development Standards for Signs in Nonresidential Districts. Below is the analysis of the deviation requests, followed by the petitioner's justification, and lastly staff provides an analysis.

DEVIATION DISCUSSION:

The petitioner is seeking four (4) deviations from the LDC requirements. (Note: Currently, there are 35 Deviations.) The deviation locations are depicted on the Master Development Plan Revision, Attachment C. The petitioner's justifications and staff analysis/recommendation are outlined below.

SIGN REQUIREMENTS – GREAT WOLF LODGE

Proposed Deviation #36

Deviation #36 seeks relief from LDC Section 5.06.04.F.4, "Wall, mansard, canopy or awnings signs," which allows one (1) sign per building to instead allow a total of seven (7) signs to be placed on the building, as depicted in signs #2 through #8 of the attached exterior signage plan, with the following allowance by directional elevation:

North Elevation: No signs (and illuminated signs) to be located on the north elevation of the building, in order to ensure compatibility with neighboring properties.

South Elevation: Allow for 2 signs to be located on the south elevation with a maximum display area of 300 square feet.

East Elevation: Allow for 2 signs to be located on the east elevation with a maximum display area of 375 square feet.

West Elevation: Allow for 2 wall signs, to be located on the west elevation with a maximum display area of 110 square feet.

Petitioner's Justification: The deviation is for the benefit of the public that will visit the Paradise Sports Complex, as well as The Great Wolf Lodge. The Great Wolf Lodge is a unique facility because it serves both as a lodge and an indoor water park. Its proximity to the Paradise Sports Complex, as well as with its unique features, size, architecture, and configuration of its campus, draws a need for these deviations to accommodate the features and make the site more visible to patrons and members of the public that will utilize the facility Providing more prominent signs will help public find and locate where they need to go, improving traffic circulation proving more safety for incoming transportation.

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))

Staff Analysis and Recommendation: Zoning Review staff recommends **approval** finding that, in compliance with LDC Section 10.02.13.E.2.a, the petitioner has demonstrated documentation which adequately describes the proposed change as described in the Administrative Code.

Proposed Deviation #37

Deviation #37 seeks relief from LDC Section 5.06.04.F.6, "Projecting Signs" to instead allow one projecting sign on the west elevation not to exceed 70 square feet, in addition to any wall signs allowed by this PUD or the LDC.

Petitioner's Justification: The requested deviation will make possible the reasonable use of the facility to post the minimum signs consistent with the Great Wolf brand standards for new lodges. The deviation will also benefit the public who will visit the Paradise Sports Complex as well as The Great Wolf Lodge. Since the facility is larger than most, an increase of the proportion for the sign area is sufficient for the overall facility.

Staff Analysis and Recommendation: Zoning Review staff recommends **approval** finding that, in compliance with LDC Section 10.02.13.E.2.a, the petitioner has demonstrated documentation which adequately describes the proposed change as described in the Administrative Code.

Proposed Deviation #38

Deviation #38 seeks relief from LDC Section 5.06.04.F.9, "On-Premise Directional Signs," which requires that directional signs shall not exceed 6 square feet in area, 4 feet in height, be limited to two (2) at each vehicle access point, and a maximum of 4 internal to a development, to instead allow on-premise directional signs up to 8 square feet in area, and a maximum of twenty-five (25) directional signs internal to the development

Petitioner's Justification: The requested deviation will make possible the reasonable use of the facility to post the minimum signs consistent with the Great Wolf brand standards for new lodges. The deviation will also benefit the public who will visit the Paradise Sports Complex as well as The Great Wolf Lodge. Providing more directional signs will more easily help the public find and locate where they need to go, improving traffic circulation and providing more safety for incoming transportation. Since the facility is larger than most, increasing the sign area and the quantity of directional signs is sufficient for the overall facility.

Staff Analysis and Recommendation: Zoning Review staff recommends **approval** finding that, in compliance with LDC Section 10.02.13.E.2.a, the petitioner has demonstrated documentation which adequately describes the proposed changes as described in the Administrative Code.

Proposed Deviation #39

Deviation #39 seeks relief from LDC Section 5.06.04.F.8, "Flags & Flagpoles", which allows up to three (3) flags on a single flagpole on nonresidential properties, to instead allow a total of three (3) flagpoles.

Petitioner's Justification: The requested deviation will make possible the reasonable use of the facility to be consistent with the Great Wolf brand standards for new lodges. The deviation will also benefit the public who will visit the Paradise Sports Complex as well as The Great Wolf Lodge.

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))

Staff Analysis and Recommendation: Zoning Review staff recommends **approval** finding that, in compliance with LDC Section 10.02.13.E.2.a, the petitioner has demonstrated documentation which adequately describes the proposed change as described in the Administrative Code.

None of the insubstantial change criteria designates this as a minor or substantial change. Therefore, this request is verified as an insubstantial change. Based on the specifics of the request and that the insubstantial change poses no negative impacts to the health, safety, and welfare of the public, staff supports this request and recommends **approval** of the insubstantial change for the subject property.

Landscape Review: Not applicable.

Conservation and Coastal Management Element (CCME): Not applicable.

Environmental Review: Not applicable.

PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE CRITERIA:

There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved PUD Ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1.

LDC Section 10.02.13 E.1 Criteria:

a. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

No change in the boundary is being proposed.

b. Is there a proposed increase in the total number of dwelling units, the intensity of land use, or the height of buildings within the development?

There is no proposed increase in dwelling units, land use, or height of buildings.

c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of five (5) percent of the total acreage previously designated as such, or five (5) acres in area?

There is no proposed decrease in these areas.

d. Is there a proposed increase in the size of areas used for non-residential uses to include institutional, commercial, and industrial land uses (excluding preservation, conservation, or open space), or a proposed relocation of nonresidential land uses?

There is no proposed increase in size of nonresidential use areas.

e. Is there a substantial increase in the development's impacts, which may include, but are not limited to, increases in traffic generation, changes in traffic circulation, or impacts on other public facilities?

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))

This proposal will not increase traffic generation or change traffic circulation, and no impact is proposed on public facilities. There is no proposed increase in development impacts, and project signage will enhance visibility, and directional signage will improve traffic circulation.

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

No such change is proposed.

g. Will the change result in a requirement for increased stormwater retention or otherwise increase stormwater discharge?

No such change is proposed.

h. Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

No such change is proposed, no use change is proposed, and abutting uses are compatible, permitted, and located within the same PUD zoning district.

i. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan, or which modification would increase the density of intensity of the permitted land uses?

No such modification is proposed.

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S. and any changes to a DRI/PUD Master Plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

No such change is proposed.

k. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

No such modification or amendment is proposed.

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC Sec. 10.02.13.E.2 as follows:

a. Does this petition change the analysis of findings and criteria used for the original application?

The signage plan and deviations proposed by the instant application involve changes that are not considered substantial (see above responses) or minor changes (no realignment or relocation proposed). Therefore, the proposed changes do not change the analysis of findings and criteria used in the original application.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was advertised and held on Wednesday, April 17, 2024, at 5:30 pm, at the Welcome Center, Paradise Coast Sports Complex, located at 3940 City Gate Blvd. N, Naples, FL 34117. There were two (2) members of the public present and one (1) who participated remotely on Zoom. A copy of the summary drafted by the applicant includes the applicant's presentation and the questions from the attending public. No other commitments were made outside the request for the insubstantial change. A copy of the NIM advertising and the prepared presentation are included in the Backup Package, Attachment A.

PETITION APPEAL TO HEARING EXAMINER

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-89 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceed with construction at his/her own risk during this 30-day period. Any construction work completed before the approval authorization shall be at their own risk.

STAFF RECOMMENDATION:

Staff recommends that the Hearing Examiner **APPROVE** Petition PDI-PL20240001787, Great Wolf Lodge Signage, subject to including the following attachments in the HEX Decision:

1. Attachment B – *PUD Revised Text*
2. Attachment C – *Master Development Plan Revision*

Attachments:

Attachment A – *Backup Package*
Attachment B – *PUD Revised Text*
Attachment C – *Master Development Plan Revision*
Attachment D – *HEX Advertisement & Sign Photos*

Attachment: Staff Report - PL20240001787 - Great Wolf Signage (PDI) [Revision 1] (28809 : PL20240001787 - Great Wolf Signage (PDI))

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

The Planner is responsible for all required data included in the printed packets of information for the Hearing Examiner (Hex) or the Collier County Planning Commission (CCPC). DO NOT ACCEPT DUPLICATES OF ANY DOCUMENTS. MAKE SURE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. PLEASE CONFIRM THE DOCUMENTS ARE IN THE ORDER DESCRIBED IN "BACKUP PROVIDED BY APPLICANT."

Planner responsible for providing the County Attorney-drafted Ordinance for PUDs and placing in backup materials. AGENTS DO NOT INCLUDE THE PUD DOCUMENT – STAFF PROVIDES THIS TO THE COUNTY ATTORNEY WHEN THE ORDINANCE IS DRAFTED FOR A PUD. THE FINAL PUD ORDINANCE/RESOLUTION IS THE FIRST ITEM AFTER THE STAFF REPORT. [FOR HEX, THE REQUESTED LANGUAGE/ PROPOSED PLAN IS THE FIRST ITEM AFTER THE STAFF REPORT]

B. Backup provided by Applicant:

PLEASE PROVIDE THE DOCUMENTS IN THE ORDER DESCRIBED BELOW. DO NOT PROVIDE DUPLICATES OF ANY DOCUMENTS. PROVIDE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. IF THE BACKUP PROVIDED BY APPLICANT IS IN DISARRAY-MEANING IT IS NOT IN THE PROPER ORDER AND/OR THE APPLICANT PROVIDES MULTIPLE DUPLICATES-THE APPLICANT COULD LOSE ITS HEARING DATE.

- X Application, to include but not limited to the following:
  - X Narrative of request
  - X Property Information
  - X Property Ownership Disclosure Form
  - X Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- n/a Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- n/a Affidavit of Unified Control
- X Affidavit of Representation
- X Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- X NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- n/a Traffic Impact Study (TIS)
- n/a Environmental Data
- n/a Historical/Archeological Survey or Waiver
- n/a Utility Letter
- X Deviation Justifications

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

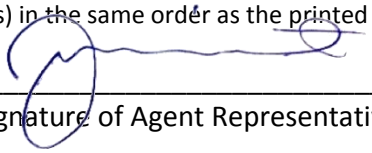
n/a Boundary Survey

X Other documents, as needed, on a case-by-case basis such as relevant prior Ordinances, Conditional Uses, historical documents, any "private or legal" agreements affecting the PUD etc.

n/a Submerged Resource Surveys may be included here if required.

emailed x **CD with *only one* pdf file for all documents in the same order as the packets are put together. They must be in the same order.**

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for all copies of backup materials to provide to the Hex/CCPC and the CD must contain the documents in one pdf file (not multiple files) in the same order as the printed materials. It is the agent's responsibility to ensure no documentation is left out.



Signature of Agent Representative

May 3, 2024
Date

Jeff E. Wright, Attorney
Printed Name of Signing Agent Representative

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Collier County
Growth Management
Community Development Department

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Insubstantial Change to a PUD (PDI)

LDC subsection 10

Chapter 3 of the Administrative Code

Pursuant to LDC subsection 10, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): GWR NAPLES LLC

Name of Applicant if different than owner: Paul Knepley

Address: 3900 City Gate Blvd N, **City:** Naples **State:** FL **ZIP:** 34117

Telephone: 610-416-2254 **Cell:** _____ **Fax:** _____

E-Mail Address: pknepley@greatwolf.com, Tlapointe@greatwolf.com

Name of Agent: Jeff Wright- Attorney at Law

Firm: Henderson, Franklin, Starnes & Holt, P.A.

Address: 8889 Pelican Bay Blvd. Suite 400 **City:** Naples **State:** FL **ZIP:** 34108

Telephone: 239.344.1371 **Cell:** _____ **Fax:** _____

E-Mail Address: Jeff.Wright@henlaw.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

See Narrative Statement included with application.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

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PUD NAME: CITY GATE COMMERCE PARK PUD **ORDINANCE NUMBER:** 21-15
FOLIO NUMBER(S): 26095006420

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? [X] Yes [ ] No

If no, please explain: _____

Has a public hearing been held on this property within the last year? [ ] Yes [X] No

If yes, in whose name? _____

Has any portion of the PUD been [X] SOLD and/or [X] DEVELOPED?

Are any changes proposed for the area sold and/or developed? [X] Yes [ ] No
If yes, please describe on an attached separate sheet.

See Narrative Statement included with application.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

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The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☒	
Pre-Application Meeting notes	☐	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	☐	☐
Detail of request	☒	
Current Master Plan & 1 Reduced Copy	☒	
Revised Master Plan & 1 Reduced Copy	☒	
Revised Text and any exhibits	☐	☐
PUD document with changes crossed through & underlined	☐	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☐
Warranty Deed	☐	☐
Legal Description	☐	☐
Boundary survey, if boundary of original PUD is amended	☐	☐
If PUD is platted, include plat book pages	☐	☐
List identifying Owner & all parties of corporation	☐	☐
Affidavit of Authorization, signed & notarized	☒	
Completed Addressing Checklist	☒	
Property Ownership Disclosure Form	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	☐	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**		

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County Review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

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Community Development Department

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PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

☐	School District (Residential Components):	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering:	☐	Parks and Recreation:
☐	Emergency Management:	☐	Naples Airport Authority:
☐	Conservancy of SWFL:	☐	Other:
☐	City of Naples:	☐	Other:

FEE REQUIREMENTS

- ☐ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.
- ☐ **Fire Planning Review Fee:** $150.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

Agent/Owner Signature

Feb. 5, 2024
Date

Jeff E. Wright
Applicant/Owner Name (please print)

Division • 2800 North Horseshoe Drive • Naples, FL 34104 • 239-252-2400
www.colliercountyfl.gov/

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

March 14, 2024

RE: Great Wolf Lodge PDI
Insubstantial change to a PUD (PDI) – Initial submittal (updated narrative)

Narrative Statement

Great Wolf Lodge is seeking an insubstantial change to the existing City Gate PUD (PDI) to provide certain deviations from the Land Development Code, to accommodate proposed signage, as contained in the exterior signage plan for the project, located at 3900 City Gate Blvd. A copy of the proposed exterior signage plan is included with this Application.

The Great Wolf Lodge is a unique facility – the first of its kind in Collier County – with 500 rooms, a 100,000 square-foot indoor water park, and 62,000 square feet of attractions. Its unique features, size, architecture, and configuration along with its highly prominent location next to the Paradise Sports Complex make it necessary for the Applicant to seek deviations from the Sign Code, to accommodate these features, and to make the site visible to members of the public.

More specifically, Applicant is requesting the following deviations from Section 5.06.00 of the Collier County Sign Code, to accommodate building signage as follows:

36 DEVIATION #36 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.4, "WALL, MANSARD, CANOPY OR AWNING SIGNS," WHICH ALLOWS ONE (1) SIGN PER BUILDING, TO ALLOW A TOTAL OF SEVEN (7) SIGNS TO BE PLACED ON THE BUILDING, AS DEPICTED IN SIGNS #2 THROUGH #8 OF THE ATTACHED EXTERIOR SIGNAGE PLAN, WITH THE FOLLOWING ALLOWANCE BY DIRECTIONAL ELEVATION:

NORTH ELEVATION: NO SIGNS (AND NO ILLUMINATED SIGNS) TO BE LOCATED ON THE NORTH ELEVATION OF THE BUILDING, IN ORDER TO ENSURE COMPATIBILITY WITH NEIGHBORING PROPERTIES.

SOUTH ELEVATION: ALLOW FOR 2 SIGNS TO BE LOCATED ON THE SOUTH ELEVATION WITH A MAXIMUM DISPLAY AREA OF 300 SQUARE FEET.

EAST ELEVATION: ALLOW FOR 2 SIGNS TO BE LOCATED ON THE EAST ELEVATION WITH A MAXIMUM DISPLAY AREA OF 375 SQUARE FEET.

WEST ELEVATION: ALLOW FOR 2 WALL SIGNS, TO BE LOCATED ON THE WEST ELEVATION WITH A MAXIMUM DISPLAY AREA OF 110 SQUARE FEET.

37 DEVIATION #37 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.6, "PROJECTING SIGNS," TO ALLOW ONE PROJECTING SIGN ON THE WEST ELEVATION NOT TO EXCEED 70 SQUARE FEET, IN ADDITION TO ANY WALL SIGNS ALLOWED BY THIS PUD OR THE LDC.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

38 DEVIATION #38 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.9, "ON-PREMISES DIRECTIONAL SIGNS," WHICH PROVIDES THAT DIRECTIONAL SIGNS SHALL NOT EXCEED 6 SQUARE FEET IN AREA, 4 FEET IN HEIGHT, BE LIMITED TO TWO (2) AT EACH VEHICLE ACCESS POINT, AND A MAXIMUM OF 4 INTERNAL TO A DEVELOPMENT, TO ALLOW ON-PREMISE DIRECTIONAL SIGNS UP TO 8 SQUARE FEET IN AREA, AND A MAXIMUM OF TWENTY-FIVE (25) DIRECTIONAL SIGNS INTERNAL TO THE DEVELOPMENT.

39 DEVIATION #39 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.8, "FLAGS & FLAGPOLES," WHICH ALLOWS UP TO THREE (3) FLAGS ON A SINGLE FLAGPOLE ON NONRESIDENTIAL PROPERTIES, TO INSTEAD ALLOW A TOTAL OF THREE (3) FLAGPOLES.

Please note that two signs that are depicted in the attached exterior signage plan have been permitted: Signs # 1 (monument sign, permit #PRSG2024010137001) and #7 (illuminated sign, south elevation, permit #PRSG2023114804501).

These requested deviations will make possible the reasonable use of the **building** or **structure** to post the minimum signs consistent with the Great Wolf brand standards for new lodges.

Expedited review is requested to meet an opening date in Summer 2024.

Attachments: Proposed Exterior Signage Package w/ overall Site Plan

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Great Wolf Resorts
Wolf Den Chicago
350 N Orleans Street, Suite 10000B
Chicago, IL 60654

708.967.3400
greatwolf.com

APPLICANT'S RESPONSE TO CRITERIA UNDER LDC SECTION 10.02.13 INSUBSTANTIAL CHANGE

E. Changes and amendments. There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor.

1. Substantial changes. Any substantial change(s) to an approved PUD Ordinance shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as a PUD amendment prior to implementation. Applicants shall be required to submit and process a new application complete with pertinent supporting data, as set forth in the Administrative Code. For the purpose of this section, a substantial change shall be deemed to exist where:

a. A proposed change in the boundary of the PUD;

RESPONSE: No change in the boundary is being proposed.

b. A proposed increase in the total number of dwelling units or intensity of land use or height of **buildings** within the **development**;

RESPONSE: There is no proposed increase in dwelling units, land use, or height of buildings.

c. A proposed decrease in preservation, conservation, recreation or **open space** areas within the **development** not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

RESPONSE: There is no proposed decrease in these areas.

d. A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or **open spaces**), or a proposed relocation of nonresidential land uses;

RESPONSE: There is no proposed increase in size of nonresidential use areas.

e. A substantial increase in the impacts of the **development** which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

RESPONSE: This proposal will not increase traffic generation or change traffic circulation, and no impact is proposed on public facilities. There is no proposed increase in development impacts, and project signage will enhance visibility and directional signage will improve traffic circulation.

f. A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

RESPONSE: No such change is proposed.

g. A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

RESPONSE: No such change is proposed.

h. A change that will bring about a relationship to an **abutting** land use that would be incompatible with an **adjacent** land use;

RESPONSE: No such change is proposed, no use change is proposed, and abutting uses are compatible, permitted, and located within the same PUD zoning district.

i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the **density** or intensity of the permitted land uses;

RESPONSE: No such modification is proposed.

j. The proposed change is to a PUD district designated as a **development** of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this LDC section 10.02.13; or

RESPONSE: No such change is proposed.

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 10.02.13.

RESPONSE: No such modification or amendment is proposed.

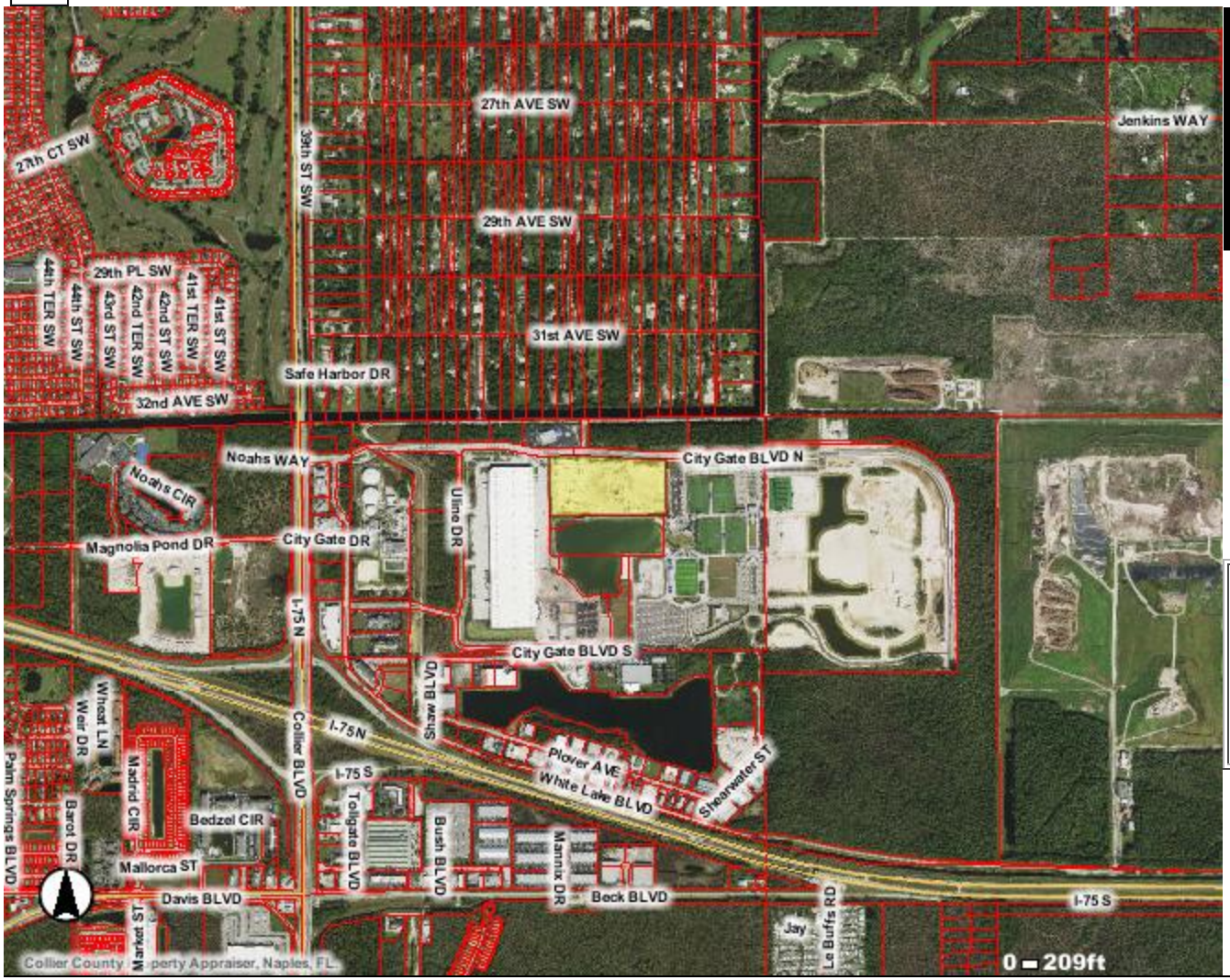
2. Insubstantial change determination. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved PUD Ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Planning Commission. The Planning Commission approval shall be based on the findings and criteria used for the original application and be an action taken at a regularly scheduled meeting.

a. The **applicant** shall provide the Planning and Zoning Department Director documentation which adequately describes the proposed changes as described in the Administrative Code.

RESPONSE: The signage plan and deviations proposed by the instant application involve changes that are not considered substantial (see above responses) or minor changes (no realignment or relocation proposed). Therefore, the proposed changes are insubstantial changes under this section.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Print





MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Rural [10FT]
- Collier County

Folio Number: 26095006420
Name: GWR NAPLES LLC
Street# & Name: 3890 CITY GATE BLVD N
Build# / Unit#: / 10
Legal Description: CITY GATE COMMERCE PARK PHASE 3 REPLAT NO 5 LOT 10

2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Collier County Property Appraiser
Property Summary

Parcel No	26095006420	Site Address *Disclaimer	3890 CITY GATE BLVD N	Site City	NAPLES	Site Zone *Note	34117

Name / Address	GWR NAPLES LLC
	% GREAT WOLF RESORTS INC
	350 N ORLEANS ST

City	CHICAGO	State	IL	Zip	60654

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4B35	219340 104B35	35	49	26	20.18

Legal	CITY GATE COMMERCE PARK PHASE 3 REPLAT NO 5 LOT 10

Millage Area	60	Millage Rates *Calculations		
Sub./Condo	219340 - CITY GATE COMMERCE PARK PH3RE5 PHASE 3 REPLAT NO 5	School	Other	Total
Use Code	10 - VACANT COMMERCIAL	4.292	6.0197	10.3117

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
07/29/21	5991-3900	$ 0
07/29/21	5991-3895	$ 9,100,000
04/29/21	5991-3894	$ 0

2023 Certified Tax Roll

(Subject to Change)

	Land Value	$ 5,274,216
(+)	Improved Value	$ 0
(=)	Market Value	$ 5,274,216
(=)	Assessed Value	$ 5,274,216
(=)	School Taxable Value	$ 5,274,216
(=)	Taxable Value	$ 5,274,216

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

INSTR 6106714 OR 5991 PG 3895 E-RECORDED 8/3/2021 10:41 AM PAGES 3
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $63,567.00 REC $27.00
CONS $9,081,000.00

Prepared by
Roger B. Rice, PA
9010 Strada Stell Court Suite 207
Naples, FL 34109
239-593-1002
File Number: **21-21141 City Gate-GWR**
Consideration: **$9,081,000.00**

PREPARATION OF INSTRUMENT ONLY WITHOUT BENEFIT OF TITLE OPINION

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **July, 2021** between **850 NWN, LLC, a Florida limited liability company and CG II, LLC, a Florida limited liability company** whose post office address is **121 South Main Street, Suite 500, Akron, OH 44308**, grantor, and **GWR Naples LLC, a Delaware limited liability company** whose post office address is **c/o Great Wolf Resorts, Inc., 350 N. Orleans St., Chicago, IL 60654**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County**, **Florida** to-wit:

Lot 10 of City Gate Commerce Park, Phase Three, Replat No. 5, as recorded in Plat Book 69 at Pages 25 and 26, Public Records of Collier County, Florida.

Parcel Identification Number: 26095006420 and 26095006446

Subject to (a) ad valorem and non-ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interest of record, if any, provided nothing herein shall be construed to re-impose same; and (d) restrictions, reservations and easements common to the subdivision.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

NOT A CERTIFIED COPY

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Lawrence J. Stefanski

Witness Name: Michelle A Varisco

850 NWN, LLC, a Florida limited liability company

By: Joseph R. Weber, Vice President

(Corporate Seal)

Witness Name: Lawrence J. Stefanski

Witness Name: Michelle A Varisco

CG II, LLC, a Florida limited liability company

By: Joseph R. Weber, Vice President

UNOFFICIAL CERTIFIED COPY

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

State of Ohio
County of Summit

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29 day of July, 2021 by Joseph R. Weber, Vice President of 850 NWN, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Michelle A Varisco
Notary Public

Printed Name: Michelle A Varisco

My Commission Expires: April 21, 2024

State of Ohio
County of Summit

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29 day of July, 2021 by Joseph R. Weber, Vice President of CG II, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Michelle A Varisco
Notary Public

Printed Name: Michelle A Varisco

My Commission Expires: April 21, 2024

DATA CERTIFIED COPY

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership
Multiple individual owners holding less than 5% interest	100
controlled by Blackstone (NYSE: BX), a publicly-traded company	

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

g. Date subject property acquired 8/3/2021

☐ **Leased: Term of lease _____ years /months**

If, Petitioner has option to buy, indicate the following:

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

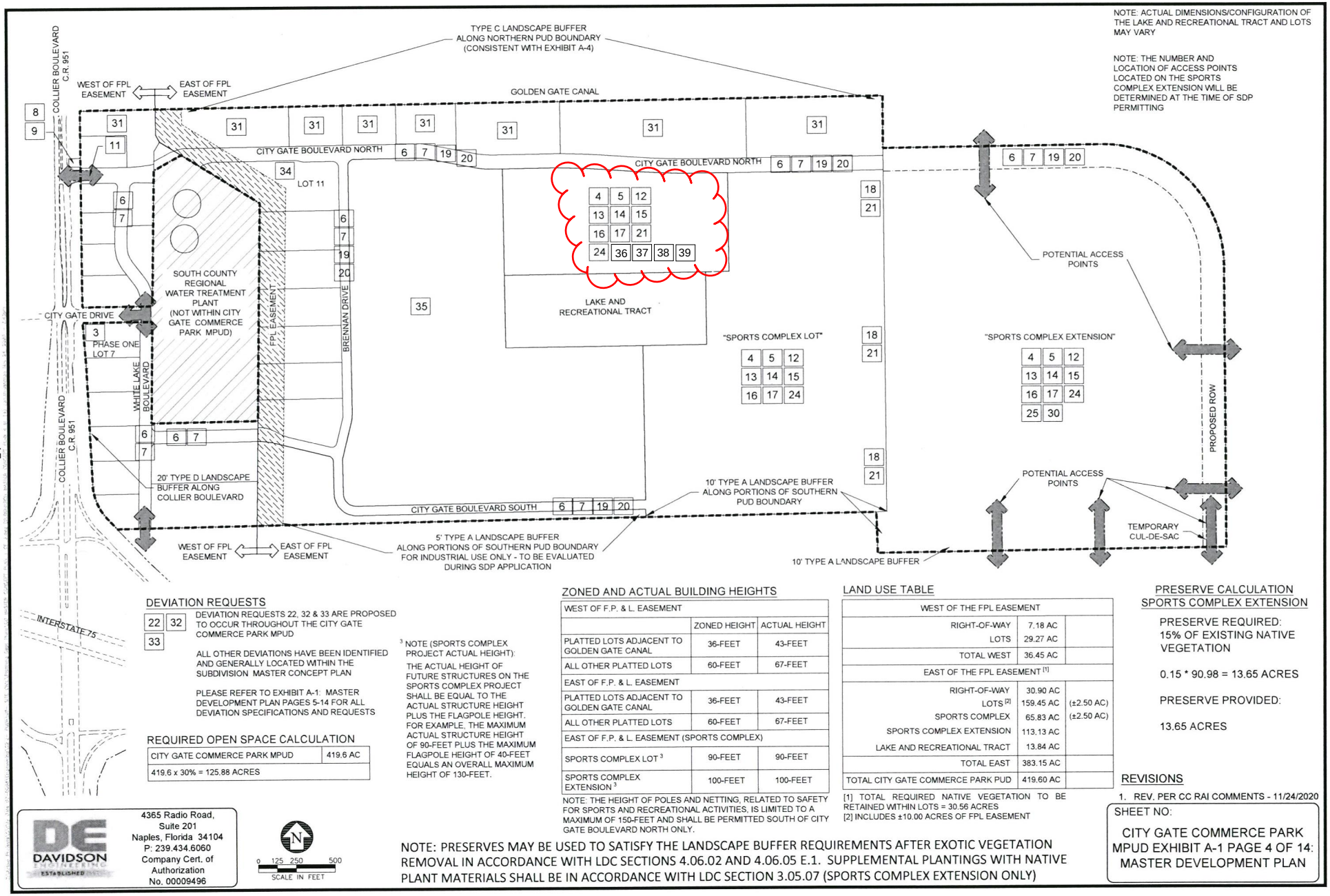
***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

_____ 2/12/24
Agent/Owner Signature Date

Jeff E. Wright, Agent
_____
Agent/Owner Name (please print)

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))



DEVIATION REQUESTS

22 32 33

DEVIATION REQUESTS 22, 32 & 33 ARE PROPOSED TO OCCUR THROUGHOUT THE CITY GATE COMMERCE PARK MPUD

ALL OTHER DEVIATIONS HAVE BEEN IDENTIFIED AND GENERALLY LOCATED WITHIN THE SUBDIVISION MASTER CONCEPT PLAN

PLEASE REFER TO EXHIBIT A-1: MASTER DEVELOPMENT PLAN PAGES 5-14 FOR ALL DEVIATION SPECIFICATIONS AND REQUESTS

REQUIRED OPEN SPACE CALCULATION

CITY GATE COMMERCE PARK MPUD	419.6 AC
419.6 x 30% = 125.88 ACRES	

[3] NOTE (SPORTS COMPLEX PROJECT ACTUAL HEIGHT):
THE ACTUAL HEIGHT OF FUTURE STRUCTURES ON THE SPORTS COMPLEX PROJECT SHALL BE EQUAL TO THE ACTUAL STRUCTURE HEIGHT PLUS THE FLAGPOLE HEIGHT. FOR EXAMPLE, THE MAXIMUM ACTUAL STRUCTURE HEIGHT OF 90-FEET PLUS THE MAXIMUM FLAGPOLE HEIGHT OF 40-FEET EQUALS AN OVERALL MAXIMUM HEIGHT OF 130-FEET.

ZONED AND ACTUAL BUILDING HEIGHTS

WEST OF F.P. & L. EASEMENT		
	ZONED HEIGHT	ACTUAL HEIGHT
PLATTED LOTS ADJACENT TO GOLDEN GATE CANAL	36-FEET	43-FEET
ALL OTHER PLATTED LOTS	60-FEET	67-FEET
EAST OF F.P. & L. EASEMENT		
PLATTED LOTS ADJACENT TO GOLDEN GATE CANAL	36-FEET	43-FEET
ALL OTHER PLATTED LOTS	60-FEET	67-FEET
EAST OF F.P. & L. EASEMENT (SPORTS COMPLEX)		
SPORTS COMPLEX LOT [3]	90-FEET	90-FEET
SPORTS COMPLEX EXTENSION [3]	100-FEET	100-FEET

NOTE: THE HEIGHT OF POLES AND NETTING, RELATED TO SAFETY FOR SPORTS AND RECREATIONAL ACTIVITIES, IS LIMITED TO A MAXIMUM OF 150-FEET AND SHALL BE PERMITTED SOUTH OF CITY GATE BOULEVARD NORTH ONLY.

LAND USE TABLE

WEST OF THE FPL EASEMENT		
RIGHT-OF-WAY	7.18 AC	
LOTS	29.27 AC	
TOTAL WEST	36.45 AC	
EAST OF THE FPL EASEMENT [1]		
RIGHT-OF-WAY	30.90 AC	
LOTS [2]	159.45 AC	(±2.50 AC)
SPORTS COMPLEX	65.83 AC	(±2.50 AC)
SPORTS COMPLEX EXTENSION	113.13 AC	
LAKE AND RECREATIONAL TRACT	13.84 AC	
TOTAL EAST	383.15 AC	
TOTAL CITY GATE COMMERCE PARK PUD	419.60 AC	

[1] TOTAL REQUIRED NATIVE VEGETATION TO BE RETAINED WITHIN LOTS = 30.56 ACRES
[2] INCLUDES ±10.00 ACRES OF FPL EASEMENT

PRESERVE CALCULATION SPORTS COMPLEX EXTENSION

PRESERVE REQUIRED:
15% OF EXISTING NATIVE VEGETATION

0.15 * 90.98 = 13.65 ACRES

PRESERVE PROVIDED:

13.65 ACRES

REVISIONS

1. REV. PER CC RAI COMMENTS - 11/24/2020

SHEET NO:
CITY GATE COMMERCE PARK MPUD EXHIBIT A-1 PAGE 4 OF 14: MASTER DEVELOPMENT PLAN

DAVIDSON ENGINEERING ESTABLISHED
4365 Radio Road,
Suite 201
Naples, Florida 34104
P: 239.434.6060
Company Cert. of Authorization
No. 00009496

0 125 250 500
SCALE IN FEET

NOTE: PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05 E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07 (SPORTS COMPLEX EXTENSION ONLY)

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

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Florida
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PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Jeff Wright
Accts Payable
Henderson Franklin Starnes And H-Legals
PO BOX 280
FORT MYERS FL 33902-280

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

03/27/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/27/2024

Legal Clerk

Notary, State of WI, County of Brown 1-7-25

My commission expires

Publication Cost:	$402.48		
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PO #:			

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KATHLEEN ALLEN
Notary Public
State of Wisconsin

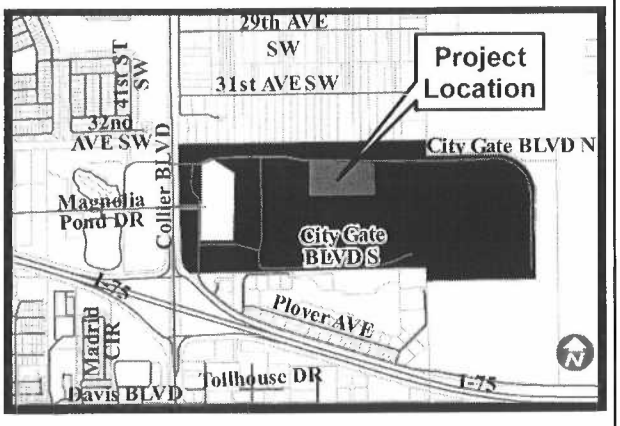
Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by GWR NAPLES, LLC:

DATE: April 17, 2024
TIME: 5:30 p.m.
LOCATION: Welcome Center, Paradise Coast Sports Complex, 3940 City Gate Blvd. N
Link to virtual meeting (Zoom): https://us06web.zoom.us/j/84327484198

Subject Property ("Property"): 3890 City Gate Blvd. N., located in City Gate, north of I-75 and east of Collier Blvd (951)



The Property owner is petitioning Collier County to approve an Insubstantial Change to the City Gate Planned Unit Development (PDI) at the Property to allow deviations from the County's sign regulations for its planned facility.
WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax, or e-mail to:

Bryson Heezen, Director of Development
Great Wolf Resorts
1255 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Phone: (608)-213-4288
Fax: (239)344-1508

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

3.B.b

Baltimore bridge collapses after strike

‘Unthinkable tragedy:’ Water search continues for 6 still missing

Charles Ventura, Thao Nguyen, Susan Miller and Christopher Cann
USA TODAY



Officials said at a news conference that the shipping vessel Dali was leaving the Port of Baltimore wher struck the Francis Scott Key Bridge early Tuesday. Divers, helicopters and sonar technology were being to search for the missing. WJLA VIA REUTERS

BALTIMORE – A massive search effort was underway Tuesday for six construction workers who were on the Francis Scott Key Bridge in Baltimore when it was struck by a large cargo vessel and collapsed into the Patapsco River, shutting down a critical artery for East Coast shipping.

Around 1:30 a.m. a vessel leaving the Port of Baltimore struck the Key Bridge, causing it to collapse in a matter of seconds. Officials said the crew warned of a power issue and sent out a “mayday” before the collision. Footage of the incident shows the cargo ship smash into one of the columns before the bridge snapped, hit the water and partially fell on the ship, where a burst of flames and smoke could be seen rising into the night sky.

Several vehicles were on the bridge at the time of impact and were plunged into the Patapsco River, which was measured Tuesday at temperatures cold enough to cause hypothermia. There were also contractors on the bridge repairing potholes, said Maryland Transportation Secretary Paul Wiedefeld. So far two people have been rescued. One was unharmed and the other remains in “very serious condition,” he said.

The University of Maryland Medical Center's trauma center treated one patient from the collapse who has been discharged, Michael Schwartzberg, the medical center's spokesperson, said in an email. Schwartzberg declined to say more about the person's injuries, citing patient privacy concerns.

Multiple local, state and federal agencies are coordinating the search, which spans a vast section of the river – both above and below the surface of the water – and the ship itself, said James Wallace, chief of the Baltimore City Fire Department. Divers, helicopters and sonar technology were being used and had located several vehicles submerged in the river, which is about 50 feet deep where the bridge collapsed.

The crew that was on the ship when it collided with the bridge remained on the vessel, which needed to be assessed for damage before rescuers could board it, said Wallace. The vessel was carrying cargo for the major shipping company Maersk and was scheduled to arrive in Sri Lanka early next month.

A senior U.S. official told USA TODAY that the ship apparently lost power a few minutes before striking the bridge. Authorities have not stated an official cause for the crash but Maryland Gov. Wes Moore said in a news conference the crew notified authorities “of a power issue” as it was traveling about 9 mph. He said the crash seems to be an “accident” and added that the bridge was “up to code.”

Moore said once the mayday was issued, officials on site stopped cars from coming over the bridge. “These people are heroes,” he said, “they saved lives last night.”

Baltimore Mayor Brandon Scott issued a local state of emergency, saying in a post on X, “Our teams are mobilizing resources and working swiftly to address this crisis and ensure the safety and well-being of our community.”

Moore declared a state of emergency earlier Tuesday and said he was working with an interagency team to “quickly deploy federal resources from the Biden administration.”

President Joe Biden has been briefed on the collapse and the ongoing search and rescue efforts, the White House said, adding that he will continue to receive updates from his team.

The container vessel, called the Dali, was chartered by the major shipping company Maersk and was carrying its cargo, according to a statement from the company. When it crashed into the bridge, no Maersk crew and personnel were onboard the vessel, which is operated by charter vessel company Synergy Group and owned by Singapore-based Grace Ocean Pte.

“We are horrified by what has happened in Baltimore, and our thoughts are with all of those affected,” Maersk said in a statement. “We are closely following the investigations conducted by authorities and Synergy, and we will do our utmost to keep our customers informed.”

Synergy Marine Corp said the Dali collided with one of the pillars of the bridge and that all its crew members, including two pilots, have been accounted for and there were no reports of injuries.

U.S. Coast Guard Lt. Cmdr. Erin Palmer said at a news conference Tuesday that the agencies remain focused on search and rescue. She did not comment on the crew of the ship or provide additional details about the collision.

All vessel traffic in and out of the Port of Baltimore was suspended until further notice, but the port remained still open for truck transports, Wiedefeld said. Traffic was being diverted from the area around the Key Bridge.

“This does not mean the Port of Baltimore is shut down. We are still processing trucks inside of our terminals,” the statement said.

But Bloomberg reported that the port “looks to be out of commission indefinitely.”

At least 40 ships are now more or less trapped inside the port, according to Reuters. At least 30 other ships planned to arrive there.

“They will likely have to reroute shipping to other ports on the East Coast,” said Kevin Linderman, a professor and supply chain expert at Pennsylvania State University. “However, this will put additional demand on these ports, and shippers may not be able to access U.S. markets” as efficiently, he said.

The Francis Scott Key Bridge, named for the author of the “Star Spangled Banner,” is a 1.6-mile, four-lane bridge, according to the Maryland Transportation Authority. It opened in 1977.

The span is the outermost of three major Patapsco River crossings at Baltimore Harbor, according to the American Civil Engineering Society.

The steel-arched bridge, with a total length of 8,636 feet, was the second-longest continuous-truss bridge span in the world when it was built and remains the second longest in the nation and third in the world, according to the society.

Contributing: Eve Chen, Claire Thornton, Daniel De Vise, Phaedra Trethan, Eduardo Cuevas and N’dea Yancey-Bragg, USA TODAY; Reuters



“We are horrified by what has happened in Baltimore, and our thoughts are with all of thos affected,” Maersk, the shipping company that chartered the Dali, said in a statement. “We are closely following the investigations conducted authorities and Synergy, and we will do our utn to keep our customers informed.” JULIA NIKHINSON/REUTERS

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

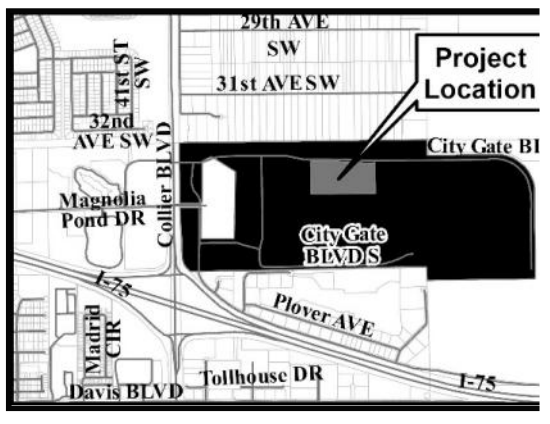
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www.fabicsntrim.com
ND-38225108

NEIGHBORHOOD INFORMATION MEETI

The public is invited to attend a neighborhood meeting held by GWR NAPLES, LLC:

DATE: April 17, 2024
TIME: 5:30 p.m.
LOCATION: Welcome Center, Paradise Coast Sports Complex, 3940 C Gate Blvd. N
Link to virtual meeting (Zoom): https://us06web.zoom.us/j/843274841

Subject Property (“Property”): 3890 City Gate Blvd. N., located in City north of I-75 and east of Collier Blvd (951)



The Property owner is petitioning Collier County to approve an Insubs Change to the City Gate Planned Unit Development (PDI) at the Prope allow deviations from the County’s sign regulations for its planned faci

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to att presentation and discuss the project with the owner/developer and Coll County staff. If you are unable to attend this meeting, but have questio comments, they can be directed by mail, phone, fax, or e-mail to:

Bryson Heezen, Director of Development
Great Wolf Resorts
1255 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Phone: (608)-213
Fax: (239)344-

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ACCREDITED BUSINESS A+
ethics.net REGISTERED MEMBER

March 19, 2024

Dear Property Owner:

Please be advised that a formal application has been submitted to Collier County seeking approval of an Insubstantial Change to the City Gate Planned Unit Development (PDI) for the following described subject property ("Property"):

Lot 10 of City Gate Commerce Park, Phase Three, Replat No. 5, as recorded in Plat Book 69 at Pages 25 and 26, Public Records of Collier County, Florida

Parcel Identification Number: 26095006420.

The petitioner is requesting the County to approve this application to allow appropriate signage for the Great Wolf Lodge on the Property. Existing County sign codes do not contemplate this type of a facility, and deviations are necessary to allow reasonable facility signage.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held in relation to this application.

The purpose and intent of this Neighborhood Information Meeting is to provide the public with notice of an impending zoning application and to foster communication between the applicant and the public. The expectation is that all attendees will conduct themselves in such a manner that their presence will not interfere with the orderly progress of the meeting.

The Neighborhood Information Meeting will be held on:

April 17, 2024 at 5:30 p.m.
Paradise Coast Sports Complex – Welcome Center
3940 City Gate Blvd. N., Naples FL 34117

You can also participate remotely by registering and joining the meeting via Zoom at: https://us06web.zoom.us/j/84327484198

At this meeting, the petitioner will make every effort to illustrate and demonstrate the PDI process in relation to the subject property and to answer any questions. Should you have any questions prior to the meeting, please contact me.

Sincerely,

Bryson Heezen

Bryson Heezen
Director of Development
Great Wolf Resorts
Bheezen@greatwolf.com
(608)213-4288

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20240001787 | Buffer: 500' | Date: 2/29/24 | Site Location: 26095006420

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
850 NWN LLC	9010 STRADA STELL CT STE 207				NAPLES, FL 34109---0	CITY GATE COMMERCE PARK	PHASE THREE TRACT R-1			26095004105	U
850 NWN LLC	9010 STRADA STELL CT STE 207				NAPLES, FL 34109---0	CITY GATE COMMERCE PARK	PHASE THREE LOT 4			26095004286	U
850 NWN LLC	9010 STRADA STELL CT STE 207				NAPLES, FL 34109---0	CITY GATE COMMERCE PARK	PHASE THREE THE PORTION OF	LOT 5 DESC IN OR 4520 PG 2223		26095004325	U
BARRY K LEVINS TRUST	RENEE C LEVINS TRUST	1850 SOUTH RIDGE DR			LONG LAKE, MN 55356---8903	GOLDEN GATE EST UNIT 28 E	180FT OF TR 166 OR 479 PG 761			38055800007	U
CG II LLC	121 S MAIN ST STE 104				AKRON, OH 44308---0	CITY GATE COMMERCE PARK	PHASE THREE LOT 5 LESS THE	PORTION OF LAND AS DESC IN	OR 4520 PG 2223	26095004309	U
CG II LLC	121 S MAIN ST STE 104				AKRON, OH 44308---0	CITY GATE COMMERCE PARK	PHASE THREE LOT 6			26095004341	U
CITY GATE CMNTY DEVELPMT DIST	% ROGER B RICE ESQUIRE	9010 STRADA STELL CT STE 207			NAPLES, FL 34109---0	CITY GATE COMMERCE PARK	PHASE 3 THE PORTION OF	TRACT RL DESC IN OR 4520	PG 2223	26095004202	U
CITY GATE CMNTY DEVLPMT DIST	% ROGER B RICE ESQUIRE	9010 STRADA STELL CT STE 207			NAPLES, FL 34109---0	CITY GATE COMMERCE PARK	PHASE THREE TRACT RL, LESS	OR 4520 PG 2223		26095004189	U
CITY GATE NAPLES LLC	12575 ILINE DRIVE				PLEASANT PRAIRIE, WI 53158---0	CITY GATE COMMERCE PARK	PHASE 3 REPLAT NO 4	TRACT RL-2		26095006080	U
CITY GATE NAPLES LLC	12575 ULINE DRIVE				PLEASANT PRAIRIE, WI 53158---0	CITY GATE COMMERCE PARK	PHASE 3 REPLAT NO 4	LOT 9		26095006145	U
CITY GATE NAPLES LLC	12575 ULINE DRIVE				PLEASANT PRAIRIE, WI 53158---0	CITY GATE COMMERCE PARK	PHASE 3 REPLAT NO 4	LOT 11		26095006200	U
COLLIER CNTY	3335 TAMIAMI TRL E	STE 101			NAPLES, FL 34112---0	CITY GATE COMMERCE PARK	PHASE THREE REPLAT NO.2	LOT 26 & CITY GATE COMMERCE	PARK PHASE THREE REPLAT NO.5	26095002547	U
COLLIER CNTY	3335 TAMIAMI TRL E				NAPLES, FL 34102---0	CITY GATE COMMERCE PARK	PHASE THREE TRACT R-2			26095004121	U
DO, TUONG H	QUANG N NGUYEN	3270 31ST AVENUE SW			NAPLES, FL 34117---0	GOLDEN GATE EST UNIT 28 E	165FT OF TR 167			38055920000	U
GUEVARA, JAVIER & MILEYDI	3510 31ST AVE SW				NAPLES, FL 34117---0	GOLDEN GATE EST UNIT 28 W	150FT OF TR 164 OR 1050 PG	1794		38055680007	U
GWR NAPLES LLC	% GREAT WOLF RESORTS INC	350 N ORLEANS ST			CHICAGO, IL 60654---0	CITY GATE COMMERCE PARK	PHASE 3 REPLAT NO 5 LOT 10			26095006420	U
HISCOX, SAMUEL M & LILLIANA	3290 31ST AVE SW				NAPLES, FL 34117---8448	GOLDEN GATE EST UNIT 28 W	165FT OF TR 167			38055880001	U
KEISEL, MARK A	12632 97TH ST				LARGO, FL 33773---0	GOLDEN GATE EST UNIT 28 E	180FT OF TR 162 OR 1329 PG	1169		38055520002	U
MARTIN, ROLAND & JUDY PACHNER	3530 31ST AVE SW				NAPLES, FL 34117---8454	GOLDEN GATE EST UNIT 28 W	150FT OF TR 162			38055560004	U
MURILLO, MARGARITA	611 25TH ST SW				NAPLES, FL 34117---0	GOLDEN GATE EST UNIT 28 TR	165			38055760008	U
SCHULZ, CHRISTOPHER	3500 31ST AVE SW				NAPLES, FL 34117---0	GOLDEN GATE EST UNIT 28 E	180FT OF TR 164			38055720006	U
SOUTH FL WATER MGMT DIST	3301 GUN CLUB RD				WEST PALM BEACH, FL 33406---0	CITY GATE COMMERCE CENTER	PHASE TWO REPLAT OF LOTS 5&6	LOT 1		26095000921	U
STEINMANN, JOSEPH E	DANIELLE C STEINMANN	3516 31ST AVE SW			NAPLES, FL 34117---0	GOLDEN GATE EST UNIT 28 W	180FT OF TR 163			38055640005	U
STEINMANN, JOSEPH E & DANIELLE	3516 31ST AVE SW				NAPLES, FL 34117---8454	GOLDEN GATE EST UNIT 28 E	150FT OF TR 163 OR 1622 PG 994			38055600003	U
WHITE, JUDSON G	3330 31ST AVE SW				NAPLES, FL 34117---8450	GOLDEN GATE EST UNIT 28 W	150FT OF TR 166 OR 1443 PG	1602		38055840009	U

Attachment: Attachment A - Backup Package (2809 : PL20240001787 - Great Wolf Signage (PDI))

NIM SUMMARY
GREAT WOLF LODGE SIGNAGE
PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE (PDI) / PL20240001787
WEDNESDAY, APRIL 17, 2024 AT 5:30 PM
Welcome Center, Paradise Coast Sports Complex, 3940 City Gate Blvd. N.

The Neighborhood Information Meeting (NIM) was held for the above-referenced application ("petition"), which is described as follows:

Great Wolf Lodge Signage PDI (PL20240001787): The petition seeks an insubstantial change to the City Gate PUD (PDI), to allow four (4) deviations from the County's sign code, in order to accommodate standard facility signage and flagpoles.

The following is a summary of the NIM. An audio recording has been provided separately to County staff, to be included in the application file.

ATTENDEES:
On behalf of Applicant:
Steve Jacobsen, VP Development for Great Wolf Resorts
Jeff Wright, Attorney (Henderson Franklin)
Tiffany LaPointe (Development Project Manager, Great Wolf Resorts)
Paul Knepley (Development Project Manager, Great Wolf Resorts)
Darren Wallace (Henderson Franklin I.T.)
Colten Thomas, Esq. (via Zoom, Henderson Franklin)

County staff:
Sean Sammon, Zoning Services
Michael Lieberman, Sports Park staff

Public:
Two members of the public attended in person.

SUMMARY: Mr. Jacobsen started the presentation by introducing himself and the project team. He then explained the petition and process, and went through each of the proposed deviations, with graphic depictions of signage, locations, and deviation text. Mr. Wright also clarified process and applicant contact information. Following the presentation, Mr. Jacobsen opened the floor for questions.

The following comments/questions were raised by the members of the public in attendance:

Parking: A question was asked about employee vs. guest parking (not germane to the PDI petition), and members of applicant team (T. LaPointe) responded that there would be separate parking areas for both. Mr. Knepley then clarified the planned physical locations for each lot.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

Another question was asked about whether there would be a gate to enter the main guest parking area (not germane to the PDI petition), which was answered in the affirmative.

Signage / Visibility: Another question was asked about whether there is enough signage to attract/direct guests, such as a monument sign. Mr. Jacobsen confirmed the location of the monument sign (not germane to the PDI application), and provided a sample from the Perryville project.

The meeting concluded at approximately 5:50 p.m.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))

NEIGHBORHOOD INFORMATION MEETING
GREAT WOLF LODGE SIGNAGE
PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE (PDI) / PL20240001787
WEDNESDAY, APRIL 17, 2024 AT 5:30 PM

PLEASE PRINT CLEARLY

****Please be advised****

The information on this sheet is to contact you regarding this project and future public meetings. Under Florida law, email addresses, phone numbers, and certain home addresses are public records once received by a government agency. If you do not want your email address, phone number, or home address released if the County receives a public records request, you can refrain from including such information on this sheet. You have the option of checking with the County staff on you own to obtain updates on the project as well as checking the County website for additional information.

NAME	ADDRESS	CITY, STATE, ZIP	EMAIL ADDRESS
Roger Rice	9010 STRADAST	Naples, FL 34109	roger@attyrogerrice.com
For CG II, LLC + 850 NWN LLC			
Brad Heisner	3880 ULINE DR.	NAPLES	bheisner@uline.com

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf Signage (PDI))



Welcome!

Thank you for taking the time out of your day to attend!

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Introduction Great Wolf Team

* Steve Jacobsen: VP Domestic Development North America
* Jeff Wright: Henderson, Franklin, Starnes & Holt, P,A.
* Tiffany LaPointe: Development Project Manager
* Paul Knepley: Development Project Manager

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Great Wolf Resorts

Naples, Collier County, FL

CITY GATE PUD - Insubstantial Change

PDI-PL20240001797

NEIGHBORHOOD INFORMATION MEETING

April 17, 2024

INTRODUCTION/SUMMARY

- Great Wolf Lodge is applying for deviations from the County's sign code.
- The application is known as a "Planned Unit Development – Insubstantial Change" (or "PDI") application.
- One of the application requirements is to hold a neighborhood information meeting ("NIM").
- The purpose of the NIM is to provide notice, and foster communication, on the pending PDI application.
- The following package reflects typical Great Wolf signage.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Location and Zoning Exhibit



Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Example of Great Wolf Signage

Perryville, MD lodge



Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

INTRODUCTION/SUMMARY

Summary:

- The County's sign code was not designed for the scale and unique design of this facility. The PDI application is necessary in order to accommodate and approve standard facility signage.
- This requires 4 deviations from the sign code.
- This presentation will cover those 4 deviations and then we will open up the floor for any questions.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

1st - DEVIATION REQUEST

DEVIATION #36 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.4, “WALL, MANSARD, CANOPY OR AWNING SIGNS,” WHICH ALLOWS ONE (1) SIGN PER BUILDING, TO ALLOW A TOTAL OF SEVEN (7) SIGNS TO BE PLACED ON THE BUILDING, AS DEPICTED IN SIGNS #2 THROUGH #8 OF THE ATTACHED EXTERIOR SIGNAGE PLAN, WITH THE FOLLOWING ALLOWANCE BY DIRECTIONAL ELEVATION:

- **NORTH ELEVATION**: NO SIGNS (AND NO ILLUMINATED SIGNS) TO BE LOCATED ON THE NORTH ELEVATION OF THE BUILDING, IN ORDER TO ENSURE COMPATIBILITY WITH NEIGHBORING PROPERTIES.
- **SOUTH ELEVATION**: ALLOW FOR 2 SIGNS TO BE LOCATED ON THE SOUTH ELEVATION WITH A MAXIMUM DISPLAY AREA OF 300 SQUARE FEET.
- **EAST ELEVATION**: ALLOW FOR 2 SIGNS TO BE LOCATED ON THE EAST ELEVATION WITH A MAXIMUM DISPLAY AREA OF 375 SQUARE FEET.
- **WEST ELEVATION**: ALLOW FOR 2 WALL SIGNS, TO BE LOCATED ON THE WEST ELEVATION WITH A MAXIMUM DISPLAY AREA OF 110 SQUARE FEET.

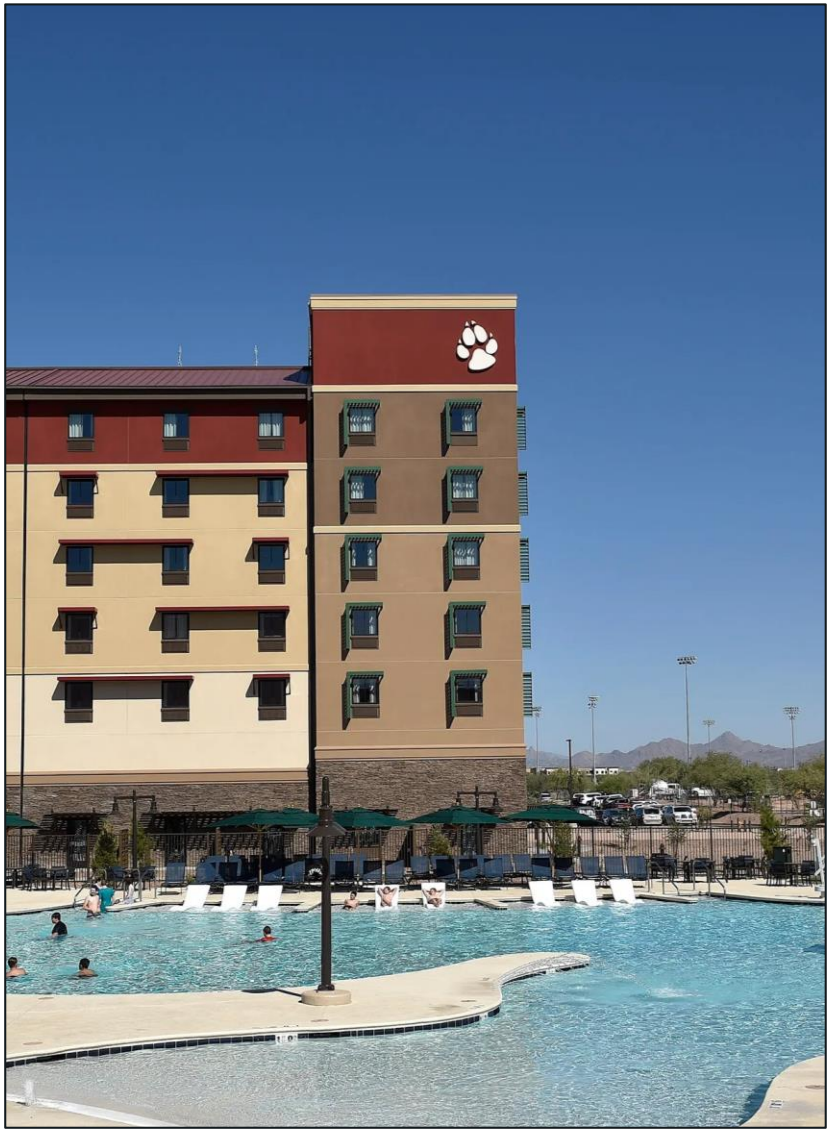
Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Signage placement key plan



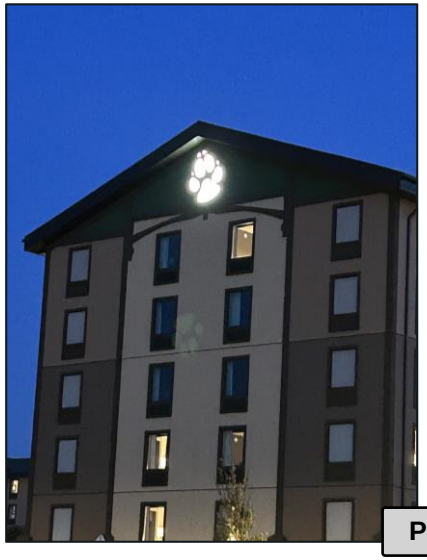
Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Proposed Signage Numbers 4 and 8





Pawprint



Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Proposed Signage Numbers 5 and 6





Stacked sign

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Proposed Signage Number 7







Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

2nd DEVIATION REQUEST

DEVIATION #37 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.6, “PROJECTING SIGNS,” TO ALLOW ONE PROJECTING SIGN ON THE WEST ELEVATION NOT TO EXCEED 70 SQUARE FEET, IN ADDITION TO ANY WALL SIGNS ALLOWED BY THIS PUD OR THE LDC.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

Proposed Signage Numbers 2 and 3





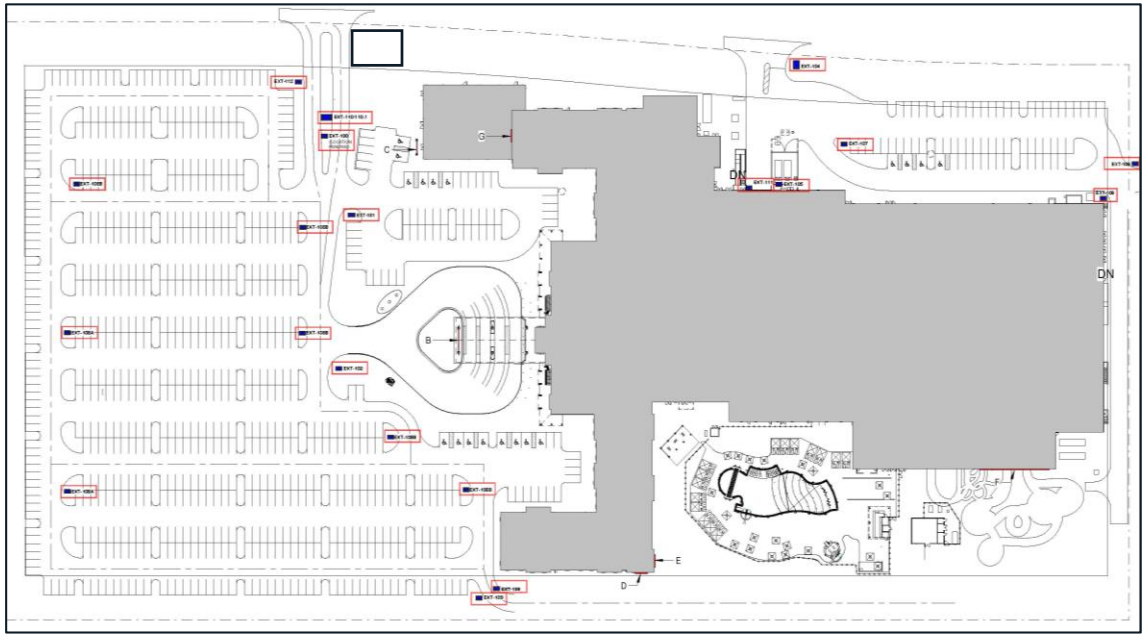
Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

3rd DEVIATION REQUEST

DEVIATION #38 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.9, “ON-PREMISES DIRECTIONAL SIGNS,” WHICH PROVIDES THAT DIRECTIONAL SIGNS SHALL NOT EXCEED 6 SQUARE FEET IN AREA, 4 FEET IN HEIGHT, BE LIMITED TO TWO (2) AT EACH VEHICLE ACCESS POINT, AND A MAXIMUM OF 4 INTERNAL TO A DEVELOPMENT, TO ALLOW ON-PREMISE DIRECTIONAL SIGNS UP TO 8 SQUARE FEET IN AREA, AND A MAXIMUM OF TWENTY-FIVE (25) DIRECTIONAL SIGNS INTERNAL TO THE DEVELOPMENT.

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

On-Site directional signage















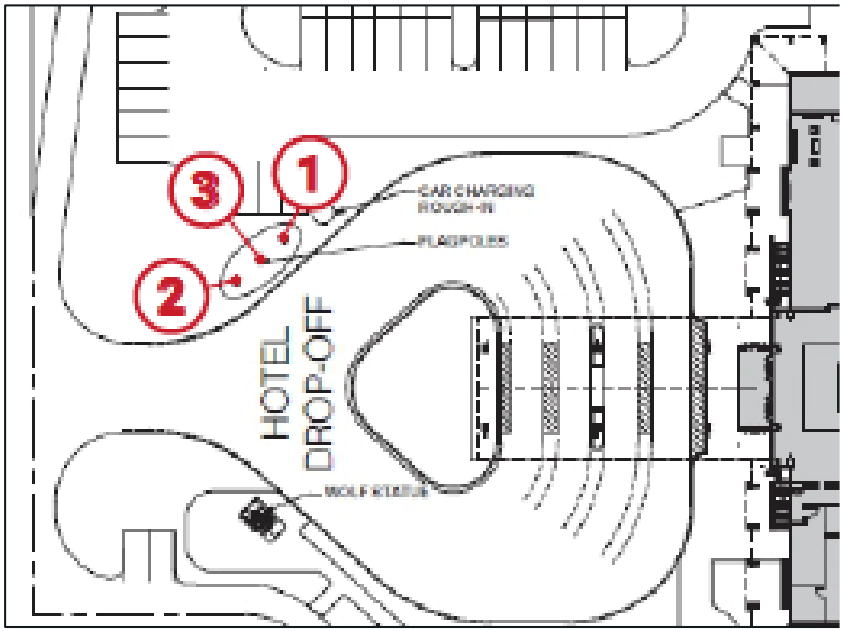


Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

4th DEVIATION REQUEST

DEVIATION #39 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.8, “FLAGS & FLAGPOLES,” WHICH ALLOWS UP TO THREE (3) FLAGS ON A SINGLE FLAGPOLE ON NONRESIDENTIAL PROPERTIES, TO INSTEAD ALLOW A TOTAL OF THREE (3) FLAGPOLES.





Example: USA flag, State flag & GWR flag

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

GREAT WOLF LODGE®

Thank you!

QUESTIONS?

Attachment: Attachment A - Backup Package (28809 : PL20240001787 - Great Wolf

LIST OF DEVIATIONS CONT.

OFF-PREMISE DIRECTIONAL SIGN - SOUTH COUNTY WATER TREATMENT PLANT

34 DEVIATION #34 SEEKS RELIEF FROM LDC SECTION 5.06.04 G. “OFF-PREMISE DIRECTIONAL SIGNS,” WHICH REQUIRES OFF-PREMISE DIRECTIONAL SIGNS TO BE NO MORE THAN 12 SQUARE FEET IN AREA AND BE LOCATED NO CLOSER THAN 10 FEET FROM THE PROPERTY LINE, TO INSTEAD ALLOW THE SOUTH COUNTY WATER TREATMENT PLANT'S OFF-PREMISE DIRECTIONAL SIGN TO BE A MAXIMUM OF 21 SQUARE FEET IN AREA, BE LOCATED LESS THAN 10' FROM THE PROPERTY LINE AND BE LOCATED WITHIN LOT 11 OF THE CITY GATE COMMERCE PARK PHASE THREE PLAT (PB 63/PAGES 84-90), WITH AN EASEMENT GRANTED FROM THE PROPERTY OWNER, OR WRITTEN PERMISSION.

PARKING REQUIREMENTS - ULINE

35 DEVIATION #35 SEEKS RELIEF FROM LDC SECTION 4.05.04 G. “PARKING SPACE REQUIREMENTS,” WHICH REQUIRES WHOLESALE WAREHOUSE ESTABLISHMENTS TO BE PARKED AT 1 SPACE PER EVERY 1,000 SF OF WAREHOUSE AND 1 SPACE PER EVERY 275 SF OF OFFICE AREAS, TO INSTEAD ALLOW THE WHOLESALE WAREHOUSE FACILITY PLANNED WITHIN THE CITY GATE COMMERCE PARK MPUD (SDP-PL20200002112) TO PROVIDE 1 SPACE PER EVERY 4,000 SF OF WAREHOUSE AND OFFICE AREAS.

SIGN REQUIREMENTS - GREAT WOLF LODGE

36 DEVIATION #36 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.4, " WALL, MANSARD, CANOPY OR AWNINGS SIGNS," WHICH ALLOWS ONE (1) SIGN PER BUILDING, TO ALLOW A TOTAL OF SEVEN (7) SIGNS TO BE PLACED ON THE BUILDING, AS DEPICTED IN SIGNS #2 THROUGH #8 OF THE ATTACHED EXTERIOR SIGNAGE PLAN, WITH THE FOLLOWING ALLOWANCE BY DIRECTIONAL ELEVATION:

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SOUTH ELEVATION: ALLOW FOR 2 SIGNS TO BE LOCATED ON THE SOUTH ELEVATION WITH A MAXIMUM DISPLAY AREA OF 300 SQUARE FEET.

EAST ELEVATION: ALLOW FOR 2 SIGNS TO BE LOCATED ON THE EAST ELEVATION WITH A MAXIMUM DISPLAY AREA OF 375 SQUARE FEET.

WEST ELEVATION: ALLOW FOR 2 WALL SIGNS, TO BE LOCATED ON THE WEST ELEVATION WITH A MAXIMUM DISPLAY AREA OF 110 SQUARE FEET.

REVISIONS

1. REV. PER CC RAI COMMENTS - 11/24/2020
2. REV. PER CC RAI COMMENTS - 03/05/2024 (GWL PDI)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, Florida 34105
P: 239.403.6700
Florida Certificate of Authorization #28275

SHEET NO:

CITY GATE COMMERCE PARK MPUD EXHIBIT A-1 PAGE 14 OF 15: MASTER DEVELOPMENT PLAN

Z:\Active Projects\CV\City Gate 07-0068\Engineering\22-d-PDI-GWL SIGNS\SITE CIVIL\CG MASTER CONCEPT PLAN 1 OF 3.dwg (SMCP 14 of 15) $(GETVAR,??) Mar 05, 2024 - 2:29pm

Attachment: Attachment B - PUD Revised Text (28809 : PL20240001787 - Great Wolf Signage (PDI))

LIST OF DEVIATIONS CONT.

SIGN REQUIREMENTS - GREAT WOLF LODGE - CONT.

37 DEVIATION #37 SEEKS RELIEF FROM LDC SECTION 5.06.04.F.6, "PROJECT SIGNS," TO ALLOW ONE PROJECTING SIGN ON THE WEST ELEVATION NOT TO EXCEED 70 SQUARE FEET, IN ADDITION TO ANY WALL SIGNS ALLOWED BY THIS PUD OR THE LDC.

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PENINSULA ENGINEERING
2600 Golden Gate Parkway
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REVISIONS

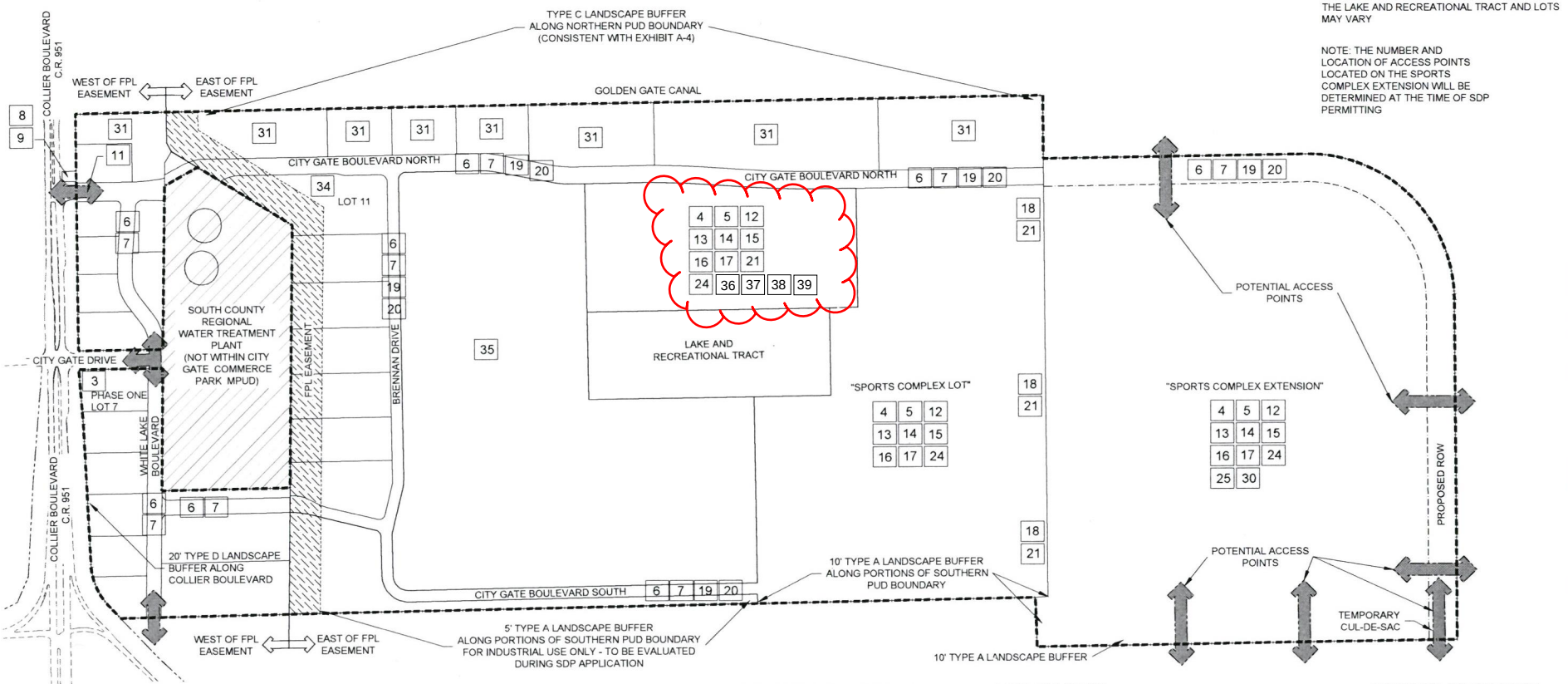
1. REV. PER CC RAI COMMENTS - 11/24/2020
2. REV. PER CC RAI COMMENTS - 03/05/2024 (GWL PDI)

SHEET NO:

CITY GATE COMMERCE PARK
MPUD EXHIBIT A-1 PAGE 15 OF 15:
MASTER DEVELOPMENT PLAN

Z:\Active Projects\CV\City Gate 07-0068\Engineering\22-d-PDI-GWL SIGNS\SITE CIVIL\CG MASTER CONCEPT PLAN 1 OF 3.dwg (SMCP 15 of 15) $(GETVAR,??) Mar 05, 2024 - 2:31pm

Attachment: Attachment B - PUD Revised Text (28809 : PL20240001787 - Great Wolf Signage (PDI))



NOTE: ACTUAL DIMENSIONS/CONFIGURATION OF THE LAKE AND RECREATIONAL TRACT AND LOTS MAY VARY

NOTE: THE NUMBER AND LOCATION OF ACCESS POINTS LOCATED ON THE SPORTS COMPLEX EXTENSION WILL BE DETERMINED AT THE TIME OF SDP PERMITTING

DEVIATION REQUESTS

22 32 33

DEVIATION REQUESTS 22, 32 & 33 ARE PROPOSED TO OCCUR THROUGHOUT THE CITY GATE COMMERCE PARK MPUD

ALL OTHER DEVIATIONS HAVE BEEN IDENTIFIED AND GENERALLY LOCATED WITHIN THE SUBDIVISION MASTER CONCEPT PLAN

PLEASE REFER TO EXHIBIT A-1: MASTER DEVELOPMENT PLAN PAGES 5-14 FOR ALL DEVIATION SPECIFICATIONS AND REQUESTS

REQUIRED OPEN SPACE CALCULATION

CITY GATE COMMERCE PARK MPUD	419.6 AC
419.6 x 30% = 125.88 ACRES	

[3] NOTE (SPORTS COMPLEX PROJECT ACTUAL HEIGHT):
THE ACTUAL HEIGHT OF FUTURE STRUCTURES ON THE SPORTS COMPLEX PROJECT SHALL BE EQUAL TO THE ACTUAL STRUCTURE HEIGHT PLUS THE FLAGPOLE HEIGHT. FOR EXAMPLE, THE MAXIMUM ACTUAL STRUCTURE HEIGHT OF 90-FEET PLUS THE MAXIMUM FLAGPOLE HEIGHT OF 40-FEET EQUALS AN OVERALL MAXIMUM HEIGHT OF 130-FEET.

ZONED AND ACTUAL BUILDING HEIGHTS

	ZONED HEIGHT	ACTUAL HEIGHT
WEST OF F.P. & L. EASEMENT		
PLATTED LOTS ADJACENT TO GOLDEN GATE CANAL	36-FEET	43-FEET
ALL OTHER PLATTED LOTS	60-FEET	67-FEET
EAST OF F.P. & L. EASEMENT		
PLATTED LOTS ADJACENT TO GOLDEN GATE CANAL	36-FEET	43-FEET
ALL OTHER PLATTED LOTS	60-FEET	67-FEET
EAST OF F.P. & L. EASEMENT (SPORTS COMPLEX)		
SPORTS COMPLEX LOT [3]	90-FEET	90-FEET
SPORTS COMPLEX EXTENSION [3]	100-FEET	100-FEET

NOTE: THE HEIGHT OF POLES AND NETTING, RELATED TO SAFETY FOR SPORTS AND RECREATIONAL ACTIVITIES, IS LIMITED TO A MAXIMUM OF 150-FEET AND SHALL BE PERMITTED SOUTH OF CITY GATE BOULEVARD NORTH ONLY.

LAND USE TABLE

WEST OF THE FPL EASEMENT		
RIGHT-OF-WAY	7.18 AC	
LOTS	29.27 AC	
TOTAL WEST	36.45 AC	
EAST OF THE FPL EASEMENT [1]		
RIGHT-OF-WAY	30.90 AC	
LOTS [2]	159.45 AC	(±2.50 AC)
SPORTS COMPLEX	65.83 AC	(±2.50 AC)
SPORTS COMPLEX EXTENSION	113.13 AC	
LAKE AND RECREATIONAL TRACT	13.84 AC	
TOTAL EAST	383.15 AC	
TOTAL CITY GATE COMMERCE PARK PUD	419.60 AC	

[1] TOTAL REQUIRED NATIVE VEGETATION TO BE RETAINED WITHIN LOTS = 30.56 ACRES
[2] INCLUDES ±10.00 ACRES OF FPL EASEMENT

PRESERVE CALCULATION SPORTS COMPLEX EXTENSION

PRESERVE REQUIRED:
15% OF EXISTING NATIVE VEGETATION

0.15 * 90.98 = 13.65 ACRES

PRESERVE PROVIDED:

13.65 ACRES

REVISIONS

1. REV. PER CC RAI COMMENTS - 11/24/2020

NOTE: PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05 E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07 (SPORTS COMPLEX EXTENSION ONLY)

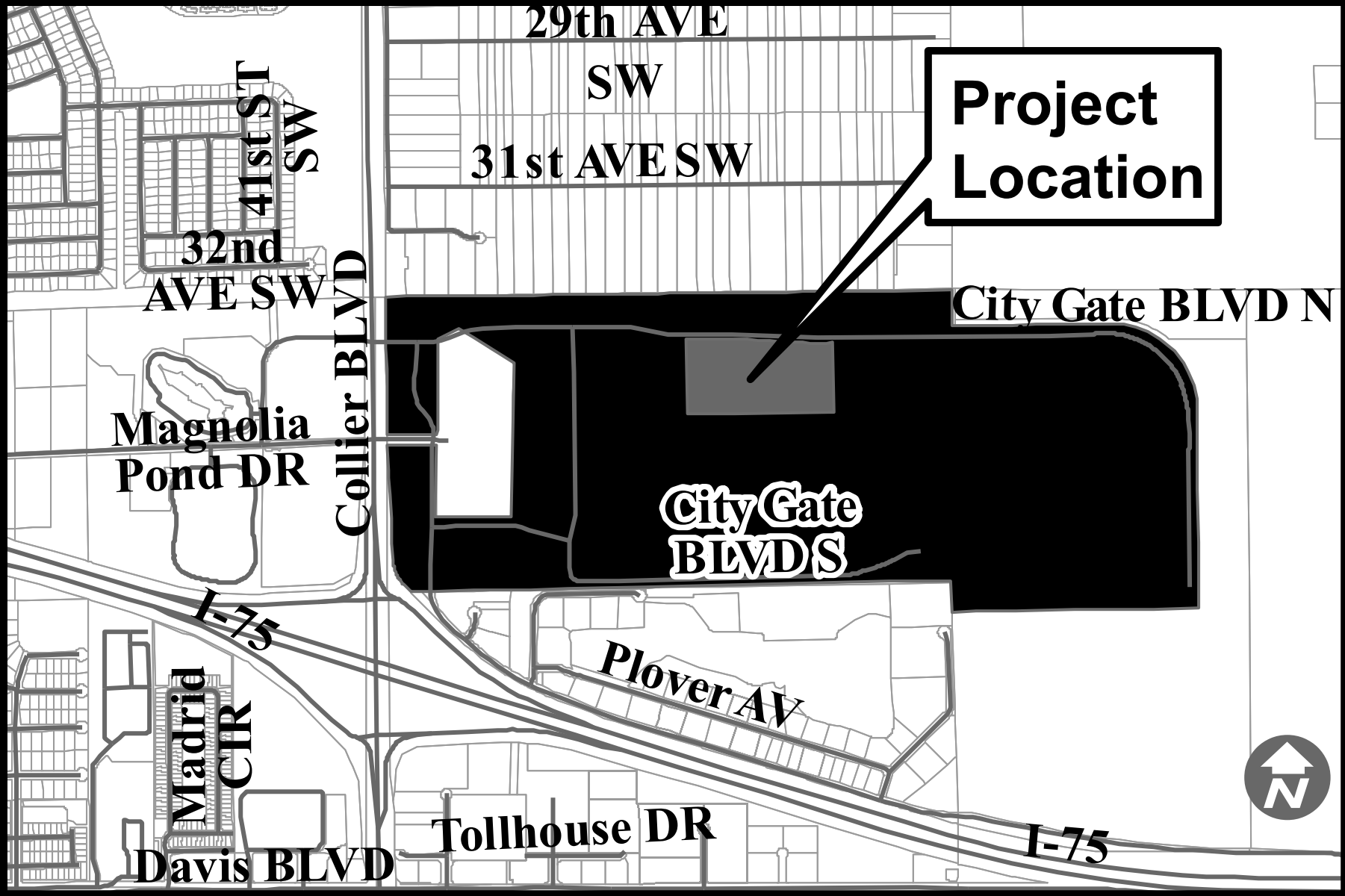
DAVIDSON ENGINEERING
ESTABLISHED
4365 Radio Road,
Suite 201
Naples, Florida 34104
P: 239.434.6060
Company Cert. of Authorization
No. 00009496

0 125 250 500
SCALE IN FEET

SHEET NO:
CITY GATE COMMERCE PARK MPUD EXHIBIT A-1 PAGE 4 OF 14: MASTER DEVELOPMENT PLAN

45

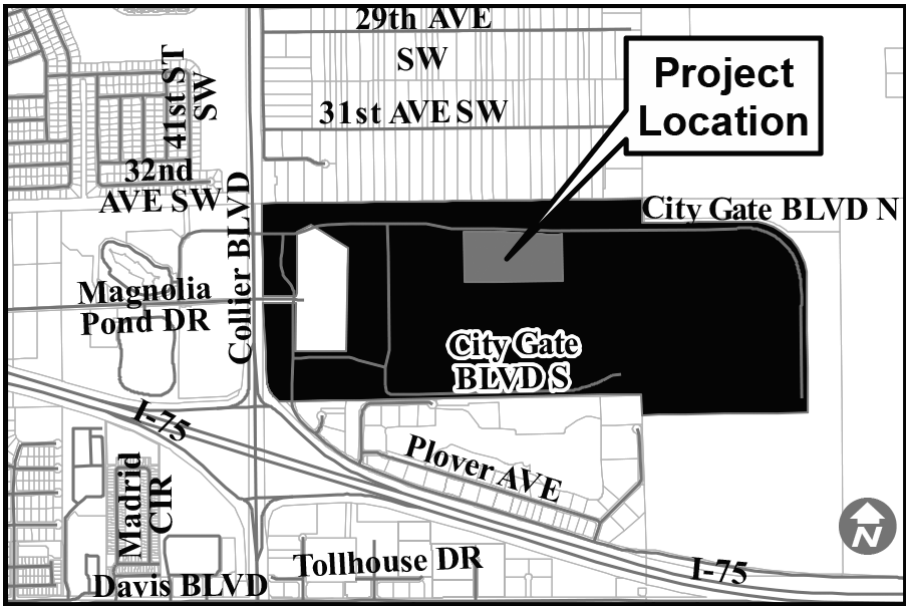
Attachment: Attachment C - Master Development Plan Revision (28809 : PL20240001787 - Great Wolf


29th AVE SW
31st AVE SW
Project Location
41st ST SW
32nd AVE SW
City Gate BLVD N
Collier BLVD
Magnolia Pond DR
City Gate BLVD S
I-75
Plover AV
Madrid CIR
Tollhouse DR
Davis BLVD
I-75
N

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., May 30, 2024**, in the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104, to consider:

PETITION NO. PDI-PL20240001787 – REQUEST FOR AN INSUBSTANTIAL CHANGE TO ORDINANCE NO. 88-93, AS AMENDED, THE CITY GATE COMMERCE PARK PLANNED UNIT DEVELOPMENT (PUD), AND EXHIBIT A-1, MASTER DEVELOPMENT PLAN, BY SEEKING DEVIATIONS FROM THE LAND DEVELOPMENT CODE (LDC) SECTION 5.06.04, DEVELOPMENT STANDARDS FOR SIGNS IN NONRESIDENTIAL DISTRICTS, SPECIFICALLY FROM LDC SEC. 5.06.04.F.4., "WALL, MANSARD, CANOPY OR AWNING SIGNS," WHICH ALLOWS ONE (1) SIGN PER BUILDING, TO INSTEAD ALLOW A TOTAL OF SEVEN (7) SIGNS TO BE PLACED ON THE BUILDING; FROM LDC SEC. 5.06.04.F.6. "PROJECTING SIGNS," TO ALLOW ONE PROJECTING SIGN ON THE WEST ELEVATION NOT TO EXCEED 70 SQUARE FEET, IN ADDITION TO ANY WALL SIGNS ALLOWED BY THIS PUD OR THE LDC; FROM LDC SEC. 5.06.04.F.9. "ON-PREMISES DIRECTIONAL SIGNS," WHICH PROVIDES THAT DIRECTIONAL SIGNS SHALL NOT EXCEED 6 SQUARE FEET IN AREA, 4 FEET IN HEIGHT, AND BE LIMITED TO TWO (2) AT EACH VEHICLE ACCESS POINT, AND A MAXIMUM OF 4 INTERNAL TO A DEVELOPMENT, TO INSTEAD ALLOW ON-PREMISE DIRECTIONAL SIGNS UP TO 8 SQUARE FEET IN AREA, AND A MAXIMUM OF TWENTY-FIVE (25) DIRECTIONAL SIGNS INTERNAL TO THE DEVELOPMENT; AND FROM LDC SEC. 5.06.04.F.8. "FLAGS & FLAGPOLES," WHICH ALLOWS UP TO THREE (3) FLAGS ON A SINGLE FLAGPOLE ON NONRESIDENTIAL PROPERTIES, TO INSTEAD ALLOW A TOTAL OF THREE (3) FLAGPOLES. THE SUBJECT PROPERTY CONSISTING OF 20.18± ACRES IS LOCATED AT 3890 CITY GATE BOULEVARD N., NAPLES, FL 34117, ALSO KNOWN AS LOT 10 OF CITY GATE COMMERCE PARK, PHASE THREE, REPLAT NO. 5 IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252- 2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

ND-39364716


PUBLIC HEARING NOTICE
Great Wolf Signage
Insubstantial Change to a PUD (PDI)
Petition No. 20240001787
HEX: May 30, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422



Attachment: Attachment D – HEX Advertisement & Sign Photos (28809 : PL20240001787 - Great Wolf Signage (PDI))


PUBLIC HEARING NOTICE
Great Wolf Signage
Insubstantial Change to a PUD (PDI)
Petition No. 20240001787
HEX: May 30, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Salmon 239-252-8422



Attachment: Attachment D – HEX Advertisement & Sign Photos (28809 : PL20240001787 – Great Wolf Signage (PDI))

05/30/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Doc ID: 28817
Item Summary: Petition No. VA - PL20240001875 – 626 Maple Drive - Request for a variance from Land Development Code Section 4.02.02 E, to reduce the required minimum lot area for conditional uses in the VR zoning district from 1 acre to ±0.54 acres for the development of a church to be located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142 in Section 9, Township 47 South, Range 29 East, Collier County, Florida. [Sean Sammon, Planner III] (Companion Item #PL20230004316) Commissioner District 5

Meeting Date: 05/30/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
05/06/2024 2:26 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
05/06/2024 2:26 PM

Approved By:

Review:

Growth Management Community Development Department	David Merino	GMD Approver	Skipped	05/07/2024 3:00 PM
Hearing Examiner (GMD Approvers)	David Merino	Review Item	Completed	05/09/2024 2:08 PM
Zoning	Sean Sammon	Review Item	Skipped	05/06/2024 2:19 PM
Zoning	Ray Bellows	Review Item	Completed	05/13/2024 5:19 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	05/15/2024 4:46 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	05/17/2024 10:22 AM
Zoning	Mike Bosi	Division Director	Completed	05/17/2024 10:49 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/30/2024 9:00 AM	

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 : PL20240001875 - Lilly Bass Church of

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: MAY 30, 2024

SUBJECT: PETITION VA-PL20220001875; LILLY BASS CHURCH OF GOD (COMPANION)

APPLICANT/OWNER:

Lilly Bass Church
of God in Unity, Inc
P.O. Box 2506
Immokalee, FL 34143

AGENT:

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

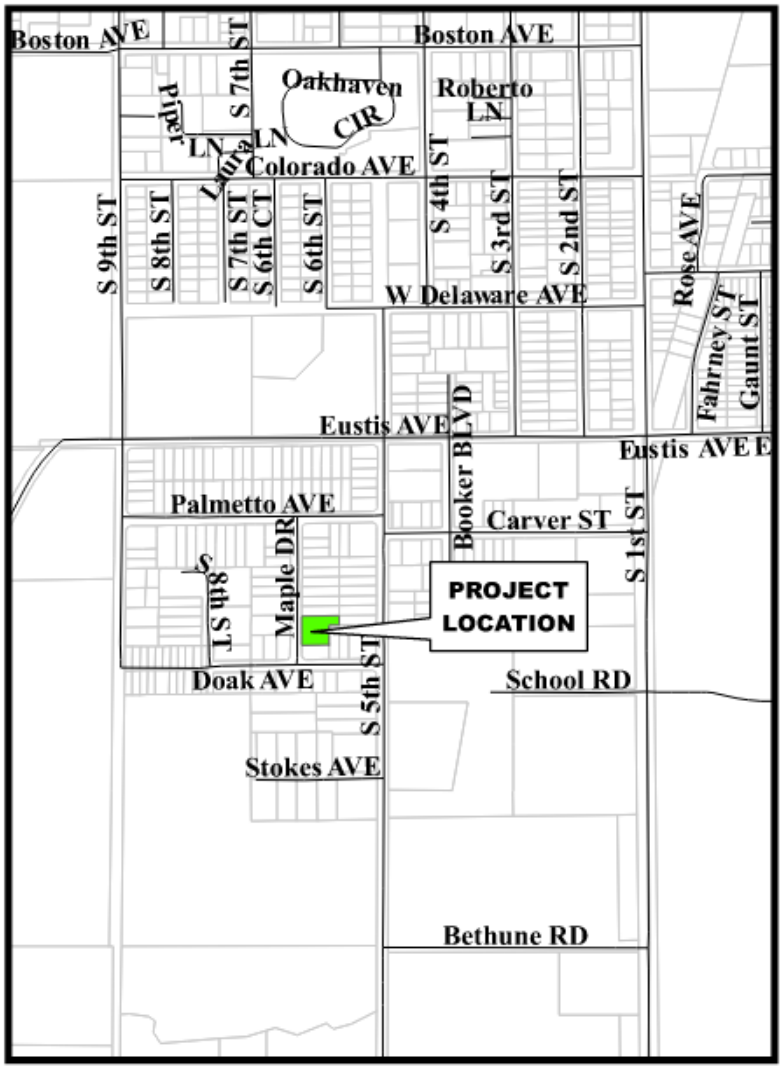
REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider a Variance request from Land Development Code (LDC) Section 4.02.02 E to reduce the required minimum lot area for conditional uses in the VR zoning district from 1 acre to ±0.54-acres for the development of a church.

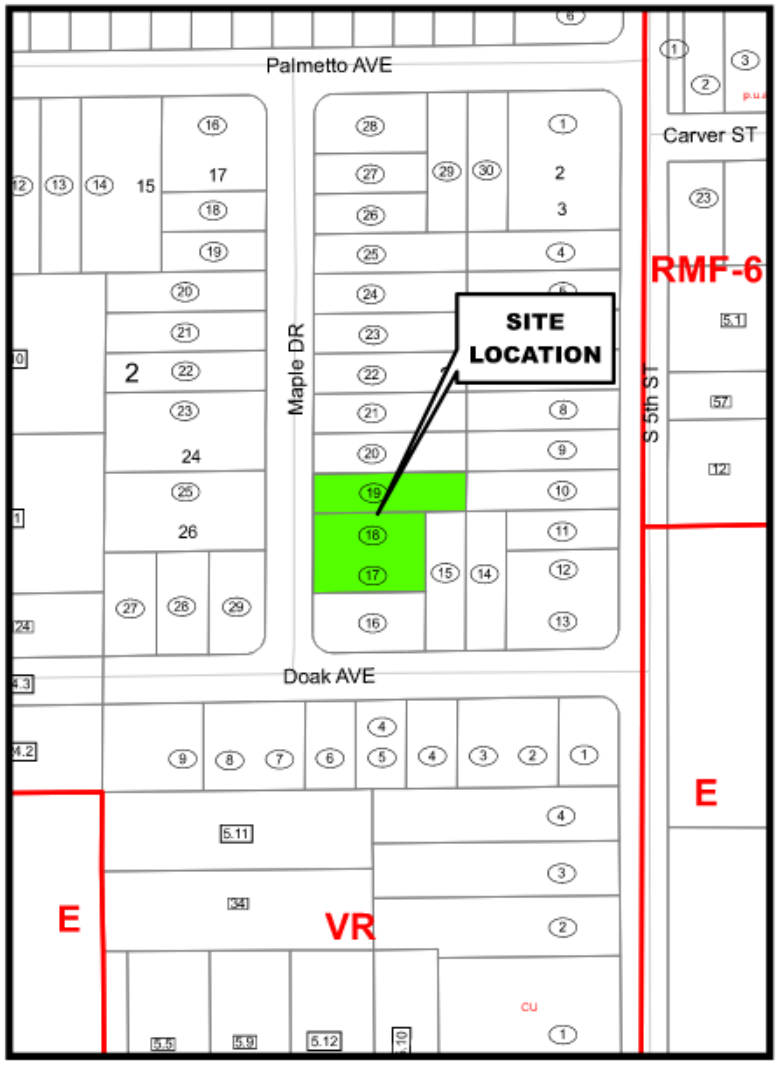
GEOGRAPHIC LOCATION:

The ±0.54-acres lot is located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142, in Section 9, Township 47 South, Range 29 East, Collier County, Florida *(See location map on the following page)*

SITE LOCATION MAP



Location Map



Zoning Map

Petition Number: PL20230004316

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 :

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 : PL20240001875 - Lilly Bass Church of

PURPOSE/DESCRIPTION OF PROJECT:

The agent seeks a Variance to allow for a Conditional Use to a redevelop a church destroyed by a fire on the subject property, folio 65073520002. The subject property is zoned Village Residential (VR) and is approximately ±0.54-acres in size. According to the LDC Section 4.02.02.E., the minimum lot area in the VR zoning district for a Conditional Use is one (1) acre. The proposed church on Maple Street in Immokalee, FL, will require a Variance since it requires a Conditional Use, and the subject lot is under one acre. Therefore, the Variance request is a reduction of ±0.46 acres to allow a proposed replacement church by a Conditional Use on the ±0.54-acres subject property.

The ±0.54-acre site was previously occupied by a 1,000+ square foot church under permit number 78-45A and a residence under permit number 75-509 constructed in 1978. In September 2022, a fire destroyed the sanctuary. The property is zoned Village Residential (VR), which permits a non-residential use such as the church on lots one acre or greater. A companion Conditional Use application (PL20220004316) has been submitted in order to reconstruct the church on the property because the VR zoning district now requires a Conditional Use for the church use, according to LDC Sec. 2.03.02. F.c.3. The Variance is required because the VR zoning district permits a non-residential use only on lots greater than one acre. At the time the church was constructed in 1978, no minimum lot size was required for any conditional use or non-residential use in the district. According to LDC Section 9.03.03.B.2.,

> "*Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than fifty (50) percent of its actual replacement cost at time of destruction, as determined by a cost estimate submitted to the site development review director, it shall not be reconstructed except in conformity with provisions of the LDC.*"

Since this petition is to redevelop the subject property with a new replacement church that is expanded in size, the provision from the LDC applies, and a conditional use is required for the replacement church expansion in the VR zoning district. Because a conditional use is required to redevelop the church, and although the use was previously approved on the property that is less than one acre, the Zoning Director has determined that a Variance is required in order to re-establish the use on the ±0.54-acre parcel.

The former church building and mobile home residence have since been removed from the property after the sanctuary was destroyed by fire in September 2022. The site is filled and will require typical site alterations to support the proposed church, including site grading and installation of parking and water management facilities subject to LDC requirements.

SURROUNDING LAND USE AND ZONING:

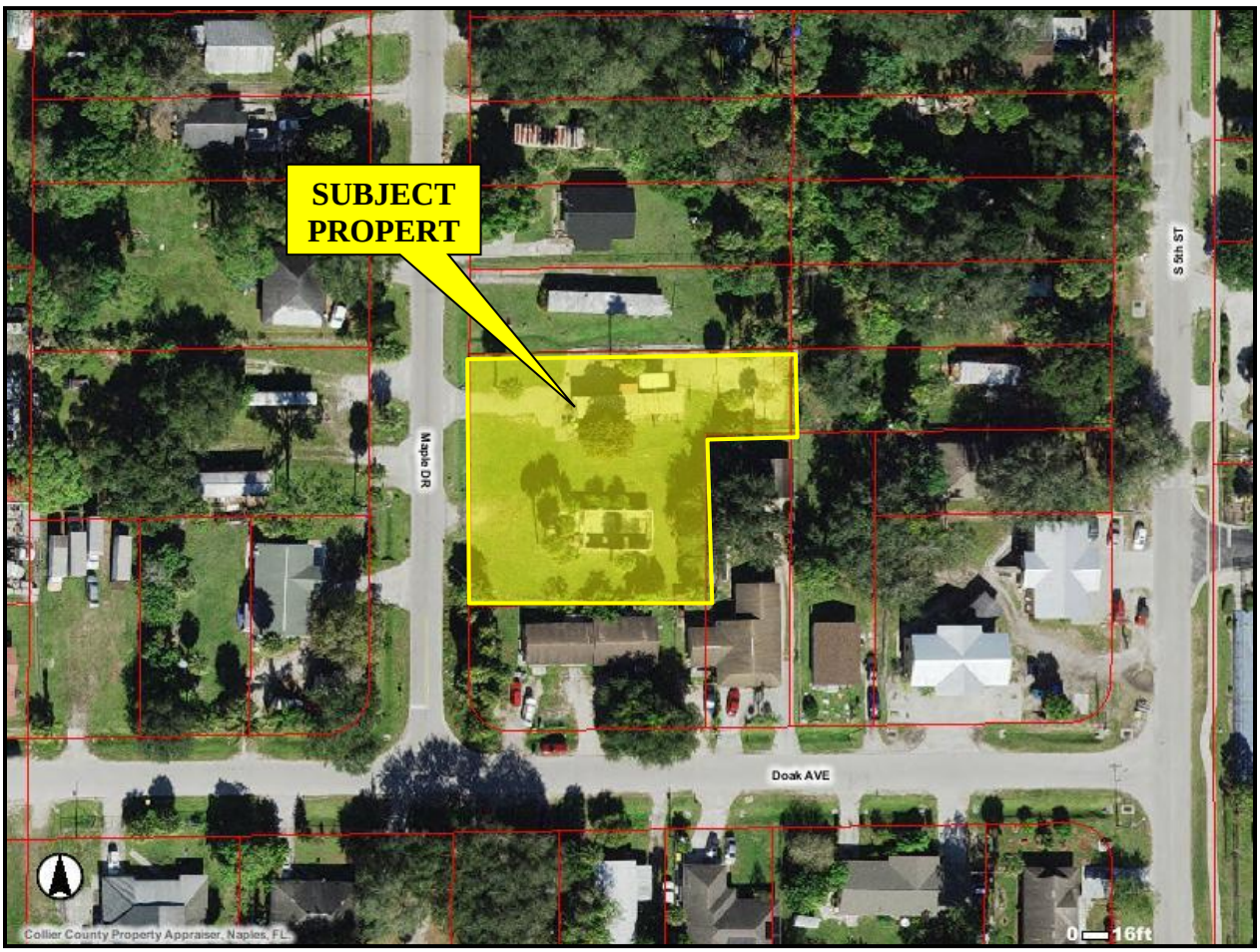
This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is an occupied non-profit/church and is in the Village Residential (VR) zoning district:

North: Developed Residential Mobile Home with a zoning designation of Village Residential (VR) Zoning District and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).

East: Vacant Residential directly east and Developed Single-Family Residential directly southeast, with a zoning designation of Village Residential (VR) zoning district and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 and Zone W-2 (ST/W-1 and ST/W-2).

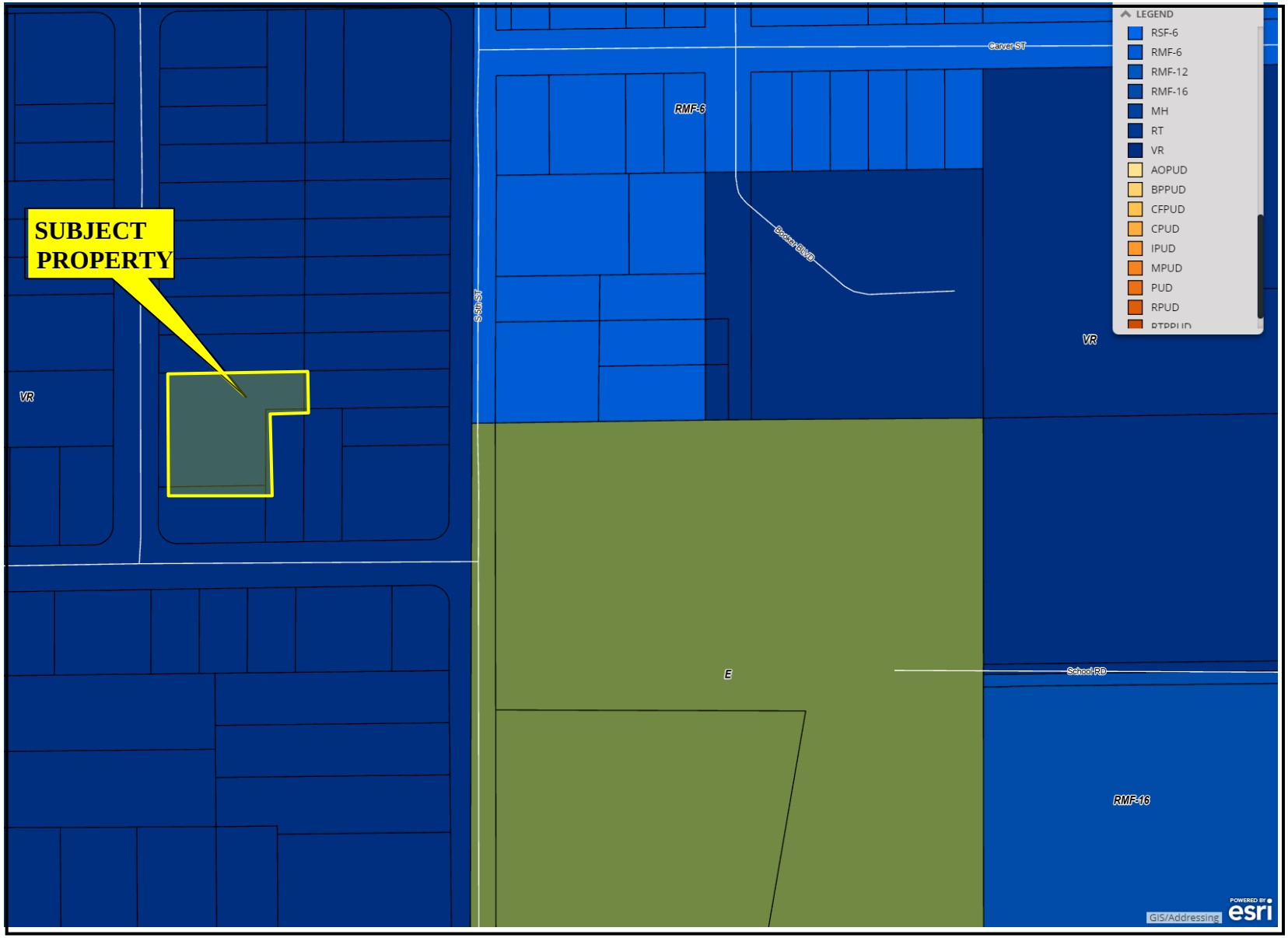
South: Developed multi-family triplex, with a zoning designation of Village Residential (VR) Zoning District and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).

West: Maple Drive Right-of-Way (R.O.W.) and then developed single-family residential to the southwest corner and directly west is developed mobile homes, with a zoning designation of Village Residential (VR) and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).



Subject Property Aerial, Source: Collier County Property Appraiser

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 : PL20240001875 - Lilly Bass Church of



Base Zoning Map; Source: Collier County GIS/Addressing

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 :

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GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is designated within the Urban-Mixed Use District, High Residential Subdistrict, as identified in the Immokalee Area Master Plan (IAMP) and depicted on the Immokalee Master Plan Future Land Use Map of the Collier County Growth Management Plan (GMP). The Urban-Mixed Use District states, "Non-residential uses allowed within the Residential subdistricts include […] churches, […] as defined in the Land Development Code, except as may be limited within a specific subdistrict or overlay. The site is zoned Village Residential (VR). The requested use, "Churches", is a Conditional Use in the VR district as listed in Section 2.03.02 F.1. c.3. of the Collier County Land Development Code (LDC). This Variance request is a companion item to the required Conditional Use petition, PL20220004316. The Growth Management Plan (GMP) does not address individual Variance requests related to land use.

ZONING DIVISION ANALYSIS:

The decision to grant a Variance is based on the criteria in LDC Section 9.04.03. Staff have analyzed this petition relative to these provisions and offer the following responses:

a. Are there special conditions and circumstances existing, which are peculiar to the location, size, and characteristics of the land, structure, or building involved?

Yes, at the time the sanctuary was initially constructed, it was under the authority of the Immokalee Area Zoning Code which did not establish a one-acre minimum for a non-residential use. The ±0.54-acre site has supported the church facility since 1978.

b. Are there special conditions and circumstances, which do not result from the action of the applicant, such as pre-existing conditions relative to the property, which are the subject of the Variance request?

Yes, the ±0.54-acre site was initially developed in 1978 for the church sanctuary use and was continually utilized for religious worship until the structure was destroyed by a fire in 2022. At the time of initial construction, the property was regulated by the Immokalee Area Zoning Code, which required no minimum lot size for the church use. However, the site is now under the authority of the Collier County Land Development Code, which does require a one-acre minimum for the proposed non-residential use. The historical zoning code changes are not the fault of the property owner.

c. Will a literal interpretation of the provisions of this zoning code work unnecessary and cause undue hardship for the applicant or create practical difficulties for the applicant?

Yes, without the Variance and companion Conditional Use, the church will be unable to rebuild the sanctuary building to support the congregants who reside in the Immokalee community.

d. Will the Variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building, or structure and which promotes standards of

health, safety, and welfare?

Yes, the Variance request reduction of ±0.46-acres to allow the church to be located on the existing ±0.54-acre lot is the minimum variance necessary to re-establish the church use on the property that existed on the parcel for approximately 46 years.

e. Will granting the Variance confer on the applicant any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district?

No, the Variance request is not the result of the property owner but rather a combination of zoning code changes since initial construction and the untimely fire in 2022 that completely destroyed the church sanctuary. No other similar structure or circumstances exist to our knowledge in the Immokalee community, and any other similar request would also require public input and a public hearing.

f. Will granting the Variance be in harmony with the general intent and purpose of this Land Development Code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

The granting of the Variance will be in harmony with the intent and purpose of this code. The VR zoning district does allow the use by a conditional use; however, the minimum size required for a non-residential use in the VR zoning district has changed over time. The site is used as a religious facility and has been operating for 46 years at this location. The new church facility will be designed to be in full conformance with all other criteria of the land development code, including setbacks, parking, and landscaping. The building will be constructed in full compliance with the Florida Building Code and Fire Prevention Code.

g. Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation, such as natural preserves, lakes, golf courses, etc.?

There are no natural conditions that ameliorates the Variance; however, the Variance will permit the re-establishment of the historic church use on the site, and the church building will comply with required setbacks and landscaping buffer requirements.

h. Will granting the Variance be consistent with the Growth Management Plan?

Yes, the church use is a permitted use in all land use categories in the Immokalee Area Master Plan.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC does not normally hear variance petitions. Since the subject variance does not impact any preserve area, the EAC did not hear this petition.

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 : PL20240001875 - Lilly Bass Church of

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner **approve** Variance petition VA-PL20240001875, to reduce the required minimum lot area for conditional uses in the VR zoning district from 1 acre to ±0.54-acres for the development of a church, as depicted within the Conceptual Site Plan, Attachment B.

Attachments:

Attachment A: Backup Package
Attachment B: Conceptual Site Plan
Attachment C: Property Owner Notification Letter & Certification
Attachment D: Legal Ad and HEX Sign Posting

Attachment: PL20240001875 - Staff Report - Lilly Bass Church of God (Companion) [Revision 1] (28817 : PL20240001875 - Lilly Bass Church of

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

February 23, 2024

Mr. Sean Sammons
Collier County Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

RE: Lilly Bass Church of God in Unity (PL20240001875), Submittal 1

Dear Mr. Sammons:

An application for a Variance is being filed electronically for review. The subject property is 0.54+/- acres in size and is located at 626 Maple Drive. The variance is being requested to permit a 56-seat church on three VR zoned lots totaling less than one acre.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application for Variance
3. Nature of Petition
4. Preapp Waiver
5. Addressing Checklist
6. Property Ownership Disclosure
7. Conceptual Site Plan
8. Boundary Survey
9. Plat Book 5 Pg 4
10. Affidavit of Authorization
11. Deed
12. Location Map
13. FLUCCS Map
14. Property Owner Advisory Letter Draft

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

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

Sincerely,

D. Wayne Arnold, AICP

c: Lilly Bass Church of God in Unity, Inc.
GradyMinor File (LBC)

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

LDC section 9.04.00 & Code of Laws section 2-83 – 2-90
Chapter 3 J. of the Administrative Code

PROJECT NUMBER PROJECT NAME DATE PROCESSED	*To be completed by staff*

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Lilly Bass Church of God in Unity, Inc.

Name of Applicant if different than owner: _____

Address: PO Box 2506 **City:** Immokalee **State:** FL **ZIP:** 34143-2506

Telephone: 239.503.4333 **Cell:** _____ **Fax:** _____

E-Mail Address: mike@hfarchitects.net

Name of Agent: D. Wayne Arnold, AICP

Firm: Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: 239-947-1144 **Cell:** _____ **Fax:** _____

E-Mail Address: warnold@gradyminor.com / sumpenhour@gradyminor.com

BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

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PROPERTY INFORMATION

Provide a detailed legal description of the property covered by the application: (If space is inadequate, attach on separate page)

Property I.D. Number: 65073520002 **Section/Township/Range:** 9 / 47 / 29

Subdivision: Palmetto Park (PB 5 PG 4) **Unit:** _____ **Lot:** 17, 18 & 19 **Block:** 3

Metes & Bounds Description: _____ **Total Acreage:** 0.54+/-

Address/ General Location of Subject Property: 626 Maple Drive

_____

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	VR (ST/W-1)	Residential
S	VR (ST/W-1)	Residential
E	VR (ST/W-1 and ST/W-2)	Residential
W	VR (ST/W-1)	Residential

Minimum Yard Requirements for Subject Property:

Front: 35 **Corner Lot:** Yes ☐ No ■

Side: 15 **Waterfront Lot:** Yes ☐ No ■

Rear: 30

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

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ASSOCIATIONS

Complete the following for all registered Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at http://www.colliergov.net/Index.aspx?page=774.

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

NATURE OF PETITION

On a separate sheet, attached to the application, please provide the following:

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.

3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:

   a) Are there special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

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b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

d) Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare.

e) Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district.

f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

g) Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, etc.

h) Will granting the variance be consistent with the Growth Management Plan?

4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ Yes ■ No If yes, please provide copies.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

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Pre-Application Meeting and Final Submittal Requirement Checklist for: Variance Chapter 3 J. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☐	☑	☐
Pre-Application Meeting Notes	1	☑	☐
Project Narrative	☐	☑	☐
Completed Addressing Checklist	1	☑	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	☐	☑	☐
Survey of property showing the encroachment (measured in feet)	2	☑	☐
Affidavit of Authorization, signed and notarized	2	☑	☐
Deeds/Legal's	3	☑	☐
Location map	1	☑	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☑
Historical Survey or waiver request	1	☐	☑
Environmental Data Requirements or exemption justification	3	☐	☑
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

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(239) 252-2400 FAX: (239) 252-6358

Planners: Indicate if the petition needs to be routed to the following reviewers:

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	City of Naples: Robin Singer, Planning Director	☐	Immokalee Water/Sewer District
☐	Conservancy of SWFL: Nichole Ryan	☐	Parks and Recreation: David Berra
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District (Residential Components): Amy Lockheart
☐	Other:	☐	

FEE REQUIREMENTS

- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Variance Petition:**
  - **Residential-** $2,000.00
  - ◉ **Non-Residential-** $5,000.00
  - **5th and Subsequent Review-** 20% of original fee
- ☐ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **After The Fact Zoning/Land Use Petitions:** 2x the normal petition fee
- ☐ **Listed Species Survey (if EIS is not required):** $1,000.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and the permit fee shall be submitted to:

Growth Management Department
Zoning Division
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Applicant Signature

February 13, 2024
Date

D. Wayne Arnold, AICP
Printed Name

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Lilly Bass Church of God in Unity (PL20240001875)

Nature of Petition

1. A detailed explanation of the request including what structures are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce front setback from 25 ft. to 18 ft.; when property owner purchased property; when existing principal structure was built (include building permit number(s) if possible); why encroachment is necessary; how existing encroachment came to be; etc.

   The 0.54-acre site was previously occupied by a 1,000+ square foot church and residence that was constructed in 1978. In September 2022, a fire destroyed the sanctuary. The property is zoned Village Residential (VR), which permits a non-residential use such as the church on lots one acre or greater. A companion Conditional Use application has been submitted in order to reconstruct the church on the property, as the VR District now requires a conditional use for the church use. The variance is required because the VR zoning district permits a non-residential use only on lots greater than one acre. At the time the church was constructed in 1978, no minimum lot size was required for any conditional use or non-residential use in the district. Although the use was previously approved on the property that is less than one acre, the Zoning Director has determined that a variance is required in order to re-establish the use on the 0.54 acre parcel.

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.

   The former church building and mobile home residence has since been removed from the property after the sanctuary was destroyed by fire in September 2022. The site is filled and will require typical site alterations to support the proposed church including site grading, installation of parking and water management facilities.

3. Pursuant to LDC section 9.04.00, staff shall be guided in their recommendation to the Hearing Examiner, and the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the criteria (a-h) listed below. Please address the following criteria:

   a) Are there special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved.

      Yes, at the time the sanctuary was initially constructed it was under the authority of the Immokalee Area Zoning Code which did not establish a one acre minimum for a non-residential use. The 0.54 acre site supported the church facility since 1978.

   b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

      Yes, the 0.54 acre site was initially developed in 1978 for the church sanctuary use, and was continually utilized for religious worship until the structure was destroyed by a fire in 2022. At the time of initial construction, the property was regulated by the Immokalee Area Zoning Code which required no minimum lot size for the church use. However, the site is now under the authority of the Collier County Land Development Code which does require a one acre minimum for the proposed non-residential use. The historical zoning code changes are not the fault of the property owner.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

c) Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

Yes, without the variance and companion Conditional Use, the church will be unable to rebuild the sanctuary building to support the congregants who reside in the Immokalee community.

d) Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare.

Yes, the variance request to allow the church to be located on the existing 0.54 acre lot is the minimum variance necessary to re-establish the church use on the property that existed on the parcel for approximately 44 years.

e) Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district.

No, the variance request is not the result of the property owner but rather a combination of zoning code changes since initial construction and the untimely fire in 2022 that completely destroyed the church sanctuary. No other similar structure or circumstances exist to our knowledge in the Immokalee community and any other similar request would also require public input and a public hearing.

f) Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The granting of the variance will be in harmony with the intent and purpose of this code. The VR zoning district does permit the use; however, the minimum size required for a non-residential use in the VR zoning district has changed over time. The use of the site as a religious facility continually operated for 44 years at this location. The new church facility will be designed to be in full conformance with all other criteria of the land development code including setbacks, parking, and landscaping. The building will be constructed in full compliance with the Florida Building Code and Fire Prevention Code.

g) Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, etc.

There are no natural conditions that ameliorates the variance; however, the variance will permit the re-establishment of the historic church use on the site, and the church building will comply with required setbacks and landscaping buffer requirements.

h) Will granting the variance be consistent with the Growth Management Plan?

Yes, the church use is a permitted use in all land use categories in the Immokalee Area Master Plan.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Sharon Umpenhour

From: Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Sent: Tuesday, February 13, 2024 10:12 AM
To: Sharon Umpenhour; Sean Sammon
Subject: RE: Lilly Bass Church Variance PL20240001875

Hi Sharon,

As we discussed today, the preapplication meeting for the above referenced project has been waived.

Please let me know if I can be of any other assistance.

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT.

From: Sharon Umpenhour <SUmpenhour@gradyminor.com>
Sent: Tuesday, February 13, 2024 9:39 AM
To: Sean Sammon <Sean.Sammon@colliercountyfl.gov>; Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Subject: Lilly Bass Church Variance PL20240001875

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

The preapp request has been filed. Please provide a waiver from the preapp requirement for this petition.

Regards,

Sharon Umpenhour
Senior Planning Technician

GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134
239.947.1144
Teams Chat: SUmpenhour@gradyminor.com
Website: Home | GradyMinor | Southwest Florida Civil Engineers

Please consider the environment before printing this email

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Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

65073520002

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

S9, T47, R29

STREET ADDRESS(ES) where applicable, if already assigned.

626 Maple Drive

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

***PETITION TYPE** (choose from the drop-down list below). A unique checklist must be created for each application.

VA (Variance)

CURRENT PROJECT NAME

Lilly Bass Church of God in Unity

PROPOSED PROJECT NAME

Lilly Bass Church of God in Unity

PROPOSED STREET NAME(s)

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

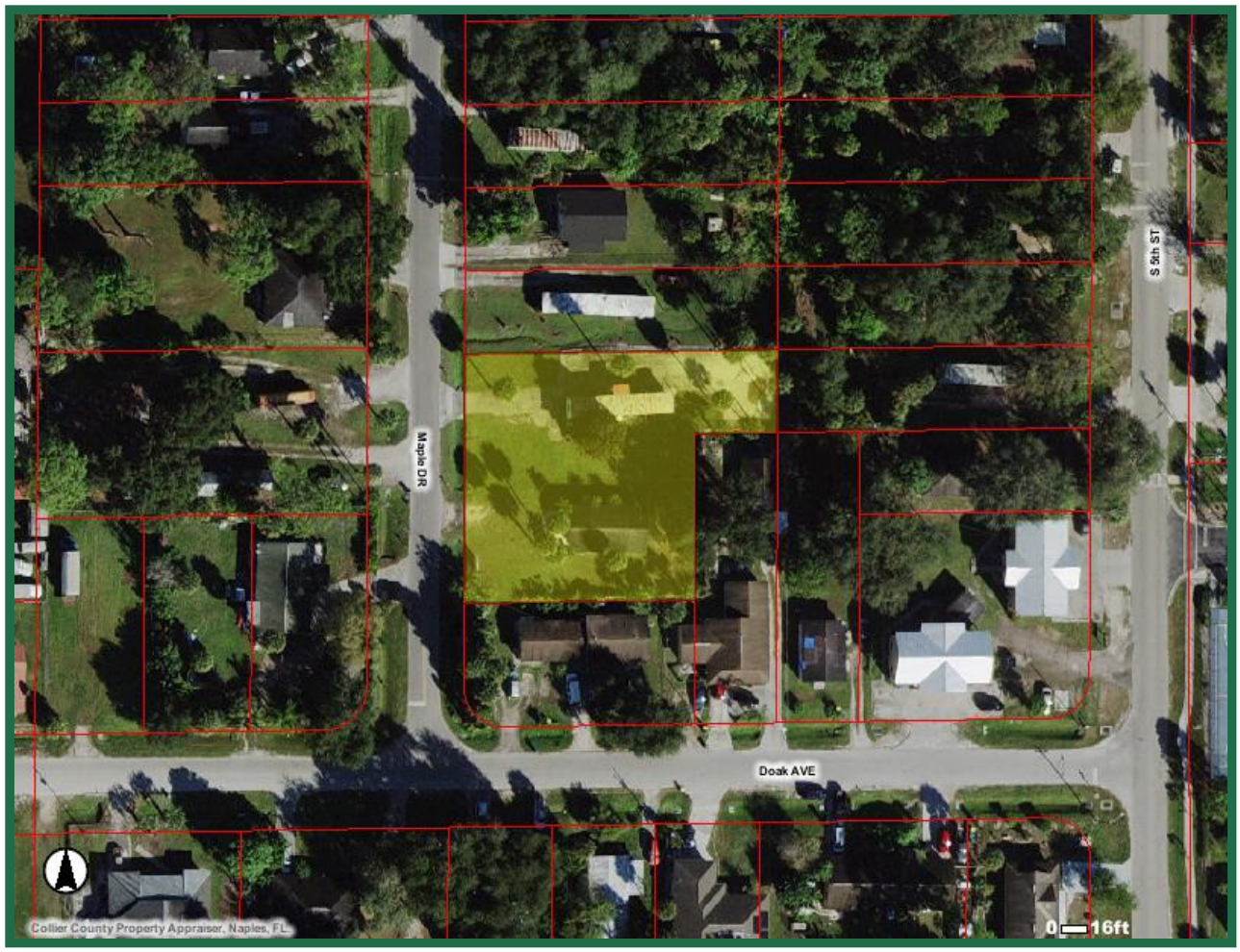
PL20220006910

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Collier County Property Appraiser
Property Aerial

Parcel No	65073520002	Site Address *Disclaimer	626 MAPLE DR	Site City	IMMOKALEE	Site Zone *Note	34142



Open GIS in a New Window with More Features.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership
N.A.	

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership
Lilly Bass Church of God in Unity, Inc., a Florida not for profit corporation, PO Box 2506, Immokalee FL 34143 Remar Scott, Pastor Clara Hughes, Trustee Robriest Tyler, Trustee Kamela Scott, Secretary Richey McClam, Trustee	100%

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership
N.A.	

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership
N.A.	

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership
N.A.	

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address
N.A.

g. Date subject property acquired 2002, 2006 and 2009

☐ **Leased: Term of lease_____years /months**

If, Petitioner has option to buy, indicate the following:

Date of option: N.A.
Date option terminates: N.A., or
Anticipated closing date: N.A.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

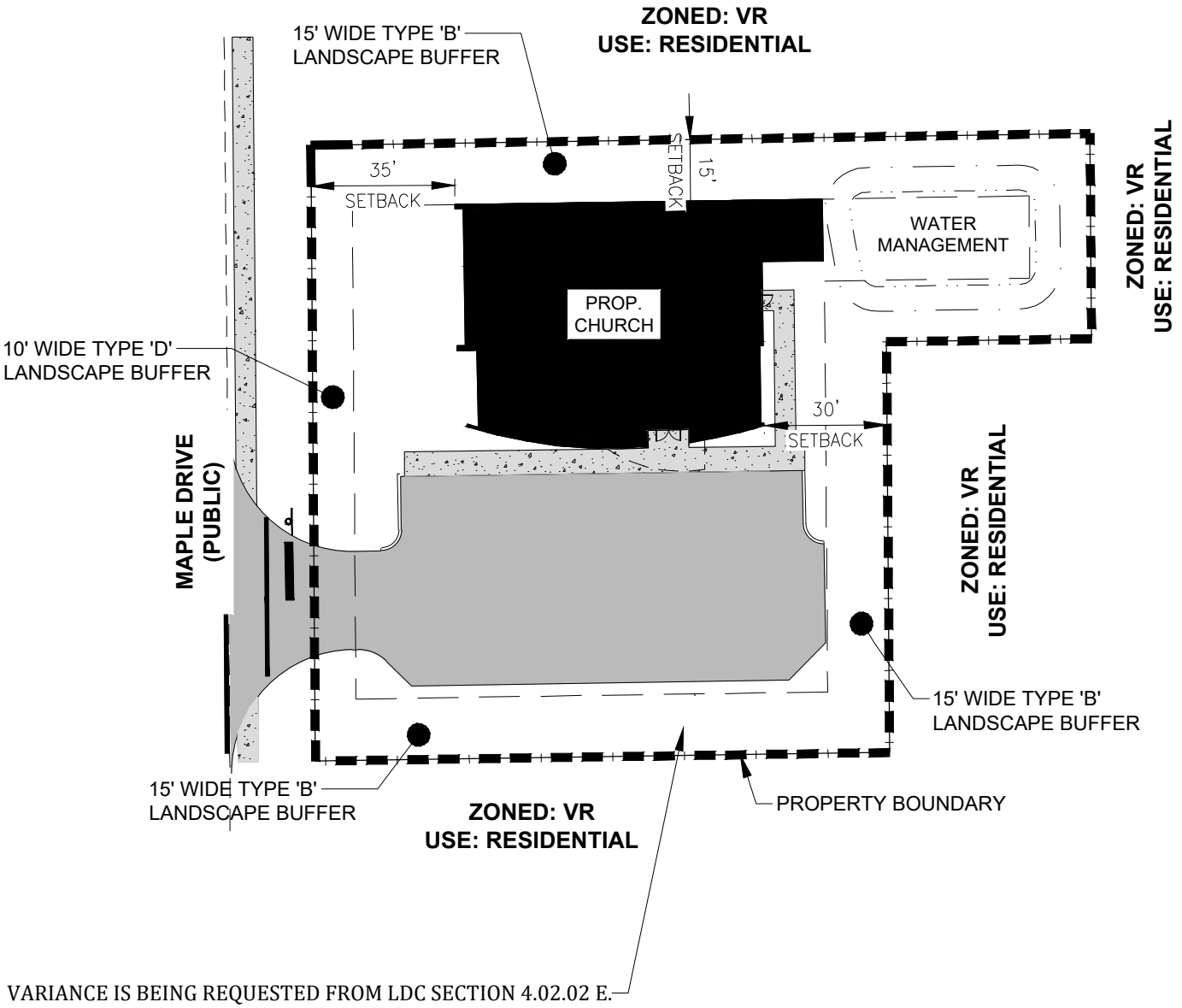


Agent/Owner Signature

February 13, 2024
Date

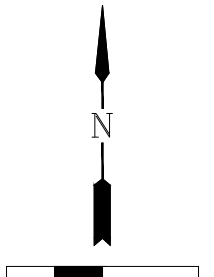
D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))



VARIANCE IS BEING REQUESTED FROM LDC SECTION 4.02.02 E.

ZONING DISTRICT REQUIREMENT	ACTUAL SITE DIMENSION	VARIANCE REQUEST
VR	FOLIO: 65073520002	PL20240001875
MINIMUM LOT SIZE = 1 ACRE	EXISTING LOT SIZE = ±0.54 ACRES	±0.46 ACRES



SCALE: 1" = 40'

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

VARIANCE
CONCEPTUAL SITE PLAN
REVISED APRIL 30, 2024

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN VARIANCE R1

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

SITE INFORMATION:

ZONING: VR (ST/W-1)

SITE AREA: 0.54± ACRES

MAXIMUM BUILDING: 4,500 SQUARE FEET
MAXIMUM SEATS: 56

OPEN SPACE (NOT REQUIRED):

PRESERVE (MINIMUM):

REQUIRED: 0± ACRES (0 ACRES NATIVE VEGETATION X 25%)
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
MAPLE LANE (FRONT YARD):	35'	35'
REAR YARD:	30'	30'
SIDE YARD:	15'	15'

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING PROPERTIES.
2. PARKING PROVIDED PER LDC REQUIREMENTS.
3. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

VARIANCE
SITE PLAN NOTES
REVISED APRIL 30, 2024

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN VARIANCE R1

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
BCV = BACKFLOW CHECK VALVE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- FOUND PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT CONTROL POINT
- SET PERMANENT CONTROL POINT
- FOUND NAIL AS SHOWN
- SET NAIL AND DISK L.B. 7632
- POWER POLE
- FIRE HYDRANT
- —P— OVERHEAD POWER LINES
- —X— FENCE
- × ELEVATION
- —***— TOP OF BANK

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "AH" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120067 (MAP NO. 12021C0145H), EFFECTIVE DATE, MAY 16, 2012.

BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 3, PALMETTO PARK SUBDIVISION, BEARING N 00°26'00" E AS PER PLAT.

DESCRIPTION:
LOTS 17, 18, AND 19, BLOCK 3, PALMETTO PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CERTIFICATIONS:
LILLY BASS CHURCH OF GOD IN UNITY
DR. REMAR SCOTT
MICHAEL FACUNDO

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

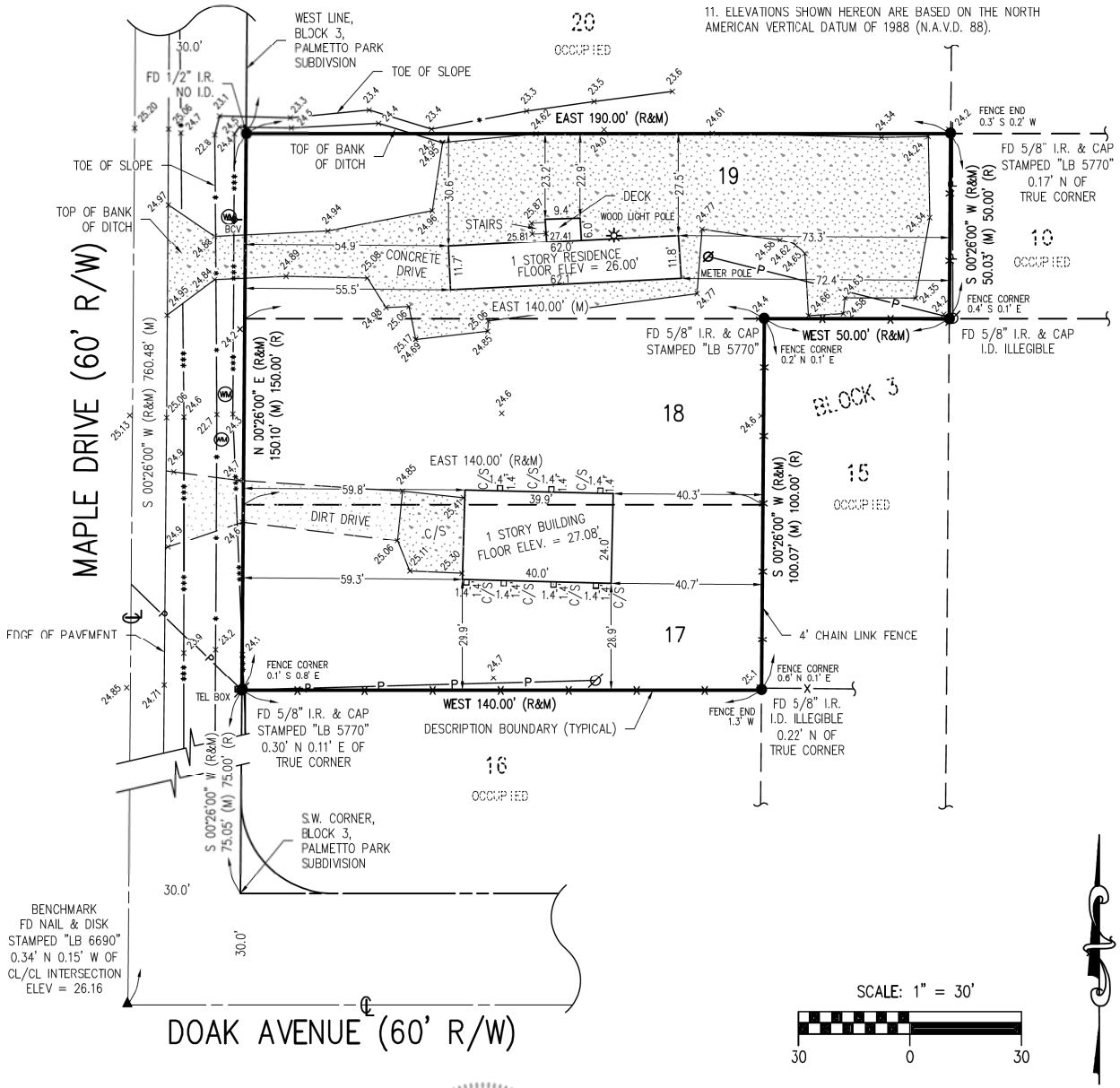
7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).



REVISIONS	
DWN BY: KC	DATE: 03/02/23 CHKD BY:
DWG. ID: 23010	SHEET: 1 OF 1
F.B. 198 PG. 38	FIELD SURVEY DATE: 02/21/23
CLIENT: LILLY BASS CHURCH OF GOD UNITY	
PROJECT NUMBER: 23010	
SECTION 9, TOWNSHIP 47 S, RANGE 29 E.	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H. L. BENNETT & ASSOCIATES, INC. LB #7632

Hal L Bennett — Digitally signed by Hal L Bennett Date: 2023.05.23 09:16:40 -04'00'

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT, FLORIDA REG. NO. 6546
DATE

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY & TOPOGRAPHIC SURVEY OF A PARCEL IN SECTION 9, TOWNSHIP 47 S, RANGE 29 E COLLIER COUNTY, FLORIDA

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

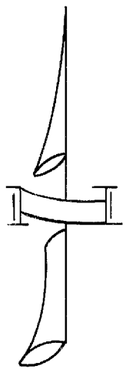
PLAT BOOK 5 PAGE 4

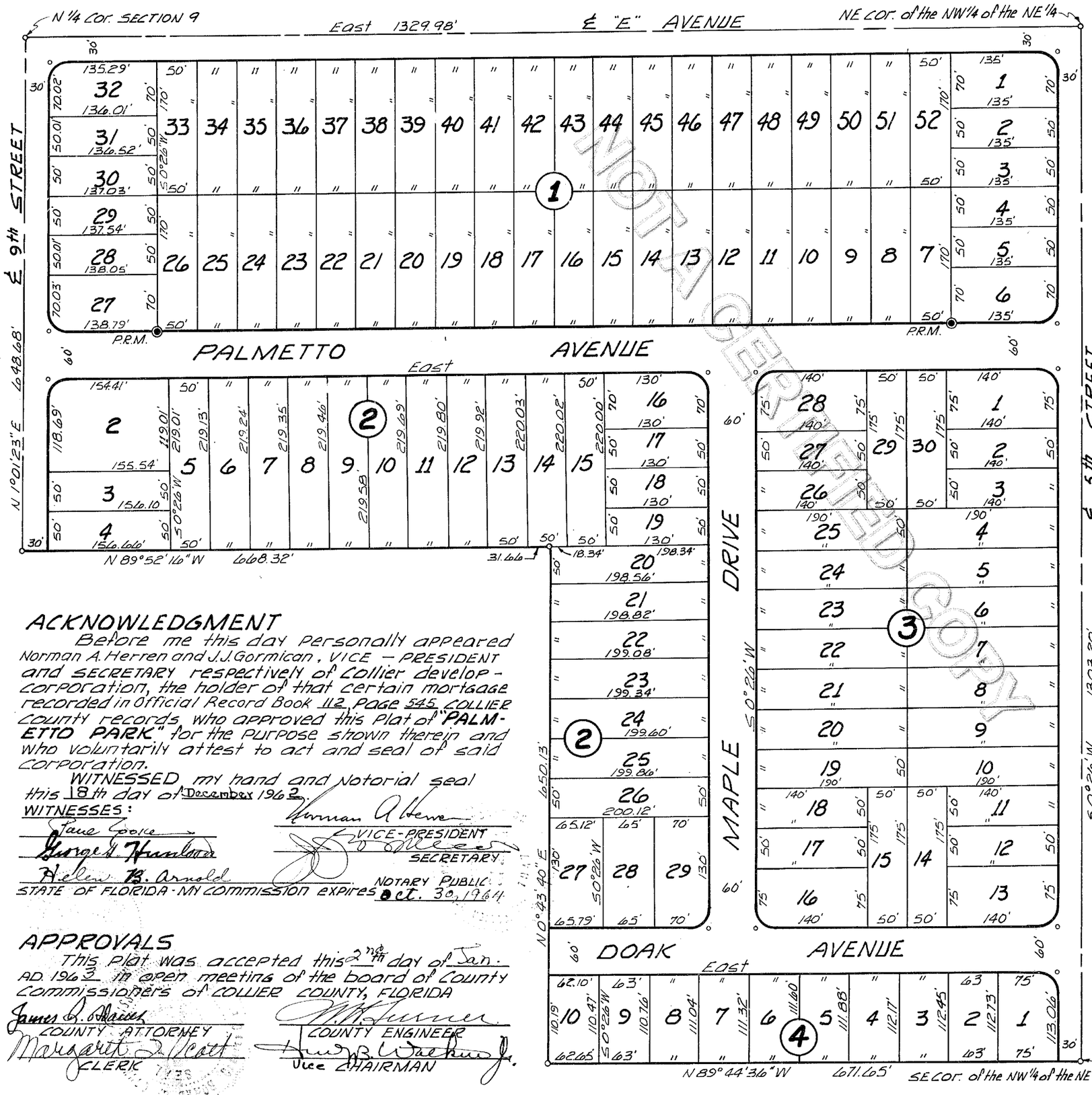
PALMETTO PARK

A SUBDIVISION IN SECTION 9 T47S. R29E
COLLIER COUNTY FLORIDA

SCALE 1 in = 100 ft.

AMEY, INC.
~ENGINEERING~
160 PATIO DE LEON - Ft. MYERS, FLA.
W.O.# 2897 - DATE DEC. 1962
F.B. 47-27-9





DESCRIPTION

The East one-half (E1/2) of the Northwest one-Quarter (NW1/4) of the Northeast one-Quarter (NE1/4) and the Northwest one-quarter (NW1/4) of the North-west one-quarter (NW1/4) of the Northeast One-quar-ter (NE1/4) of SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST.

DEDICATION

Known all men by these Presents that "PALM-ETTO PARK" of IMMOKALEE INC, a corporation under the Laws of FLORIDA, the owner of the hereon described Lands have caused the plat of "PALMET-TO PARK" to be made, and hereby dedicate all STREE-ETS, AVENUES, DRIVES, and/or LANES, shown hereon to the perpetual use of the Public.

IN WITNESS WHEREOF We have hereunto Set our hands and seals this ___ th day of ___ AD. 196__.

WITNESSES:
Joy B. Carter
Joy B. Carter

J.H. MOODY - President
FORTUNA MOODY - Secretary
W.L. CRAWFORD - Vice President

ACKNOWLEDGEMENT

I HEREBY CERTIFY that on this day personal-ly appeared before me the undersigned authority J.H. Moody PRESIDENT, Fortunia Moody secretary, and W.L. Crawford VICE-PRESIDENT, to me well known to be the persons who signed the foregoing execution thereof, to be their act and deed as such officers for the uses and Purposes therein mentioned.

WITNESSED My hand and notorial seal this 29 th day of December A.D. 1962.

Joy B. Carter
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES 9/28/65

ACKNOWLEDGMENT

Before me this day personally appeared Norman A. Herren and J.J. Gormican, VICE - PRESIDENT and SECRETARY respectively of Collier develop-corporation, the holder of that certain mortgage recorded in Official Record Book 112, Page 545 COLLIER County records who approved this Plat of "PALM-ETTO PARK" for the purpose shown therein and who voluntarily attest to act and seal of said Corporation.

WITNESSED my hand and Notorial seal this 18th day of December 1962.

WITNESSES:
Jane Goode
Margaret Hamlin
Helen B. Arnold

Norman A Herren
VICE-PRESIDENT
SECRETARY
NOTARY PUBLIC

STATE OF FLORIDA - MY COMMISSION EXPIRES Oct. 30, 1964

APPROVALS

This plat was accepted this 2nd day of Jan. AD. 1963 in open meeting of the board of County Commissioners of COLLIER COUNTY, FLORIDA

James D. Adams
COUNTY ATTORNEY

Margaret J. Scott
CLERK

COUNTY ENGINEER

Vice CHAIRMAN

SURVEYORS CERTIFICATE

I HEREBY CERTIFY that the attached plat of "PALMETTO PARK" is a true and correct repre-sentation of the hereon described lands, accord-ing to a recent survey made and platted under my direction, and that PERMANENT REFERENCE MON-UMENTS (P.R.M.) were set in accordance with the provisions of SECTION 7, Chapter 10275, Law of Flor-ida, Acts of 1925.

AMEY, INC.
FLORIDA REGISTERED SURVEYOR NO 1059

I HEREBY CERTIFY that this plat of "PALMETTO PARK" has been examined by me, and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of FLORIDA, Acts of 1925.

I FURTHER CERTIFY that said plat was filed for record at 12:36 M this 3 th day of Jan. AD 1963, and duly recorded in Plat Book 5, at PAGE 4, public records of COLLIER COUNTY, FLORIDA.

Margaret J. Scott By Ted A. Ott D.C.
CLERK OF THE CIRCUIT COURT in and for COLLIER CO. FLA.

NOTE:
◉ DENOTES PERMANENT REFERENCE MONUMENTS SET (4"x4"x24" Concrete)
Bearings are based on an assumed East bearing on the North line of the NE1/4 of SECTION 9, T.47S, R29E.
All corner radii are 25 FEET.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20240001875

I, Remar Scott (print name), as Pastor (title, if applicable) of Lilly Bass Church of God in Unity, Inc. (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✔] applicant [ ] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Q. Grady Minor & Associates, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

2-19-2024
Date

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 19 day of February, 2024, by (printed name of owner or qualifier) Remar Scott.

Such person(s) Notary Public must check applicable box:

[ ] Are personally known to me

[X] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

HERIBERT JEAN-LOUIS NOTARY PUBLIC Notary Seal MY COMMISSION EXPIRES 7-29-2027 STATE OF FLORIDA COMMISSION NUMBER HH 393566

CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 18, 2023
Secretary of State
4838960348CC

DOCUMENT# N02000005984

Entity Name: LILLY BASS CHURCH OF GOD IN UNITY, INC.

Current Principal Place of Business:

626 MAPLE DRIVE
IMMOKALEE, FL 34142

Current Mailing Address:

P.O. BOX 2506
IMMOKALEE, FL 34143

FEI Number: 45-0471011

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SCOTT, REMAR
2520 NW 173RD TERRACE
MIAMI GARDENS, FL 33056 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: REMAR SCOTT 02/18/2023

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PASTOR
Name	SCOTT, REMAR
Address	2520 NW 173 TER
City-State-Zip:	MIAMI GARDENS FL 33056

Title	SECRETARY
Name	SCOTT, KAMELA
Address	2520 NW 173 TER
City-State-Zip:	MIAMI GARDENS FL 33056

Title	TRUSTEE
Name	HUGHES, CLARA
Address	1545 LIVE OAK DR
City-State-Zip:	FT MYERS FL 33916

Title	TRUSTEE
Name	MCCLAM, RICKEY
Address	3608 22ND ST SW
City-State-Zip:	FT MYERS FL 33976

Title	TRUSTEE
Name	TYLER, ROBRIEST
Address	PO BOX 792
City-State-Zip:	LEHIGH ACRES FL 33970

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: REMAR SCOTT PASTOR 02/18/2023

Electronic Signature of Signing Officer/Director Detail — Date

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

N02000005984

Requester's Name

Be More Consultants
2398 NW 119th St.
Miami, FL 33167

FILED
02 AUG -8 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____ (Corporation Name) _____ (Document #)

2. _____ (Corporation Name) 100006970682--6 -08/08/02--01028--013 (Document #) *****83.00 *****78.75

3. _____ (Corporation Name) _____ (Document #)

4. _____ (Corporation Name) _____ (Document #)

☐ Walk in ☐ Pick up time _____ ☑ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

☐ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

AMENDMENTS

☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

OTHER FILINGS

☐ Annual Report
☐ Fictitious Name

REGISTRATION/QUALIFICATION

☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

CR2E031(7/97)

Examiner's Initials [illegible]

8-12-02

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

FILED
02 AUG -8 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Articles of Incorporation
Of
Lilly Bass Church of God in Unity, Inc.

A Florida Not-For-Profit Corporation

The undersigned, acting as the incorporator of a not for profit corporation under the Florida Not For Profit Corporation Act, as set forth in chapter 617 of the Florida Statutes, as amended, adopts the following Articles of incorporation for such Corporation:

Article I Name

The name of the corporation shall be: **Lilly Bass Church of God in Unity, Inc.**, hereinafter referred to as the "Corporation"

Article II –Principal Office and Mailing Address

The principal place of business and mailing of this corporation shall be: 2520 NW 173rd Terrance Miami Fl.33056

Article III Duration

The period of duration of the Corporation shall be perpetual unless dissolved according to law.

Articles IV Initial Purposes

The Corporation is organized and operated exclusively for religious, charitable and educational purposes within the meaning of the Section501(C)(3) of the Internal Revenue Code of 1986,as amended. Not-withstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(C)(3) of the Internal revenue Code of 1986, (or the corresponding provision of any future United States Internal revenue law,) or (2) by a corporation, contributions to which are deductible under Section 170(C)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States internal revenue Law).

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Article V Restrictions on Activities

No substantial part of the activities of this corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, nor shall this corporation participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of (in opposition to any candidate for public office.

Article VI: Membership

The corporation shall be a non-membership.

Article VII: Initial Registered Agent and Street Address

The name and address of the registered agent of this corporation are:

Remar Scott
2520 NW 173rd Terrace
Miami, Fl. 33056

I accept service and obligations of my position as registered agent.

Remar Scott Registered Agent / Incorporator

Article VIII: Board of Directors

The board of Directors shall consist of six (7) persons. The number of directors may be increased or decreased from time to time by an amendment to the bylaws; however, there shall never be less than five directors. All directors shall be selected as provided for in the by-laws. The initial Board of Directors shall consist of the following:

Remar Scott
2520 NW 173rd Terrace
Miami Fl. 33056

Rosetta Oliver
1907 Lead Ave
Immokalee Fl. 34142

Kamela Scott
2520 NW 173rd Terrace
Miami Fl. 33056

Angela Walker
830 Dellena Lane
Ft. Meyers, Fl. 33905

Clara Hughes
1545 Live Oak Drive
Ft. Meyers Fl. 33916

Eugene Jones
401 SE 15th St.
Immokalee Fl. 34142

Annie Mills
401 SE 15th Street
Immokalee, Fl. 34142

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FILED
02 AUG -8 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Articles VIIII: Amendments

Theses Articles of incorporations may be amended at any regular or special meeting of the Board of Directors by a majority vote of those present; provided that notice of the intention to submit amendments shall have been given as by the bylaws.

Article X: Distribution of assets Upon Dissolution

The property of this corporation is irrevocably dedicated to charitable and educational purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private person. Upon dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation which is organized and operated exclusively for charitable and educational purposes and which has established its tax exempt status under Section 501(C)(3) of the Internal Revenue Code.

Article XI: Incorporator

The incorporator of the Corporation is as follows:

Remar Scott
2520 NW173rd Street
Miami Fl.33056

Remar Scott

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

2981002 OR: 3035 PG: 2802
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
05/13/2002 at 12:05PM DWIGHT B. BROCK, CLERK
REC FEE 10.50
DOC-.70 .70

Retn:
LILLY BASS CHURCH OF GOD UNITY
P O BOX 2506
IMMOKALEE FL 34143

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29th day of April , 2002 (year),

by first party, Grantor, Church of God in Unity

whose post office address is PO Box 2506 Immokalee, FL 34143

to second party, Grantee, Lilly Bass Church of God in Unity

whose post office address is PO Box 2506 Immokalee, FL 34143

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Collier , State of Florida to wit:

Lot 17 & 18 Block 3 Palmetto Park, a subdivison as recorded in Plat Book 5, page 4, of Public Records of Collier County, Florida

NOT CERTIFIED COPY

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Bracey Brunson
Signature of Witness

Bracey Brunson
Print name of Witness

Robert E. Scott
Signature of Witness

Robert E. Scott
Print name of Witness

Rosetta · Hooks, President
Signature of First Party

Rosetta Hooks
Print name of First Party

[signature], President
Signature of First Party

Remar Scott
Print name of First Party

State of FL.
County of LEE
On 5-12-02 before me,
appeared Remar Scott
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Barbara Brunson
Signature of Notary

BARBARA L. BRUNSON
MY COMMISSION # CC 945632
EXPIRES: July 17, 2004
Bonded Thru Budget Notary Services

Affiant ____Known____Produced ID
Type of ID Personally Known
(Seal)

State of Florida
County of LEE
On 5-12-02 before me,
appeared Remar Scott
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Barbara Brunson
Signature of Notary

BARBARA L. BRUNSON
MY COMMISSION # CC 945632
EXPIRES: July 17, 2004
Bonded Thru Budget Notary Services

Affiant ____Known____Produced ID
Type of ID Personally Known
(Seal)

Barbara Brunson
Signature of Preparer

Barbara Brunson
Print Name of Preparer

871 Dellena Ln. Fmr 33...
Address of Preparer

UNOFFICIAL DOCUMENT

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

3795730 OR: 3992 PG: 1
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
03/06/2006 at 08:39AM DWIGHT E. BROCK, CLERK
COMS 44000.0(
REC FEE 18.5(
DOC-.70 308.0(
Retn:
THOMAS K BOARDMAN
1400 N 15TH ST #201
IMMOKALEE FL 34142

THIS SPACE FOR RECORDING DATA

THIS INSTRUMENT PREPARED BY:
Thomas K. Boardman
THOMAS K. BOARDMAN, P.A.
1400 North 15th Street, Suite 201
Immokalee, Florida 34142

Parcel I.D. No.: 65073520002

NOT CERTIFIED COPY

WARRANTY DEED

THIS INDENTURE, made this 1st day of March, 2006, from **RUTHER J. WILLIAMS,** a single man, Grantor, whose mailing address is 622 Maple Drive, Immokalee, Florida 34142, to **LILLY BASS CHURCH OF GOD IN UNITY, INC.**, a Florida non-profit corporation, Grantee, whose mailing address is Post Office Box 2506, Immokalee, Florida 34143.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to her in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, her heirs and assigns forever, the following described land, situate, and being in the County of Collier, State of Florida, to-wit:

Lot 19, Block 3, PALMETTO PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 4, Public Records of Collier County, Florida. Together with mobile home located on the property and all contents therein.

This conveyance is subject to easements, restrictions, and reservations of record, as well as to taxes for the current year.

TO HAVE AND TO HOLD in fee simple forever.

And the Grantor does hereby fully warrant the title to said land and, except as above, will defend the same against the lawful claims of all persons whomsoever.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

IN WITNESS WHEREOF, the Grantor has hereunto set her hand the day and year first above written.

Signed and delivered in the presence of:

(Sign) Thomas K. Boardman
(Print) Thomas K. Boardman

(Sign) Sandra L Valdez
(Print) Sandra L Valdez

Ruther J Williams
RUTHER J. WILLIAMS

STATE OF FLORIDA }
}
COUNTY OF COLLIER }

The foregoing instrument was acknowledged before me this 1 of March, 2006, by **RUTHER J. WILLIAMS**, who is ☐personally known to me or who ☒produced Florida Driver's License No._____ as identification.

Sandra L Valdez
NOTARY PUBLIC
Print Name: Sandra L Valdez

SANDRA L. VALDEZ
MY COMMISSION # DD 441712
EXPIRES: June 16, 2009
Bonded Thru Notary Public Underwriters

NOTARY CERTIFIED COPY

C:\C\ar\DEEDS\Williams, Lilly Bass Church.wpd

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

INSTR 4377584 OR 4522 PG 2291 RECORDED 12/28/2009 11:43 AM PAGES 2
DWIGHT E. BROCK, COLLIER COUNTY CLERK OF THE CIRCUIT COURT
DOC@.70 $0.70 REC $18.50
CONS $0.00

Recording requested by: Remar Scott
When recorded, mail to:
Name: Lilly Bass Church of God in Unity, Inc.
Address: P.O. Box 2506
City: Immokalee
State/Zip: FL 34143

Space above reserved for use by Recorder's Office

Document prepared by:
Name Remar Scott
Address 2520 NW 173 Ter.
City/State/Zip Miami, FL 33056

Property Tax Parcel/Account Number:

NOT A CERTIFIED COPY

Quitclaim Deed

This Quitclaim Deed is made on December 24, 2009, between Lilly Bass Church of God in Unity, Grantor, of 6216 Maple Drive, City of Immokalee, State of Florida, and Lilly Bass Church of God in Unity, Inc., Grantee, of 6216 Maple Drive, City of Immokalee, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 6216 Maple Drive, City of Immokalee, State of FL:

Lot 17 & 18 Block 3 Palmetto Park, a subdivision as recorded in Plat Book 3035, Page 2802 of Public Records of Collier County, Florida.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Dated: 12-26-09

Signature of Grantor

REMAR SCOTT

Name of Grantor

Signature of Witness #1

Hubert McNeal

Printed Name of Witness #1

Gertrude McNeal

Signature of Witness #2

Gertrude McNeal

Printed Name of Witness #2

State of Florida County of Brevard

On 12/26/09, the Grantor, Remar Scott,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of Brevard State of Florida

My commission expires: Seal

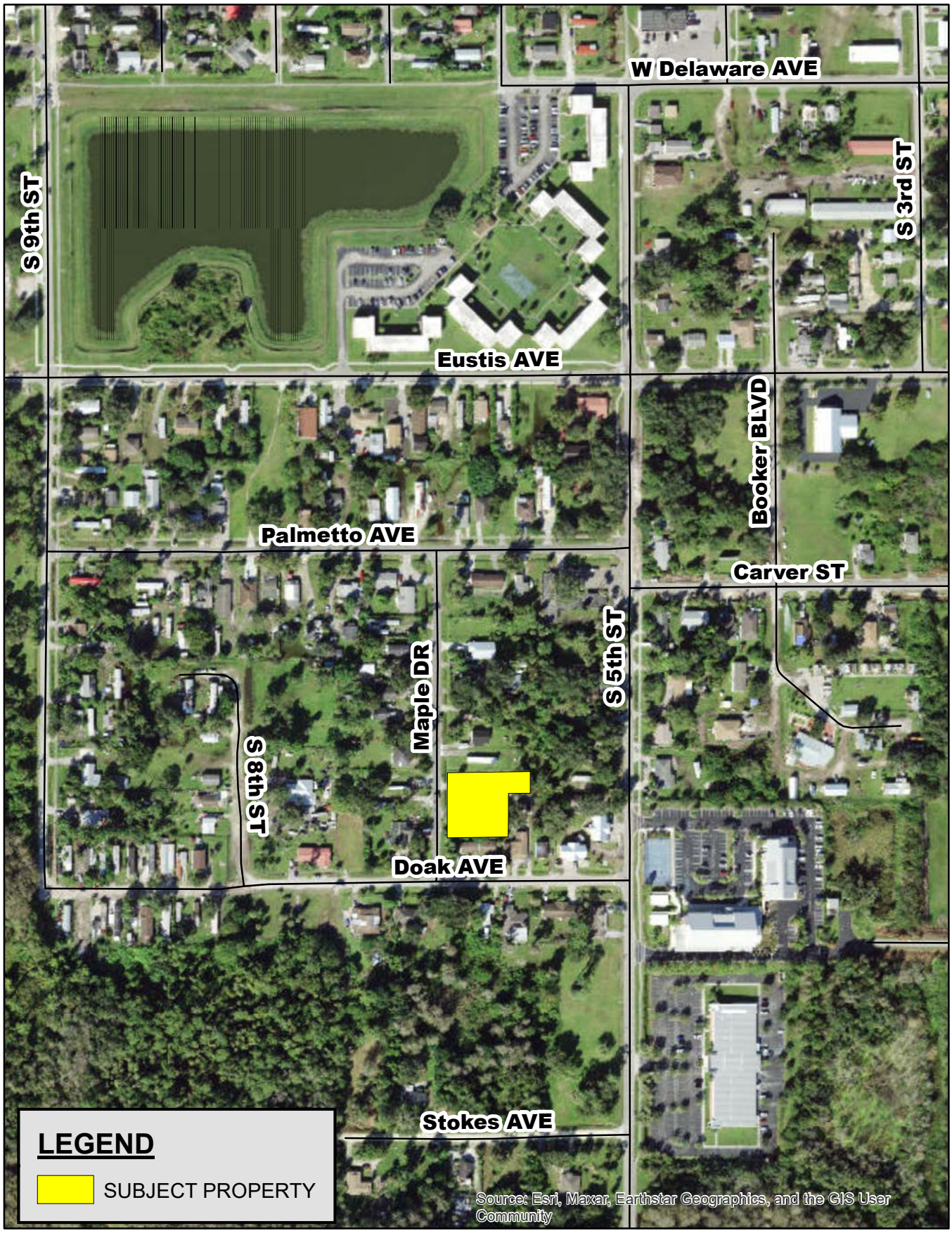
LARRY L. JONES
MY COMMISSION # DD841355
EXPIRES: November 25, 2012
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

Send all tax statements to Grantee.

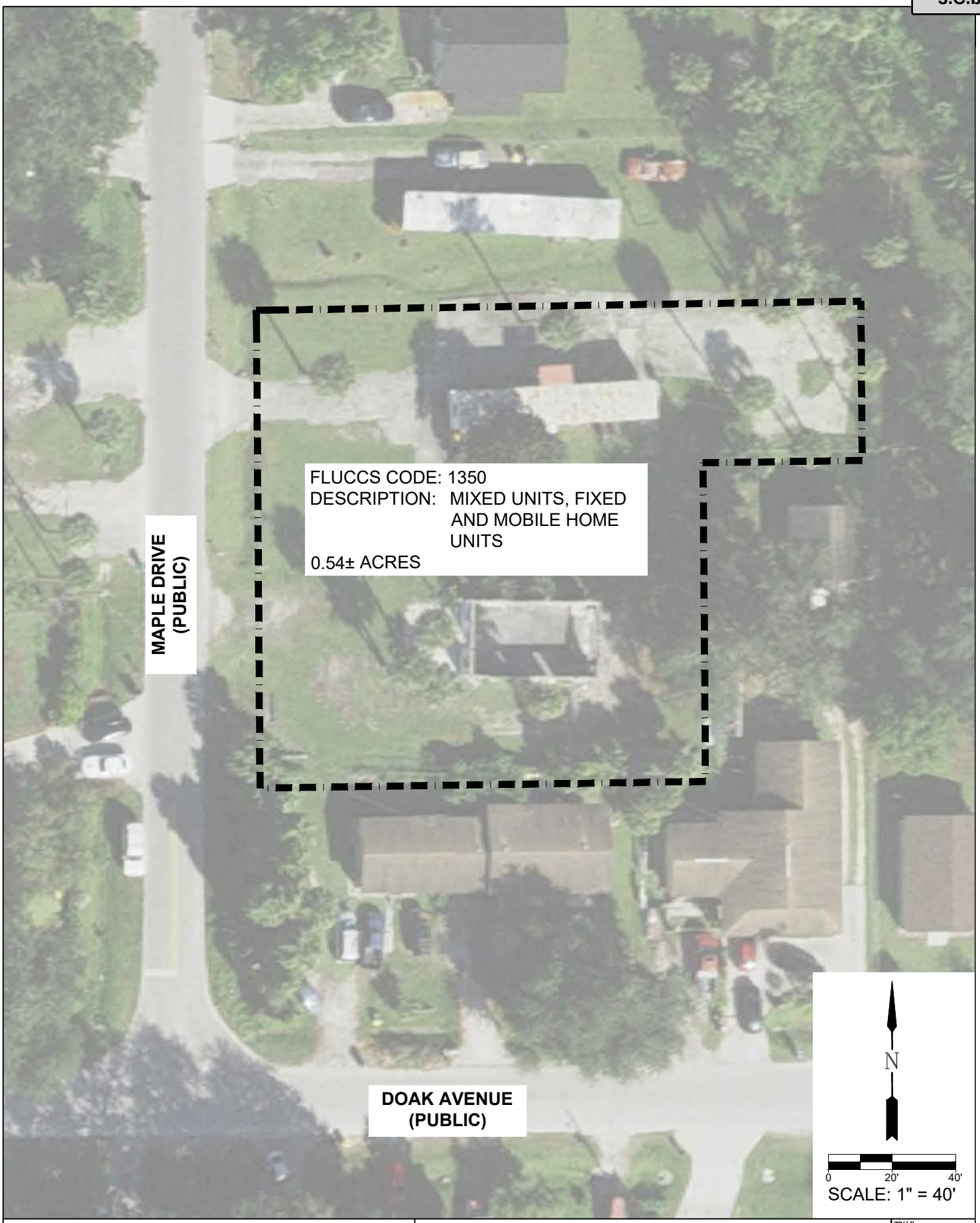
NOT A CERTIFIED COPY

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Lilly Bass Church of God in Unity (CU)
Aerial Location Map



Attachment: Attachment A - Backup Package (28817 : PL2024001875 - Lilly Bass Church of God (Companion VA))



Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

FLUCCS MAP

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

DRAFT

RE: Lilly Bass Church of God in Unity Minimum Lot Area Variance
Petition Number PL20240001875

Dear Property Owner:

A formal application has been submitted to Collier County seeking a Minimum Lot Area variance from Section 4.02.02, Dimensional Standards for Conditional Uses and Accessory Uses in Base Zoning Districts, of the Collier County Land Development Code (LDC) by Lilly Bass Church of God in Unity, Inc. for the following described property:

> Lots 17, 18 and 19, Block 3, Palmetto Park Subdivision according to the map or plat thereof as recorded in Plat Book 5, Page 4, Public Records of Collier County, Florida.

The property is currently zoned Village Residential (VR) and is located at 626 Maple Drive in Section 25, Township, 48 South, Range 26 East, Collier County, Florida.

Lilly Bass Church of God in Unity, Inc., is asking the county to approve this application to allow the previously existing church, which was destroyed by fire to be rebuilt on the property, which consists of approximately 0.54 acres. The LDC requires that lots in the VR Zoning District to be a minimum of one acre in size for any conditional use.

If you have any questions or comments, you may contact me by e-mail, phone, or mail to: sumpenhour@gradyminor.com, 239-947-1144, Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Sharon Umpenhour
Senior Planning Technician

c: Lilly Bass Church of God in Unity, Inc.
GradyMinor File (LBC)

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

Location Map:



Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

Per attached letters and or property owner's list, which are hereby made a part of this Affidavit of Compliance.

(Signature of Applicant)

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 8th day of April, 2024 by Sharon Umpenhour as Senior Planning Technician of Q. Grady Minor and Associates, LLC, who is personally known to me ~~or who has produced _____ as identification~~.

(Signature of Notary Public)

Kimberly Ann Scher
Printed Name of Notary

Notary Public
KIMBERLY ANN SCHER
MY COMMISSION # HH 346318
EXPIRES: January 2, 2027

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

April 8, 2024

RE: Lilly Bass Church of God in Unity Minimum Lot Area Variance
Petition Number PL20240001875

Dear Property Owner:

A formal application has been submitted to Collier County seeking a Minimum Lot Area variance from Section 4.02.02, Dimensional Standards for Conditional Uses and Accessory Uses in Base Zoning Districts, of the Collier County Land Development Code (LDC) by Lilly Bass Church of God in Unity, Inc. for the following described property:

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The property is currently zoned Village Residential (VR) and is located at 626 Maple Drive in Section 25, Township, 48 South, Range 26 East, Collier County, Florida.

Lilly Bass Church of God in Unity, Inc., is asking the county to approve this application to allow the previously existing church, which was destroyed by fire to be rebuilt on the property, which consists of approximately 0.54 acres. The LDC requires that lots in the VR Zoning District to be a minimum of one acre in size for any conditional use.

If you have any questions or comments, you may contact me by e-mail, phone, or mail to: sumpenhour@gradyminor.com, 239-947-1144, Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Sharon Umpenhour
Senior Planning Technician

c: Lilly Bass Church of God in Unity, Inc.
GradyMinor File (LBC)

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

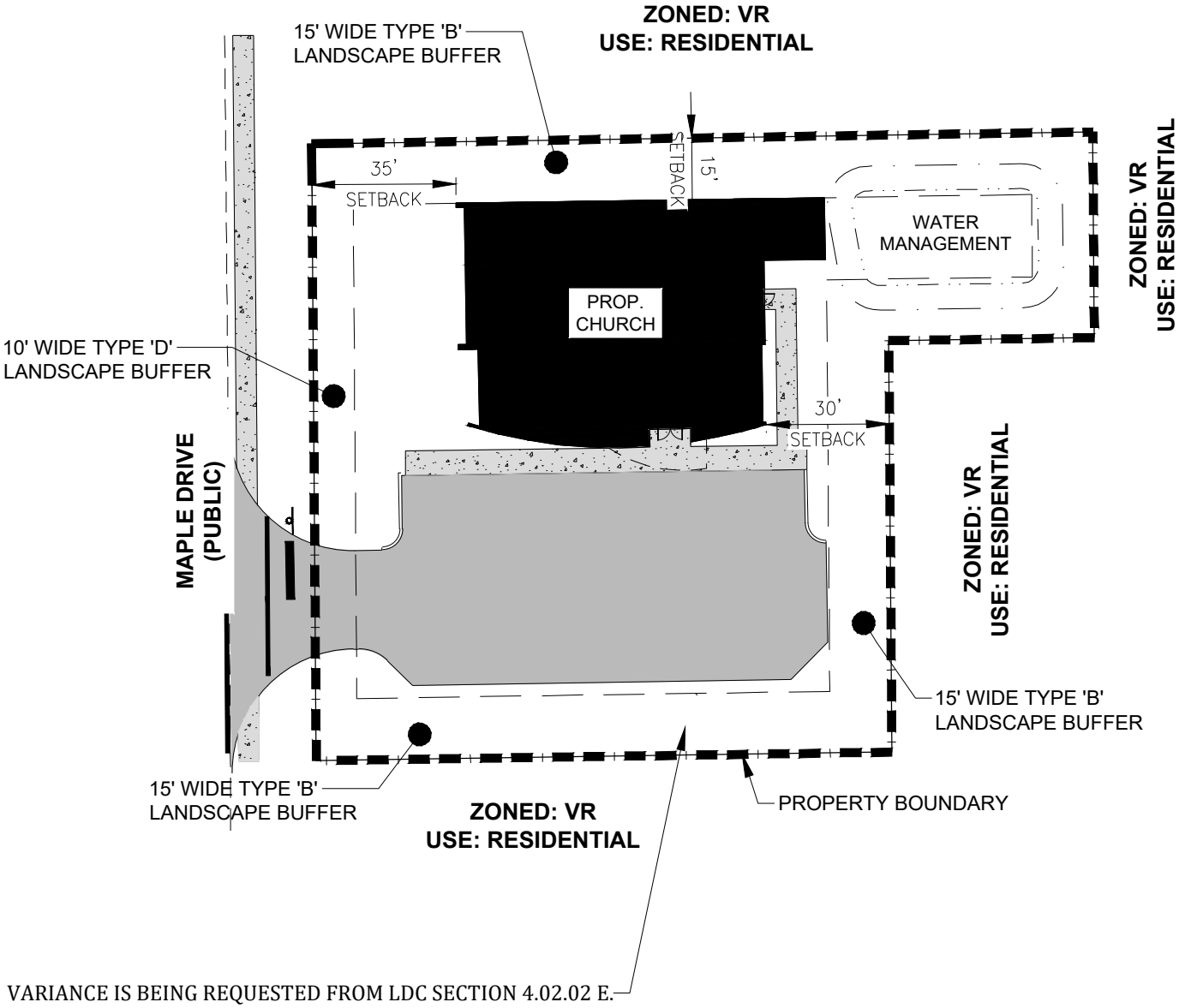
Location Map:



Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

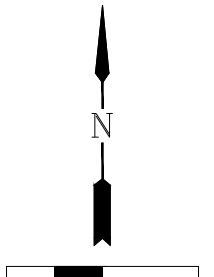
PARCELID	NAME1	NAME2	NAME3	City State Zip
65073080005	TOMAS, CLEMENTE FRANCISCO	605 S 5TH ST		IMMOKALEE FL 34142
65073680007	WILLIAMS, SIMEON	1929 DEBUTANTE DR		JACKSONVILLE FL 32246
65073120004	OXIZIUS EST, FERDINAND	607 S 5TH ST		IMMOKALEE FL 34142
65072720007	HENDERSON, SANGER	615 MAPLE DR		IMMOKALEE FL 34142
65073640005	WOULARD JR, PAUL L	RENEE C WOULARD	1907 LEED AVE	IMMOKALEE FL 34142
65073160006	J BRIAN HOMES LLC	1830 16TH ST NE		NAPLES FL 34120
65072760009	SHIPMAN, MARY	619 MAPLE DR		IMMOKALEE FL 34142
65073600003	WILLIAMS, JACKIE=& BRENDA L	611 LAKESHORE DR		IMMOKALEE FL 34142
65073200005	MLSW PROP REV LIVING TRUST	909 PINE ST		IMMOKALEE FL 33913
65073560004	MITCHELL JR EST, ROBERT	% ANNIE ROSE MITCHELL	620 MAPLE DR	IMMOKALEE FL 34142
65073240007	MLSW PROP REV LIVING TRUST	909 PINE ST		IMMOKALEE FL 33913
65072800008	NAVARRO, ROGELIO=& MINERVA	PO BOX 806		FELDA FL 33930
65073280009	HOWARD, AZARIAH I	PO BOX 2814		IMMOKALEE FL 34143
65073360000	JAMES, LEATHA ANN	FRED JOHNSON	505 DOAK AVE	IMMOKALEE FL 34142
65073400009	EJ PROPERTIES LLC	8231 WILSHIRE LAKES BLVD		NAPLES FL 34109
65073520002	LILLY BASS CHURCH OF GOD IN UNITY INC	PO BOX 2506		IMMOKALEE FL 34143
65073320008	J B RENTALS # 2 LLC	1830 16TH ST NE		NAPLES FL 34120
65072920001	TINOCO, EVA	629 MAPLE DR		IMMOKALEE FL 34142
65072880002	TINOCO, EVA	629 MAPLE DR		IMMOKALEE FL 34142
65073440001	EJ PROPERTIES LLC	8231 WILSHIRE LAKES BLVD		NAPLES FL 34109
65074040002	WILLIAMS, LEON=& LAURA M	3221 ORANGE GROVE TRL		NAPLES FL 34120
65074080004	CHERUBIN, GRODINO	PHIPSPOLSKY CHERUBIN	506 DOAK AVE	IMMOKALEE FL 34142
65074120003	WILSON, GLORIA JEAN	508 DOAK AVE		IMMOKALEE FL 34142
65074160005	TOBIAS, SARAH	PO BOX 9		IMMOKALEE FL 34143
65074200004	QUITERIO, NICOLAS SANTOS	PO BOX 1587		IMMOKALEE FL 34143

Attachment: Attachment A - Backup Package (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))



VARIANCE IS BEING REQUESTED FROM LDC SECTION 4.02.02 E.

ZONING DISTRICT REQUIREMENT	ACTUAL SITE DIMENSION	VARIANCE REQUEST
VR	FOLIO: 65073520002	PL20240001875
MINIMUM LOT SIZE = 1 ACRE	EXISTING LOT SIZE = ±0.54 ACRES	±0.46 ACRES



SCALE: 1" = 40'

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

VARIANCE
CONCEPTUAL SITE PLAN
REVISED APRIL 30, 2024

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN VARIANCE R1

Attachment: Attachment B - Conceptual Site Plan (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

SITE INFORMATION:

ZONING: VR (ST/W-1)

SITE AREA: 0.54± ACRES

MAXIMUM BUILDING: 4,500 SQUARE FEET
MAXIMUM SEATS: 56

OPEN SPACE (NOT REQUIRED):

PRESERVE (MINIMUM):

REQUIRED: 0± ACRES (0 ACRES NATIVE VEGETATION X 25%)
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
MAPLE LANE (FRONT YARD):	35'	35'
REAR YARD:	30'	30'
SIDE YARD:	15'	15'

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING PROPERTIES.
2. PARKING PROVIDED PER LDC REQUIREMENTS.
3. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

Attachment: Attachment B - Conceptual Site Plan (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

VARIANCE
SITE PLAN NOTES
REVISED APRIL 30, 2024

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN VARIANCE R1

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

Per attached letters and or property owner's list, which are hereby made a part of this Affidavit of Compliance.

(Signature of Applicant)

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 8th day of April, 2024 by Sharon Umpenhour as Senior Planning Technician of Q. Grady Minor and Associates, LLC, who is personally known to me ~~or who has produced _____ as identification~~.

(Signature of Notary Public)

Kimberly Ann Scher
Printed Name of Notary

Notary Public
KIMBERLY ANN SCHER
MY COMMISSION # HH 346318
EXPIRES: January 2, 2027

Attachment: Attachment C - Property Owner Notification Letter & Certification (28817 : PL20240001875 - Lilly Bass Church of God (Companion

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

April 8, 2024

RE: Lilly Bass Church of God in Unity Minimum Lot Area Variance
Petition Number PL20240001875

Dear Property Owner:

A formal application has been submitted to Collier County seeking a Minimum Lot Area variance from Section 4.02.02, Dimensional Standards for Conditional Uses and Accessory Uses in Base Zoning Districts, of the Collier County Land Development Code (LDC) by Lilly Bass Church of God in Unity, Inc. for the following described property:

> Lots 17, 18 and 19, Block 3, Palmetto Park Subdivision according to the map or plat thereof as recorded in Plat Book 5, Page 4, Public Records of Collier County, Florida.

The property is currently zoned Village Residential (VR) and is located at 626 Maple Drive in Section 25, Township, 48 South, Range 26 East, Collier County, Florida.

Lilly Bass Church of God in Unity, Inc., is asking the county to approve this application to allow the previously existing church, which was destroyed by fire to be rebuilt on the property, which consists of approximately 0.54 acres. The LDC requires that lots in the VR Zoning District to be a minimum of one acre in size for any conditional use.

If you have any questions or comments, you may contact me by e-mail, phone, or mail to: sumpenhour@gradyminor.com, 239-947-1144, Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Sharon Umpenhour
Senior Planning Technician

c: Lilly Bass Church of God in Unity, Inc.
GradyMinor File (LBC)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

Attachment: Attachment C - Property Owner Notification Letter & Certification (28817 : PL20240001875 - Lilly Bass Church of God (Companion

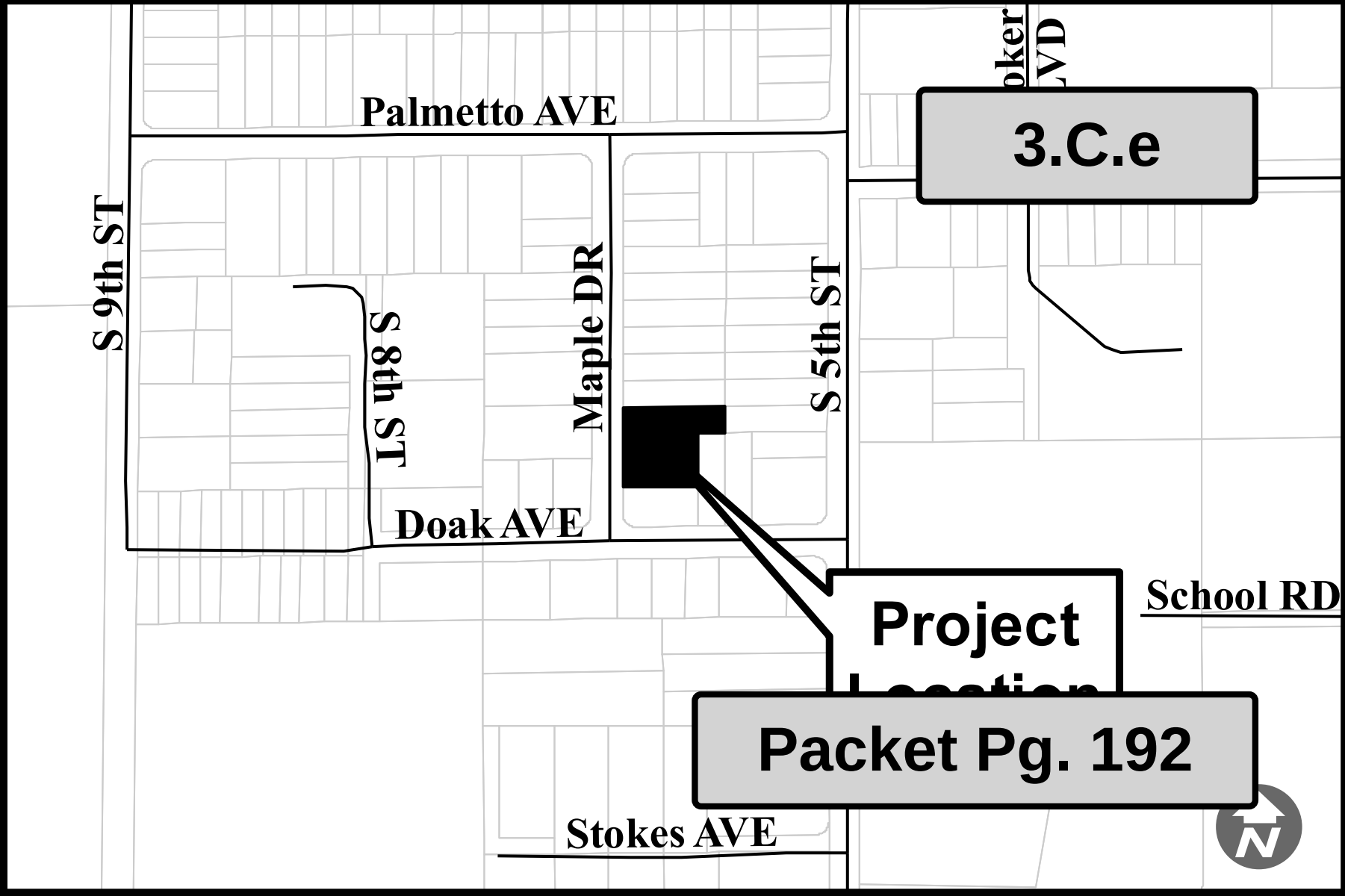
Location Map:



Attachment: Attachment C - Property Owner Notification Letter & Certification (28817 : PL20240001875 - Lilly Bass Church of God (Companion

PARCELID	NAME1	NAME2	NAME3	City State Zip
65073080005	TOMAS, CLEMENTE FRANCISCO	605 S 5TH ST		IMMOKALEE FL 34142
65073680007	WILLIAMS, SIMEON	1929 DEBUTANTE DR		JACKSONVILLE FL 32246
65073120004	OXIZIUS EST, FERDINAND	607 S 5TH ST		IMMOKALEE FL 34142
65072720007	HENDERSON, SANGER	615 MAPLE DR		IMMOKALEE FL 34142
65073640005	WOULARD JR, PAUL L	RENEE C WOULARD	1907 LEED AVE	IMMOKALEE FL 34142
65073160006	J BRIAN HOMES LLC	1830 16TH ST NE		NAPLES FL 34120
65072760009	SHIPMAN, MARY	619 MAPLE DR		IMMOKALEE FL 34142
65073600003	WILLIAMS, JACKIE=& BRENDA L	611 LAKESHORE DR		IMMOKALEE FL 34142
65073200005	MLSW PROP REV LIVING TRUST	909 PINE ST		IMMOKALEE FL 33913
65073560004	MITCHELL JR EST, ROBERT	% ANNIE ROSE MITCHELL	620 MAPLE DR	IMMOKALEE FL 34142
65073240007	MLSW PROP REV LIVING TRUST	909 PINE ST		IMMOKALEE FL 33913
65072800008	NAVARRO, ROGELIO=& MINERVA	PO BOX 806		FELDA FL 33930
65073280009	HOWARD, AZARIAH I	PO BOX 2814		IMMOKALEE FL 34143
65073360000	JAMES, LEATHA ANN	FRED JOHNSON	505 DOAK AVE	IMMOKALEE FL 34142
65073400009	EJ PROPERTIES LLC	8231 WILSHIRE LAKES BLVD		NAPLES FL 34109
65073520002	LILLY BASS CHURCH OF GOD IN UNITY INC	PO BOX 2506		IMMOKALEE FL 34143
65073320008	J B RENTALS # 2 LLC	1830 16TH ST NE		NAPLES FL 34120
65072920001	TINOCO, EVA	629 MAPLE DR		IMMOKALEE FL 34142
65072880002	TINOCO, EVA	629 MAPLE DR		IMMOKALEE FL 34142
65073440001	EJ PROPERTIES LLC	8231 WILSHIRE LAKES BLVD		NAPLES FL 34109
65074040002	WILLIAMS, LEON=& LAURA M	3221 ORANGE GROVE TRL		NAPLES FL 34120
65074080004	CHERUBIN, GRODINO	PHIPSPOLSKY CHERUBIN	506 DOAK AVE	IMMOKALEE FL 34142
65074120003	WILSON, GLORIA JEAN	508 DOAK AVE		IMMOKALEE FL 34142
65074160005	TOBIAS, SARAH	PO BOX 9		IMMOKALEE FL 34143
65074200004	QUITERIO, NICOLAS SANTOS	PO BOX 1587		IMMOKALEE FL 34143

Attachment: Attachment C - Property Owner Notification Letter & Certification (28817 : PL20240001875 - Lilly Bass Church of God (Companion


Palmetto AVE
S 9th ST
S 8th ST
Maple DR
S 5th ST
Doak AVE
School RD
Stokes AVE
3.C.e
Project
Packet Pg. 192

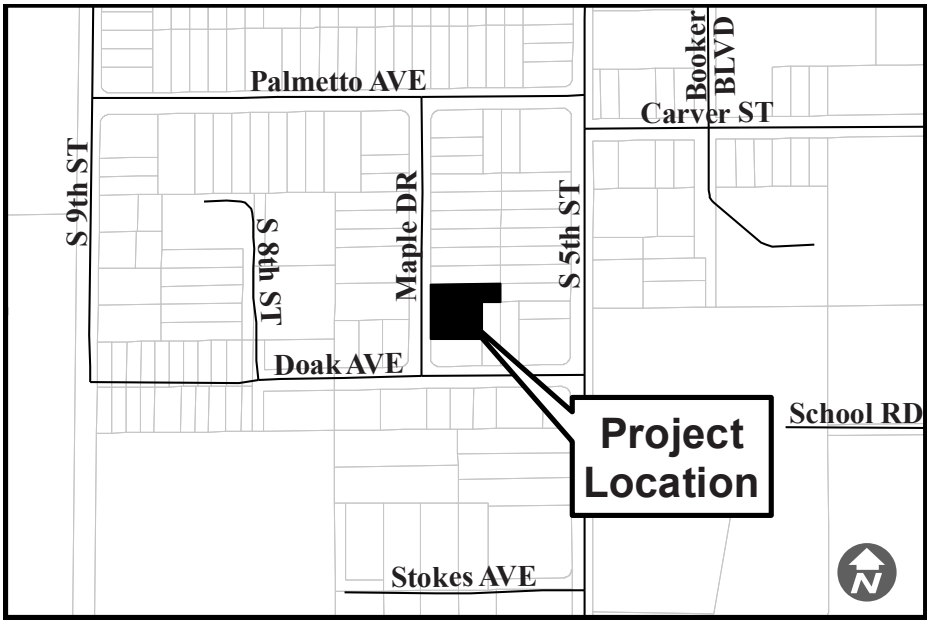
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County H…ner (HEX)** at **9:00 A.M., May 30, 2024**, in the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104, to consider:

PETITION NO. CU-PL20230004316 – LILLY BASS CHURCH OF GOD IN UNITY – REQUEST FOR APPROVAL OF A CONDITIONAL USE TO ALLOW A CHURCH PURSUANT TO LDC SECTION 2.03.02.F.1.c.3 ON ±0.54 ACRES LOCATED ON LOTS 17, 18, & 19, BLOCK 3, PALMETTO PARK SUBDIVISION, ALSO KNOWN AS 626 MAPLE DRIVE, IMMOKALEE, FL 34142 IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.

AND

PETITION NO. PL20240001875 VA – REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 4.02.02 E, TO REDUCE THE REQUIRED MINIMUM LOT AREA FOR CONDITIONAL USES IN THE VR ZONING DISTRICT FROM 1 ACRE TO ±0.54 ACRES FOR THE DEVELOPMENT OF A CHURCH TO BE LOCATED ON LOTS 17, 18, & 19, BLOCK 3, PALMETTO PARK SUBDIVISION, ALSO KNOWN AS 626 MAPLE DRIVE, IMMOKALEE, FL 34142 IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252- 2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

ND-39369761

PUBLIC HEARING
FOR

PUBLIC HEARING NOTICE

Lilly Bass Church of God in Unity
Conditional Use (CU) & Variance (VA)
Petitions No. 20230004316 & 20240001875
HEX: May 30, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422

DA

CONTACT

Attachment: Attachment D - Legal Ad & HEX Sign Posting (28817 : PL20240001875 - Lilly Bass Church of God (Companion VA))

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Doc ID: 28816
Item Summary: Petition No. CU-PL20230004316 – 626 Maple Drive - Lilly Bass Church of God in Unity – Request for approval of a Conditional Use to allow a church pursuant to LDC section 2.03.02.F.1.c.3 on ±0.54 acres located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142 in Section 9, Township 47 South, Range 29 East, Collier County, Florida [Sean Sammon, Planner III] (Companion Item #PL20240001875) Commissioner District 5

Meeting Date: 05/30/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
05/06/2024 2:17 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
05/06/2024 2:17 PM

Approved By:

Review:

Growth Management Community Development Department	David Merino	GMD Approver	Skipped	05/07/2024 2:59 PM
Hearing Examiner (GMD Approvers)	David Merino	Review Item	Completed	05/09/2024 1:31 PM
Zoning	Sean Sammon	Review Item	Skipped	05/06/2024 2:13 PM
Zoning	Ray Bellows	Review Item	Completed	05/13/2024 5:21 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	05/15/2024 4:45 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	05/16/2024 4:20 PM
Zoning	Mike Bosi	Division Director	Completed	05/17/2024 6:57 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/30/2024 9:00 AM	

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION, GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: MAY 30, 2024

SUBJECT: PL20220004316 – CONDITIONAL USE (CU) – LILLY BASS CHURCH OF GOD IN UNITY

APPLICANT/OWNER:

Lilly Bass Church
of God in Unity, Inc
P.O. Box 2506
Immokalee, FL 34143

AGENT:

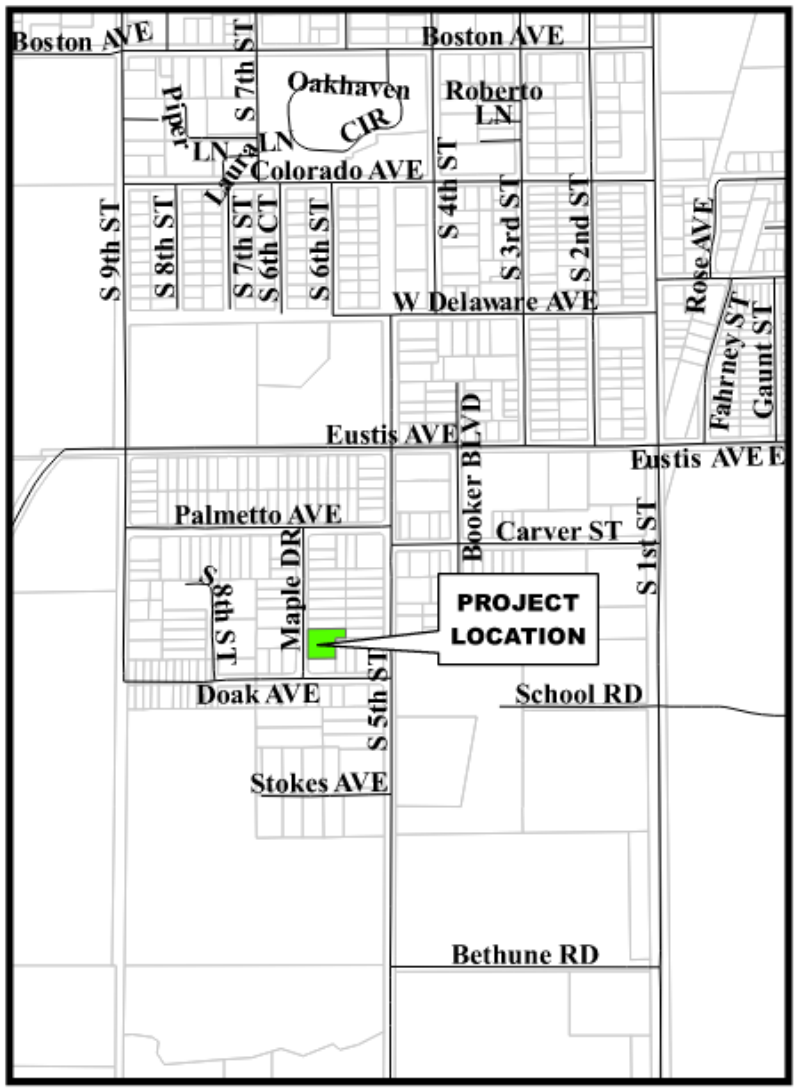
D. Wayne Arnold, AICP
Q. Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, FL 34134

REQUESTED ACTION:

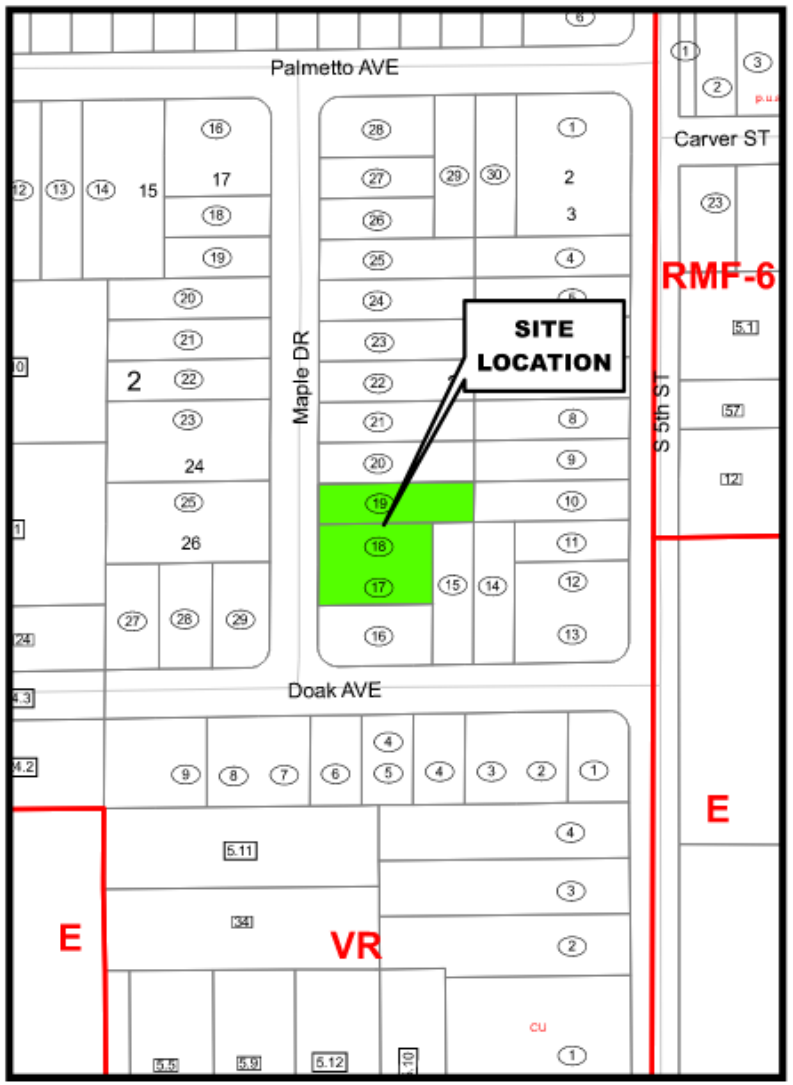
To have the Collier County Hearing Examiner (HEX) consider a request for approval of a Conditional Use to allow a church pursuant to LDC section 2.03.02.F.1.c.3.

GEOGRAPHIC LOCATION:

The ±0.54-acre lot is located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142, in Section 9, Township 47 South, Range 29 East, Collier County, Florida *(See location map on the following page)*



Location Map



Zoning Map

Petition Number: PL20230004316

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 :

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

PURPOSE/DESCRIPTION OF PROJECT:

The agent seeks a Conditional Use to allow for the redevelopment of a church destroyed by a fire on the subject property, folio 65073520002. The subject property is zoned Village Residential (VR) and is approximately 0.54 acres in size. According to the LDC section 2.03.02.F.1.c.3, the VR zoning district allows for churches as a conditional use, and the proposed church on Maple Street in Immokalee, FL, will provide approximately 4,500 square feet of building space for the church that will contain a maximum of 56 seats. The subject property is also within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).

The subject property was previously occupied by a mobile home, under permit number 75-509, and a ±1,000 square feet church, under permit number 78-45A, both included in Attachment C. The church operated from 1978 until September 2022, when a fire destroyed the building. Because of the age of the church, no prior conditional use approval can be documented. At the time of the construction of the church in 1978, it would have been governed by the Immokalee Area Zoning Code, which is no longer in use. According to LDC Section 9.03.03.B.2.,

> "*Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than fifty (50) percent of its actual replacement cost at time of destruction, as determined by a cost estimate submitted to the site development review director, it shall not be reconstructed except in conformity with provisions of the LDC.*"

Since this petition is to redevelop the subject property with a new replacement church that is expanded in size, the provision from the LDC applies, and a conditional use is required for the VR zoning district.

The proposed conditional use will provide for the reconstruction and reconfiguration of the church building, improved parking area and outdoor garden. The proposed structure will comply with all code requirements and development standards of the Village Residential (VR) zoning district. According to the pastor and the agent, the church congregation has ranged in the past from 25-50 congregants. However, the church believes that the new facility will attract additional congregants. Many of the congregants reside in the surrounding neighborhood and walk to the weekly church service.

According to the LDC Section 4.02.02.E, since the subject property is less than the required minimum lot area of 1 acre, this conditional use in the VR zoning district requires a companion variance.

SURROUNDING LAND USE AND ZONING:

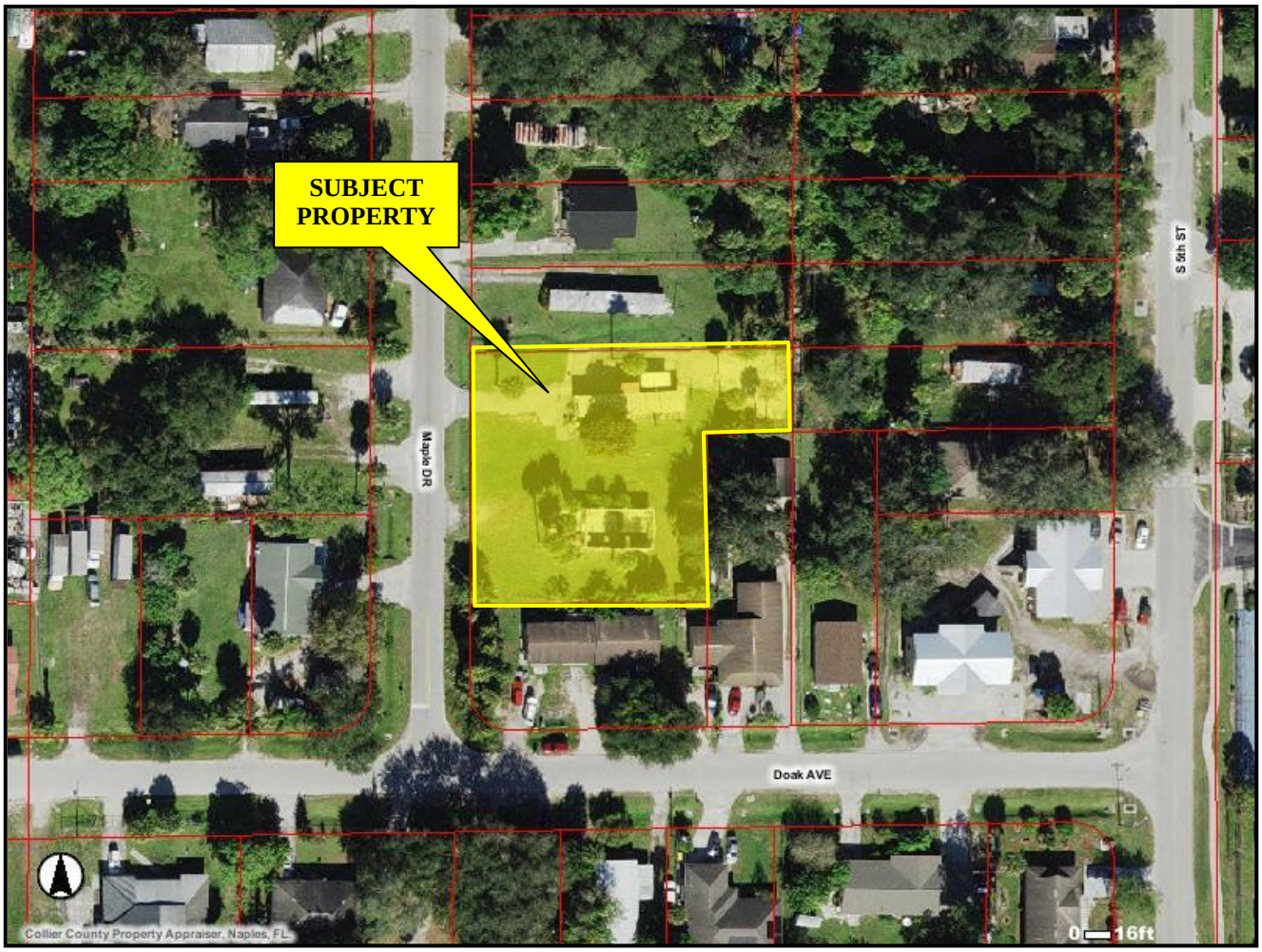
This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is an occupied non-profit/church and zoned Village Residential (VR) zoning district:

North: Developed Residential Mobile Home with a zoning designation of Village Residential (VR) Zoning District and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).

East: Vacant Residential directly east and Developed Single-Family Residential directly southeast, with a zoning designation of Village Residential (VR) zoning district and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 and Zone W-2 (ST/W-1 and ST/W-2).

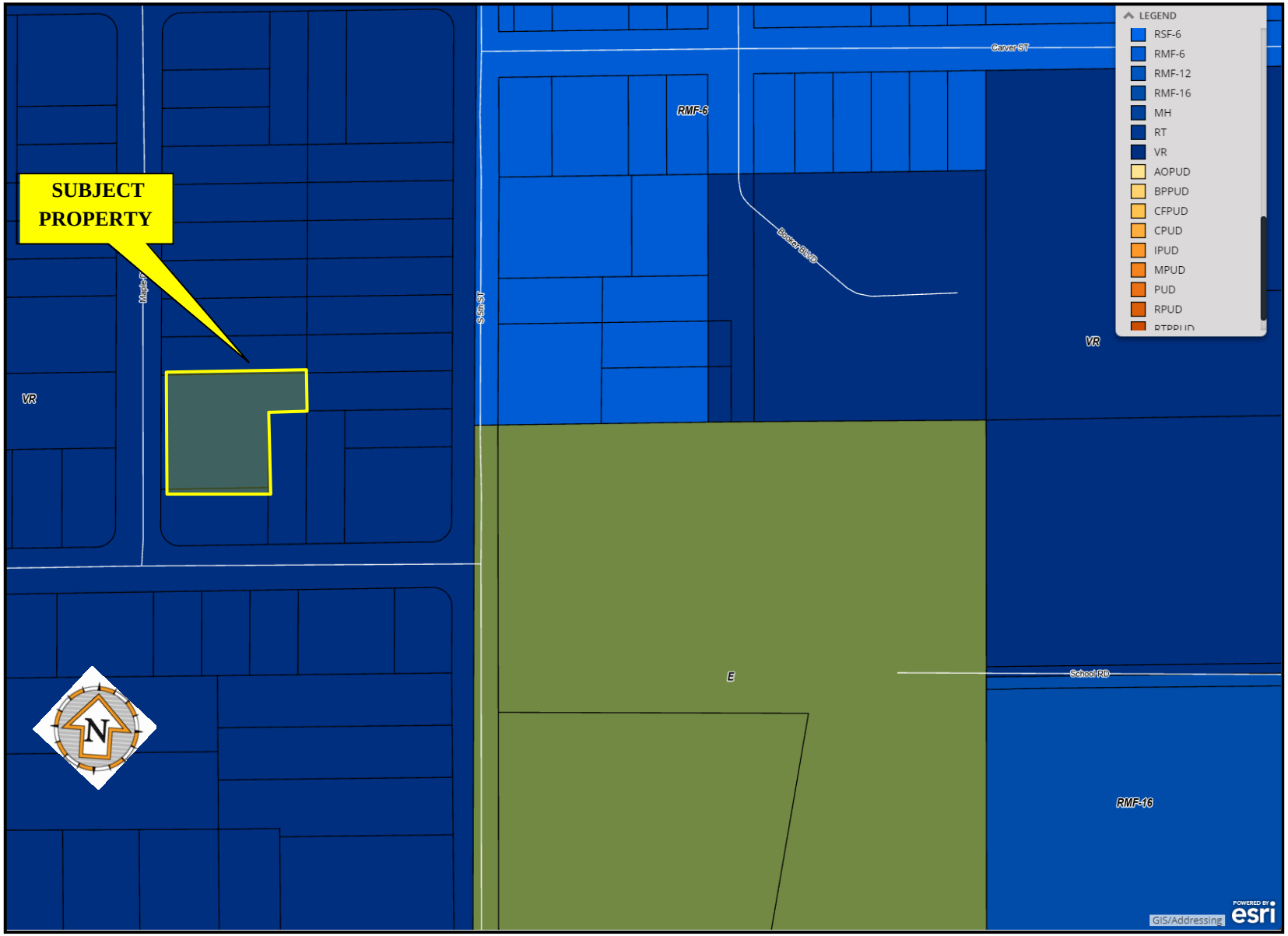
South: Developed multi-family triplex, with a zoning designation of Village Residential (VR) Zoning District and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).

West: Maple Drive Right-of-Way (R.O.W.) and then developed single-family residential to the southwest corner and directly west is developed mobile homes, with a zoning designation of Village Residential (VR) and within the Special Treatment Overlay Wellfield Risk Management Zone W-1 (ST/W-1).



Subject Property Aerial, Source: Collier County Property Appraiser

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of



Base Zoning Map; Source: Collier County GIS/Addressing

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 :

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY & STAFF ANALYSIS:

Comprehensive Planning & Future Land Use Element (FLUE): The subject property is designated within the Urban-Mixed Use District, High Residential Subdistrict, as identified in the Immokalee Area Master Plan (IAMP) and depicted on the Immokalee Master Plan Future Land Use Map of the Collier County Growth Management Plan (GMP).

The Urban-Mixed Use District states, "Non-residential uses allowed within the Residential subdistricts include […] churches, […] as defined in the Land Development Code, except as may be limited within a specific subdistrict or overlay. The site is zoned Village Residential (VR). The requested use, "Churches," is a conditional use in the VR district as listed in Section 2.03.02 F.1.c.3. of the Collier County Land Development Code (LDC).

In reviewing Policies 5.6 and 7.1 - 7.4 (shown below) of the Future Land Use Element (FLUE), staff provides the following 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 in its entirety to perform the compatibility analysis.]**

FLUE 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 subject site does not abut any arterial or collector roads.]**

FLUE 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. **[Given the small size of the site and its proposed use, there will be no internal road system. A single access point will serve the site.]**

FLUE Policy 7.3: All new and existing developments shall be encouraged to connect their local streets and their interconnection points with adjoining neighborhoods or other developments regardless of land use type. **[The conceptual site drawing demonstrates one direct access point onto Maple DR. The lot is surrounded by developed residential properties that inhibit the capability of road interconnections, and due to its size, an interconnected lot would not be feasible nor beneficial. When considered on a greater scale, the Palmetto Park subdivision features a grid-based road system, allowing for multiple navigation routes to this location.]**

FLUE 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. **[The use must comply with the open space and sidewalk requirements established within the LDC. A church, although by definition is not considered a civic facility, does have the potential to be purposed as such when utilized as a**

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

public meeting place or polling place, and promotes cultural activities of an educational and religious nature. As the proposed use is not a residential development, the policy regarding a range of housing prices and types and a blend of densities is not applicable to the project.]

CONCLUSION: Based upon the above analysis, staff finds the subject petition may be deemed consistent with the Immokalee Area Master Plan of the Growth Management Plan.

Zoning Review: The proposed use for a church is allowed in the VR zoning district as a conditional use according to LDC Section 2.03.02.F.1.c.3. The original church was permitted and built in 1978; however, this structure burned down and was destroyed in September 2022. Since this church will replace and expand the original church, a conditional use is required. Staff agrees with the agent that this will improve the subject property and that it is compatible with the surrounding neighborhood since the prior church existed for over 40 years with no recorded code enforcement issues, complaints, or nuisance issues. Since most of the congregation of the church lives within the immediate vicinity of the subject property, this will be a benefit to the community.

The agent provided staff with 10 conditions of approval; staff's responses are in bold:

1. Seating for the religious facility use shall be limited to a maximum of 56 seats.
   Staff agrees, the seat maximum proves expansion from the original church and will determine the minimum parking requirement for the site.

2. Weekday and weekend hours are limited to 8:00 AM to 10:00 PM. Hours for services on religious holidays shall not be subject to the above specified hours.
   Staff agrees that these proposed hours can be supported as long as amplified sound is not produced in the evening hours.

3. No outdoor amplified sound shall be permitted unless permitted under a Temporary Use Permit for a special event.
   Staff agrees that only amplified sound shall be permitted under a Temporary Use Permit for specific events.

4. The maximum total daily trip generation shall not exceed 47 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.
   Staff agrees with Transportation Review staff's analysis of the PM peak hour trip generation of the site found in the Transportation Element section below.

5. Special events (operated by the church) are limited to twelve (12) per calendar year and are subject to a Temporary Use Permit as required, in accordance with the LDC.
   Staff agrees because this is equivalent to one (1) special event a month, which is reasonable considering each event will be subject to a Temporary Use Permit.

6. Daycare services, school, or food service will not be offered on site, unless in conjunction with and during a church service or a permitted special event.
   Staff agrees since this won't require a separate conditional use and will be additional service for church services or other events.

7. Leasing of the church facility to outside groups or use by other groups is prohibited. The religious facility is permitted to allow for accessory non-worship services to the approved religious facilities use, which includes community meetings, civic associations, church youth and elder meetings, guest speakers, neighborhood meetings, boy and girl scouts, alcoholics anonymous and other self-help groups and social service clubs, which commonly utilize religious facility space for community activities.
   Staff agrees since these supplemental programs can benefit the community at large in a holistic manner and not just limit itself to church services.

8. For services or other periods or events of significant traffic generation, as determined by Collier County staff, the church shall provide traffic control by law enforcement or a law enforcement-approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by the Collier County Transportation Engineering Division Director or designee.
   Staff agrees so as to prevent any temporary congestion since this church is just north of the Maple Drive and Doak Avenue intersection. There will only be one access point into the property, which won't be an obstruction to the residential properties along Maple Drive.

9. Alcoholic beverages, other than those used for religious ceremonial purposes, are prohibited on-site.
   Staff agrees in order to protect the integrity and safety of the use of the church.

10. Project site light poles, structures, and fixtures will be shielded away from residential property lines.
    Staff agrees that this will reduce the proposed church's impact on the adjacent properties and support its compatibility with the neighborhood by reducing physical nuisances such as light, sound, smell, etc.

The agent conducted the Neighborhood Information Meeting (NIM) without any opposition. The agent provided a thorough explanation of the companion projects, and there was no opposition to the proposed petition at the conclusion of the NIM. Therefore, with all aforementioned factors considered, Zoning Staff is recommending **approval** for the conditional use petition and the companion variance petition.

Transportation Element: The project is consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan, which states,

> *"The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development,*

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

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with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five-year AUIR planning period unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occurs:

a. *For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*

b. *For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*

c. *For all other links, the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*

Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."

According to the Transportation Impact Statement (TIS) dated October 20, 2023, provided with this petition, the proposed Lily Bass Church Conditional Use will generate a projected total of +/- 6 PM peak hour two-way weekday trips and 47 peak hour two-way weekend trips on the following roadway segments with the listed weekday capacities according to the 2022 and 2023 AUIR:

Roadway/ID	Link	Current Peak Hour Peak Direction Service Volume/Peak Direction	2022 AUIR LOS	2022 AUIR Remaining Capacity	2023 AUIR LOS	2023 AUIR Remaining Capacity
Immokalee Road/46.0	Oil Well Rd to SR-29	900/East	D	138	D	71

Note: The proposed development has a de minimis (less than 1%) impact on the adjacent roadway segments.

Based on the 2022 and 2023 AUIR, the adjacent roadway network has sufficient capacity to accommodate the proposed new trips for this development within the 5-year planning period. Additionally, the proposed development represents a de minimis impact on the adjacent road network. Therefore, the subject Rezone can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan.

Transportation Review: The Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC and recommends approval of this development.

Landscape Review: The buffers on the concept plan are consistent with the LDC.

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

Conservation & Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site has been cleared; no preservation is required.

Environmental Review: Environmental Services staff has reviewed the Conditional Use petition to address environmental concerns. The property was historically cleared of vegetation for agricultural uses. The property has been maintained devoid of native midstory vegetation and ground cover; the existing trees onsite do not meet the native vegetation preservation requirements of LDC Section 3.05.07.A; as such, no preservation of native vegetation is required.

CONDITIONAL USE CRITERIA:

Before any Conditional Use recommendation can be offered to the Hearing Examiner (HEX), staff must make findings that: 1) approval of the Conditional Use will not adversely affect the public interest and will not adversely affect other properties or uses in the same district of the neighborhood, and 2) all specific requirements for the individual Conditional Use will be met; and 3) satisfactory provisions have been made concerning the following matters, where applicable. Staff's comments and analysis to the applicant's responses are in *italics*:

1. **Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.**

   The property is located in the Immokalee community and is subject to the Immokalee Area Master Plan. The property is designated Urban-Mixed Use District, High Residential Subdistrict on the Immokalee Future Land Use Map. The Urban-Mixed Use District provides for residential development as well as non-residential uses such as home-based businesses, civic uses, schools, daycare centers, churches, libraries, and other community facility uses. The proposed church use is consistent with the Immokalee Area Master Plan.

   The property is zoned Village Residential (VR). The VR zoning district permits a variety of land uses by right, and conditional use #3 allows for churches. The site will comply with all development standards of the VR development standards as demonstrated on the attached conditional use site plan.

   Zoning Staff Comment: The proposed use is allowed as a conditional use per the Land Development Code Section 2.03.02.F.1.c.3. The application is consistent with the request for a conditional use and satisfies the Future Land Use Element Policies 5.6, 7.1, 7.2, 7.3, and 7.4. A variance is required based on LDC Sec. 4.02.02.E. since the subject property is less than the minimum lot area of 1 acre for a Conditional Use in the VR zoning district.

2. **Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

The site has direct access to Maple Drive, as it has had since construction of the original church in 1978. The site will be greatly improved with access aisles that comply with current LDC standards for ingress, egress, and parking requirements.

Zoning Staff Comment: The proposed primary access off Maple Drive is consistent with the LDC standards. Automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe, will be observed with per conceptual site plan complying with current LDC requirements and standards.

3. **Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.**

The site has been utilized as a small congregant church since 1978 until a fire destroyed the structure. The applicant is unaware of any complaints that have resulted from the indoor worship that has taken place on the property for the past 46 years. There will be no negative noise, odor, or economic impact to neighboring properties.

Zoning Staff Comment: Staff concurs with agent that the proposed conditional use will be compatible with the surrounding neighborhood since the previous church existed for more than 45 years with no code violations for any nuisances. This conditional use will replace the church destroyed by a fire in 2022.

4. **Describe the site and the proposed use's compatibility with adjacent properties and other properties in the district.**

The redevelopment of the site will result in a site and building that complies with current land development and building codes. The site will have a surface water management system meeting current County standards, and the site will provide code compliant landscape buffers to separate the building and parking areas from adjacent properties. The new church building will also comply with current building code requirements, which will be an improvement over the previous building condition, which did not comply with current County codes.

Zoning Staff Comment: Staff is supportive of the planned site redevelopment, which will comply with current code standards. This will improve the site that the church has occupied for more than 45 years and will reactivate a use for the subject property that has been sitting idle for the past couple of years.

5. **Please provide any additional information which you may feel is relevant to this request.**

The proposed CU will allow the redevelopment of the site, which has been used as a church since 1978. The new facility will be in full compliance with the current Land Development Code and consistent with the Immokalee Area Master Plan.

Zoning Staff Comment: Staff concurs that redeveloping the destroyed church to comply with current LDC standards on the same property it existed on prior to the fire will help improve the property and its neighborhood.

Based on the above findings, this conditional use is recommended for approval.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

This project does not require Environmental Advisory Council (EAC) review, as it did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was held on Tuesday, February 20, 2024, at 750 South 5th Street, Immokalee, FL 34142, known as CareerSource SWFL Conference Room, at 5:30 PM. The transcript of the NIM is attached to the staff report within the Backup Package (Attachment A). There were no new commitments made by the agent aside from what was already proposed. In total, there were 14 people in attendance. The only question from the public was how the parking ratio is determined and the applicant responded with design standards complying with code requirements for the subject property and the land use, and if required, any necessary reductions in required parking can be sought administratively.

CONCURRENT LAND USE APPLICATIONS:

There is a concurrent land use application for the Variance, PL202400018785, which is under review at the present time.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) a make determination of **APPROVAL,** subject to the following conditions:

1) This approval is on condition that the companion Variance is also approved, PL20240001875.
2) Seating for the religious facility use shall be limited to a maximum of 56 seats.
3) Weekday and weekend hours are limited to 8:00 AM to 10:00 PM. Hours for services on religious holidays shall not be subject to the above specified hours.
4) No outdoor amplified sound shall be permitted unless permitted under a Temporary Use Permit for a special event.
5) The maximum total daily trip generation shall not exceed 47 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.
6) Special events (operated by the church) are limited to twelve (12) per calendar year and are subject to a Temporary Use Permit as required, in accordance with the LDC.

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

7) Daycare services, school, or food service will not be offered on site, unless in conjunction with and during a church service or a permitted special event.
8) Leasing of the church facility to outside groups or use by other groups is prohibited. The religious facility is permitted to allow for accessory non-worship services to the approved religious facilities use, which includes community meetings, civic associations, church youth and elder meetings, guest speakers, neighborhood meetings, boy and girl scouts, alcoholics anonymous and other self-help groups and social service clubs, which commonly utilize religious facility space for community activities.
9) For services or other periods or events of significant traffic generation, as determined by Collier County staff, the church shall provide traffic control by law enforcement or a law enforcement-approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by the Collier County Transportation Engineering Division Director or designee.
10) Alcoholic beverages, other than those used for religious ceremonial purposes, are prohibited on-site.
11) Project site light poles, structures, and fixtures will be shielded away from residential property lines.

ATTACHMENTS:

A. Backup Package
B. Conceptual Site Plan
C. Original Building Permits 75-509 & 78-45A
D. Legal Ad & HEX Sign Posting

Attachment: Staff Report - CU-PL20220004316 - Lilly Bass Church of God in Unity [Revision 1] (28816 : PL20230004316 - Lilly Bass Church of

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 30, 2023

Mr. Sean Sammons
Collier County Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

RE: Lilly Bass Church of God in Unity (PL20230004316), Submittal 1

Dear Mr. Sammons:

An application for a Conditional Use (CU) is being filed electronically for review. The subject property is 0.54+/- acres in size and is located at 626 Maple Drive. The Conditional Use proposes to permit a 56-seat church on three VR zoned lots.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application for Conditional Use
3. Evaluation Criteria
4. Pre-app Notes
5. Affidavit of Authorization
6. Addressing Checklist
7. Property Ownership Disclosure Form
8. Warranty Deed(s)
9. Boundary Survey
10. Plat Book 5 Pg 4
11. Conceptual Site Plan
12. Conditions of Approval
13. Aerial Photograph
14. FLUCCS Map
15. TIS

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

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

Sincerely,



D. Wayne Arnold, AICP

c: Lilly Bass Church of God in Unity, Inc.
GradyMinor File (LBC)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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APPLICATION FOR PUBLIC HEARING FOR: CONDITIONAL USE

LDC Section 10.08.00 & Code of Laws section 2-83 – 2-90
Chapter 3 C.1 of the Administrative Code

PETITION NO (PL)
PROJECT NAME
DATE PROCESSED

To be completed by staff

☐ A CONDITIONAL USE TO BE HEARD BY THE PLANNING COMMISSION AND BOARD OF ZONING APPEALS

■ A MINOR CONDITIONAL USE TO BE HEARD BY THE OFFICE OF THE HEARING EXAMINER

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Lilly Bass Church of God in Unity, Inc.

Name of Applicant if different than owner:

Address: PO Box 2506 **City:** Immokalee **State:** FL **ZIP:** 34143-2506

Telephone: 239.503.4333 **Cell:** **Fax:**

E-Mail Address: mike@hfarchitects.net

Name of Agent(s): D. Wayne Arnold, AICP

Firm: Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: 239-947-1144 **Cell:** **Fax:**

E-Mail Address: warnold@gradyminor.com / sumpenhour@gradyminor.com

BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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ASSOCIATIONS

Required: List all registered Home Owner Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at http://www.colliergov.net/Index.aspx?page=774.

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** FL **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

PROPERTY INFORMATION

On separate page, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Property I.D. Number: 65073520002 **Plat Book:** N.A. **Page #:** N.A.
Section/Township/Range: 9 / 47 / 29
Subdivision: Palmetto Park (PB 5 PG 4) **Lot:** 17, 18 & 19 **Block:** 3
Metes & Bounds Description: See Boundary Survey
Size of Property: 156+/- **ft. X** 150+/- **ft. =** 23,500+/- **Total Sq. Ft. Acres:** 0.54+/-
Address/ General Location of Subject Property:
626 Maple Drive

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	VR (ST/W-1)	Residential
S	VR (ST/W-1)	Residential
E	VR (ST/W-1 and ST/W-2)	Residential
W	VR (ST/W-1)	Residential

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property: (If space is inadequate, attach on a separate page)

Section/Township/Range: N.A. / N.A. / N.A.

Lot: N.A. **Block:** N.A. **Subdivision:** N.A.

Plat Book: N.A. **Page #:** N.A. **Property I.D. Number:** N.A.

Metes & Bounds Description: N.A.

CONDITIONAL USE REQUEST DETAIL

Type of Conditional Use:
This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the VR (ST/W-1) **zoning district** for Church **(type of use)**.

Present Use of the Property: Church

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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EVALUATION CRITERIA

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.
b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.
d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
e. Please provide any additional information which you may feel is relevant to this request.

Deed Restrictions: The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.

Previous land use petitions on the subject property: To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

NO

Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☒ No ☐ Yes (If yes please provide copies.)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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STATEMENT OF UTILITY PROVISIONS FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Lilly Bass Church of God in Unity, Inc.

Address: PO Box 2506 **City:** Immokalee **State:** FL **ZIP:** 34143-2506

Telephone: 239.503.4333 **Cell:** _____ **Fax:** _____

E-Mail Address: mike@hfarchitects.net

Address of Subject Property (If available): 626 Maple Drive

City: Immokalee **State:** FL **ZIP:** 34142

LEGAL DESCRIPTION

Section/Township/Range: 9 / 47 / 29

Lot: 17,18,19 **Block:** 3 **Subdivision:** Palmetto Park (PB 5 PG 4)

Plat Book: 5 **Page #:** 4 **Property I.D. Number:** 65073520002

Metes & Bounds Description: _____

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

a.	County Utility System	☐	
b.	City Utility System	☐	
c.	Franchised Utility System	☒	Provide Name: Immokalee Water Sewer District
d.	Package Treatment Plant	☐	(GPD Capacity): _____
e.	Septic System	☐	

TYPE OF WATER SERVICE TO BE PROVIDED

a.	County Utility System	☐	
b.	City Utility System	☐	
c.	Franchised Utility System	☒	PROVIDE NAME Immokalee Water Sewer District
d.	Private System (Well)	☐	

Total Population to be served: Not applicable - existing connection

Peak and Average Daily Demands:

A. Water-Peak: _____ Average Daily: _____

B. Sewer-Peak: _____ Average Daily: _____

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: Existing connection

Narrative statement: Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

N.A.

County Utility Dedication Statement: If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

N.A.

Statement of Availability Capacity from other Providers: *Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.*

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of F.S. §695. A recorded copy of the Memorandum or Notice shall be provided to the assigned Principal Planner, Zoning Services Department, within 15 days of recording of said Memorandum or Notice.

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
■ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting, and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	☒	☐
Cover letter briefly explaining the project	1	☑	☐
Pre-Application Notes	1	☑	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	☑	☐
Boundary Survey	1	☐	☑
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	☐	☑	☐
Plans showing proposed location for utilities, if required	☐	☐	☑
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☐	☐	☑
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☐	☐	☑
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☐	☐	☑
Architectural Rendering of Proposed Structure(s), if applicable	1	☐	☑
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☑	☐
Statement of utility provisions (with all required attachments & sketches)	1	☐	☑
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☐	☑
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☐	☑
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	☑
Traffic Impact Study (TIS) or waiver	1	☐	☑
Historical and Archeological Survey, or waiver	1	☐	☑
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

Planners: Indicate if the petition needs to be routed to the following additional reviewers:

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay
☐	Conservancy of SWFL: Nichole Johnson	☐	GMD Graphics
☐	City of Naples: Robin Singer, Planning Director	☐	Utilities Engineering: Eric Fey
☐	Parks and Recreation: Barry Williams	☐	Immokalee Water/Sewer District:
☐	Other:	☐	School District (Residential Components): Amy Lockheart

Communication Towers:

☐	Mosquito Control	☐	Collier County Airport Authority
☐	Naples Airport Authority		

Commercial Mining:

☐	Impact Fees

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- ☐ **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☐ **Conditional Use Application Fee:** $4,000.00
  - When filed with Rezone Petition: $1,500.00
  - Additional fee for 5th and subsequent reviews: 20% of original fee
- ☐ **Comprehensive Planning Consistency Review:** $300.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- ☐ **Transportation Fee, if required:**
  - Methodology Review Fee: $500.00
  - Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- ☐ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** $500.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

D. Wayne Arnold

Agent/Owner Signature

10-10-2023

Date

D. Wayne Arnold, AICP

Agent/Owner Name (please print)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Public Participation Requirements

LDC Section 10.03.06 B. or C.
Chapter 8 of the Administrative Code

Notice for Minor Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the Hearing Examiner's receipt of the staff report and application materials in accordance with the applicable sections of the Administrative Code. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised Hearing Examiner hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised Hearing Examiner hearing date.

Public Hearing for Minor Conditional Use Petitions

Hearing Examiner: The Hearing Examiner shall hold at least 1 advertised public hearing. See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

Notice for Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the advertised public hearing. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised public hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised public hearing date.

Public Hearing for Conditional Use Petitions

Environmental Advisory Committee (EAC): The EAC shall hold at least 1 advertised public hearing, if required.

Collier County Planning Commission (CCPC): The CCPC shall hold at least 1 public hearing.

Board of Zoning Appeals (BZA): The BZA shall hold at least 1 advertised public hearing.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Lilly Bass Church of God in Unity (PL20230004316)

Evaluation Criteria

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

Provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

Narrative

The Conditional Use proposes to permit a maximum 56-seat, 4,500 square feet, church on three VR zoned lots on Maple Street in Immokalee. The VR zoning district permits a church as conditional use #3 on the list of permitted conditional uses. The site was previously occupied by a 1,000 +/- square feet church and mobile home. The former church had been operating since 1978 until September 2022, when a fire destroyed the church building. Because of the age of the church, no prior conditional use approval can be documented. At the time of construction of the church in 1978, it would have been governed by the Immokalee Area Zoning Code which is no longer in use.

The proposed conditional use site plan identifies the proposed reconfiguration of the church building, improved parking area and outdoor garden. The proposed structure will comply with all building setbacks and development standards of the Village Residential (VR) zoning district.

The proposed 14 parking spaces will support a 56-seat worship area. The church congregation has ranged in the past from 25-50 congregants; however, the church believes that the new facility will attract additional congregants. Many of the congregants reside in the immediate area and walk to the weekly church service. The 14 parking spaces that can now be provided on-site will be marked and is a great improvement over the former site condition which did not have paved and marked parking spaces.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.

   The property is located in the Immokalee community and is subject to the Immokalee Area Master Plan. The property is designated Urban-Mixed Use District, High Residential Subdistrict on the Immokalee Future Land Use Map. The Urban-Mixed Use District provides for residential development as well as non-residential uses such as home-based businesses, civic uses, schools, day care centers, and churches, libraries and other community facility uses. The proposed church use is consistent with the Immokalee Area Master Plan.

   CCME Objective 6.1 and Policy 6.1.1 establish preservation standards for native vegetation. The project site has been previously developed and there is no native

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

vegetation on the property. Goal 7 and related policies attempt to direct incompatible land uses away from listed animal species and habitats. There are no listed species on the site and the proposed church is replacing a former church that was destroyed by fire.

The property is zoned Village Residential (VR). The VR zoning district permits a variety of land uses by right and conditional use #3 allows for churches. The site will comply with all development standards of the VR development standards as demonstrated on the attached conditional use site plan. No deviations or variances are proposed for the redevelopment of the site.

b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The site has direct access to Maple Drive, as it has since construction of the original church in 1978. The site will be greatly improved with access aisles that comply with current LDC standards for ingress, egress and parking requirements.

c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

The site has been utilized as a small congregant church since 1978, until a fire destroyed the structure. The applicant is unaware of any complaints that have resulted from the indoor worship that has taken place on the property for the past 45 years. There will be no negative noise, odor or economic impact to neighboring properties.

d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The redevelopment of the site will result in a site and building that complies with current land development and building codes. The site will have a surface water management system meeting current County standards, and the site will provide code compliant landscape buffers to separate the building and parking areas from adjacent properties. The new church building will also comply with current building code requirements which will be an improvement over the previous building condition which did not comply with current County codes.

d. Please provide any additional information which you may feel is relevant to this request.

The proposed CU will allow redevelopment of the site which since 1978 has been utilized as a church. The new facility will be in full compliance with the current Land Development Code and it is consistent with the Immokalee Area Master Plan.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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(239) 252-2400

Zoning Pre-Application Meeting Notes

Petition Type: Conditional Use (CU) & Variance (VA) COMPANION Petitions

Date and Time: Thursday 3/30/23 at 1:30 PM - ZOOM

Assigned Planner: Sean Sammon

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Lilly Bass Church of God In Unity (CU) Lilly Bass Church of God In Unity (VA)

PL #: 20230004316 (CU) 20230004319 (VA)

Property ID #: 65073520002 **Current Zoning:** Village Residential (VR)

Project Address: 622 Maple Dr. 626 Maple Dr. **City:** Immokalee **State:** FL **Zip:** 34142

Applicant: Grady Minor - Sharon Umpenhour

Agent Name: D.Wayne Arnold, AICP **Phone:** 239-947-1144

Agent/Firm Address: 3800 Via Del Rey **City:** Bonita Springs, FL **State:** FL **Zip:** 34134

Property Owner: Lilly Bass Church of God in Unity Inc.

Please provide the following, if applicable:

i. **Total Acreage:** 0.54

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

ZONING - SEAN SAMMON - SEE ATTACHED NOTES ON PAGE 2.A.1-2.A.2

COMP PLANNING - RACHEL HANSEN - SEE ATTACHED EMAIL WITH NOTES ON PAGE 2.B

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Lilly Bass Church of God in Unity (CU)– PL20230004319 – Pre-App Notes – Zoning – Sean Sammon

March 30, 2023; 1:30 pm

- Applicant – Proposed Conditional Use to allow redevelopment of the previously existing church.
  - This is a companion item to PL20230004319 – VA
  - SDP application on file from November 30, 2022: PL20220006910
- Subject Property: ±0.54 acres located within the Village Residential (VR) Zoning District
- Zoning determinations:
  - Rebuilding the church will increase in size & considered an intensification requiring CU
  - According to LDC Sec. 2.03.02.F.1.c.2., Churches are a Conditional Use in the VR zoning district, subject to the standards and procedures in LDC Sec. 10.08.00
- **Q&A With Applicant:**
  - When was the church established? According to PA:
    - *Church was built & established first in 1978; currently services are conducted in a tent on site due to the fire damage last year. All that is currently existing on site is the Mobile Home, to be removed, and the Church walls that remain.*
  - What will the overall area (SF) be for the newly rebuilt church?
    - *Plan to be rebuilt into a 4800 SF church*
  - How many seats will be installed with the new church?
    - *Total seats will be 48*
  - What is the population of the congregation? Estimate
    - *Approximately 50 people*
  - What are the proposed hours of operation/services?
    - *There are services typically, Sunday from 8am – 12pm and Wednesday and Friday, varying hours. Will be addressed more in the history section of the narrative*
  - Will there be any other amenities on site that will be included? Signs, gates, etc.?
    - *No, no bell tower, nothing but what is considered contemporary*
- **Conditional Use process will reference LDC Sec. 10.08.00**

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

- Complete application in entirety, and please provide narrative statement responding to evaluation criteria on page 4 of the application
  - Be sure to respond in detail to all criteria on page 4, a-e
    - a. Consistency with LDC and GMP
    - b. Existing or planned ingress and egress to property and proposed structure for traffic and pedestrian safety, fire access, etc.
    - c. How CU impacts neighboring properties for noise/glare/economic impact/odor
    - d. How site and use is compatible with adjacent properties and the district
    - e. Additional info relevant to the request
  - The subject property is not in a historical/archaeological probability area
- Compatibility and Adjacent properties:
  - There may be compatibility issues to be addressed such as noise
- For any Environmental questions/concerns, please contact Craig Brown, Environmental Supervisor, at Craig.Brown@colliercountyfl.gov or 239-252-2548.
- For Utility, water, sewer questions, please contact the executive director and general manager, Sarah Catala, SarahCatala@iw-sd.com
- **Requires at least one Neighborhood Information Meeting (NIM)**
  - Subject Property located in Urban Area, notification to surrounding properties within 500'
  - One NIM required and completed at least 15 days before advertised HEX hearing
  - Advertised and mailed written notice to property owners in notification are 15 days prior to NIM and also 15 days prior to hearing *(only applies to CU)*
- **Requires at least one advertised HEX public hearing (HEX)**
  - Public Notice requirements LDC Sec. 10.03.06 C. *(only applies to CU)*
    - Mailed notifications & newspaper advertisements
    - One advertised HEX public hearing *(applies for both CU & VA)*
  - **Decision Maker: Hearing Examiner**
  - **HEX: The VA & CU will be separate items; separate staff reports, separate titles referencing the companion items; HEX determination will be separate but associated – either both approved, or both denied**
- Any further questions, please contact me at Sean.Sammon@colliercountyfl.gov – (239) 252-8422

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

ThomasClarkeVEN

From: HansenRachel
Sent: Thursday, March 30, 2023 3:17 PM
To: ThomasClarkeVEN
Cc: SammonSean
Subject: Lilly Bass Church of God in Unity - Conditional Use-PL202300004316 notes

Hi Tom,

Below are my notes for the conditional use petition. Comp planning doesn't provide notes for variances.

The subject property is within the Urban—Mixed Use District and High Residential Subdistrict of the Immokalee Area Mas Plan. Nonresidential uses allowed in the Residential subdistricts include churches, making the proposed use consistent wit the Immokalee Area Master Plan.

Rachel Hansen
Planner III
Planning & Zoning Division
Rachel.Hansen@colliercountyfl.gov
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: (239) 252-1442

Collier County

Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Thursday, March 30, 2023 11:43 AM
To: StoltsAnthony <Anthony.Stolts@colliercountyfl.gov>; AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; EastleyKatherine <Katherine.Eastley@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopfParker <Parker.Klopf@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; HarringtonSarah <Sarah.Harrington@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: SammonSean <Sean.Sammon@colliercountyfl.gov>
Subject: Pre-App Research for both Companion Items - Lilly Bass Church of God in Unity - Conditional Use-PL20230000431 & Variance -PL20230004319- Zoom Pre-App Today at 1:30pm

Good Morning All,

Please see the attached Pre-App Research for **Lilly Bass Church of God in Unity (CU)-PL20230004316**
We will also discuss the Companion: **Lilly Bass Church of God in Unity (VA) - PL20230004319**

PA 3.B.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Meeting Notes

LANDSCAPE – MARK TEMPLETON – See ATTACHED EMAIL NOTES ON PAGE 3.A.

TRANSPORTATION – MIKE SAWYER – See ATTACHED EMAIL NOTES ON PAGE 3.B.

ENVIRONMENTAL – CHRIS BROWN – See ATTACHED EMAIL NOTES AND CHECKLISTS – PAGES 3.C.1 – 3.C.6.

Other required documentation for submittal (not listed on application):

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

ThomasClarkeVEN

From: TempletonMark
Sent: Thursday, March 30, 2023 1:57 PM
To: ThomasClarkeVEN
Subject: RE: Pre-App Research for both Companion Items - Lilly Bass Church of God in Unity - Conditional Use-PL202300004316 & Variance -PL20230004319- Zoom Pre-App Today at 1:30pm

Hi Thomas,
Landscape notes below:
Label buffers on the CU plan-
15' Type B required along the East (property appraiser indicates single family use)
15' Type B along the South (property appraiser indicates multi-family use)
10' Type D along the West
15' Type B along the North

Respectfully,

Mark Templeton, RLA
Principal Planner/Landscape Review

Collier County
Development Review Division
Exceeding Expectations, Every Day!

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2475

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!
Disclaimer- this email is not to be interpreted as an endorsement or approval of any permit, plan, project, or deviation from t Land Development Code.

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Thursday, March 30, 2023 11:43 AM
To: StoltsAnthony <Anthony.Stolts@colliercountyfl.gov>; AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; EastleyKatherine <Katherine.Eastley@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopfParker <Parker.Klopf@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; HarringtonSarah <Sarah.Harrington@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: SammonSean <Sean.Sammon@colliercountyfl.gov>

Page 3.A.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

ThomasClarkeVEN

From: SawyerMichael
Sent: Thursday, March 30, 2023 1:47 PM
To: ThomasClarkeVEN; SammonSean
Subject: Lily Bass Church Pre App Notes

Please check the TIS required box on the pre-app checklist as well as note that the methodology meeting with Transportation Planning will be by email to staff.

Please also add the following notes:

Transportation Planning: A TIS is required for the proposed CU. A methodology meeting by email is required; provide a note on the TIS cover sheet that review and meeting fees will be collected at the time of CU submittal. Address all transportation elements of the GMP. Provide a Condition for a trip (cap) limit based on T using standard language: *"The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."* Also, provide a Condition to require traffic control for services and events using standard language: "For services and other periods and events of significant traffic generation, as determined by Collier County staff, the property owner shall provide traffic control by law enforcement or a law enforcement approved service provider as directed by Collier County staff, with staffing a at location(s) as directed by the Collier County Transportation Administrator or his designee."

Respectfully,

Michael Sawyer
Project Manager II
Transportation Management Services Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Page 3.3

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, April 05, 2023 12:36 PM
To: ThomasClarkeVEN
Subject: RE: Pre-App Research for both Companion Items - Lilly Bass Church of God in Unity - Conditional Use-PL202300004316 & Variance -PL20230004319- Zoom Pre-App Today at 1:30pm
Attachments: Conditional Use checklist short REVISED 7-12-2016.doc; Environmental data Checklist updated Decemb 2016.doc

Thomas,

1. Please provide Environmental Data: Please provide FLUCFCS aerial map of the subject property plea include the invasive exotic plant percentage amounts and indicate which FLUCFCS are being consider Native Vegetation. Identify on a current aerial the acreage, location and community types of all upland and wetla habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), a provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at t scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. In a separa report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicab include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natu flowways or other natural land features, located on abutting properties.

2. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). (10% prese preservation required.) Label the Master plan, **" No Preservation Required".**

3. **Please address how the proposed project is consistent with Conservation Coastal Management Element (CCME) Policy 6.1 and Objective 7.1.**
4. Explain how the project meets or exceeds the native vegetation requirements and minimizes impacts to listed species as required in the CCME. (The Preservation Requirement is 10%).
5. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species. **(If found onsite).**
6. Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM STs and will comply with the WRM-ST pursuant to 3.06.00. Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.

7. Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.

Check the boxes for FLUCFCS Map

Craig Brown
Environmental Supervisor
Development Review Division
(239) 252-2548.

— Over —
See Checklists
3.C.1 → 3.C.6
Pages ~~3 & 4~~

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Environmental Data Checklist

Project Name Lilly Bass Church

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.

2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida. **Please include revision dates on resubmittals.**

3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP or final plat construction plans. Wetlands must be verified by the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (DEP) prior to SDP or final plat construction plans approval. For sites in the **RFMU district,** provide an assessment in accordance with 3.05.07 F and identify on the FLUCFCS map the location of all high quality wetlands (wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM) and their location within the proposed development plan. Sites with high quality wetlands must have their functionality scores verified by the SFWMD or DEP prior to first development order approval. Where functionality scores have not been verified by either the SFWMD or DEP, scores must be reviewed and accepted by County staff, consistent with State regulation.

4. SDP or final plat construction plans with impacts to five (5) or more acres of wetlands shall provide an analysis of potential water quality impacts of the project by evaluating water quality loadings expected from the project (post development conditions considering the proposed land uses and stormwater management controls) compared with water quality loadings of the project area as it exists in its pre-**development** conditions. The analysis shall be performed using methodologies approved by Federal and State water quality agencies, and must demonstrate no increase in nutrients (nitrogen and phosphorous) loadings in the post development scenario.

5. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.

6. Where **native vegetation** is retained on site, provide a topographic map to a half foot and, where possible, provide elevations within each of the FLUCFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans.

7. Provide a wildlife survey for the nests of bald eagle and for **listed species known to inhabit** biological communities similar to those existing on site. The survey shall be conducted in accordance with the guidelines or recommendations of the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). Survey times may be reduced or waived where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, as determined by the FFWCC and USFWS. Where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, the survey time may be reduced or waived by the County Manager or designee, when the project is not reviewed or technical assistance not provided by the FFWCC and USFWS. Additional survey time may be required if listed species are discovered

8. Provide a survey for listed plants identified in 3.04.03

9. Wildlife habitat management and monitoring plans in accordance with 3.04.00 shall be required where listed species are utilizing the site or where wildlife habitat management and monitoring plans are required by the FFWCC or USFWS. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Identify the location of listed species nests, burrows, dens, foraging areas, and the

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

location of any bald eagle nests or nest protection zones on the native vegetation aerial with FLUCFCS overlay for the site. Wildlife habitat management plans shall be included on the SDP or final plat construction plans. Bald eagle management plans are required for sites containing bald eagle nests or nest protection zones, copies of which shall be included on the SDP or final plat construction plans.

10. For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06.

11. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. Include the above referenced calculations and aerials on the SDP or final plat construction plans. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.

12. Include on a separate site plan, the project boundary and the land use designations and overlays for the RLSA, RFMU, ST and ACSC-ST districts. Include this information on the SDP or final plat construction plans.

13. Where off-site preservation of **native vegetation** is proposed in lieu of on-site, demonstrate that the criteria in section 3.05.07 have been met and provide a note on the SDP or final plat construction plans indicating the type of donation (monetary payment or land donation) identified to satisfy the requirement. Include on the SDP or final plat construction plans, a location map(s) and property identification number(s) of the off-site parcel(s) if off-site donation of land is to occur.

14. Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by FDEP.

15. Soil and/or ground water sampling shall be required at the time of first development order submittal for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where **hazardous products** exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where **hazardous wastes** in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (FDEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

16. Shoreline development must provide an analysis demonstrating that the project will remain fully functional for its intended use after a six-inch rise in sea level.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

17. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.

18. Where applicable, provide evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County. Include all state permits that comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 13, 2005.

19. Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM-STs and will comply with the WRM-ST pursuant to 3.06.00. Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.

20. Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.

21. For sites located in the Big Cypress Area of Critical State Concern-Special Treatment overlay district (ACSC-ST), show how the project is consistent with the development standards and regulations in 4.02.14.

22. For multi-slip docking facilities with ten slips or more, and for all marina facilities, show how the project is consistent with 5.05.02. Refer to the Manatee Protection Plan for site specific requirements of the Manatee Protection Plan not included in 5.05.02.

23. For development orders within RFMU sending lands, show how the project is consistent with each of the applicable Objectives and Policies of the Conservation and Coastal Management Element of the GMP.

24. The County Manager or designee may require additional data or information necessary to evaluate the project's compliance with LDC and GMP requirements. (LDC 10.02.02.A.3 f)

    The following to be determined at preapplication meeting:
    (Choose those that apply)

    a. Provide overall description of project with respect to environmental and water management issues.
    b. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
    c. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
    d. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts.
    e. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.

25. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.

26. Is EAC Review (by CCPC) required?

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

27. PUD master plan or PPL/SDP site plan notes:

    Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document.

    Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07.

28. Additional comments

29. Stipulations for approval (Conditions)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Environmental Checklist
Conditional Use

Project Name Lilly Bass Church

1. Is the project is in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library

2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627

3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2). Preserve Label- P546

4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547

5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603

6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550

7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New

8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522

9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522

10. Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626

Additional Comments:

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Collier County

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NAPLES, FLORIDA 34104
(239) 252-2400

Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230004316

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Laura DeJohn	Zoning - Vendor	252-5587	Laura.dejohn@colliercountyfl.gov
☐ John Kelly	Zoning -Planner III	252-5719	john.kelly@colliercountyfl.gov
☐ Richard Henderlong	Zoning -Planner III	252-2464	richard.henderlong@colliercountyfl.gov
☐ Ray Bellows	Zoning & Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Mike Bosi	Zoning & Planning Director	252-1061	Michael.Bosi@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning – Planner III	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Eric Ortman	Zoning – Planner III	252-1032	Eric.Ortman@colliercountyfl.gov
☑ Sean Sammon	Zoning – Planner III	252-8422	Sean.sammon@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning - Planner III	252-4312	timothy.finn@colliercountyfl.gov
☑ Thomas Clarke	Zoning - Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Anthony Stoltz	Utility Planning - Supervisor	252-5835	Anthony.stoltz@colliercountyfl.gov
☐ Drew Cody	Utility Planning – Project Mgr III	252-2917	Drew.cody@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Shon Fandrich	Utilities-Project Mgt-Supervisor	252-8835	Shon.fandrich@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☑ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring-Project Mgr II	252-5782	laurie.beard@colliercountyfl.gov
☐ Sean Lintz	North Collier Fire -Batallion Chief	597-9227	slintz@northcollierfire.com
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☐ Diane Lynch	Management Analyst I	252-4283	diane.lynch@colliercountyfl.gov
☑ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Gino Santabarbara	Impact Fees – Planner III	252-2925	Gino.santabarbara@colliercountyfl.gov

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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☐	Thomas Mastroberto	Greater Naples Fire – Site Plans Reviewer III	252-7348	thomas.mastroberto@colliercountyfl.gov
☐	Sue Faulkner	GMP-Comp Planning -Planner III	252-5715	sue.faulkner@colliercountyfl.gov
☐	Parker Klopf	GMP–Comp Planning – PlannerII	252-2471	Parker.klopf@colliercountyfl.gov
☑	Rachel Hansen	GMP–Comp Planning – Planner III	252-1142	Rachel.hansen@colliercountyfl.gov
☐	Kathy Eastley	GMP-Comp Planning-Planner II	252-2834	Kathy Eastley@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Alexandra Mitchel	Environmental Specialist	252-2907	Alexandra.Mitchel@colliercountyfl.gov
☐	David Roe	Environmental Specialist	252-2915	David.Roe@colliercountyfl.gov
☐	Craig Brown	Environmental Review Supervisor	252-2548	craig.brown@colliercountyfl.gov
☐	Sarah Harrington	Environmental Review Manager	252-4211	Sarah.Harrington@colliercountyfl.gov
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Jocelyn Nageon De Lestang, P.E.	Engineering Stormwater	252-2434	Jocelyn.NageondeLestang@colliercountyfl.gov
☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Cormac Giblin, AICP	Director – Econ. Dev. & Housing	252-2460	Cormac.giblin@colliercountyfl.gov
☐	Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Brett Rosenblum-P.E	Dev. Review -Supervisor Proj. Mgt	252-2905	brett.rosenblum@colliercountyfl.gov
☐	Michele Mosca, AICP	Community Develop. – Planner III	252-2466	michele.mosca@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Renald Paul	Client Services	252-2443	Renald.paul@colliercountyfl.gov
☐	Lisa Blacklidge	Building Review	252-2758	Lisa.blacklidge@colliercountyfl.gov
☐	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Gabriel Rob Tyler	Church		
Romar Scott	Bishop / Pastor		
Ted Hoffman	Hoffman Arch		
Oscar Lugo	Grady Minor		
M. Delate	Grady Minor		
Yvonne Blair	Immokalee CRA		
Michael Fagundo			

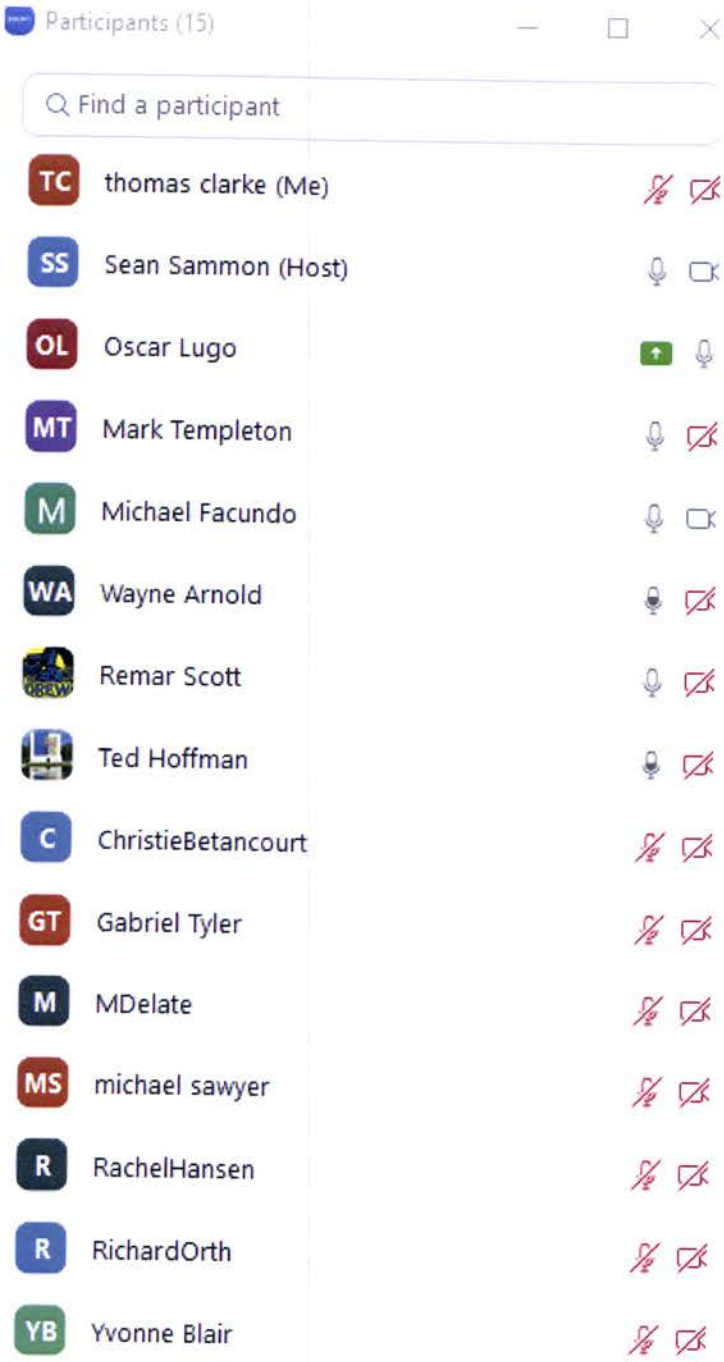
Wayne Ardolet GM
Christie Rotarcurt

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

PL20230004316 – Lilly Bass Church of God In Unity (CU) - Planner: Sean Sammon
PL20230004319 – Lilly Bass Church of God In Unity (VA) - Planner: Sean Sammon

Pre-App meeting for the above Companion items on Thursday 3/30/23 at 1:30pm

Zoom Attendance Sheet:

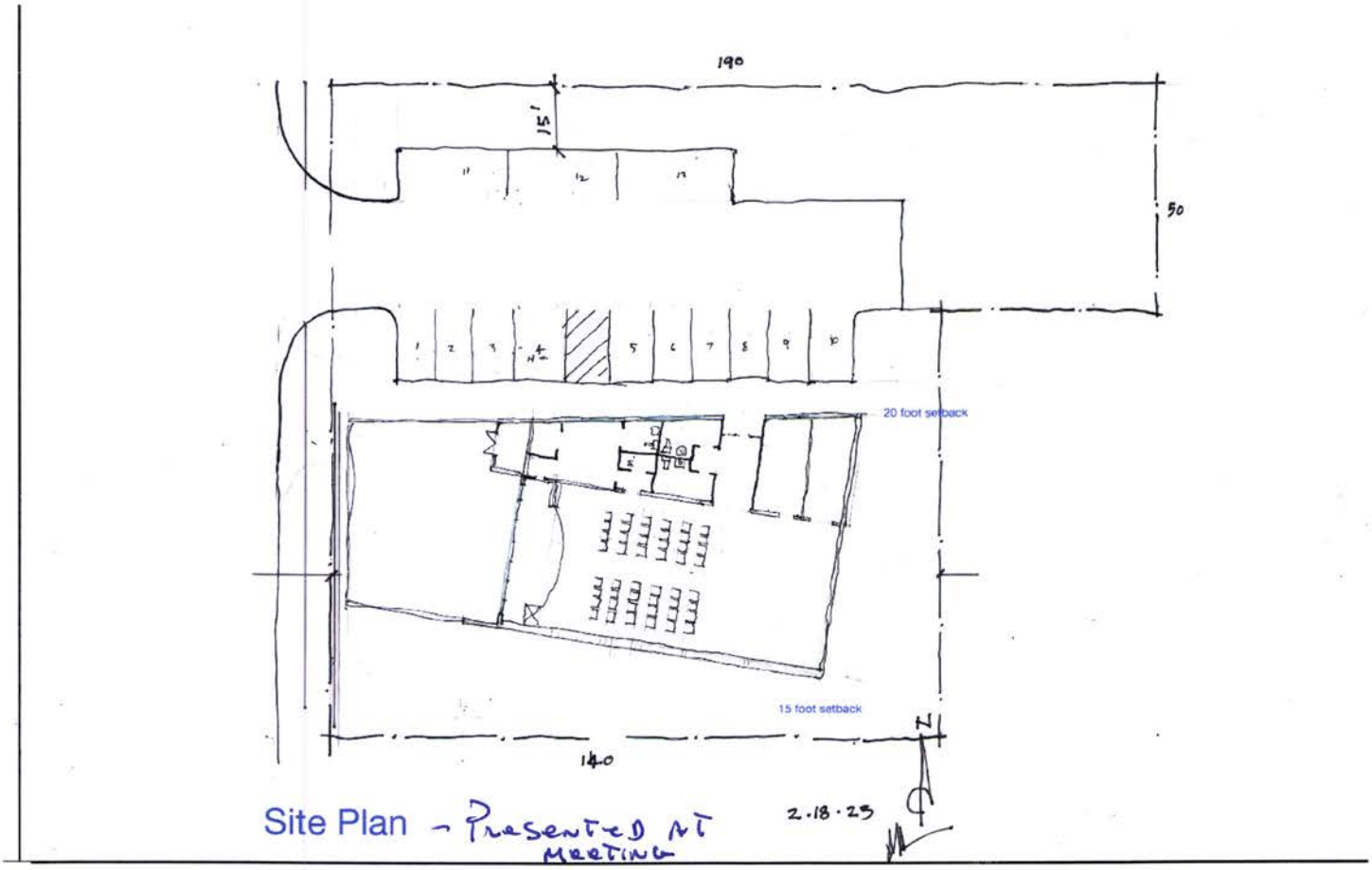


Remar Scott - Pastor

Yvonne Blair – Immokalee CRA

Ted Hoffman – Architect

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20230004316 – Lilly Bass Church of God In Unity (CU) - Planner: Sean Sammon
PL20230004319 – Lilly Bass Church of God In Unity (VA) - Planner: Sean Sammon
Companion Petitions

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**

  Grady Minor – Sharon Umpenhour
  239-947-1144
  sumpenhour@gradyminor.com

- **Agent to list for PL#**

  Grady Minor – D. Wayne Arnold AICP

- **Owner of property (all owners for all parcels)**

  Lilly Bass Church of God In Unity Inc.

- **Confirm Purpose of Pre-App:**

  Conditional Use (CU) with Companion Variance (VA)

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply**

  N/A

- **Details about Project:**
  Proposed Conditional use and Variance to allow redevelopment of the previously existing church

REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

Cancellation/Reschedule Requests: Contact Connie Thomas- Supervisor – Permitting
Consuela.thomas@colliercountyfl.gov - Phone: 239-252-2473

Created April 5, 2017

Location: K:\CDES Planning Services\Current\Zoning Staff Information

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership

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d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

g. Date subject property acquired _____

☐ **Leased: Term of lease _____ years /months**

If, Petitioner has option to buy, indicate the following:

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
☒ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting, and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	☒	☐
Cover letter briefly explaining the project	1	☒	☐
Pre-Application Notes	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	☒	☐
Boundary Survey	1	☒	☐
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	1	☒	☐
Plans showing proposed location for utilities, if required – See Notes, Contact Sarah Garda	1	☒	☐
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	1	☒	☐
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	1	☒	☐
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	1	☒	☐
Architectural Rendering of Proposed Structure(s), if applicable	1	☒	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☒	☐
Statement of utility provisions (with all required attachments & sketches)	1	☒	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☒	☒
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing. – See Notes, Contact Craig Brown w/ any questions	☐	☐	☒
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	☒
Traffic Impact Study (TIS) or waiver – Fees Due at CU/VA Submittal	1	☒	☐
Historical and Archeological Survey, or waiver	1	☐	☒
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

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ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

Planners: Indicate if the petition needs to be routed to the following additional reviewers:

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay
☐	Conservancy of SWFL: Nichole Johnson	☐	GMD Graphics
☐	City of Naples: Robin Singer, Planning Director	☐	Utilities Engineering: ~~Eric Fey~~ Anthony Stolz
☐	Parks and Recreation: Barry Williams	☒	Immokalee Water/Sewer District: Sarah Catala
☒	Other: Stormwater - Rick Orth	☐	School District (Residential Components): Amy Lockheart

SarahCat @iw-Se

X Immokalee Fire

Communication Towers:

☐	Mosquito Control	☐	Collier County Airport Authority
☐	Naples Airport Authority		

Commercial Mining:

☐	Impact Fees

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- ☑ **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☑ **Conditional Use Application Fee:** $4,000.00
  - When filed with Rezone Petition: $1,500.00
  - Additional fee for 5th and subsequent reviews: 20% of original fee
- ☑ **Comprehensive Planning Consistency Review:** $300.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- ☑ **Transportation Fee, if required:** METHODOLOGY BY EMAIL REQUIRED
  - ☑ Methodology Review Fee: $500.00
  - Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- ☑ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- ☑ **Estimated Legal Advertising Fee for the BZA, if required:** $500.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230004316

I, Remar Scott (print name), as Pastor (title, if applicable) of Lilly Bass Church of God in Unity, Inc. (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✔] applicant [ ] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Q. Grady Minor & Associates, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Remar Scott
Signature

10/13/2023
Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 13 day of OCTOBER, 2023, by (printed name of owner or qualifier) Remar Scott.

Such person(s) Notary Public must check applicable box:

[✔] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Josephine Garcia

JOSEPHINE GARCIA
Commission # HH 079064
Expires March 27, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

65073520002

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

S9, T47, R29

STREET ADDRESS(ES) where applicable, if already assigned.

626 Maple Drive

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

***PETITION TYPE** (choose from the drop-down list below). A unique checklist must be created for each application.

CU (Conditional Use)

CURRENT PROJECT NAME

Lilly Bass Church of God in Unity

PROPOSED PROJECT NAME

Lilly Bass Church of God in Unity

PROPOSED STREET NAME(s)

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

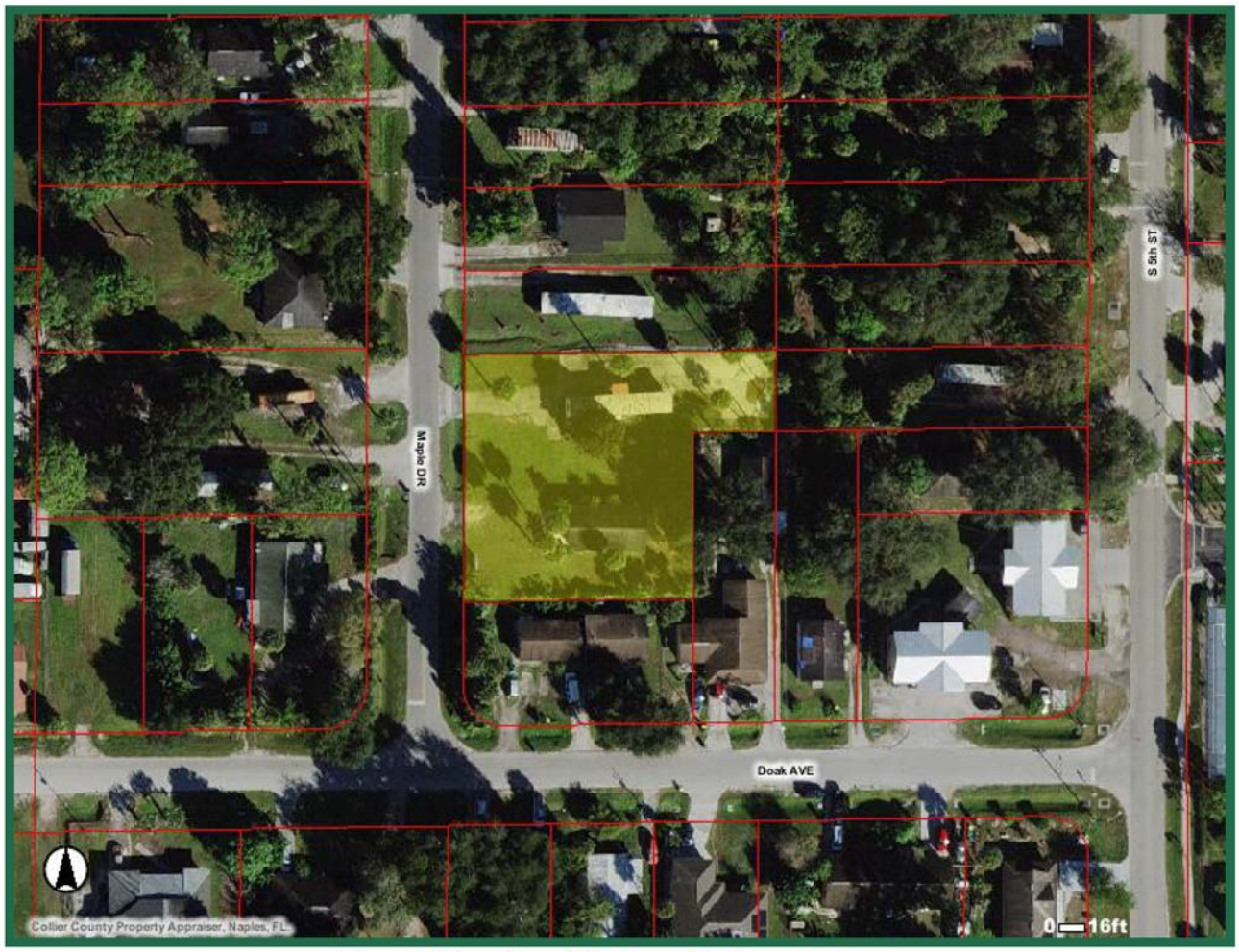
PL20220006910

Operations & Regulatory Management Division • 2800 North Horseshoe Drive • Naples, FL 34104 • 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Collier County Property Appraiser
Property Aerial

Parcel No	65073520002	Site Address *Disclaimer	626 MAPLE DR	Site City	IMMOKALEE	Site Zone *Note	34142



Open GIS in a New Window with More Features.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership
N.A.	

b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership
Lilly Bass Church of God in Unity, Inc., a Florida not for profit corporation, PO Box 2506, Immokalee FL 34143 Remar Scott, Pastor Clara Hughes, Trustee Robriest Tyler, Trustee Kamela Scott, Secretary Richey McClam, Trustee	100%

c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership
N.A.	

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership
N.A.	

e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership
N.A.	

Date of Contract: _____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address
N.A.

g. Date subject property acquired 2002, 2006 and 2009

☐ **Leased: Term of lease_____years /months**

If, Petitioner has option to buy, indicate the following:

Date of option: N.A.
Date option terminates: N.A., or
Anticipated closing date: N.A.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
www.colliercountyfl.gov

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov



Agent/Owner Signature

March 20, 2023
Date

D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

2981002 OR: 3035 PG: 2802
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
05/13/2002 at 12:05PM DWIGHT B. BROCK, CLERK
REC FEE 10.50
DOC-.70 .70

Retn:
LILLY BASS CHURCH OF GOD UNITY
P O BOX 2506
IMMOKALEE FL 34143

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29th day of April , 2002 (year),

by first party, Grantor, Church of God in Unity

whose post office address is PO Box 2506 Immokalee, FL 34143

to second party, Grantee, Lilly Bass Church of God in Unity

whose post office address is PO Box 2506 Immokalee, FL 34143

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Collier , State of Florida to wit:

Lot 17 & 18 Block 3 Palmetto Park, a subdivison as recorded in Plat Book 5, page 4, of Public Records of Collier County, Florida

NOT CERTIFIED COPY

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Bracey Brunson
Signature of Witness

Bracey Brunson
Print name of Witness

Robert E. Scott
Signature of Witness

Robert E. Scott
Print name of Witness

Rosetta · Hooks, President
Signature of First Party

Roscetta Hooks
Print name of First Party

[signature], President
Signature of First Party

Remar Scott
Print name of First Party

State of FL.
County of LEE
On 5-12-02 before me,
appeared Remar Scott
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Barbara Brunson
Signature of Notary

BARBARA L. BRUNSON
MY COMMISSION # CC 945632
EXPIRES: July 17, 2004
Bonded Thru Budget Notary Services

Affiant ____Known____Produced ID
Type of ID Personally Known
(Seal)

State of Florida
County of LEE
On 5-12-02 before me,
appeared Remar Scott
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Barbara Brunson
Signature of Notary

BARBARA L. BRUNSON
MY COMMISSION # CC 945632
EXPIRES: July 17, 2004
Bonded Thru Budget Notary Services

Affiant ____Known____Produced ID
Type of ID Personally Known
(Seal)

Barbara Brunson
Signature of Preparer

Barbara Brunson
Print Name of Preparer

871 Dellena Ln. Fmr 33...
Address of Preparer

UNOFFICIAL DOCUMENT

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

3795730 OR: 3992 PG: 1
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
03/06/2006 at 08:39AM DWIGHT E. BROCK, CLERK
CONS 44000.0(
REC FEE 18.5(
DOC-.70 308.0(
Retn:
THOMAS K BOARDMAN
1400 N 15TH ST #201
IMMOKALEE FL 34142

THIS SPACE FOR RECORDING DATA

THIS INSTRUMENT PREPARED BY:
Thomas K. Boardman
THOMAS K. BOARDMAN, P.A.
1400 North 15th Street, Suite 201
Immokalee, Florida 34142

Parcel I.D. No.: 65073520002

NOT CERTIFIED COPY

WARRANTY DEED

THIS INDENTURE, made this 1st day of March, 2006, from **RUTHER J. WILLIAMS,** a single man, Grantor, whose mailing address is 622 Maple Drive, Immokalee, Florida 34142, to **LILLY BASS CHURCH OF GOD IN UNITY, INC.**, a Florida non-profit corporation, Grantee, whose mailing address is Post Office Box 2506, Immokalee, Florida 34143.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to her in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, her heirs and assigns forever, the following described land, situate, and being in the County of Collier, State of Florida, to-wit:

Lot 19, Block 3, PALMETTO PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 4, Public Records of Collier County, Florida. Together with mobile home located on the property and all contents therein.

This conveyance is subject to easements, restrictions, and reservations of record, as well as to taxes for the current year.

TO HAVE AND TO HOLD in fee simple forever.

And the Grantor does hereby fully warrant the title to said land and, except as above, will defend the same against the lawful claims of all persons whomsoever.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

IN WITNESS WHEREOF, the Grantor has hereunto set her hand the day and year first above written.

Signed and delivered in the presence of:

(Sign) Thomas K. Boardman
(Print) Thomas K. Boardman

(Sign) Sandra L Valdez
(Print) Sandra L Valdez

Ruther J Williams
RUTHER J. WILLIAMS

STATE OF FLORIDA }
}
COUNTY OF COLLIER }

The foregoing instrument was acknowledged before me this 1 of March, 2006, by **RUTHER J. WILLIAMS**, who is ☐personally known to me or who ☒produced Florida Driver's License No._____ as identification.

Sandra L Valdez
NOTARY PUBLIC
Print Name: Sandra L Valdez

SANDRA L. VALDEZ
MY COMMISSION # DD 441712
EXPIRES: June 16, 2009
Bonded Thru Notary Public Underwriters

NOT A CERTIFIED COPY

C:\C\ar\DEEDS\Williams, Lilly Bass Church.wpd

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

INSTR 4377584 OR 4522 PG 2291 RECORDED 12/28/2009 11:43 AM PAGES 2
DWIGHT E. BROCK, COLLIER COUNTY CLERK OF THE CIRCUIT COURT
DOC@.70 $0.70 REC $18.50
CONS $0.00

Recording requested by: Remar Scott
When recorded, mail to:
Name: Lilly Bass Church of God in Unity, Inc.
Address: P.O. Box 2506
City: Immokalee
State/Zip: FL 34143

Space above reserved for use by Recorder's Office

Document prepared by:
Name Remar Scott
Address 2520 NW 173 Ter.
City/State/Zip Miami, FL 33056

Property Tax Parcel/Account Number:

NOT A CERTIFIED COPY

Quitclaim Deed

This Quitclaim Deed is made on December 24, 2009, between Lilly Bass Church of God in Unity, Grantor, of 6216 Maple Drive, City of Immokalee, State of Florida, and Lilly Bass Church of God in Unity, Inc., Grantee, of 6216 Maple Drive, City of Immokalee, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 6216 Maple Drive, City of Immokalee, State of FL:

Lot 17 & 18 Block 3 Palmetto Park, a subdivision as recorded in Plat Book 3035, Page 2802 of Public Records of Collier County, Florida.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Dated: 12-26-09

Remar Scott
Signature of Grantor

REMAR SCOTT
Name of Grantor

Hubert Mcneal
Signature of Witness #1

Hubert McNeal
Printed Name of Witness #1

Gertrude McNeal
Signature of Witness #2

Gertrude McNeal
Printed Name of Witness #2

State of Florida County of Brevard

On 12/26/09, the Grantor, Remar Scott,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of Brevard State of Florida

My commission expires: Seal

LARRY L. JONES
MY COMMISSION # DD841355
EXPIRES: November 25, 2012
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

Send all tax statements to Grantee.

NOT A CERTIFIED COPY

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
BCV = BACKFLOW CHECK VALVE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- FOUND PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT CONTROL POINT
- SET PERMANENT CONTROL POINT
- FOUND NAIL AS SHOWN
- SET NAIL AND DISK L.B. 7632
- POWER POLE
- FIRE HYDRANT
- —P— OVERHEAD POWER LINES
- —X— FENCE
- × ELEVATION
- —***— TOP OF BANK

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "AH" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120067 (MAP NO. 12021C0145H), EFFECTIVE DATE, MAY 16, 2012.

BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 3, PALMETTO PARK SUBDIVISION, BEARING N 00°26'00" E AS PER PLAT.

DESCRIPTION:
LOTS 17, 18, AND 19, BLOCK 3, PALMETTO PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 4, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CERTIFICATIONS:
LILLY BASS CHURCH OF GOD IN UNITY
DR. REMAR SCOTT
MICHAEL FACUNDO

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

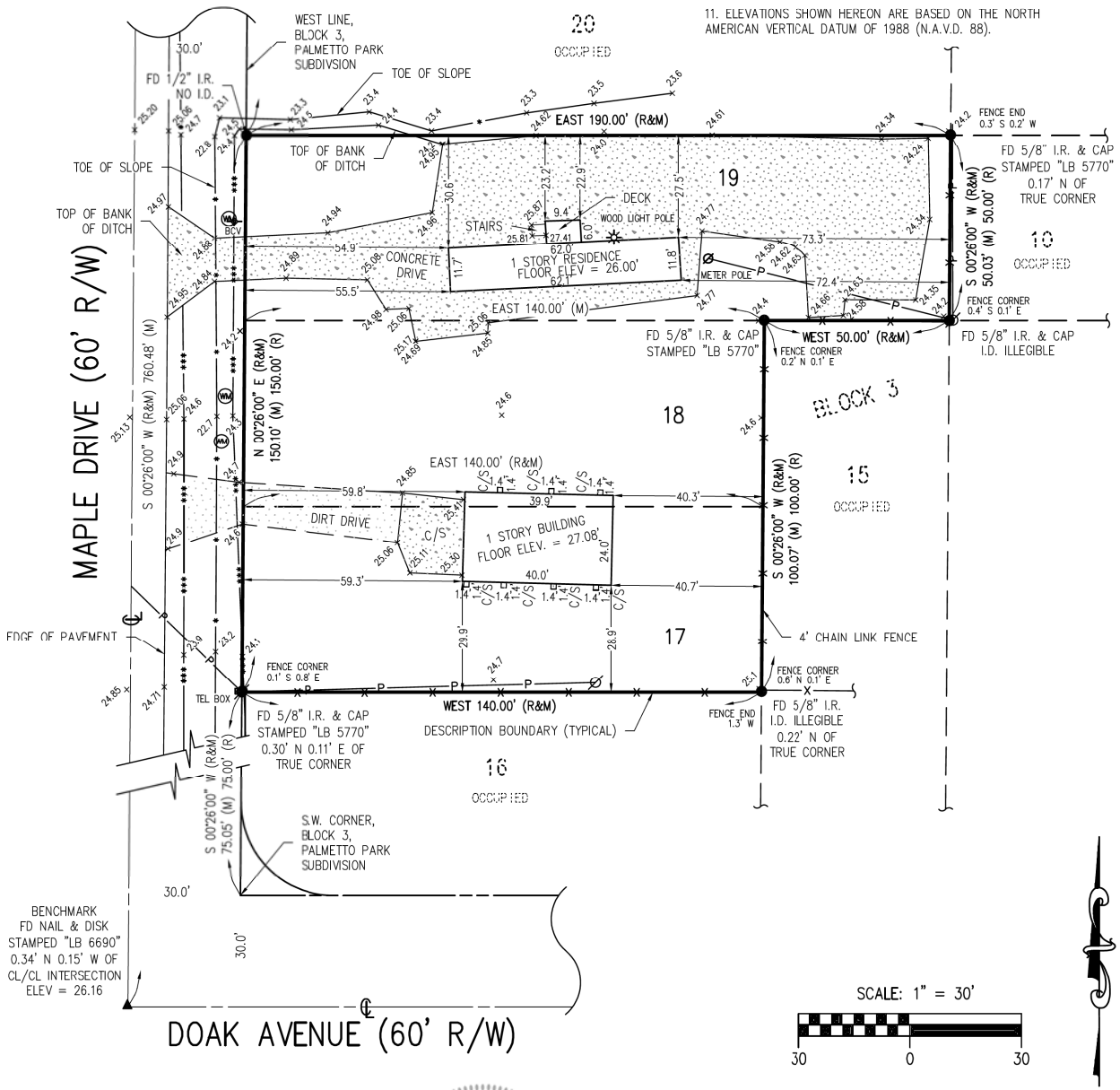
7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).



REVISIONS

DWN BY: KC DATE: 03/02/23 CHKD BY:
DWG. ID: 23010 SHEET: 1 OF 1
F.B. 198 PG. 38 FIELD SURVEY DATE: 02/21/23
CLIENT: LILLY BASS CHURCH OF GOD UNITY
PROJECT NUMBER: 23010
SECTION 9, TOWNSHIP 47 S, RANGE 29 E.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

Hal L Bennett — Digitally signed by Hal L Bennett Date: 2023.05.23 09:16:40 -04'00'

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT, FLORIDA REG. NO. 6546
DATE

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY & TOPOGRAPHIC SURVEY OF A PARCEL IN SECTION 9, TOWNSHIP 47 S, RANGE 29 E COLLIER COUNTY, FLORIDA

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

PLAT BOOK 5 PAGE 4

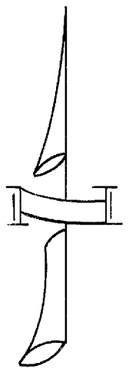
PALMETTO PARK

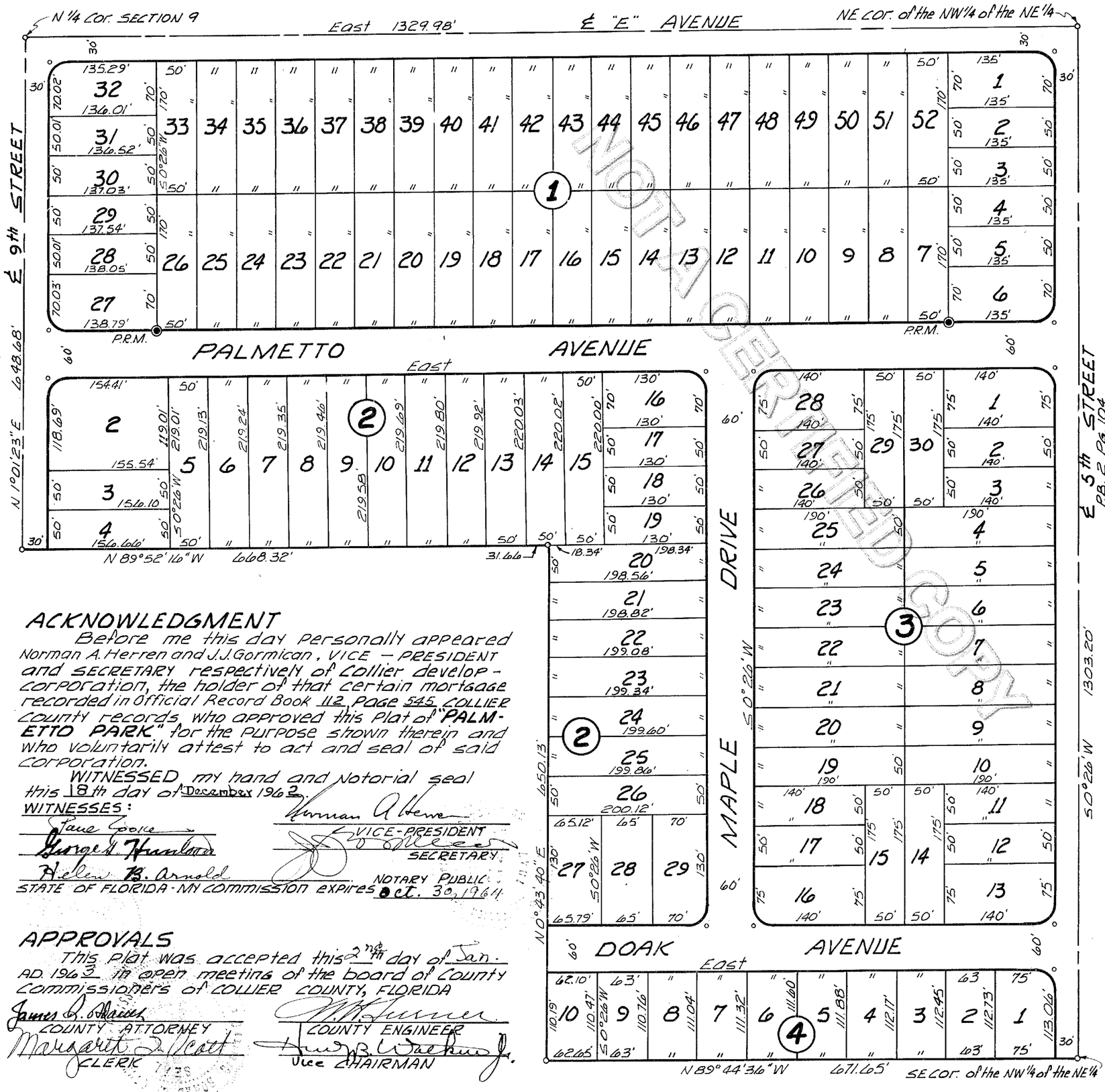
A SUBDIVISION IN SECTION 9 T47S. R29E
COLLIER COUNTY FLORIDA

0 50 100 200 300 400
SCALE 1 in = 100 ft.

AMEY, INC.
~ENGINEERING~
160 PATIO DE LEON - Ft. MYERS, FLA.

W.O.# 2897 - DATE DEC. 1962
F.B. 47-27-9





DESCRIPTION

The East one-half (E1/2) of the Northwest one-Quarter (NW1/4) of the Northeast one-Quarter (NE1/4) and the Northwest one-quarter (NW1/4) of the North-west one-quarter (NW1/4) of the Northeast One-quar-ter (NE1/4) of SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST.

DEDICATION

Known all men by these Presents that "PALM-ETTO PARK" of IMMOKALEE INC, a corporation under the Laws of FLORIDA, the owner of the hereon described Lands have caused the plat of "PALMET-TO PARK" to be made, and hereby dedicate all STREE-ETS, AVENUES, DRIVES, and/or LANES, shown hereon to the perpetual use of the Public.

IN WITNESS WHEREOF We have hereunto Set our hands and seals this ___th day of ____ AD. 196__.

WITNESSES:
Joy B. Carter
Joy B. Carter

J.H. MOODY - President
FORTUNA MOODY - Secretary
W.L. CRAWFORD - Vice President

ACKNOWLEDGEMENT

I HEREBY CERTIFY that on this day personal-ly appeared before me the undersigned authority J.H. Moody PRESIDENT, Fortunia Moody secretary, and W.L. Crawford VICE-PRESIDENT, to me well known to be the persons who signed the foregoing execution thereof, to be their act and deed as such officers for the uses and Purposes therein mentioned.

WITNESSED My hand and notorial seal this 29th day of December A.D. 1962.

Joy B. Carter
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES 9/28/65

SURVEYORS CERTIFICATE

I HEREBY CERTIFY that the attached plat of "PALMETTO PARK" is a true and correct repre-sentation of the hereon described lands, accord-ing to a recent survey made and platted under my direction, and that PERMANENT REFERENCE MON-UMENTS (P.R.M.) were set in accordance with the provisions of SECTION 7, Chapter 10275, Law of Flor-ida, Acts of 1925.

AMEY, INC.
FLORIDA REGISTERED SURVEYOR NO 1059

I HEREBY CERTIFY that this plat of "PALMETTO PARK" has been examined by me, and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of FLORIDA, Acts of 1925.

I FURTHER CERTIFY that said plat was filed for record at 12:36 M this 3 th day of Jan. AD 1963, and duly recorded in Plat Book 5, at PAGE 4, public records of COLLIER COUNTY, FLORIDA.

Margaret J. Scott By Ted A. Ott D.C.
CLERK OF THE CIRCUIT COURT in and for COLLIER CO. FLA.

ACKNOWLEDGMENT

Before me this day personally appeared Norman A. Herren and J.J. Gormican, VICE - PRESIDENT and SECRETARY respectively of Collier develop-corporation, the holder of that certain mortgage recorded in Official Record Book 112, Page 545 COLLIER County records who approved this Plat of "PALM-ETTO PARK" for the purpose shown therein and who voluntarily attest to act and seal of said corporation.

WITNESSED my hand and Notorial seal this 18th day of December 1962.

WITNESSES:
Jane Goode
Margaret Hamlin
Helen B. Arnold

Norman A Herren
VICE-PRESIDENT
SECRETARY

NOTARY PUBLIC
STATE OF FLORIDA - MY COMMISSION expires Oct. 30, 1964

APPROVALS

This plat was accepted this 2nd day of Jan. AD. 1963 in open meeting of the board of County Commissioners of COLLIER COUNTY, FLORIDA

James D. Adams
COUNTY ATTORNEY

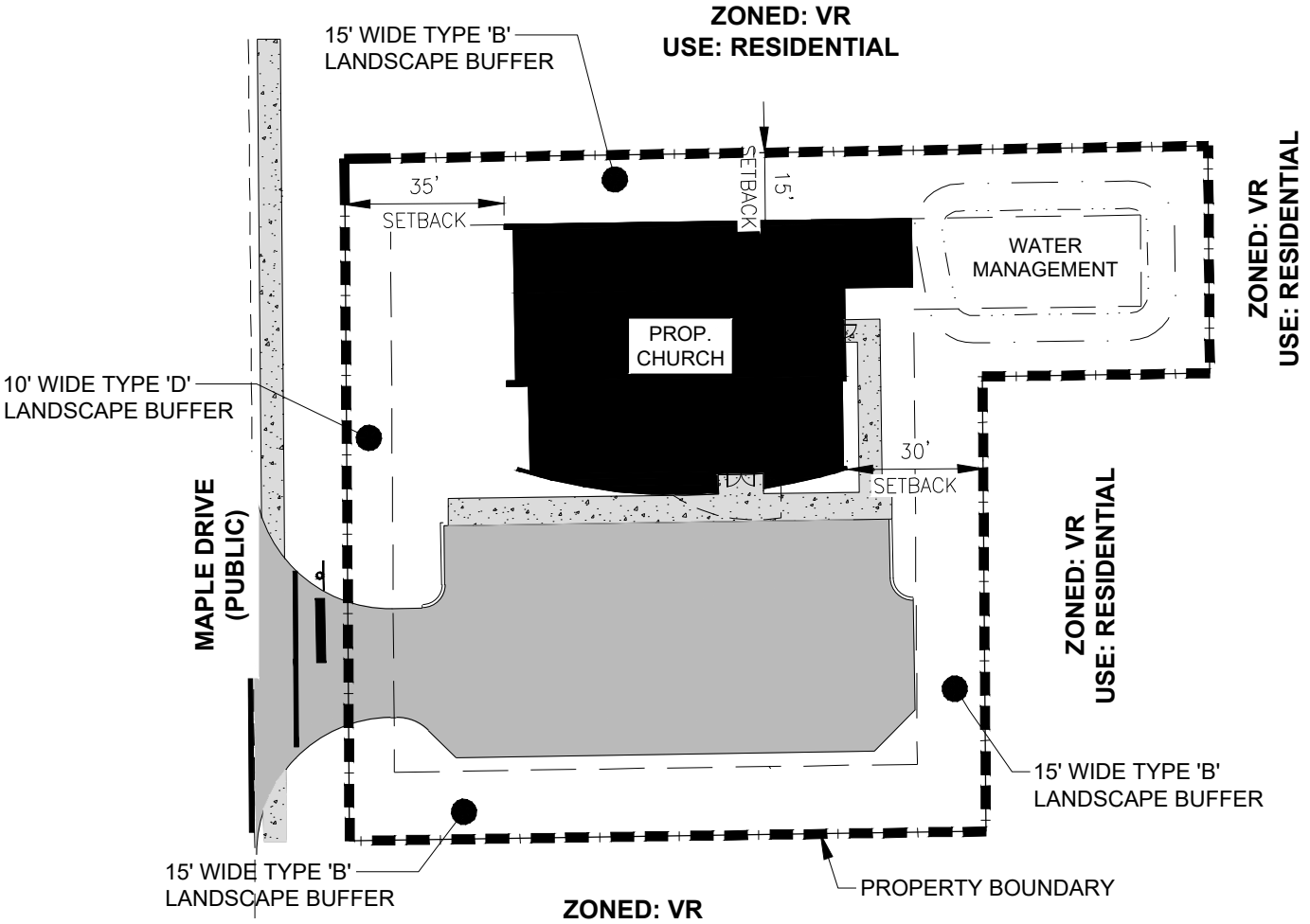
Margaret J. Scott
CLERK

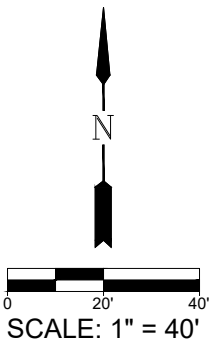
W.B. Hunter
COUNTY ENGINEER

Wm. B. Wachter Jr.
Vice CHAIRMAN

NOTE:
◉ DENOTES PERMANENT REFERENCE MONUMENTS SET (4"x4"x24" Concrete)
Bearings are based on an assumed East bearing on the North line of the NE1/4 of SECTION 9, T.47S, R29E.
All corner radii are 25 FEET.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))





SCALE: 1" = 40'

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Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

CONDITIONAL USE
CONCEPTUAL SITE PLAN
REVISED APRIL 30, 2024

SCALE:	
JOB CODE:	LBC
DATE:	SEPTEMBER 2023
FILE NAME:	CONCEPTUAL SITE PLAN-R3

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

SITE INFORMATION:

ZONING: VR (ST/W-1)

SITE AREA: 0.54± ACRES

MAXIMUM BUILDING: 4,500 SQUARE FEET
MAXIMUM SEATS: 56

OPEN SPACE (NOT REQUIRED):

PRESERVE (MINIMUM):

REQUIRED: 0± ACRES (0 ACRES NATIVE VEGETATION X 25%)
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
MAPLE LANE (FRONT YARD):	35'	35'
REAR YARD:	30'	30'
SIDE YARD:	15'	15'

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING PROPERTIES.
2. PARKING PROVIDED PER LDC REQUIREMENTS.
3. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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LILLY BASS CHURCH OF GOD IN UNITY

CONDITIONAL USE
SITE PLAN NOTES
REVISED APRIL 30, 2024

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN-R3
PLANNING

Lilly Bass Church of God in Unity (PL20230004316)

Conditions of Approval

The approval of this conditional use is subject to the following condition(s):

1. Seating for the religious facility use shall be limited to a maximum of 56 seats and a maximum number of attendees shall not exceed the maximum seating. The church shall be a maximum of 4,500 Square feet.

2. Weekday and weekend hours are limited to 8:00 AM to 10:00 PM. Hours for services on religious holidays shall not be subject to the above specified hours.

3. No outdoor amplified sound shall be permitted, unless permitted under a Temporary Use Permit for a special event.

4. The maximum total daily trip generation shall not exceed 47 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.

5. Special events (operated by the church) are limited to twelve (12) per calendar year and subject to a Temporary Use Permit as required, in accordance with the LDC.

6. No day care services, school, or food service shall be offered on site, unless in conjunction with and during a church service or a permitted special event.

7. Leasing of the church facility to outside groups or use by other groups is prohibited. The religious facility is permitted to allow for accessory non-worship services to the approved religious facilities use which include community meetings, civic associations, church youth and elder meetings, guest speakers, neighborhood meetings, boy and girl scouts, alcoholics anonymous and other self-help groups and social service clubs, which commonly utilize religious facility space for community activities, not to exceed two non-church activities per week and shall not occur during church activities.

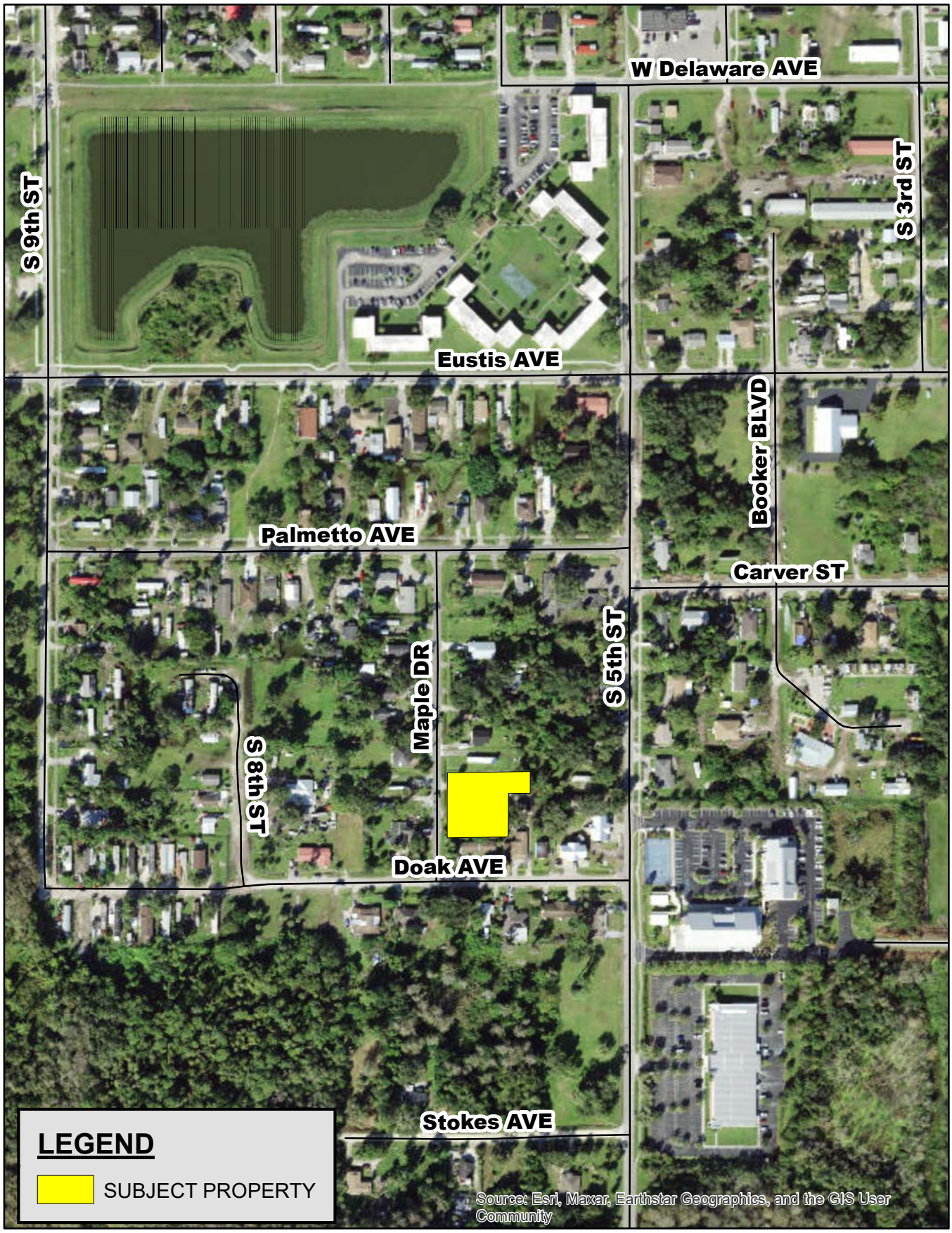
8. For services or other periods or events of significant traffic generation, as determined by Collier County staff, the church shall provide traffic control by law enforcement or a law enforcement approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by Collier County Transportation Engineering Division Director or designee.

9. Alcoholic beverages, other than those used for religious ceremonial purposes, are prohibited on-site.

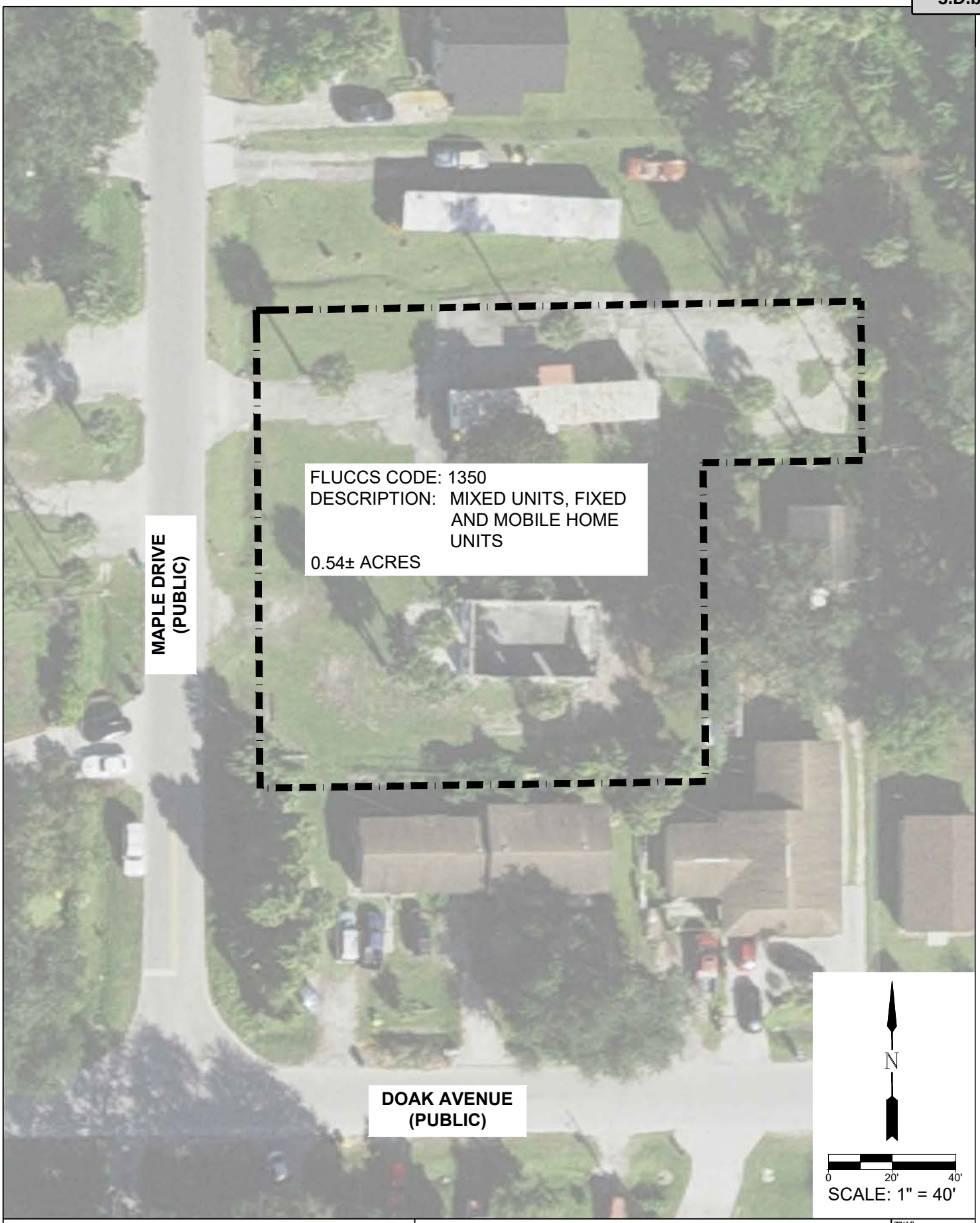
10. Project site light poles, structures and fixtures will be shielded away from residential property lines.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Lilly Bass Church of God in Unity (CU)
Aerial Location Map



Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

FLUCCS MAP

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Lilly Bass Church

(Maple Drive, Immokalee, Florida)

October 20, 2023

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Small-Scale) Review Fee =$0.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 231015)

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Summation and Conclusions

Based upon the findings of this report, it was determined that the requested conditional use, which will allow for the reconstruction of the fire-destroyed Lilly Bass Church, will not have a significant or negative impact upon the surrounding road network. The project site is located on the east side of Maple Drive and offset to the north of Doak Avenue, within Immokalee, Florida. The conditional use will allow for the reconstruction of the church. It is being proposed to reconstruct a single structure that will have no more floor space than 4,500 square feet which will provide for the various church functions and a worship hall at a capacity of 56 seats.

It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the traffic associated with the reconstructed church. As determined, the road network will continue to operate at acceptable levels of service for the foreseeable future and the project will not create any off-site transportation deficiencies that need to be mitigated.

Site-Related Improvements

The reconstruction of the church will include reestablishing one (1) full access on Maple Drive, which is a two-lane low-speed local road. Based upon the low volume of traffic that will be generated by the land use and Maple Drive being a low-speed road, ingress right and left turn lanes are not warranted at the site's proposed access. That is, weekday AM and PM peak hour turning movement volumes will be fewer than three (3) vehicles per hour turning left or right into the site, and on Sundays there will be fewer than 20 vehicles turning left or right and the volume of background traffic on Maple Drive is very low and the average travel speed is estimated to be approximately 20 MPH. *It should also be noted that turn lane warrants were based upon the anticipated future traffic demands that were estimated using the rates from the ITE Trip Generation Manual. The ITE rates were established based upon surveys conducted at other existing churches where shared ridership is much lower than what occurs at this church. Also, many of the attendees reside within proximity of the campus and choose to walk. Therefore, the results of the trip generation estimate grossly overstate the true traffic demand associated with Lilly Bass Church.*

Methodology

On October 17, 2023, a Traffic Impact Statement (TIS) Methodology Report was submitted to the office of Collier County Transportation Planning Department. *The $500.00 methodology meeting fee will be paid at the time of submitting the zoning application.* A copy of the TIS methodology has been provided in the appendix (refer to pages M1 thru M11).

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Scope of Project

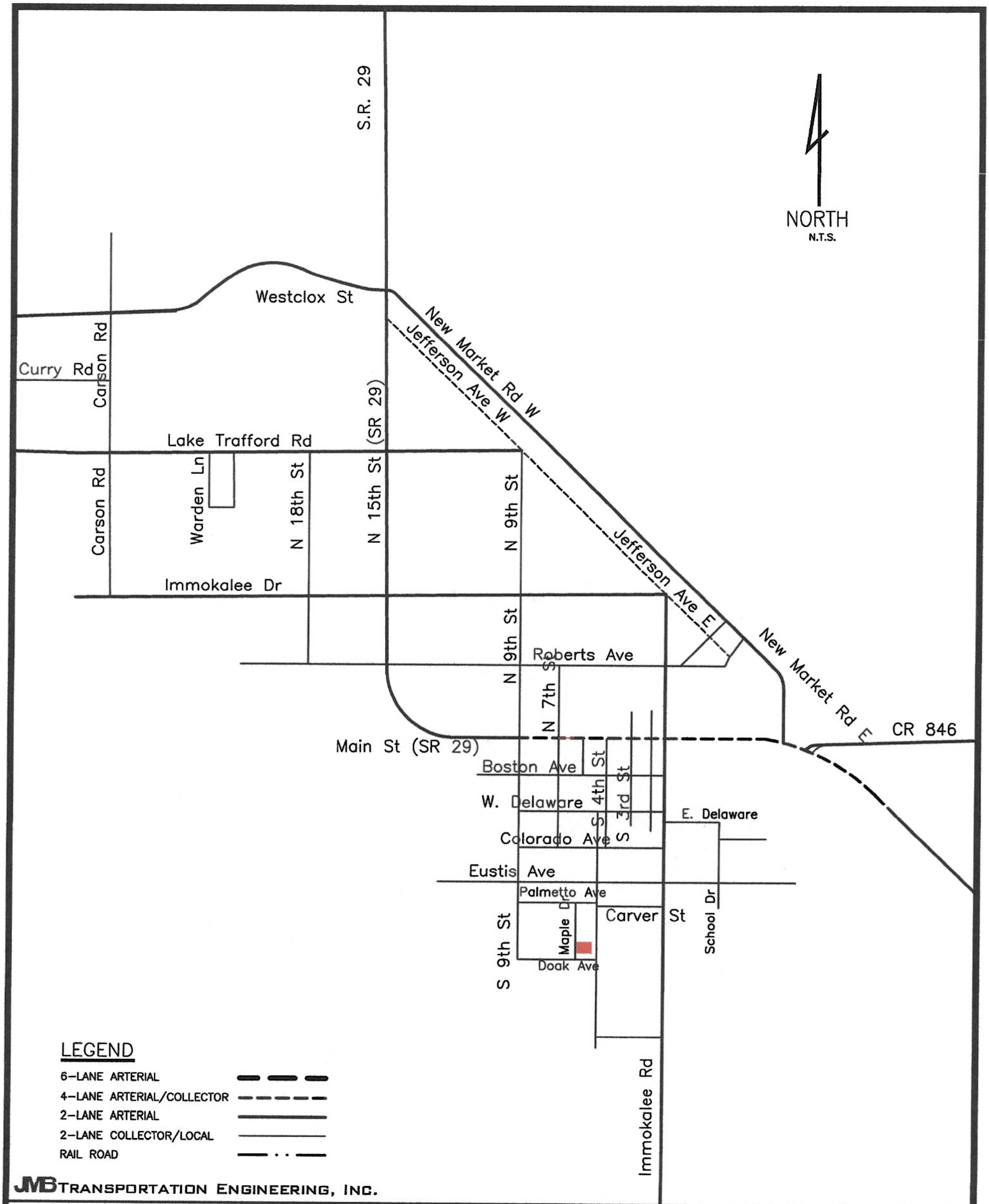
Lilly Bass Church was an existing church that had a seating capacity of up to 50 seats. The church was destroyed by fire and a conditional use application has been requested in order that the church can be reconstructed. The site is located on the east side of Maple Drive and offset to the north of Doak Avene, within Immokalee, Florida. The site will be redeveloped with a single structure that will house the various functions associated with the church. At this time, it is being proposed to build a single structure that will have no more floor space than 4,500 square feet which includes the worship hall at a capacity of 56 seats.

The reconstruction of the church will include reestablishing one (1) full access on Maple Drive, which is a two-lane low-speed local road. Based upon the low volume of traffic that will be generated by the land use and Maple Drive being a low-speed road, ingress right and left turn lanes are not warranted at the site's proposed access.

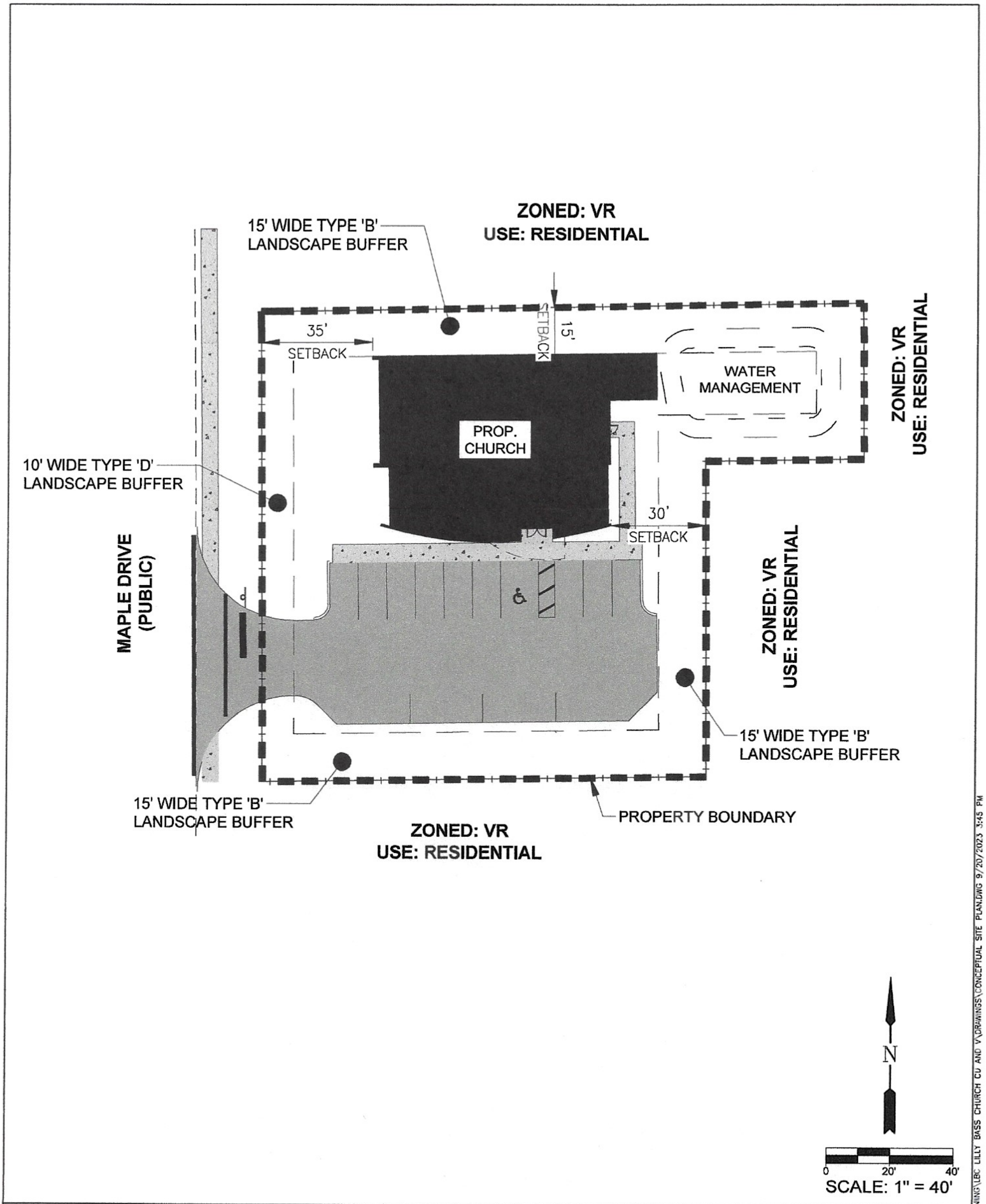
Table A
Proposed Land Uses

Land Use	Proposed Size/Capacity
Church	**4,500 s.f.** **56 Seats**

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



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Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

CONDITIONAL USE
CONCEPTUAL SITE PLAN

SCALE:	
JOB CODE:	LBC
DATE:	SEPTEMBER 2023
FILE NAME:	CONCEPTUAL SITE PLAN
	SHEET 1 OF 2

G:\PLANNING\PROJ - PLANNING\LBC LILLY BASS CHURCH CU AND V\DRAWINGS\CONCEPTUAL SITE PLAN.DWG 9/20/2023 3:45 PM

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use code "Church" (LUC 560) was most appropriate for estimating the anticipated site-generated trips. The project trips were estimated based upon the size of the church and seating capacity. The greater yielded result was used to assess the project's impacts.

As determined, the church will generate 4 vph and 6 vph new trips during the AM and PM peak hours, respectively. Table 1 depicts the computations performed in determining the total new trips. Table B provides a summary of the trip generation computation results that are shown in Table 1. *It should be noted that site-generated trips were estimated using the rates from the ITE Trip Generation Manual. The ITE rates were established based upon surveys conducted at other existing churches where shared ridership is much lower than what occurs at this church. Also, many of the attendees reside within proximity of the campus and choose to walk. Therefore, the results of the trip generation estimate grossly overstate the true traffic demand associated with Lilly Bass Church.*

Table B
Net New Trips Generated

	Daily Weekday Trips (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)	Sunday Daily & Peak Hour
Church *(4,500 s.f. and 56 seats)*	50	4	6	142 Daily 47 Peak Hour

Attachment: Attachment A - Backup Package (28816 : PL2023-0004316 - Lilly Bass Church of God in Unity (CU))

TABLE 1

TRIP GENERATION COMPUTATIONS

Lilly Bass Church

PROPOSED LAND USE

Land Use

Code	Land Use Description		Build Schedule
560	**Church**	*(Weekday)*	4,500 s.f.
560	**Church**	*(Weekday)*	56 Seats
560	**Church**	*(Sunday)*	4,500 s.f.
560	**Church**	*(Sunday)*	56 Seats

Land Use Code	Trip Period	Trip Generation Equation	Total Trips	Trips Enter/Exit	
LUC 560	*(Weekday - s.f.)*				
	Daily Traffic (ADT) =	*T= 7.60(X) =*	*34 ADT*		
	AM Peak Hour (vph) =	*T= 0.32(X) =*	*1 vph*	*1 / 0*	*vph*
	7-9 AM	*62% Enter/ 38% Exit =*			
	PM Peak Hour (vph) =	*T= 0.49(X) =*	*2 vph*	*1 / 1*	*vph*
	4-6 PM	*44% Enter/ 56% Exit =*			
**********					
LUC 560	*(Weekday - seats)*				
	Daily Traffic (ADT) =	T= 0.90(X) =	**50 ADT**		
	AM Peak Hour (vph) =	T= 0.07(X) =	**4 vph**	2 / 2	vph
	7-9 AM	60% Enter/ 40% Exit =			
	PM Peak Hour (vph) =	T= 0.10(X) =	**6 vph**	3 / 3	vph
	4-6 PM	45% Enter/ 55% Exit =			
**********					
LUC 560	*(Sunday - s.f.)*				
	Daily Traffic (ADT) =	T= 31.46(X) =	**142 ADT**		
	Peak Hour (vph) =	T= 10.36(X) =	**47 vph**	23 / 24	vph
		48% Enter/ 52% Exit =			
**********					
LUC 560	*(Sunday - seats)*				
	Daily Traffic (ADT) =	*T= 2.21(X) =*	*124 ADT*		
	Peak Hour (vph) =	*T= 0.51(X) =*	*29 vph*	*16 / 13*	*vph*
	of Generator	*49% Enter/ 51% Exit =*			

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Existing + Committed Road Network
Figure 1 and Table 2 depict the E + C road network. As shown, there are no significant 5-year committed roadway improvements within the project's area of impact.

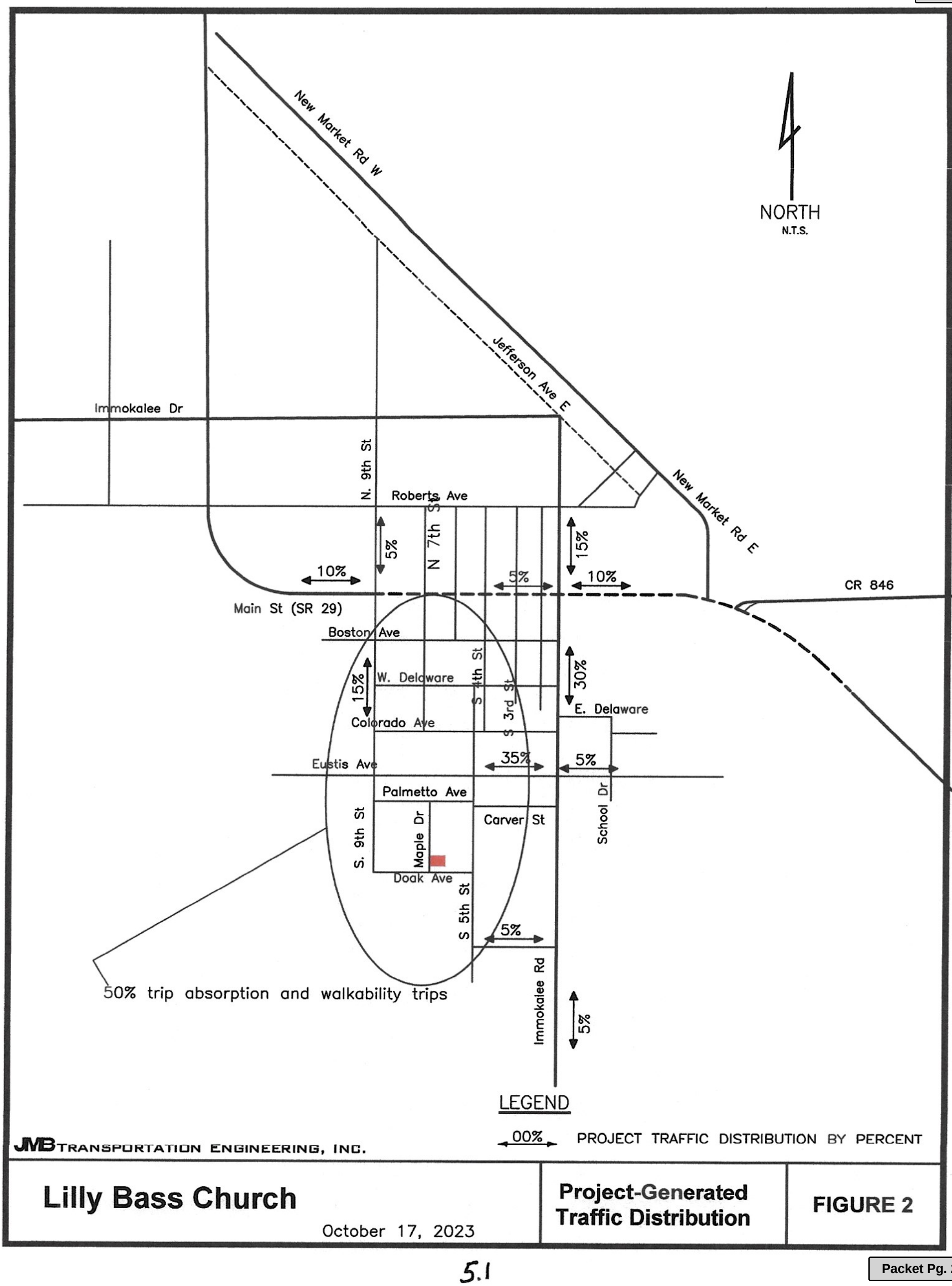
Maple Drive is a two-lane local road that has an enforceable seep limit of 30 MPH, but it is estimated that the average travel speed is approximately 20 MPH.

Immokalee Road is a two-lane major arterial.

Project Traffic Distribution
The project's traffic was distributed to the surrounding road network based upon logical means of ingress/egress, current and future traffic patterns in the area and surrounding demographics. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also describes the project traffic distribution by volume. *Note, Table 2 and Figure 2 reflect a 50% trip absorption rate and walkability rate associated with the nearby residential.*

Area of Significant Impact
The area of significant impact was determined based upon Collier County's 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. Roads that were identified as being within the project's area of impact are shown in Table 2. As shown, there were no roadways that were found to be impacted by 2% or greater than its adopted level of service.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



JMB TRANSPORTATION ENGINEERING, INC.

Lilly Bass Church October 17, 2023	**Project-Generated Traffic Distribution**	**FIGURE 2**

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = **3** **Exiting**
Project Traffic Non-Peak Direction (vph) = **3** **Entering**

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Project Pk Hr Pk Dir	Project Pk Hr Non-PK Dir (vph)	Project Non-Pk DiR	Impact Standard	Percent Impact	Signifi t Impa
Immokalee Road	46.a	Eustis Ave to S.R. 29	2U	D	900	30%	1	N	1	S	2%	0.10%	NO
	46.b	Oil Well to Eusits Ave	2U	D	900	5%	0	S	0	N	2%	0.02%	NO
State Road 29	83.0	Oil Well Road to S. S.R.29	2U	D	900	10%	0	S	0	N	2%	0.03%	NO
	84.0	S. S.R. 29 A to 9th St	4D	D	1700	10%	0	W	0	E	2%	0.02%	NO

5.2

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

2022 thru 2024 Project Build-out Traffic Conditions

In order to establish 2022 thru 2024 project build-out traffic conditions, two forecasting methods were used.

The first traffic forecasting method was the County's traffic count data was adjusted for peak season conditions, peak hour conditions, peak direction, and an annual growth rate was then applied. The peak season/peak hour/peak direction and annual growth rates were derived from the 2022 Collier County AUIR Report. Using the annual growth rate, the 2024 background traffic conditions were determined, which are depicted in Table 3.

The second traffic forecasting method was to add the vested trips (trip bank) identified in the 2022 AUIR report to the adjusted peak season, peak hour and peak direction traffic counts. The vested trips "+" 2024 background traffic volumes are depicted in Table 3.

The greater of the two values produced by the two forecasting procedures was then considered to reflect the 2024 background traffic. The net new project generated traffic was then added to the background traffic. Table 4 provides a summary of the 2022 thru 2024 traffic conditions and the roadways' level of service and remaining available capacity. As shown, all project impacted roadways will continue to operate at the County's adopted minimum level of service thresholds at project build-out.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

TABLE 3
2022 & 2024 ROADWAY LINK VOLUMES

									Per Vested Trips Metho
						Per Growth Rate Method			2024
			2022			2024			Peak Hour
			AUIR	AUIR	Growth	Peak Hour			PK Direction
			Traffic	Pk	Rate	PK Direction	Trip		Background
			(vphpd)	DiR	per AUIR	Background (vphpd)	Bank (vphpd)		Per Vested Trips (vphpd)
Immokalee Road	46.a	Eustis Ave to S.R. 29	510	N	4.00%	552	252		762
	46.b	Oil Well to Eusits Ave	510	N	4.00%	552	252		762

6.1

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

TABLE 4
2024 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2022 Peak Hour PK Direction (vphpd)	LOS	2024 Peak Hour PK Direction Background (vphpd)	Bkgd Pk Dir	2024 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	Prjct Pk Dir	Project Pk Hr Non-PK Dir (vph)	Prjct Non-Pk Dir	2024 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2024 Build-Out Peak Hour PK Direction v/c Ratio	2024 Build-Out Peak Hour PK Direction LOS
Immokalee Road	46.a	Eustis Ave to S.R. 29	510	C	762	N	D	1	N	1	S	763	900	0.85	D
	46.b	Oil Well to Eusits Ave	510	C	762	N	D	0	S	0	N	762	900	0.85	D

6.2

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

APPENDIX

Support Documents

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

Traffic Impact Statement Methodology

Lilly Bass Church

(Maple Drive, Immokalee, Florida)

October 17, 2023

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Small-Scale) Review Fee =$0.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 231015)

M1

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

APPENDIX A

INITIAL MEETING CHECKLIST

Suggestion: Use this Appendix as a worksheet to ensure that no important elements are overlooked. Cross out the items that do not apply.

Date: 10-17-2023 Time: _____

Location: Collier County Government Offices (North Horseshoe Drive)

People Attending:
Name, Organization, and Telephone Numbers
1) James M. Banks, JMB Transportation Engineering, Inc., 239-919-2767
2) Michael Sawyer, Collier County Government
3)

Study Preparer:
Preparer's Name and Title: James M, Banks, P.E., President
Organization: JMB Transportation Engineering, Inc.
Address & Telephone Number: 4711 7th Avenue SW Naples, Florida 34119 (239)-919-2767

Reviewer(s):
Reviewer's Name & Title: Michael Sawyer
Collier County Transportation Division

Applicant:
Applicant's Name:
Address:
Telephone Number:

Proposed Development:
Name: Lilly Bass Church
Location: East side of Maple Drive and offset to the north of Doak Ave, within Immokalee, Florida
Land Use Type: Church
ITE Code #: LUC 560
Proposed number of development units: Existing Church was approx. 1,000 s.f. and a seating capacity of 50. Proposed reconstruction of the fire destroyed church will be a new church at 4,500 s.f. and a seating capacity of 56 seats.
Other:
Description:
Zoning:
Existing:
Comprehensive plan recommendation:
Requested:

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Findings of the Preliminary Study: See the attached

Reductions in Trip Generation Rates:
Pass-by trips: None
Internal trips (PUD):
Transmit use:
Other: Table 2 and Figure 2 reflect a 50% capture of trips and walkability from nearby residential areas.

Horizon Year Roadway Network Improvements: Collier County's 5-year CIP.

Methodology & Assumptions:
Non-site traffic estimates: See Attached
Site-trip generation: See Table 1
Trip distribution method: Based upon manual assignment (See Table 2)
Traffic assignment method:
Traffic growth rate: Per Collier County Historical & Current AUIR Reports, but not less than 2% or background or vested trips method, whichever is greater.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Special Features: (from preliminary study or prior experience)
Accidents locations: _____
Sight distance: _____
Queuing: _____
Access location & configuration: _____
Traffic control: _____
Signal system location & progression needs: _____
On-site parking needs: _____
Data Sources: _____
Base maps: _____
Prior study reports: _____
Access policy and jurisdiction: _____
Review process: _____
Requirements: _____
Miscellaneous:

_____

Small Scale Study – No Fee _X_

Minor Study - $750.00 ____

Major Study - $1500.00 _____
Includes 2 intersections

Additional Intersections - $500.00 each ___None___

All fees will be agreed to during the Methodology meeting and must be paid to Transportation prior to our sign-off on the application.

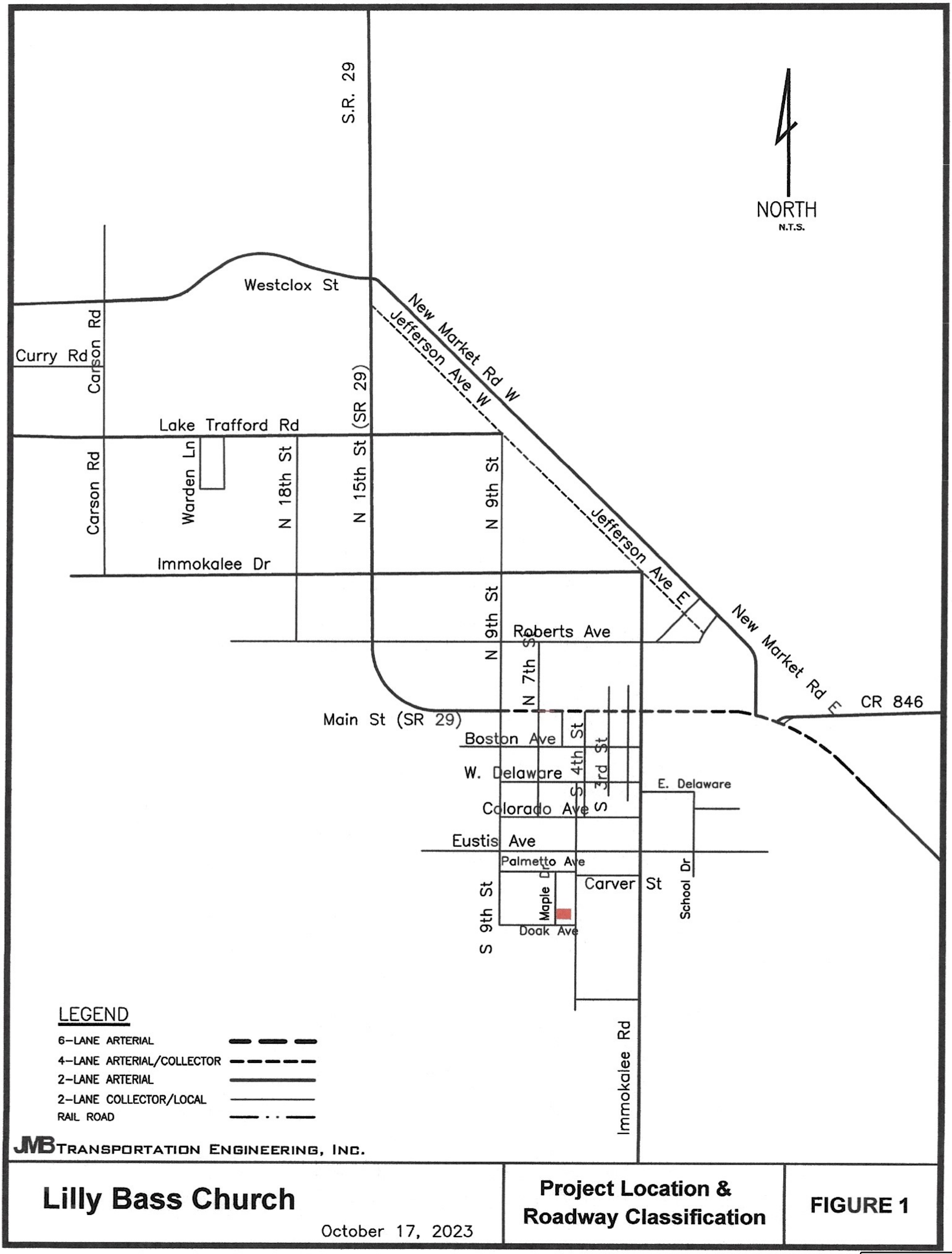
SIGNATURES

_____
Study Preparer

_____
Reviewers

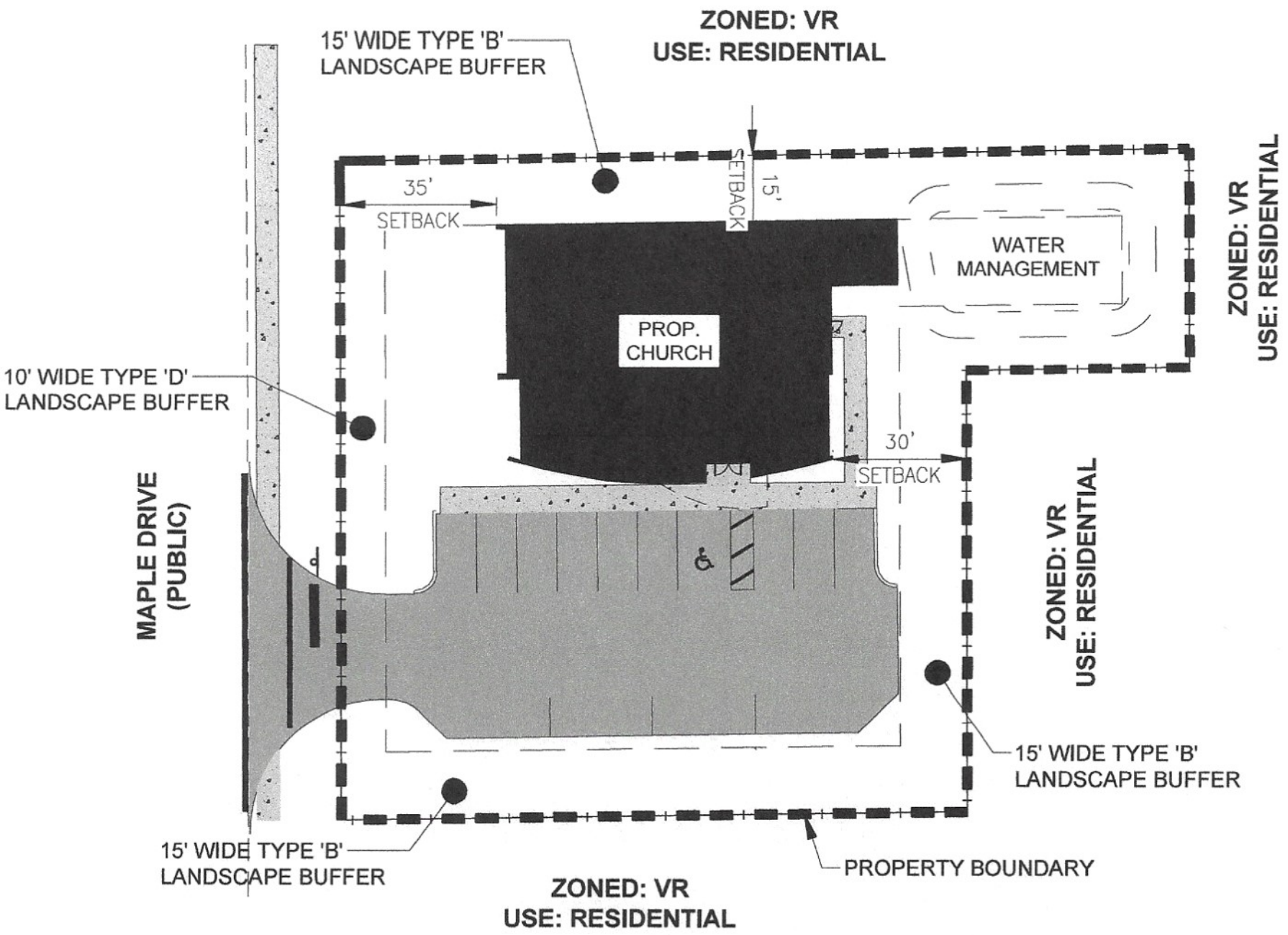
_____
Applicant

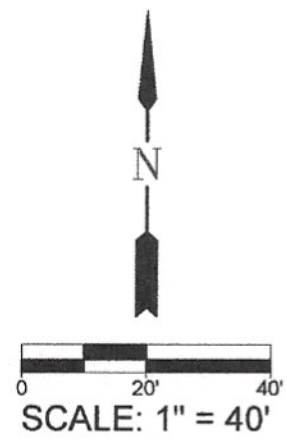
Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))





GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

CONDITIONAL USE
CONCEPTUAL SITE PLAN

SCALE:	
JOB CODE:	LBC
DATE:	SEPTEMBER 2023
FILE NAME:	CONCEPTUAL SITE PLAN
	SHEET 1 OF 2

G:\PLANNING\PROJ - PLANNING\LBC LILLY BASS CHURCH CU AND VA\DRAWINGS\CONCEPTUAL SITE PLAN.DWG 9/20/2023 3:45 PM

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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

TABLE 1

TRIP GENERATION COMPUTATIONS

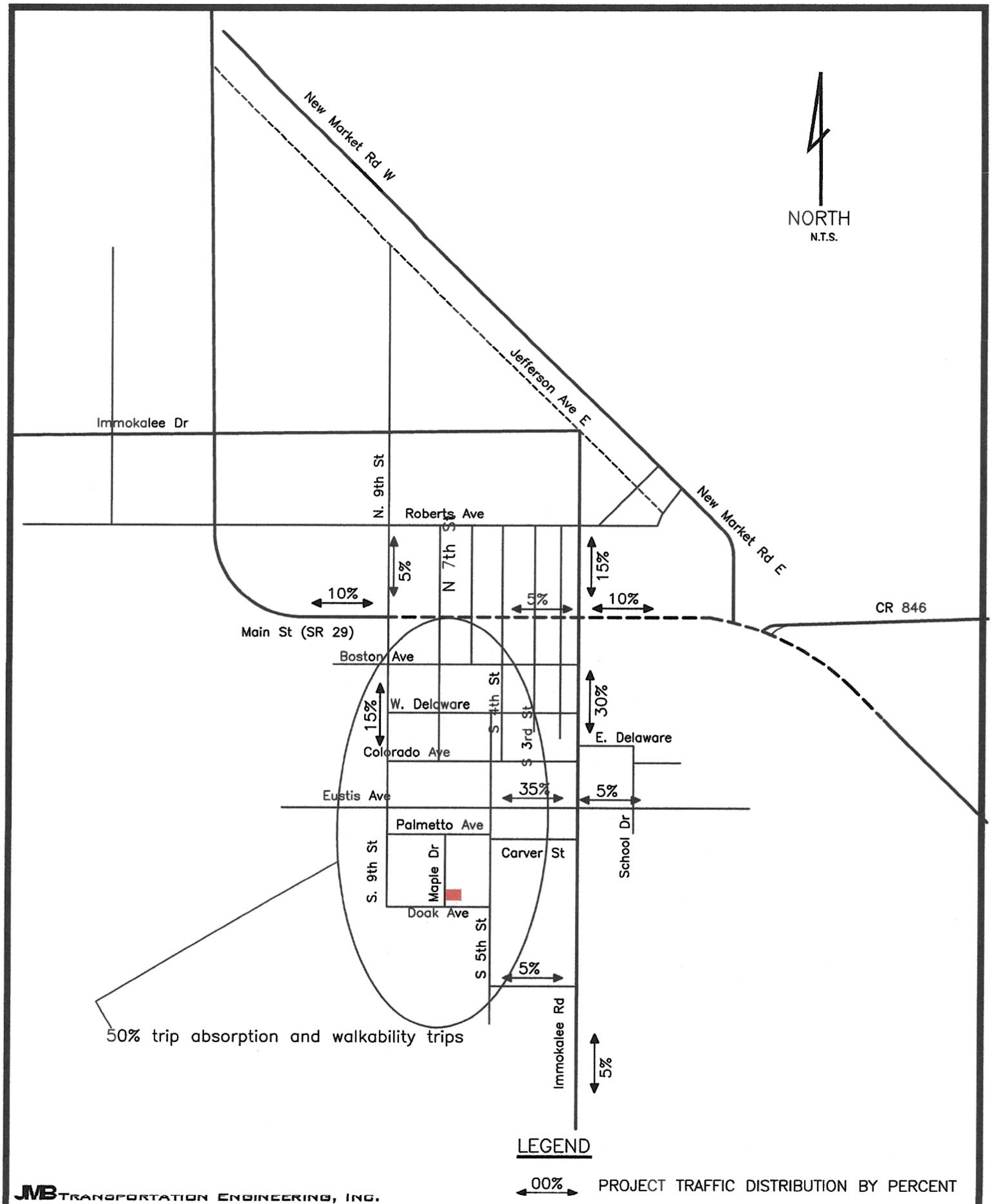
Lilly Bass Church

PROPOSED LAND USE

Land Use Code	Land Use Description		Build Schedule
560	**Church**	*(Weekday)*	4,500 s.f.
560	**Church**	*(Weekday)*	56 Seats
560	**Church**	*(Sunday)*	4,500 s.f.
560	**Church**	*(Sunday)*	56 Seats

Land Use Code	Trip Period	Trip Generation Equation	Total Trips	Trips Enter/Exit
LUC 560	*(Weekday - s.f.)*			
	Daily Traffic (ADT) =	*T= 7.60(X) =*	*34 ADT*	
	AM Peak Hour (vph) =	*T= 0.32(X) =*	*1 vph*	*1 / 0 vph*
	7-9 AM	*62% Enter/ 38% Exit =*		
	PM Peak Hour (vph) =	*T= 0.49(X) =*	*2 vph*	*1 / 1 vph*
	4-6 PM	*44% Enter/ 56% Exit =*		
**********				
LUC 560	*(Weekday - seats)*			
	Daily Traffic (ADT) =	T= 0.90(X) =	**50 ADT**	
	AM Peak Hour (vph) =	T= 0.07(X) =	**4 vph**	2 / 2 vph
	7-9 AM	60% Enter/ 40% Exit =		
	PM Peak Hour (vph) =	T= 0.10(X) =	**6 vph**	3 / 3 vph
	4-6 PM	45% Enter/ 55% Exit =		
**********				
LUC 560	*(Sunday - s.f.)*			
	Daily Traffic (ADT) =	T= 31.46(X) =	**142 ADT**	
	Peak Hour (vph) =	T= 10.36(X) =	**47 vph**	23 / 24 vph
		48% Enter/ 52% Exit =		
**********				
LUC 560	*(Sunday - seats)*			
	Daily Traffic (ADT) =	*T= 2.21(X) =*	*124 ADT*	
	Peak Hour (vph) =	*T= 0.51(X) =*	*29 vph*	*16 / 13 vph*
	of Generator	*49% Enter/ 51% Exit =*		

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))



JMB TRANSPORTATION ENGINEERING, INC.

Lilly Bass Church October 17, 2023	Project-Generated Traffic Distribution	FIGURE 2

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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = **3** **Exiting**
Project Traffic Non-Peak Direction (vph) = **3** **Entering**

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Project Pk Hr Pk Dir	Project Pk Hr Non-PK Dir (vph)	Project Non-Pk DiR	Impact Standard	Percent Impact	Signifi t Impa
Immokalee Road	46.a	Eustis Ave to S.R. 29	2U	D	900	30%	1	N	1	S	2%	0.10%	NO
	46.b	Oil Well to Eusits Ave	2U	D	900	5%	0	S	0	N	2%	0.02%	NO
State Road 29	83.0	Oil Well Road to S. S.R.29	2U	D	900	10%	0	S	0	N	2%	0.03%	NO
	84.0	S. S.R. 29 A to 9th St	4D	D	1700	10%	0	W	0	E	2%	0.02%	NO

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TABLE 3
2022 & 2024 ROADWAY LINK VOLUMES

									Per Vested Trips Metho
						Per Growth Rate Method			2024
			2022			2024			Peak Hour
			AUIR	AUIR	Growth	Peak Hour			PK Direction
			Traffic	Pk	Rate	PK Direction	Trip		Background
			(vphpd)	DiR	per AUIR	Background (vphpd)	Bank (vphpd)		Per Vested Trips (vphpd)
Immokalee Road	46.a	Eustis Ave to S.R. 29	510	N	4.00%	552	252		**762**
	46.b	Oil Well to Eusits Ave	510	N	4.00%	552	252		**762**

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TABLE 4
2024 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2022 Peak Hour PK Direction (vphpd)	LOS	2024 Peak Hour PK Direction Background (vphpd)	Bkgd Pk Dir	2024 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	Prjct Pk Dir	Project Pk Hr Non-PK Dir (vph)	Prjct Non-Pk Dir	2024 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2024 Build-Out Peak Hour PK Direction v/c Ratio	2024 Build-Ou Peak Hou PK Directi LOS
Immokalee Road	46.a	Eustis Ave to S.R. 29	510	C	762	N	D	1	N	1	S	763	900	0.85	D
	46.b	Oil Well to Eusits Ave	510	C	762	N	D	0	S	0	N	762	900	0.85	D

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Neighborhood Information Meeting Affidavit of Compliance

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the County to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance

(Signature of Applicant)

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online registration this 2 day of February, 20 24, by Sharon Umpenhour as Senior Planning Technician who is ☑ personally known to me or ☐ has produced _____ as identification.

CARIN J. DWYER
MY COMMISSION # GG 982367
EXPIRES: May 14, 2024
Bonded Thru Notary Public Underwriters

Signature of Notary Public

Carin J. Dwyer
Print Name of Notary Public

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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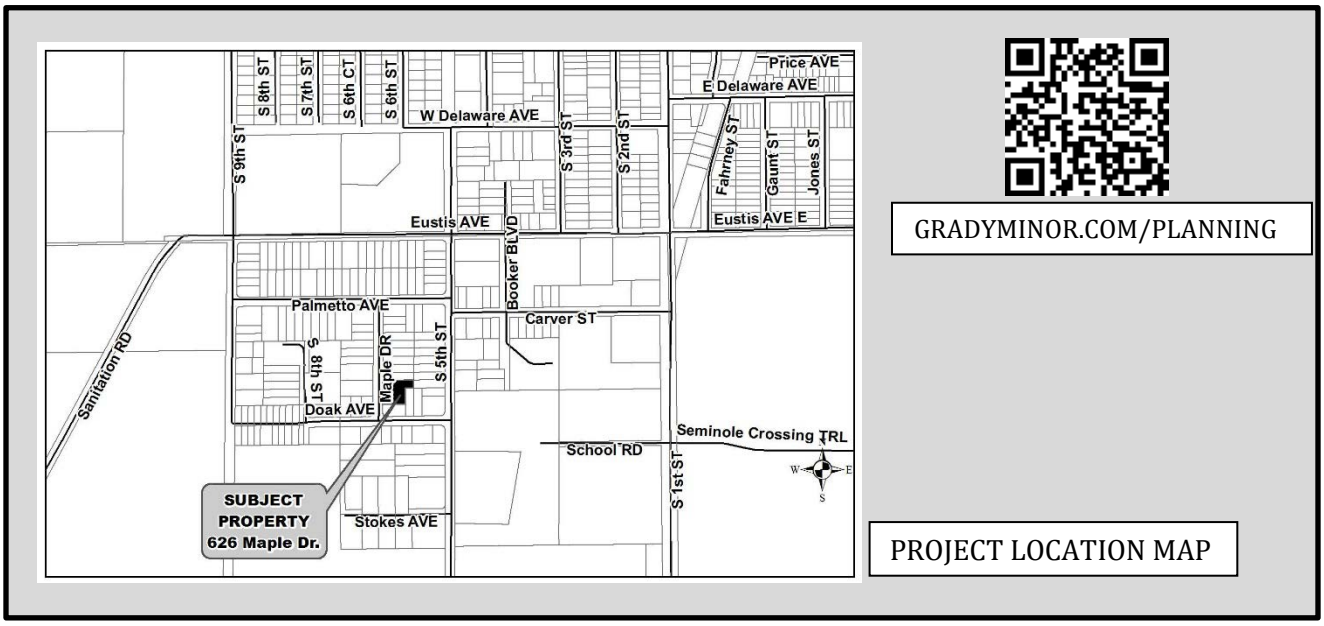
NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20230004316 – Lilly Bass Church Conditional Use

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood Information meeting (NIM) hosted by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A. (GradyMinor), representing Lilly Bass Church of God in Unity, Inc. (Applicant) will be held **February 20, 2024, 5:30 pm** at **CareerSource SWFL Conference Room (750 South 5th Street, Immokalee, FL 34142).**

Lilly Bass Church of God in Unity, Inc. has submitted a formal application to Collier County, seeking approval of a Conditional Use to permit a 56-seat, 4,500 square foot, church on three Village Residential (VR) zoned lots. The site was previously occupied by a 1,000+/- square foot church and mobile home. The VR zoning district permits a variety of land uses by right and conditional use #3 allows for churches. The former church had been operating since 1978 until September 2022, when a fire destroyed the church building. Because of the age of the church, no prior conditional use approval can be documented. At the time of construction of the church in 1978, it would have been governed by the Immokalee Area Zoning Code which is no longer in use.

The subject property is comprised of 0.54± acres and is located at 626 Maple Drive in Section 9, Township 47 South, Range 29 East, Collier County, Florida.



If you have questions, please contact Sharon Umpenhour with GradyMinor by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For project information or to register to participate remotely* go to, GradyMinor.com/Planning. Any information provided is subject to change until final approval by the governing authority.

The purpose and intent of this Neighborhood Information Meeting is to provide the public with notice of an impending zoning application and to foster communication between the applicant and the public. The expectation is that all attendees will conduct themselves in such a manner that their presence will not interfere with the orderly progress of the meeting.

**Remote participation is provided as a courtesy and is at the user's risk. The applicant and GradyMinor are not responsible for technical issues.*

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375
EB 0005151 LB 0005151 LC 26000266
www

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition:PL20230004316 | Buffer: 500' | Date: 11/27/2023 | Site Location: Lilly Bass Church of God In Unity (CU)

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
518 STOKES AVE LAND TRUST	PO BOX 7651				NAPLES, FL 34101---0	9 47 29 COMM AT SW CNR OF NE	1/4 OF SW1/4 OF NE1/4, NLY 215	FT TO POB, NLY 235.13FT, ELY	136.11FT, SLY 235.43FT, WLY	00133120006	U
AJ RENTALS INC	631 NORTH 9TH STREET				IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 3 LOT 29				65073920000	U
BARRON COLLIER P'SHIP LLLP	2600 GOLDEN GATE PKWY # 200				NAPLES, FL 34105---3227	9 47 29 S1/2 OF S1/2 OF	NE1/4, NW1/4 OF SW1/4 OF	NE1/4, E1/2 OF SE1/4, LESS	THE FOLL, R/W, E 464.86FT OF	00133240009	U
CERVANTES, ANTONIO	413 FAHRNEY ST				IMMOKALEE, FL 34142---4117	PALMETTO PARK BLK 4 LOTS 9 &	10			65074240006	U
CHARLES, JOSEPH M	203 W MAIN ST				IMMOKALEE, FL 34142---3928	9 47 29 E 30FT OF W 451.65FT	OF THE FOLL DESC: COMM N1/4	CNR SEC 9, SLY 1173.02FT TO	POB, SLY 124.34FT, ELY	00134160007	U
CHERUBIN, GRODINO	PHIPSPOLSKY CHERUBIN	506 DOAK AVE			IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 4 LOT 4				65074080004	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---0	9 47 29 PRIVATE RD DESC AS	FOLL, E 30FT OF FOLL DESC,	COMM N1/4 CNR, S 1098.68FT TO	POB, S 124.34FT, E 451.01FT,	00134200006	U
DELEON, MARCELINO	PO BOX 1868				IMMOKALEE, FL 34143---0	9 47 29 N 100FT OF W1/2 OF	NE1/4 OF SW1/4 OF NE1/4 .77	AC		00133360002	U
EJ PROPERTIES LLC	8231 WILSHIRE LAKES BLVD				NAPLES, FL 34109---0	PALMETTO PARK BLK 3 LOT 15 OR				65073400009	U
EJ PROPERTIES LLC	8231 WILSHIRE LAKES BLVD				NAPLES, FL 34109---0	PALMETTO PARK BLK 3 LOT 16				65073440001	U
FLORES, SANTA	432 CARVER ST				IMMOKALEE, FL 34142---4314	PINE GROVE LOT 20				66930680000	U
FRANCOIS, JOSEPH	136 NAPA RIDGE WAY				NAPLES, FL 34119---4633	PALMETTO PARK BLK 3 LOT 27 OR	537 PG 536			65073840009	U
FRANCOIS, LIKCANSON JOSEPH	610 S 5TH ST				IMMOKALEE, FL 34142---0	9 47 29 S 132.9FT OF S 192.9FT	OF W1/2 OF NW1/4 OF SW1/4 OF	NE1/4 OF NE1/4, LESS W 30FT RW	OR 366 PG 994	00134120005	U
GARY, GARNETT	MARY HUGHES	516 STOKES AVE			IMMOKALEE, FL 34142---0	9 47 29 COMM NE CNR OF SW1/4	OF NE1/4, S 436.52FT, W	436.63FT TO POB, N 235.65FT,	W 100FT, S 235.43FT, E 100FT	00133280001	U
HENDERSON, SANGER	PO BOX 2769				IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 2 LOT 22 OR	265 PG 603			65072720007	U
HERNANDEZ, MABEL	611 BOOKER BLVD				IMMOKALEE, FL 34142---0	9 47 29 N 60FT OF S 192.90FT	OF E1/2 OF NW1/4 OF SW1/4 OF	NE1/4 OF NE1/4, LESS R/W ON E	SIDE OR 285 PG 841	00135080005	U
HOWARD, AZARIAH I	PO BOX 2814				IMMOKALEE, FL 34143---0	PALMETTO PARK BLK 3 LOT 11 OR	1548 PG 143			65073280009	U
HOWARD, HUEY P	PO BOX 154				IMMOKALEE, FL 34143---154	9 47 29 BEG SW CNR LOT 27,	BLK 2 PALMETTO PK, N75FT, WLY	190FT, S75FT, ELY 190 FT TO	POB .33 AC OR 862 PG 238	00135280009	U
J B RENTALS # 2 LLC	1830 16TH ST NE				NAPLES, FL 34120---0	PALMETTO PARK BLK 3 LOTS 12 +	13			65073320008	U
J BRIAN HOMES LLC	1830 16TH ST NE				NAPLES, FL 34120---5446	PALMETTO PARK BLK 3 LOT 8				65073160006	U
J BRIAN RESIDENTIAL RENTALS	1830 16TH ST NE				NAPLES, FL 34120---5446	PALMETTO PARK BLK 3 LOTS 1, 2	+ 3			65072960003	U
J BRIAN RESIDENTIAL RENTALS	1830 16TH ST NE				NAPLES, FL 34120---5446	PALMETTO PARK BLK 3 LOT 30				65073960002	U
JAMES, GERMAINE KEISHARD	PO BOX 372				IMMOKALEE, FL 34143---0	PALMETTO PARK BLK 3 LOT 5 OR	474 PG 177			65073040003	U
JAMES, LEATHA ANN	FRED JOHNSON	505 DOAK AVE			IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 3 LOT 14				65073360000	U
JOSEPH, ROLAND	606 S 5TH ST				IMMOKALEE, FL 34142---4350	9 47 29 N 60FT OF S 192.90FT	OF W1/2 OF NW1/4 OF SW1/4 OF	NE1/4 OF NE1/4 LESS RW, OR	1562 PG 1334	00136440505	U
LEGRAND RENTALS LLC	ROSE KERLYNE JEAN MICHEL	BEAUTY SMITH LEGRAND	912 PINE ST		IMMOKALEE, FL 34142---0	9 47 29 N 133FT OF NW1/4 OF	SW1/4 OF NE1/4 OF NE1/4 LESS	W 100FT OF E 130FT		00133000003	U
LEGRAND RENTALS LLC	ROSE KERLYNE JEAN MICHEL	BEAUTY SMITH LEGRAND	912 PINE ST		IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 2 LOTS 14 +	15 OR 1902 PG 309			65072480004	U
LEON, JOSE	JOSE LEON JR	550 N 19TH ST, LOT 96			IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 2 LOT 27 OR	1001 PG 972			65072840000	U
LEWIS TR, EVELYN G	EVELYN G LEWIS TRUST	1537 VERONICA S SHOEMAKER	BLVD		FT MYERS, FL 33916---0	9 47 29 N 60FT OF S 133.05FT	OF E1/2 OF NW1/4 OF SW1/4 OF	NE1/4 OF NE1/4		00135200005	U
LEWIS TR, EVELYN G	EVELYN G LEWIS TRUST	1537 VERONICA S SHOEMAKER	BLVD		FT MYERS, FL 33916---0	9 47 29 S 73.05FT OF E1/2 OF	NW1/4 OF SW1/4 OF NE1/4 OF	NE1/4, LESS DRAINAGE EASM		00135240007	U
LILLY BASS CHURCH OF GOD IN	UNITY INC	PO BOX 2506			IMMOKALEE, FL 34143---2506	PALMETTO PARK BLK 3 LOTS	17, 18 & 19			65073520002	U
LOPEZ, ORTENCIA DIEGO	EDWIN ORLANDO CUMEZ APEN	PO BOX 516			IMMOKALEE, FL 34143---0	PALMETTO PARK BLK 2 LOT 18				65072560005	U
LOPEZ, RAYMUNDO PEREZ	2220 EDEN AVE				IMMOKALEE, FL 34142---0	9 47 29 BEG SW CNR BLK 4	PALMETTO PK, N245.19FT TO	POB, N200FT, W220FT, S200 FT,	E220FT TO POB 1.01 AC OR 721	00135320008	U
LOPEZ, YERANIA	3011 ORANGE TRL				NAPLES, FL 34120---0	9 47 29 COMM NW CNR OF LOT	10, BLK 4 OF PALMETTO PARK S	110.19FT, W 190FT, N	109.32FT, E 190FT TO POB .48	00135360000	U
LUNA, JACINTO	502 WASHINGTON AVE				IMMOKALEE, FL 33936---0	PALMETTO PARK BLK 3 LOT 4				65073000001	U
MACCOU, LUIS ANTONIO	3131 60TH AVE NE				NAPLES, FL 34120---2617	9 47 29 COMM NW CNR OF E1/2	OF NE1/4 OF SW1/4 OF NE1/4, S	200FT TO POB, S 235.87FT, E	80FT, N 236.07FT, W 80FT TO	00133320000	U
MARTINEZ, MARIA ANTONIA	YECENIA SOLORZANO	436 CARVER ST			IMMOKALEE, FL 34142---0	PINE GROVE LOTS 21 + 22				66930720009	U
MCCULLUM, VEVLINE	PO BOX 1644				IMMOKALEE, FL 34143---1644	PALMETTO PARK BLK 3 LOT 28				65073880001	U
MILLER, GERALDINE	PO BOX 941				IMMOKALEE, FL 34143---941	GALILEE	LOT 4			34569100129	U
MILLER, GERALDINE	PO BOX 941				IMMOKALEE, FL 34143---941	PALMETTO PARK BLK 4 LOT 1 OR	1119 PG 1629			65074000000	U
MITCHELL JR EST, ROBERT	% ANNIE ROSE MITCHELL	620 MAPLE DR			IMMOKALEE, FL 34142---4216	PALMETTO PARK BLK 3 LOT 20				65073560004	U
MLSW PROP REV LIVING TRUST	909 PINE ST				IMMOKALEE, FL 33913---0	PALMETTO PARK BLK 2 LOT 20				65072640006	U
MLSW PROP REV LIVING TRUST	909 PINE ST				IMMOKALEE, FL 33913---0	PALMETTO PARK BLK 3 LOT 9 OR	283 PG 136			65073200005	U
MLSW PROP REV LIVING TRUST	909 PINE ST				IMMOKALEE, FL 33913---0	PALMETTO PARK BLK 3 LOT 10 OR	283 PG 136			65073240007	U
NAVARRO, ROGELIO & MINERVA	PO BOX 806				FELDA, FL 33930---806	PALMETTO PARK BLK 2 LOTS 25 +	26			65072800008	U
OXIZIUS EST, FERDINAND	607 S 5TH ST				IMMOKALEE, FL 34142---4329	PALMETTO PARK BLK 3 LOT 7				65073120004	U
PASSMORE, TONYA L	3460 CARSON LAKE CIR				IMMOKALEE, FL 34142---2093	9 47 29 BEG NW CNR OF LOT 20	BLK 2, PALMETTO PK, W 220FT,	S 205.47FT, E 220FT, N 204.47	FT TO POB LESS W 30FT	00133880003	U
PLANCHER, GUERY	BRUNEL DUPERA	4625 LOMBARDY LN			NAPLES, FL 34112---0	9 47 29 SW1/4 OF NW1/4 OF	NE1/4, EXC R/W, LESS OR 251	PG 806, LESS OR 273 PG 465,	LESS OR 353 PG 141, LESS OR	00133480005	U
PUGH, EVA IRENE	15519 MARTINEAU ST				HOUSTON, TN 77032---0	9 47 29 COMM NE CNR W1/2 OF	NE1/4 OF SW1/4 OF NE1/4, S	200FT TO POB, CONT S	235.87FT, W 100FT, N	00133400001	U
QUITERIO, NICOLAS SANTOS	PO BOX 1587				IMMOKALEE, FL 34143---0	PALMETTO PARK BLK 4 LOTS 7 &	8			65074200004	U
ROSAS RENTALS IMMOKALEE LLC	PO BOX 2723				IMMOKALEE, FL 34143---0	PALMETTO PARK BLK 2 LOT 16 +	LOT 17			65072520003	U
SCHOOL DISTRICT-BEC	BETHUNE ED CENTER	% SUPERINTENDENT	5775 OSCEOLA TRL		NAPLES, FL 34109---919	9 47 29 NW1/4 OF SE1/4 OF	NE1/4 + S1/2 OF SW1/4 OF	NE1/4 OF NE1/4 LESS COMM AT SW	CNR OF NW1/4 OF SE1/4 OF NE1/4	00132920003	U
SHIPMAN, MARY	619 MAPLE DR				IMMOKALEE, FL 34142---4215	PALMETTO PARK BLK 2 LOTS 23 +	24			65072760009	U
SMITH, CARL LANE	612 MAPLE DR				IMMOKALEE, FL 34142---4216	PALMETTO PARK BLK 3 LOT 24				65073720006	U
SOUTHEASTERN CONFERENCE ASSOC	OF SEVENTH DAY ADVENTISTS INC	1701 ROBIE AVE			MOUNT DORA, FL 32757---0	GALILEE	LOT 1			34569100048	U
SOUTHWEST FLORIDA WORKFORCE	DEVELOPMENT BOARD INC	6800 SHOPPES AT PLANTATION DR	STE 170		FORT MYERS, FL 33912---4551	9 47 29 COMM AT SW CNR OF NW	1/4 OF SE1/4 OF NE1/4, S89DEG	42'38"E 20FT, N00DEG 26'00"E	145FT TO POB, N00DEG 25'00"E	00136440709	U
TERRY, TERESA	PO BOX 222				IMMOKALEE, FL 34143---222	9 47 29 W 100FT OF E 130FT OF	N1/2 OF NW1/4 OF SW1/4 OF	NE1/4 OF NE1/4, LESS S 30FT		00135520002	U
TINOCO, EVA	629 MAPLE DR				IMMOKALEE, FL 34142---4215	PALMETTO PARK BLK 2 LOT 28				65072880002	U
TINOCO, EVA	629 MAPLE DR				IMMOKALEE, FL 34142---4215	PALMETTO PARK BLK 2 LOT 29				65072920001	U
TOBIAS, SARAH	PO BOX 9				IMMOKALEE, FL 34143---9	PALMETTO PARK BLK 4 LOT 6 OR	578 PG 131			65074160005	U
TOMAS, CLEMENTE FRANCISCO	605 S 5TH ST				IMMOKALEE, FL 34142---4329	PALMETTO PARK BLK 3 LOT 6				65073080005	U
TRI STATE R O M INC	821 11TH AVE				HUNTINGTON, WV 25701---3305	9 47 29 COMM NE CNR OF SW1/4	OF NE1/4, W 671.20FT, S 100FT	TO POB, CONT S 100FT, E	336.11FT, N 100FT, W TO POB	00135720006	U
VELAZQUEZ, ANTONIA GREGORIO	615 PALMETTO AVE				IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 2 LOT 11				65072360001	U
VILLA, ADOLFO	5536 FERRARI AVE				AVE MARIA, FL 34142---0	PINE GROVE LOT 23 + E 20FT	LOT 24			66930760001	U
VILLARREAL, ROEL	MARIA VILLARREAL	PO BOX 759			IMMOKALEE, FL 34143---759	9 47 29 BEG SW CNR LT 27 BLK	2 PALMETTO PK, S60FT, W190FT,	S110.19FT, W30FT, N250FT,	E30FT, S75FT, E190 FT TO POB	00135400009	U
WATERS, RUTH ANN	ULYSSES WATERS	PO BOX 1372			IMMOKALEE, FL 34143---1372	PALMETTO PARK BLK 2 LOT 19 OR	684 PG 777			65072600004	U
WILLIAMS EST, LINDA V	17383 SW 47TH CRT				MIRAMAR, FL 33039---0	PALMETTO PARK BLK 3 LOT 26				65073800007	U
WILLIAMS, CLAUDETTE	610 MAPLE DR				IMMOKALEE, FL 34142---4216	PALMETTO PARK BLK 3 LOT 25				65073760008	U
WILLIAMS, DON L & PHYLIS F	500 BREEZEWOOD DR				IMMOKALEE, FL 34142---4205	GALILEE	LOT 3			34569100103	U
WILLIAMS, DON L & PHYLLIS F	500 BREEZEWOOD DR				IMMOKALEE, FL 34142---4205	GALILEE	LOT 2			34569100080	U
WILLIAMS, JACKIE	611 LAKESHORE DR				IMMOKALEE, FL 34142---2305	PALMETTO PARK BLK 2 LOT 13				65072440002	U
WILLIAMS, JACKIE & BRENDA L	611 LAKESHORE DR				IMMOKALEE, FL 34142---2305	PALMETTO PARK BLK 2 LOT 12 OR	1612 PG 618			65072400000	U
WILLIAMS, JACKIE & BRENDA L	611 LAKESHORE DR				IMMOKALEE, FL 34142---2305	PALMETTO PARK BLK 2 LOT 21 OR	1612 PG 618			65072680008	U
WILLIAMS, JACKIE & BRENDA L	611 LAKESHORE DR				IMMOKALEE, FL 34142---2305	PALMETTO PARK BLK 3 LOT 21 OR	1612 PG 618			65073600003	U
WILLIAMS, LEON & LAURA M	3221 ORANGE GROVE TRL				NAPLES, FL 34120---1432	PALMETTO PARK BLK 4 LOTS 2 +	3			65074040002	U
WILLIAMS, SIMEON	1929 DEBUTANTE DR				JACKSONVILLE, FL 32246---8645	PALMETTO PARK BLK 3 LOT 23				65073680007	U
WILSON, GLORIA JEAN	508 DOAK AVE				IMMOKALEE, FL 34142---4213	PALMETTO PARK BLK 4 LOT 5 OR	442 PG 572			65074120003	U
WOULARD JR, PAUL L	RENEE C WOULARD	1907 LEED AVE			IMMOKALEE, FL 34142---0	PALMETTO PARK BLK 3 LOT 22				65073640005	U

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PROOF OF PUBLICATION

Q. Grady Minor Associates Pa
Q. Grady Minor Associates Pa
3800 Via Del Rey
Bonita Springs FL 34134

RECEIVED

FEB 09 2024

Q. Grady Minor
& Associates, P.A

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

02/02/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/02/2024

Legal Clerk

Notary, State of WI, County of Brown

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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

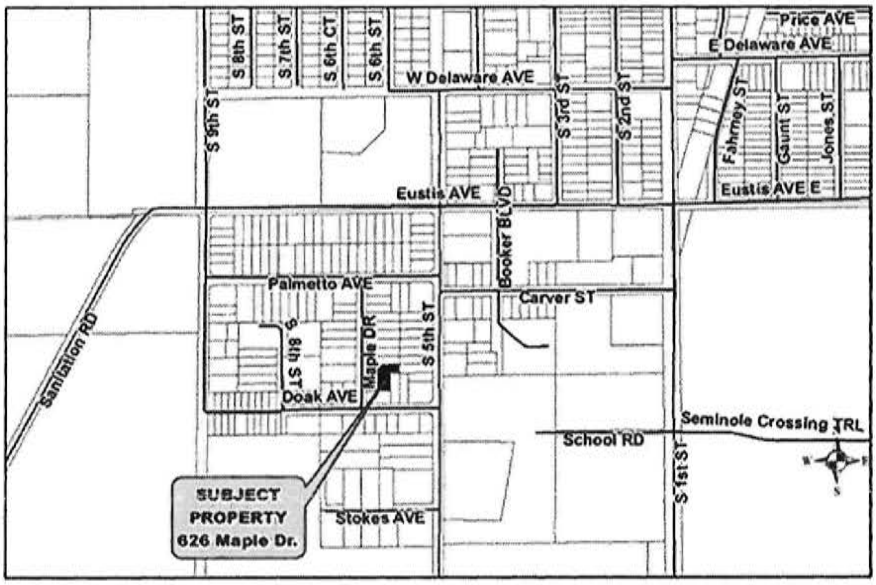
NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20230004316 – Lilly Bass Church Conditional Use

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood Information meeting (NIM) hosted by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A. (GradyMinor), representing Lilly Bass Church of God in Unity, Inc. (Applicant) will be held **February 20, 2024, 5:30 pm at CareerSource SWFL Conference Room (750 South 5th Street, Immokalee, FL 34142).**

Lilly Bass Church of God in Unity, Inc. has submitted a formal application to Collier County, seeking approval of a Conditional Use to permit a 56-seat, 4,500 square foot, church on three Village Residential (VR) zoned lots. The site was previously occupied by a 1,000+/- square foot church and mobile home. The VR zoning district permits a variety of land uses by right and conditional use #3 allows for churches. The former church had been operating since 1978 until September 2022, when a fire destroyed the church building. Because of the age of the church, no prior conditional use approval can be documented. At the time of construction of the church in 1978, it would have been governed by the Immokalee Area Zoning Code which is no longer in use.

The subject property is comprised of 0.54± acres and is located at 626 Maple Drive in Section 9, Township 47 South, Range 29 East, Collier County, Florida.



If you have questions, please contact Sharon Umpenhour with GradyMinor by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For project information or to register to participate remotely* go to, gradyminor.com/Planning. Any information provided is subject to change until final approval by the governing authority.

Any information provided is subject to change until final approval by the governing authority. The purpose and intent of this Neighborhood Information Meeting is to provide the public with notice of an impending zoning application and to foster communication between the applicant and the public. The expectation is that all attendees will conduct themselves in such a manner that their presence will not interfere with the orderly progress of the meeting.

**Remote participation is provided as a courtesy and is at the user's risk. The applicant and GradyMinor are not responsible for technical issues.*

ND-38567905

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

NEIGHBORHOOD INFORMATION MEETING

PETITION: Lilly Bass Church of God in Unity (PL20230004316)

February 20, 2024

PLEASE PRINT CLEARLY

Please be advised

The information on this sheet is to contact you regarding this project and future public meetings. Under Florida law, e-mail addresses, phone numbers and certain home addresses are public records once received by a government agency. If you do not want your e-mail address, phone number or home address released if the county receives a public records request, you can refrain from including such information on this sheet. You have the option of checking with the county staff on your own to obtain updates on the project as well as checking the county Web site for additional information.

NAME: Verline McCullum	**EMAIL:**
ADDRESS: 507 Palmetto Ave P.O. Box 1644 Immokalee, FL 34143	**PHONE:** (239) 290-7743
NAME: JESSICA Matley	**EMAIL:**
ADDRESS: 3765 Tradstone Blvd Bldg Naples 34109	**PHONE:** (631 905 Rocm
NAME: Tanisia Pray	**EMAIL:** rayiahtanisia@gmail.c
ADDRESS: 1004 Jumper apt 1703	**PHONE:** 239 204 1564
NAME: Carrie Johnson	**EMAIL:** —
ADDRESS: 306 Eustis Ave	**PHONE:** 239·201·7875
NAME: LEATHA VALLES	**EMAIL:** LeaThaVMS@gmail.com
ADDRESS: 505 Doak Ave	**PHONE:** 239-374-0067
NAME: REMAR SCOTT	**EMAIL:** REM Sc
ADDRESS: 622 Maple Dr	**PHONE:**
NAME: Johnny	**EMAIL:**
ADDRESS:	**PHONE:**
NAME: Robriest Tyler	**EMAIL:** gatorperfectSolution@gma
ADDRESS: 80 Williams Ave Lehigh Acres	**PHONE:**
NAME: Mary Williams	**EMAIL:** maryshipman@yahoo.com
ADDRESS: 916 Taylor Blvd. Lehigh Acres FL	**PHONE:** 239-867-7240

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

NEIGHBORHOOD INFORMATION MEETING

PETITION: Lilly Bass Church of God in Unity (PL20230004316)

February 20, 2024

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NAME: Rev. Frank Williams	**EMAIL:** frfgwilliams119@gmail.com
ADDRESS: 916 Jaguar Blvd. Lehigh Acres, FL 33974	**PHONE:** 534-860-7063
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
ADDRESS:	**PHONE:**
NAME:	**EMAIL:**
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Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

PETITION:
PL20230004316 | Lilly Bass Church Conditional Use

February 20, 2024, Neighborhood Information Meeting (NIM)

GradyMinor

Project information and a copy of this presentation can be found on our website:
GRADYMINOR.COM/PLANNING/

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

INTRODUCTION

PROJECT TEAM:

- **Lilly Bass Church of God in Unity, Inc.**– Applicant and Property Owner
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Michael Facundo, Architect** – Hoffman & Facundo Architects
- **Michael Delate, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.
- **Oscar Lugo, P.E., Civil Engineer** – Q. Grady Minor & Associates, P.A.
- **James M. Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc
- **Marco A. Espinar, Environmental Planning/Biologist** – Collier Environmental Consultants, Inc.

***Please note, all information provided is subject to change until final approval by the governing authority.**

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

LOCATION MAP





Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

PROJECT INFORMATION

Overall Project Acreage: 0.54± Acres
Project Address: 626 Maple Drive

Future Land Use (FLU) Designation:

Urban-Mixed Use District, High Residential Subdistrict

Zoning District:

Village Residential (VR)

Proposed Request:

- To allow a 56-seat, 4,500 square foot church

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

PROPOSED SITE PLAN

SITE INFORMATION:

ZONING: VR (ST/W-1)

SITE AREA: 0.54± ACRES

MAXIMUM BUILDING: 4,500 SQUARE FEET
MAXIMUM SEATS: 56

OPEN SPACE (30% REQUIRED):

REQUIRED: 0.16± ACRES (0.54 X .30)
PROVIDED: 0.16± ACRES

PRESERVE (MINIMUM):

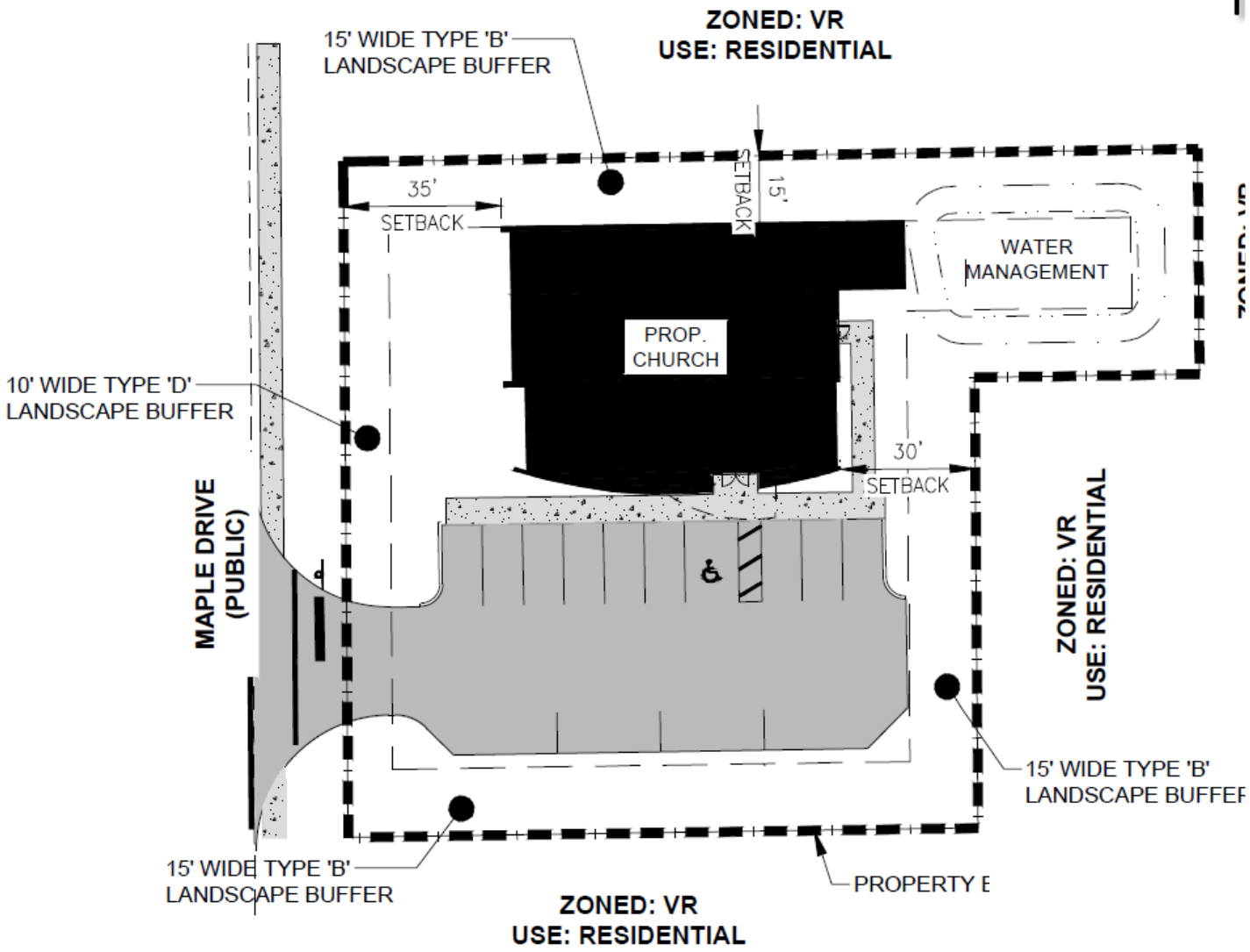
REQUIRED: 0± ACRES (0 ACRES NATIVE VEGETATION X 25%)
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
MAPLE LANE (FRONT YARD):	35'	35'
REAR YARD:	30'	30'
SIDE YARD:	15'	15'

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING I
2. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DI PERMITTING REQUIREMENTS.



Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

PROPOSED CONDITIONS OF APPROVAL

1. Seating for the religious facility use shall be limited to a maximum of 56 seats and a maximum number of attendees shall not exceed the maximum seating. The church shall be a maximum of 4,500 Square feet.

2. Weekday and weekend hours are limited to 8:00 AM to 10:00 PM. Hours for services on religious holidays shall not be subject to the above specified hours.

3. No outdoor amplified sound shall be permitted, unless permitted under a Temporary Use Permit for a special event.

4. The maximum total daily trip generation shall not exceed 47 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.

5. Special events (operated by the church) are limited to twelve (12) per calendar year and subject to a Temporary Use Permit as required, in accordance with the LDC.

6. No day care services, school, or food service shall be offered on site, unless in conjunction with and during a church service or a permitted special event.

7. Leasing of the church facility to outside groups or use by other groups is prohibited. The religious facility is permitted to allow for accessory non-worship services to the approved religious facilities use which include community meetings, civic associations, church youth and elder meetings, guest speakers, neighborhood meetings, boy and girl scouts, alcoholics anonymous and other self-help groups and social service clubs, which commonly utilize religious facility space for community activities, not to exceed two non-church activities per week and shall not occur during church activities.

8. For services or other periods or events of significant traffic generation, as determined by Collier County staff, the church shall provide traffic control by law enforcement or a law enforcement approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by Collier County Transportation Engineering Division Director or designee.

9. Alcoholic beverages, other than those used for religious ceremonial purposes, are prohibited on-site.

10. Project site light poles, structures and fixtures will be shielded away from residential property lines.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

NEXT STEPS

- Address staff comments
- Hearing sign(s) posted on property advertising Planning Commission (CCPC) and Board of County Commissioner (BCC) hearing dates.
- Hearing notices mailed to property owners within 1 mile of the project boundary.

- <u>HEARING DATES:</u>
  - HEX – TBD, 9:00 a.m., Growth Management Building, 2800 Horseshoe Drive North, Room 609-610, Naples, FL 34104

<u>*Please note, all information provided is subject to change until final approval by the governing authority.</u>

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

PROJECT DOCUMENTS AND INFORMATION

Project information and a copy of this presentation can be found online:

GRADYMINOR.COM/PLANNING/

Collier County Growth Management Department (GMD) Public Portal:

CVPORTAL.COLLIERCOUNTYFL.GOV/CITYVIEWWEB/PLANNING/LOCATOR

Planning Application #PL20230004316

CONTACTS:

- **Q. Grady Minor & Associates, P.A.:** Sharon Umpenhour, Senior Planning Technician; sumpenhour@gradyminor.com or 239.947.1144

- **Collier County Staff:**
  Sean Sammons; Sean.Sammon@CollierCountyFL.gov or (239) 252-8422

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church

Lilly Bass Church of God in Unity (PL20230004316)
February 20, 2024 NIM Transcript

Wayne Arnold: 00:00 Okay, well good evening everybody. We're going to get the meeting started. I'm Wayne Arnold, I'm with GradyMinor and Associates. I'm going to take you through a brief presentation and first make some introductions. We have Pastor Remar who's here with the church, and this is Sharon Umpenhour with our office. She's going to be recording the meeting. We're required to record it and then create a transcript for the county since this is an official county meeting that we're conducting. This is Oscar Lugo, who's one of our engineers and an Immokalee resident. So we're happy to have Oscar on board with us. And many of you know Mike Facundo. Mike's on the CRA board. He's also the architect working on the project. And then we have Sean and Jessica from Collier County Government. They're here to monitor the meeting and answer any questions about process or anything that we don't.

00:50 I think with that we'll get started. We have a short presentation, and we'll get started. So we're here to talk about what's known as a conditional use. And a conditional use is a use that's not normally allowed in a certain zoning district unless you go through and meet a certain set of conditions. So the church itself that we're here to talk about was originally approved in 1978 and it was approved under the old Immokalee code. And unfortunately, the fire that occurred a couple of years ago now destroyed that fire. And because of the destruction of the church building, we're required to go back through this conditional use process to reestablish the church building. So you can see on the site that previously had a mobile home, it was a residence and then the church building is the building to the south. I'm sure most of you all are very familiar with the site.

01:40 So the shell of the building is still standing out there. And so part of this process, we want to, one, reestablish the use on the property and then two, there's a companion variance application that will be pending with this. And the variance is because the county also changed the lot size requirements. So if you have a church in the village residential zoning district, you're required to have one acre of land. This site's just a little over half acre. So we're required to have a companion

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

variance application that will track with this conditional use application through the county.

02:14 So it's part of the residential district for the Immokalee master plan, its zoned village residential, and they allow institutional uses such as churches. But as I said, we have to go through this conditional use process, which will take us ultimately to a hearing examiner to make a final decision on whether or not the church can be rebuilt. So part of that process is we have to create a master plan for the site. And so the site now there's a mobile home that sat up in this area. That church building sits down here. So we're proposing to reconstruct about a 4,500 square foot church building and a parking lot with water management area. There'll be a courtyard out in front of the church for gatherings and then landscape offering to code that will surround the site.

03:01 So the church was built so long ago, there just weren't code requirements for parking. So there's no physical parking on the site today. So this will be rebuilt of handicapped parking space, handicap accessible building. There be current fire codes and all of those things that are required today. So we're going through that process of what was, I think a little over a thousand square foot church. But this will accommodate up to 56 people with the seating and parking that we have on site.

03:32 The county makes us create a set of conditions for the project. So you can see these are kind of standard conditions in what we've done. We've set the maximum of 56 fixed seats in the church. We've set hours 8:00 PM to 10:00 PM for anything that's sort of not church related, no outdoor amplified sound. We've allowed for certain special events for the church, up to 12 per year. That's consistent with sort of how the land development that allows you to have certain functions that aren't just typical of the church. Maybe there's a festival of some sort that you want to host or some sort of other special event. You can have 12 of those per year. No daycare is allowed on the site unless it's in conjunction with

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

church services. So there's no separate daycare school fulfillment.

04:17 The county has some limitations on churches these days where they can lease so many churches to become super huge churches and they decide to lease out space for other many large events. The county's put a restriction in there for that. And no other alcoholic beverage consumption on site other than for religious purposes. So you can't have a bar operating there or something like that. And then the light fixtures that go with the parking lot will have to be low level lighting and restricted to try to not create any glare offsite.

04:49 So those are the project conditions that we proposed to staff. Staff is still under review of all of this. We've had one review they call a sufficiency review, fairly minor comments, we're back in and staff hopefully will find us sufficient, and we'll be scheduled for what's known as the hearing examiner. And it's a gentleman that sits as our hearing examiner in Collier County. And he'll hear the case, listen to any testimony, he'll listen to the transcript of this meeting. If anybody here has objections or support, that will be so noted in the record. You'll get a notice if you received a notice for this meeting of the hearing examiner meeting, and you'll be authorized to come to that meeting and speak, if you so choose.

05:33 So that's kind of the process. We don't have those hearing dates established yet, but when we do, you'll get a letter of notice from Collier County. They'll post a zoning sign on the site and those are held on the Horseshoe Drive permitting complex in Collier County. It's a comparable processing facility that you have here, but it's in the urban area in Collier, the Naples area. So that's kind of in a nutshell what we're proposing to do. I don't know if anybody has further questions or any comments about what we're trying to do. I think it's obviously the church has been there a long, long time and unfortunately that structure burned, but an opportunity now for the church to rebirth and hopefully make it better for the neighborhood. So with that, I'll open it up to any questions that you might have.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

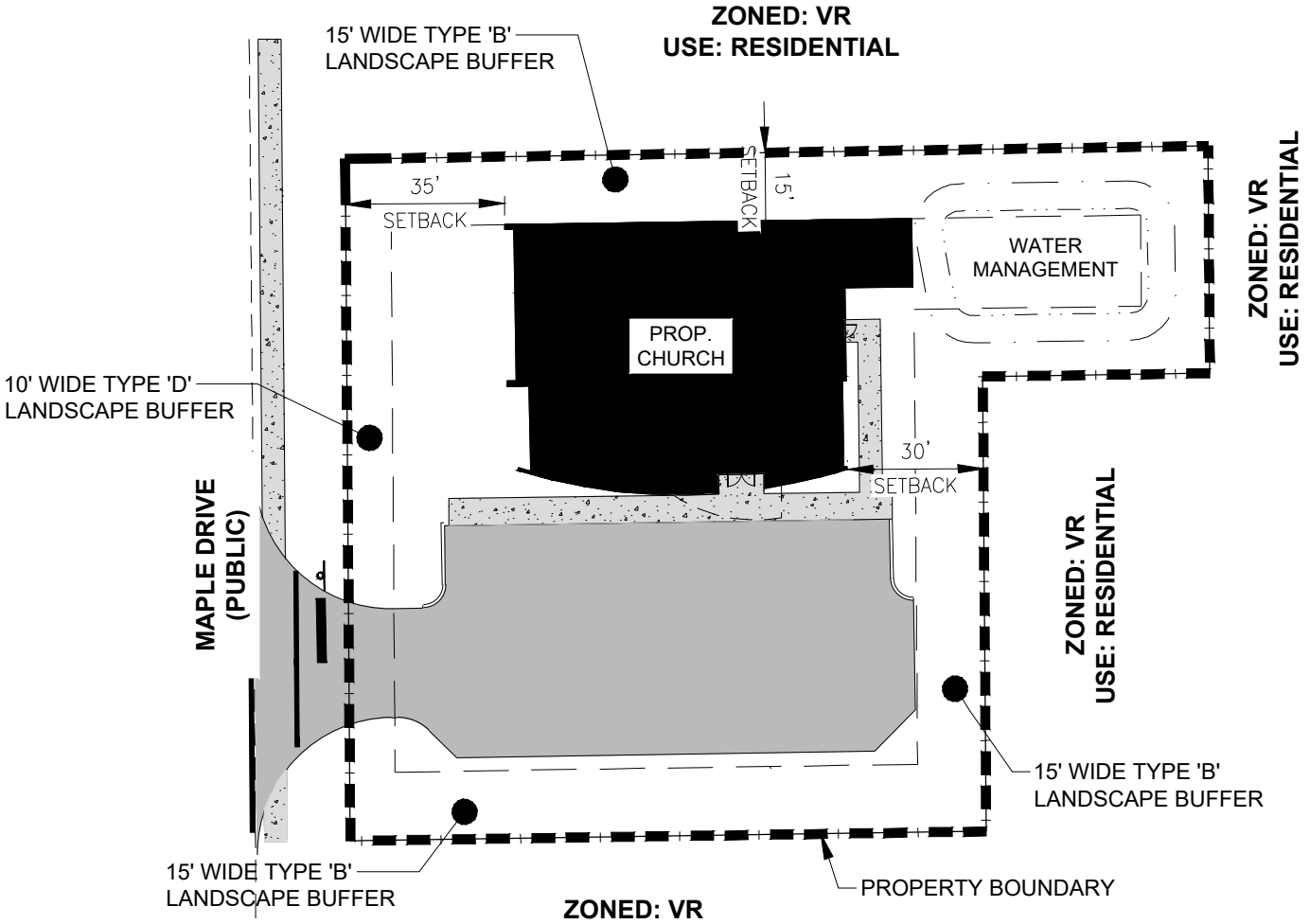
Lilly Bass Church of God in Unity (PL20230004316)
February 20, 2024 NIM Transcript

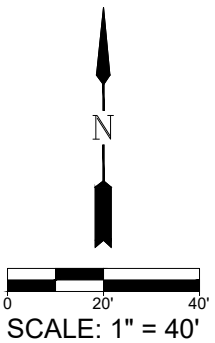
	06:19	No? That's easy. Sean, Jessica, did I leave out anything that you all would like to add?
Sean Sammon:	06:31	We pretty much covered all the bases.
Jessica:	06:33	Yeah. All clear for us.
Wayne Arnold:	06:35	So again, stay tuned. This is contact information if you all want to stay tuned. Sharon posts this information on our website. It's also available on Collier County's website. So we've got Sean, who's handling the application with the county. His contact information's here. Sharon's information is here. So as we communicate with the county, our information's uploaded on our website in real time. So anybody who wants to follow the progress of this can see that on either our website or the county's.
Sharon Umpenhour:	07:05	That information for Sean is wrong. It says Eric Ortman.
Wayne Arnold:	07:09	Oh. That should be Sean Sammon. Sorry about that.
Sean Sammon:	07:13	I brought some business cards if anyone wants one.
Wayne Arnold:	07:15	Okay. So Sean has business cards if anybody would like his information. Yeah?
Speaker 5:	07:21	I basically have a question.
Wayne Arnold:	07:21	Yes, ma'am.
Speaker 5:	07:21	I saw maximum seating 56. How did you arrive at that?
Wayne Arnold:	07:25	That's based on the amount of parking we can fit on the site. The county has a parking calculation for the church, and so we can fit 14 parking spaces, which backing into that, that's 56 people. So there's a separate process we could go through to try to do an alternate parking calculation. If they determine that that's even too great or that we need to have a few more seats and we might be able to convince staff to reduce the parking demand by 10%, they can do that administratively. But right now, I think the numbers, they work and that's what we're [inaudible 00:07:58]. Anybody else? No? Close the

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

		meeting? All right, well we're adjourned. Thank you all for coming out and taking time to join us.
Sean Sammon:	08:14	Thank you.
Wayne Arnold:	08:14	Yeah. Thank you.

Attachment: Attachment A - Backup Package (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))





SCALE: 1" = 40'

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

CONDITIONAL USE
CONCEPTUAL SITE PLAN
REVISED APRIL 30, 2024

SCALE:	
JOB CODE:	LBC
DATE:	SEPTEMBER 2023
FILE NAME:	CONCEPTUAL SITE PLAN-R3

Attachment: Attachment B - Conceptual Site Plan (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

SITE INFORMATION:

ZONING: VR (ST/W-1)

SITE AREA: 0.54± ACRES

MAXIMUM BUILDING: 4,500 SQUARE FEET
MAXIMUM SEATS: 56

OPEN SPACE (NOT REQUIRED):

PRESERVE (MINIMUM):

REQUIRED: 0± ACRES (0 ACRES NATIVE VEGETATION X 25%)
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
MAPLE LANE (FRONT YARD):	35'	35'
REAR YARD:	30'	30'
SIDE YARD:	15'	15'

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING PROPERTIES.
2. PARKING PROVIDED PER LDC REQUIREMENTS.
3. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

Attachment: Attachment B - Conceptual Site Plan (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

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3800 Via Del Rey
Bonita Springs, Florida 34134

LILLY BASS CHURCH OF GOD IN UNITY

CONDITIONAL USE
SITE PLAN NOTES
REVISED APRIL 30, 2024

SCALE:
JOB CODE: LBC
DATE: SEPTEMBER 2023
FILE NAME: CONCEPTUAL SITE PLAN-R3
PLANNING

C.O. 5-21-75

INSPECTION RECORD CARD

PER. # 75-509 DATE: April 7, 1975

NAME: William L. Richardson

ADDRESS:

LEGAL DESC. Lot 18 Blk. 3 Palmetto Park

CONTRACTOR:

JOB DESC.: Mobile Home

FOOTING:	R. PLUMBING:
FL. SLAB:	TUB - SET:
TIE BEAM:	F. PLBG: 5/21/75
R. FRAMING:	T. ELECTRICAL:
A.C.-MECH: R. F.	R. ELECTRICAL:
FINAL BLDG: 5/21/75	F. ELECTRICAL: 5/21/75

Packet Pg. 319

3.D.d

Range
Ref.
Kit. & Din.
D. Wash.
Disp.
W.H.
Washer
Dryer
A.C.
H. Strip
Comments

Packet Pg. 320

APPLICATION FOR BUILDING PERMIT

COLLIER COUNTY, FLORIDA

PERMIT NUMBER 75-509 DATE April 7, 1975

NAME of OWNER William L. Richardson PHONE

JOB ADDRESS

CONTRACTOR ELECTRICAL CONTRACTOR

ADDRESS PHONE ADDRESS PHONE

ARCHITECT PLUMBING CONTRACTOR

ADDRESS ADDRESS PHONE

A.C. or Mechanical Contractor ADDRESS PHONE

LEGAL

LOT 18 BLOCK 3 UNIT SUBDIVISION Palmetto Park

OR METES AND BOUNDS

BUILDING

Permit to Build-Alter-Repair-Move Mobile Home

Size 12 x 40 Height No. of Stories 2 Bedroom

A copy of the approved plans and specifications shall be kept at the building site during construction.

Use Residence Building or Structure will face West

Zoning I-MHSD

ZONING

	ORDINANCE STANDARDS
Lot Area	Minimum Lot Area
Front Yard Set Back	Maximum Building Height
Rear Yard Set Back	Minimum Front Yard Set Back
Side Yards Set Back	Minimum Rear Yard Set Back
	Minimum Side Yard Set Back

Floor Space	Sq. Feet	Central Sewer Name	~~Yes~~ No ~~Yes~~
Utility	Sq. Feet	Central Water Name	Immokalee Utilities Yes
Porch	Sq. Feet	Well Permit No.	
Carport	Sq. Feet	Septic Tank	750 Gallons
Other	Sq. Feet	Drainfield	140 Sq. Feet
A.C.	Tons or	Septic Tank No.	75-509
Mechanical		Plumbing Stub	18 inches below finish floor grade.
Total	Sq. Feet	Sanitarian	Malcolm M Solomon

Estimated Cost $	
Building Permit $	10.00
Electrical Permit $	2.00
Plumbing Permit $	5.00
A.C. Permit $	
Mechanical Permit $	
Septic Tank $	5.00
Total $	22.00

The above application has been examined and is hereby subject to the payment of $ 22.00 by CASH as provided by the Collier County Building Code.

Payment Received: Building Official

This permit expires if work is not started within 6 months from date of issue. Permit void if zoning classification is violated. This use must not change to any other use without a new permit from the Zoning Director. Fee will be doubled if work is started without a permit. The applicant further understands that the proposed use or structure may not be used or occupied until an approved Certificate of Occupancy is issued.

Owner William L. Richardson

Agent

Contractor

Attachment: Attachment C - Original Building Permits 75-509 & 78-45A (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

APPLICATION FOR BUILDING PERMIT

COLLIER COUNTY, FLORIDA

PERMIT NUMBER 75-509 DATE April 7, 1975

NAME of OWNER William L. Richardson PHONE

JOB ADDRESS

CONTRACTOR ELECTRICAL CONTRACTOR

ADDRESS PHONE ADDRESS PHONE

ARCHITECT PLUMBING CONTRACTOR

ADDRESS ADDRESS PHONE

A.C. or Mechanical Contractor ADDRESS PHONE

LEGAL

LOT 18 BLOCK 3 UNIT SUBDIVISION Palmetto Park

OR METES AND BOUNDS

BUILDING

Permit to Build-Alter-Repair-Move Mobile Home

Size 12 x 40 Height No. of Stories 2 Bedroom

A copy of the approved plans and specifications shall be kept at the building site during construction.

ZONING

Use Residence Building or Structure will face West

Zoning I-MHSD

		ORDINANCE STANDARDS
Lot Area		Minimum Lot Area
Front Yard Set Back		Maximum Building Height
Rear Yard Set Back		Minimum Front Yard Set Back
Side Yards Set Back		Minimum Rear Yard Set Back
		Minimum Side Yard Set Back

Floor Space	Sq. Feet	Central Sewer Name	City Yes
Utility	Sq. Feet	Central Water Name	Immokalee Utilities Yes
Porch	Sq. Feet	Well Permit No.	
Carport	Sq. Feet	Septic Tank	750 Gallons
Other	Sq. Feet	Drainfield	140 Sq. Feet
A.C.	Tons or	Septic Tank No.	75-509
Mechanical		Plumbing Stub	18 inches below finish floor grade.
Total	Sq. Feet	Sanitarian	Malcolm M. Salmon

Estimated Cost $	
Building Permit $	10.00
Electrical Permit $	2.00
Plumbing Permit $	5.00
A.C. Permit $	
Mechanical Permit $	
Septic Tank $	5.00
Total $	22.00

The above application has been examined and is hereby subject to the payment of $ 22.00 by CASH as provided by the Collier County Building Code.

Payment Received: GLENWOOD MORRISON MKT Building Official

This permit expires if work is not started within 6 months from date of issue. Permit void if zoning classification is violated. This use must not change to any other use without a new permit from the Zoning Director. Fee will be doubled if work is started without a permit. The applicant further understands that the proposed use or structure may not be used or occupied until an approved Certificate of Occupancy is issued.

Owner

Agent

Contractor

Attachment: Attachment C - Original Building Permits 75-509 & 78-45A (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

APPLICATION FOR BUILDING PERMIT

COLLIER COUNTY, FLORIDA

DATE APPLIED Jan. 19, 1978

PERMIT NUMBER 78 - 45 DATE ISSUED Jan. 31, 1978

NAME of OWNER Church of God & Unity PHONE

JOB ADDRESS Maple St. Immokalee, Fla.

CONTRACTOR Owner (B. Hooks) State Reg. C.C.

ARCHITECT F. Hollister PE Address Naples

ELECTRICAL Jackie Williams State Reg. C.C.

PLUMBING Jackie Williams State Reg. C.C.

AIR COND/MECH State Reg. C.C.

ROOFING Jackie Williams State Reg. C.C.

SWIMMING POOL State Reg. C.C.

LEGAL

LOT 17 - 18 BLOCK 3 UNIT SUBDIVISION Palmetto Park,

OR METES AND BOUNDS Immokalee, Collier County, Fla.

BUILDING

Permit to Build-Alter-Repair-Move CBS Church

Size 24 x 40 Height 1r' No. of Stories

A copy of the approved plans and specifications shall be kept at the building site during construction.

Use Church Building or Structure will face W

Zoning IMHSD

ZONING

		ORDINANCE STANDARDS	
Lot Area	16,000 sq ft	Minimum Lot Area	6600 sq ft
Front Yard Set Back	72'	Maximum Building Height	30'
Rear Yard Set Back	48'	Minimum Front Yard Set Back	25'
Side Yards Set Back	20' - 56'	Minimum Rear Yard Set Back	25'
		Minimum Side Yard Set Back	7½'

Floor Space	960 Sq. Feet	Central Sewer Name	Yes
Utility	Sq. Feet	Central Water Name	Yes
Porch	Sq. Feet	Well Permit No.	
Carport	Sq. Feet	Septic Tank	USE EXISTING Gallons
Other	Sq. Feet	Drainfield	Sq. Feet
A.C. Mech	Tons	Septic Tank No.	
Total	960 Sq. Feet	Plumbing Stub	inches below finish floor grade.
		Sanitarian	James A. Herrington

Estimated Cost	$ 20,000.00	1-31-78
Building Permit	$ NC	
Electrical Permit	$ NC	
Plumbing Permit	$ NC	
A.C./Mech Permit	$	
Roofing Permit	$ NC	
Swim. Pool Permit	$	
Septic Tank	$ Existing	
Total Permit	$ NC	

The above application has been examined and is hereby approved subject to the payment of $ NC by as provided by the Collier County Building Code.

Payment Received: Glenwood MOrrison (MKT) Building Official

This permit expires if work is not started within 6 months from date of issue. Permit void if zoning classification is violated. This use must not change to any other use without a new permit from the Zoning Director. Fee will be quadrupled plus daily penalty of $500.00 if work is started without a permit. The applicant further understands that the proposed use of structure shall not be used or occupied until an approved Certificate of Occupancy is issued.

Owner

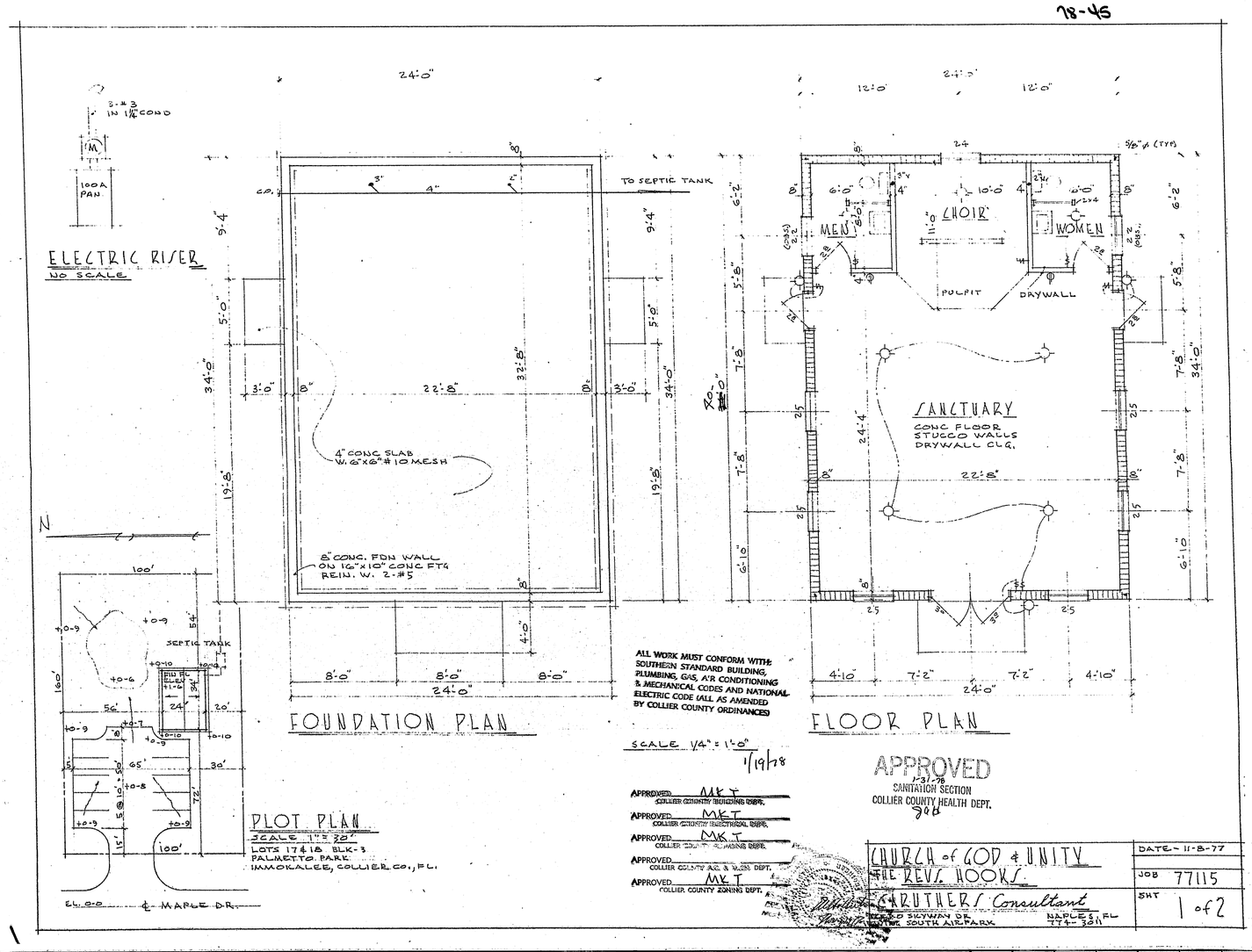
Agent

Contractor

FORM RPI 1015

Attachment: Attachment C - Original Building Permits 75-509 & 78-45A (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

78-45



ALL WORK MUST CONFORM WITH: SOUTHERN STANDARD BUILDING, PLUMBING, GAS, A'R CONDITIONING & MECHANICAL CODES AND NATIONAL ELECTRIC CODE (ALL AS AMENDED BY COLLIER COUNTY ORDINANCES)

SCALE 1/4" = 1'-0"

1/19/78

APPROVED MKT COLLIER COUNTY BUILDING DEPT.
APPROVED MKT COLLIER COUNTY ELECTRICAL DEPT.
APPROVED MKT COLLIER COUNTY PLUMBING DEPT.
APPROVED COLLIER COUNTY A/C & REFR. DEPT.
APPROVED MKT COLLIER COUNTY ZONING DEPT.

APPROVED
1-31-78
SANITATION SECTION
COLLIER COUNTY HEALTH DEPT.

CHURCH of GOD & UNITY
THE REV. HOOKS
GRUTHERS Consultant
2400 SILVERWAN DR.
NAPLES, FL
774-3011

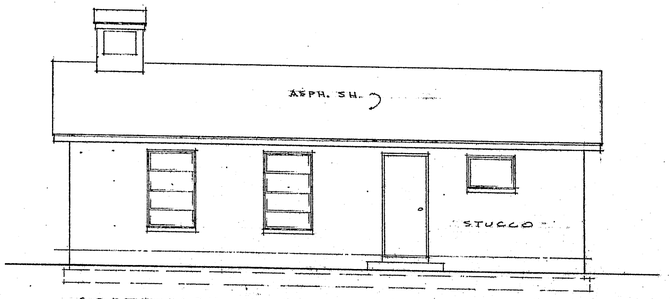
DATE- 11-8-77
JOB 77115
SHT 1 of 2

Attachment: Attachment C - Original Building Permits 75-509 & 78-45A (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CUI)
Packet Pg. 324

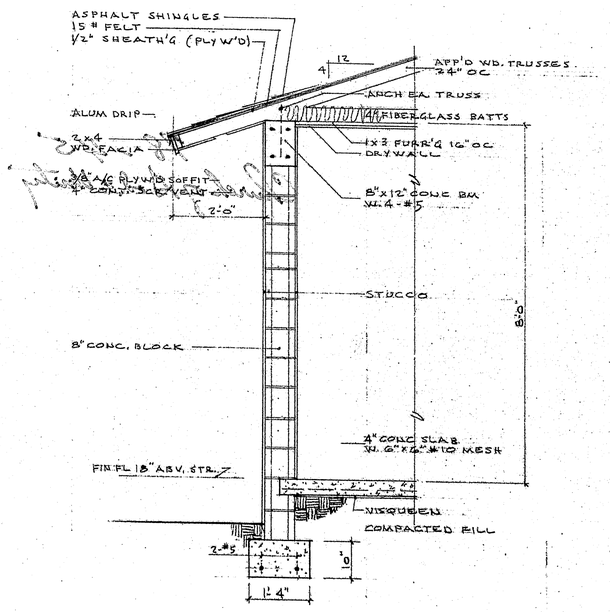
78-46

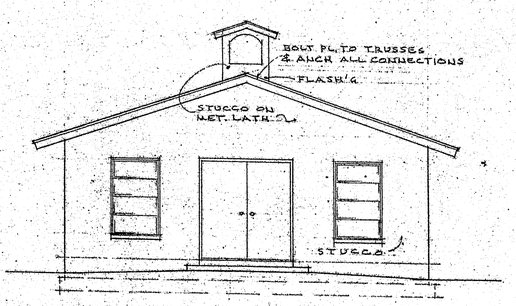


EAST ELEV.



SOUTH ELEV.





WEST ELEVATION
SCALE 1/4" = 1'-0"

CHURCH of GOD & UNITY
REVS. HOOKS
LUTHER / Consultant
SKYWAY DR.
WING SOUTH AIRPARK
NAPLES, FL
774-3011

DATE- 11-8-77
JOB 77115
SHT 2 of 2

2

Attachment: Attachment C - Original Building Permits 75-509 & 78-45A (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CU))

3.D.d

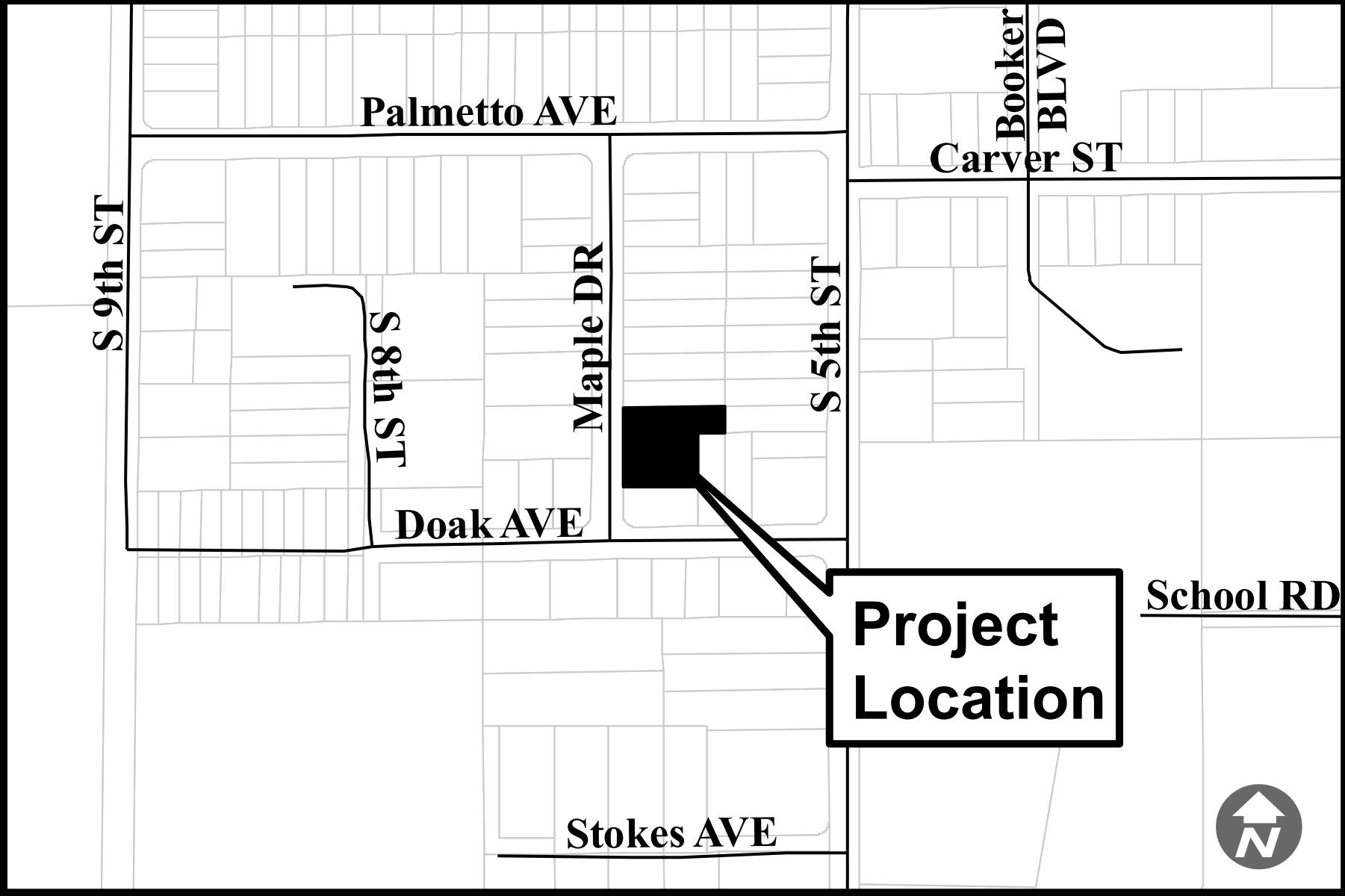
Approved
Building & Safety Division
By: D. Capistrano

78-45
Church of God & Unity

Hooks

3

Attachment: Attachment C - Original Building Permits 75-509 & 78-45A (28816 : PL20230004316 - Lilly Bass Church of God in Unity (CUP))


Palmetto AVE
Booker BLVD
Carver ST
S 9th ST
S 8th ST
Maple DR
S 5th ST
Doak AVE
School RD
Project Location
Stokes AVE

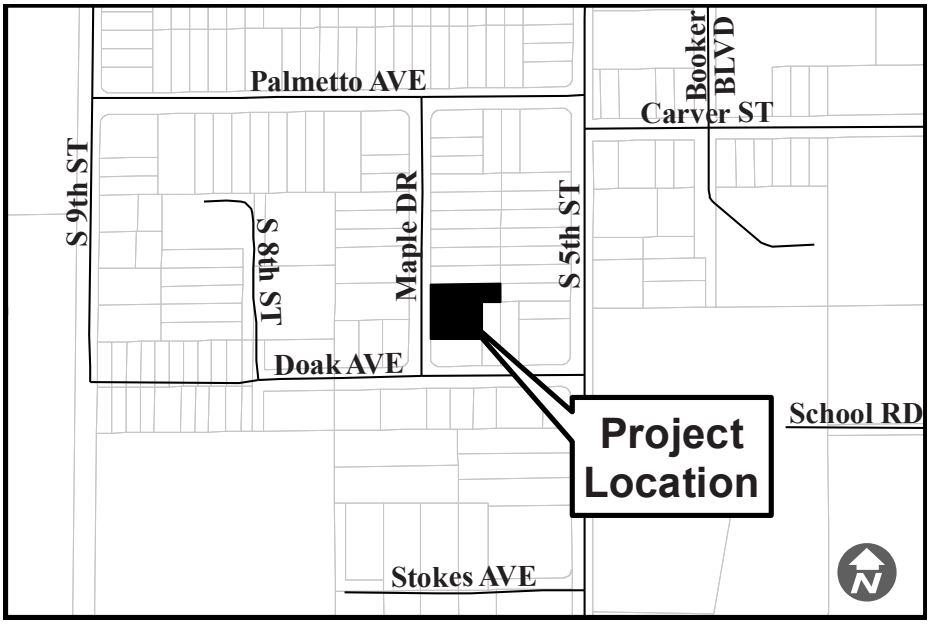
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County H ...er (HEX)** at **9:00 A.M., May 30, 2024**, in the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104, to consider:

PETITION NO. CU-PL20230004316 – LILLY BASS CHURCH OF GOD IN UNITY – REQUEST FOR APPROVAL OF A CONDITIONAL USE TO ALLOW A CHURCH PURSUANT TO LDC SECTION 2.03.02.F.1.c.3 ON ±0.54 ACRES LOCATED ON LOTS 17, 18, & 19, BLOCK 3, PALMETTO PARK SUBDIVISION, ALSO KNOWN AS 626 MAPLE DRIVE, IMMOKALEE, FL 34142 IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.

AND

PETITION NO. PL20240001875 VA – REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 4.02.02 E, TO REDUCE THE REQUIRED MINIMUM LOT AREA FOR CONDITIONAL USES IN THE VR ZONING DISTRICT FROM 1 ACRE TO ±0.54 ACRES FOR THE DEVELOPMENT OF A CHURCH TO BE LOCATED ON LOTS 17, 18, & 19, BLOCK 3, PALMETTO PARK SUBDIVISION, ALSO KNOWN AS 626 MAPLE DRIVE, IMMOKALEE, FL 34142 IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252- 2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

ND-39369761

PUBLIC HEARING
FOR

PUBLIC HEARING NOTICE
Lilly Bass Church of God in Unity
Conditional Use (CU) & Variance (VA)
Petitions No. 20230004316 & 20240001875
HEX: May 30, 2024 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422

DA

CONTACT