COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

September 28, 2023

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. CU-PL20220001333 – Venture Church Naples, Inc., pursuant to Sections 2.03.02.G.1.c.2 and 2.03.01.A.1.c.7. of the Collier County Land Development Code requests a Conditional Use to allow a ±51,080 square foot, 800 seat church on lands zoned Mobile Home (MH), Agricultural (A), and Commercial Convenience (C-2). The subject ±9.36-acre property is in the northeast quadrant of the intersection of Tamiami Trail East (US 41) and Joseph Lane in Section 12, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: Eric Ortman, Planner III) District 1

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 26553
Item Summary: Petition No. CU-PL20220001333 – Venture Church Naples, Inc., pursuant to Sections 2.03.02.G.1.c.2 and 2.03.01.A.1.c.7. of the Collier County Land Development Code requests a Conditional Use to allow a ±51,080 square foot, 800 seat church on lands zoned Mobile Home (MH), Agricultural (A), and Commercial Convenience (C-2). The subject ±9.36-acre property is in the northeast quadrant of the intersection of Tamiami Trail East (US 41) and Joseph Lane in Section 12, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: Eric Ortman, Planner III) District 1

Meeting Date: 09/28/2023

Prepared by:
Title: Principal Planner – Zoning
Name: Eric Ortman
09/06/2023 3:28 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/06/2023 3:28 PM

Approved By:

Review:

Operations & Regulatory Management	Michael Stark	Review Item	Completed	09/11/2023 1:28 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/12/2023 11:00 AM
Zoning	Mike Bosi	Division Director	Completed	09/12/2023 11:59 AM
Zoning	Eric Ortman	Review Item	Skipped	09/06/2023 3:18 PM
Zoning	Ray Bellows	Review Item	Completed	09/12/2023 11:53 AM
Zoning	Mike Bosi	Review Item	Completed	09/12/2023 11:59 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	09/28/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT- PLANNING & REGULATION

HEARING DATE: SEPTEMBER 28, 2023

SUBJECT: CU-PL20220001333, VENTURE CHURCH

PROPERTY OWNER/APPLICANT/AGENT:

Owner:
Venture Church Naples, Inc.
12336 Tamiami Trail E, Suite 301
Naples, FL. 34113

Agents:
Jessica Harrelson, AICP
Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL. 34105

Richard Yovanovich, Esq.
Coleman, Yovanovich, and Koester
4001 Tamimi Trail N., Suite 300
Naples, FL. 34103

REQUESTED ACTION:

The petitioner requests that the Hearing Examiner consider a request to approve a Conditional Use for a church in a Mobile Home (MH) zoning district as provided for in Section 2.03.02.G.1.c.2 of the Collier County Land Development Code (LDC) and an Agricultural (A) zoning district as provided for in LDC Section 2.03.01.A.1.c.7. The property is in three zoning districts; MH and A where churches are conditional uses and C-2 where churches are permitted.

GEOGRAPHIC LOCATION:

The subject ±9.36-acre property is in the northeast quadrant of the intersection of Tamiami Trail East (US 41) and Joseph Lane in Section 12, Township 51 South, Range 26 East, Collier County, Florida. *(See the location map and conceptual site plan on the following three pages.)*

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)



Location Map

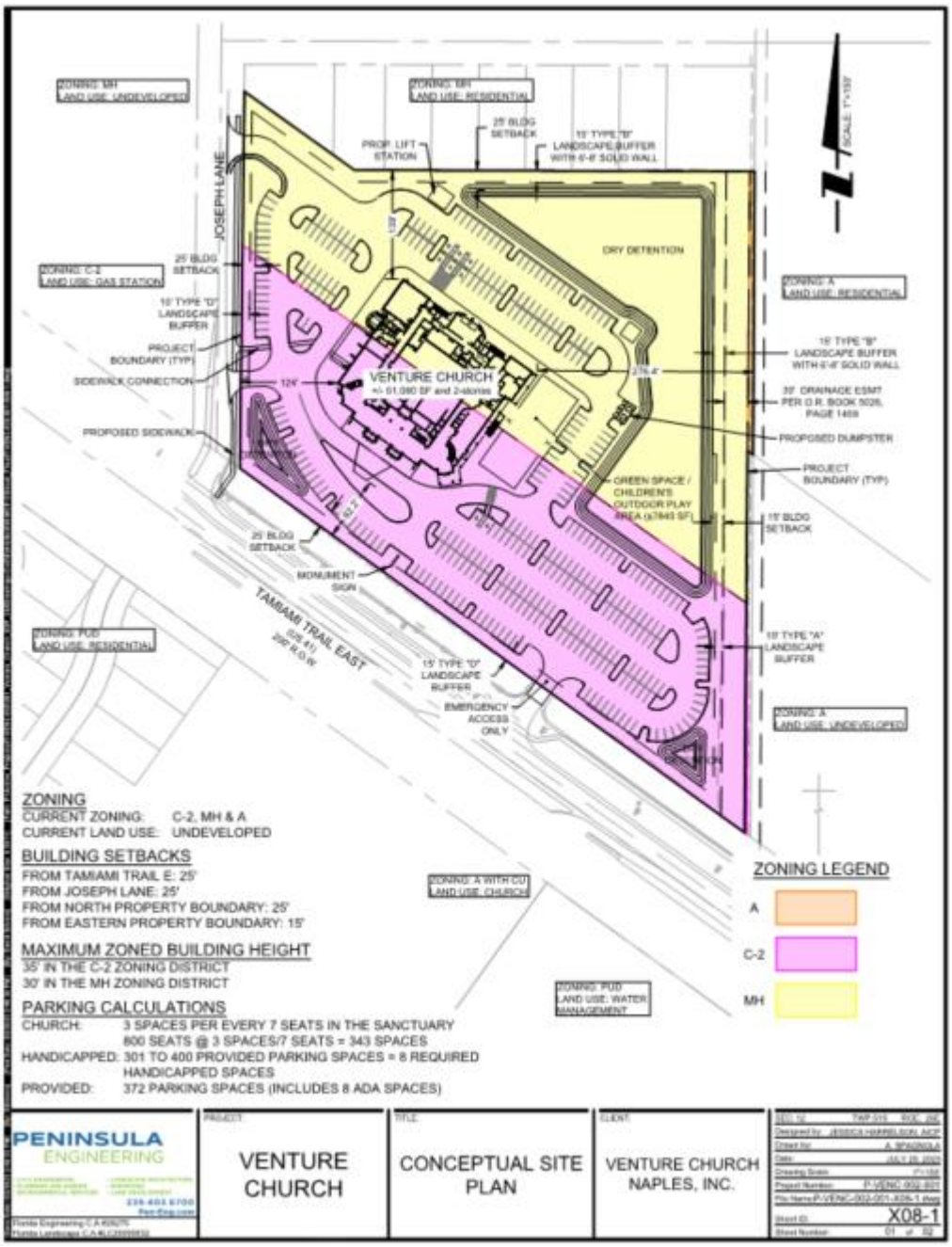


Zoning Map

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

Conceptual Site Plan for Venture Church PL20220001333

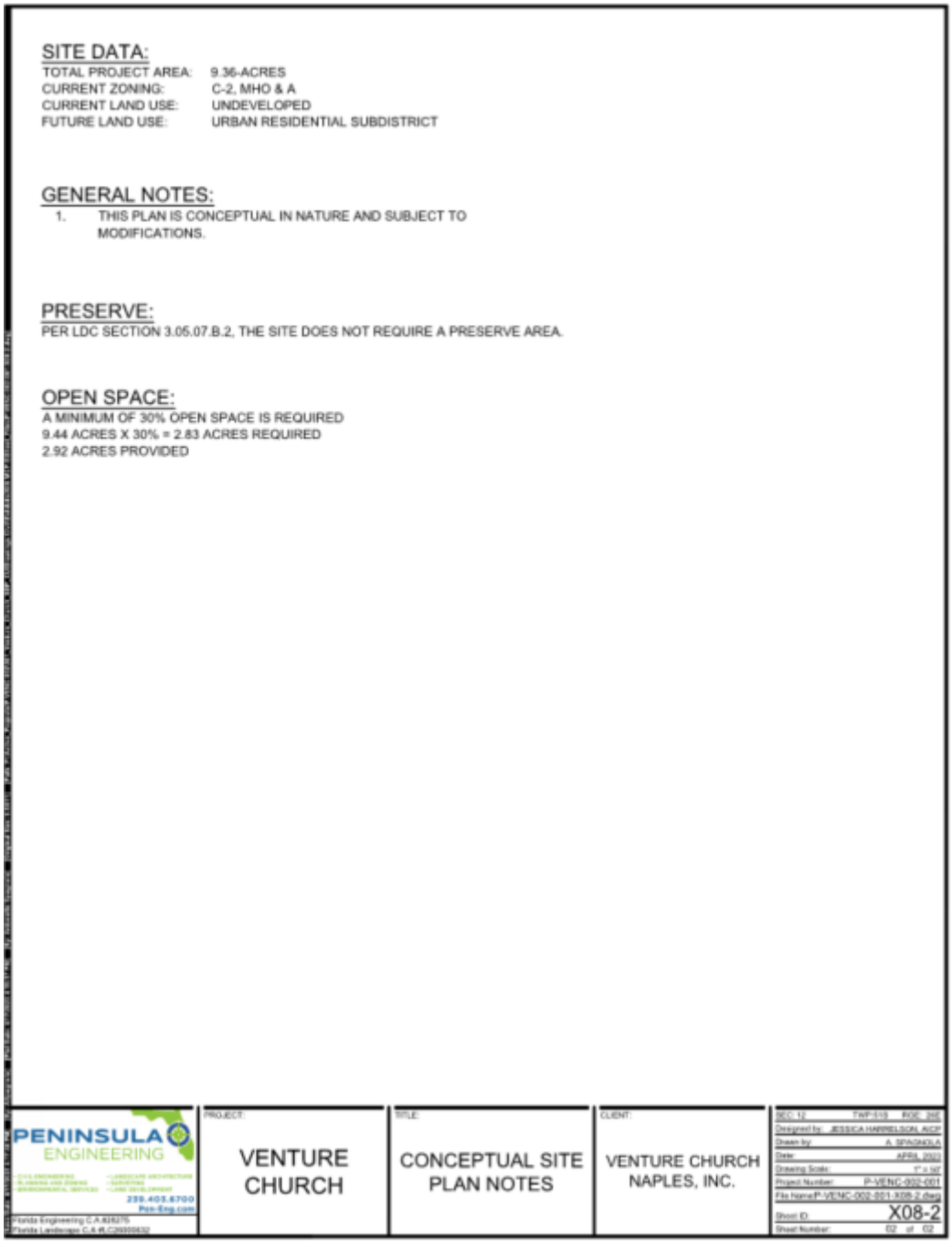
(A clearer site plan image may be found on pages 19 & 20 of Attachment 3.)



Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

Conceptual Site Plan for Venture Church PL20220001333

(A clearer site plan image may be found on pages 19 & 20 of Attachment 3.)



SITE DATA:

TOTAL PROJECT AREA: 9.36-ACRES
CURRENT ZONING: C-2, MHO & A
CURRENT LAND USE: UNDEVELOPED
FUTURE LAND USE: URBAN RESIDENTIAL SUBDISTRICT

GENERAL NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS.

PRESERVE:

PER LDC SECTION 3.05.07.B.2, THE SITE DOES NOT REQUIRE A PRESERVE AREA.

OPEN SPACE:

A MINIMUM OF 30% OPEN SPACE IS REQUIRED
9.44 ACRES X 30% = 2.83 ACRES REQUIRED
2.92 ACRES PROVIDED

PENINSULA ENGINEERING

PROJECT: VENTURE CHURCH

TITLE: CONCEPTUAL SITE PLAN NOTES

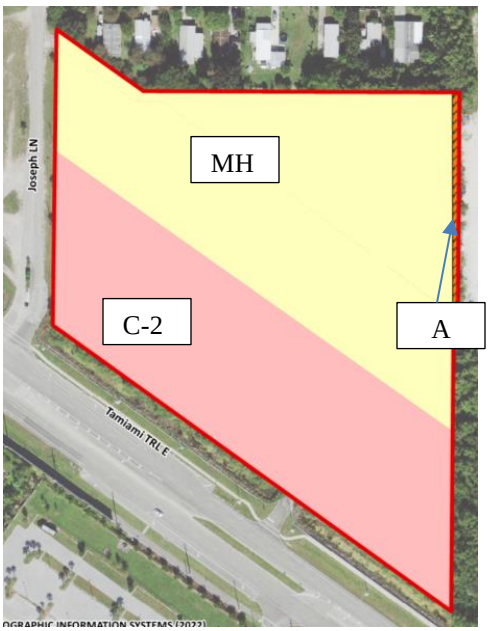
CLIENT: VENTURE CHURCH NAPLES, INC.

Sheet ID: X08-2

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

PURPOSE/DESCRIPTION OF PROJECT:

The purpose of this petition is to obtain Conditional Use (CU) approval for a ±51,080 square-foot church with a maximum of 800 seats on a vacant ±9.36-acre property. The subject parcel is roughly divided between two zoning districts, MH and Commercial Convenience (C-2). Due to a surveyor's error, there is also a sliver of the property (±2,343 sq. ft.) in an Agricultural (A) zoned district. Churches are permitted in C-2 (LDC 2.03.03.B.1.a.15) but are conditional uses in MH and A. The C-2 portion of the parcel abuts Tamiami Trail E. (US 41) and Joseph Lane; the MH portion abuts Joseph Lane. The church has agreed to a list of common approval conditions included in *Attachment 1*.



SURROUNDING LAND USE & ZONING:

North: MH zoning district known as the West Wind Condominiums a 55 and Older Community.

East: Agricultural (A) zoning district – undeveloped land and single-family homes.

South: Collier Boulevard, then a PUD (Charlee Estates) and an A zoning district with an active Church (conditional use).

West: Commercial Convenience (C-2) with a gas station and MH



Collier County Zoning Map

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Comprehensive Planning staff has reviewed the proposed CU and finds that it is consistent with the GMP's Future Land Use Element (FLUE).

According to the official Future Land Use Map (FLUM), the subject property is located within the Urban Residential subdistrict of the Urban Mixed-use District. The Urban designated areas are intended to accommodate most of the population growth, with new intensive land uses being located within this district. Accordingly, the Urban area will accommodate residential and non-residential uses such as churches, group housing, cemeteries, schools, and school facilities co-located with other public facilities such as parks, libraries, and community centers. Furthermore, most of the property is located within a commercially zoned (C-2) district, which permits churches by right, and the Mobile Home zoning district (MH), which requires conditional use approval.

FLUE Policy 5.6 states that new developments shall be compatible with and complementary to surrounding land uses. The proposed project will use setbacks of 82 to 276 feet, which is far greater than required by the LDC, landscape buffering will contribute to the property's aesthetics, and lighting will be designed to protect neighboring properties from direct glare and light pollution. The proposed church abuts C-2 property to the west, where churches are permitted uses, and Collier Boulevard to the south. The church will be set back 276 feet from the Ag-zoned land to the east, where churches are a conditional use, and 139 feet from the MH-zoned land to the north, where churches are also a conditional use.

Per FDOT direction, the applicant cannot have a regular access point via US 41; therefore, they cannot meet the intent of FLUE Policy 7.1. However, there is an emergency access point via US 41.

The conditional use is for a single use on a single parcel. Internal access through the parcel will be achieved through two access points. Given its proximity to US 41, one will be a right-only turn into the church parking lot from Joseph Lane. The other access will be an in/out from/to Joseph Lane. This design will help to alleviate any potential congestion on Joseph Lane and work towards the intent of FLUE Policies 7.2 and 7.3.

The applicant will install a sidewalk on the east side of Joseph Lane for the length of the property. The sidewalk will tie into the existing sidewalk on US 41 and contribute to increasing the neighborhood's walkability, as stated in FLUE Policy 7.4.

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, 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;*

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

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 February 16, 2023, provided with this petition, the proposed Venture Church Conditional Use will generate a projected total of +/- 80 PM peak hour two-way trips on the following roadway segments with the listed capacities according to the 2022 AUIR:

Roadway/ID	Link	Current Peak Hour Peak Direction Service Volume/Peak Direction	2022 AUIR LOS	2022 AUIR Remaining Capacity
US 41/95.1	Collier Boulevard to Joseph Lane	3,100/East	C	1,454
US 41/95.2	Joseph Lane to Greenway	2,000/East	C	667

Based on the 2022 AUIR, the adjacent roadway network has sufficient capacity to accommodate the proposed new trips for this development within the 5-year planning period. 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. The roadway infrastructure has adequate capacity to serve the proposed development at this time, i.e., GMP consistent at the time of rezoning as evaluated as part of the GMP Transportation Element consistency review. The project's development must also comply with all other applicable concurrency management regulations and operational improvements when development approvals are sought at the time of the Site Development Plan (SDP) review.

Conservation and 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.

No listed animal species were observed on the property; however, Florida Fish and Wildlife Conservation Commission (FWC) wildlife data indicates the presence of Black Bear (Ursus americanus floridanus) in the area. A black bear management plan will need to be included at the PPL or SDP review.

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

This project does not require an Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Landscape Review: As depicted on the conceptual site plan, the proposed project meets or exceeds the landscape buffering and wall requirements.

ANALYSIS:

When considering a Conditional Use petition, the Hearing Examiner must make a finding that approval of the Conditional Use: 1) will not adversely affect the public interest; 2) will not adversely affect uses of surrounding properties; 3) the petitioner has met any specific requirements pertaining to the conditional use; and 4) satisfactory provisions have been made concerning the following matters, where applicable:

1. **Is the proposed conditional use for a church consistent with the Land Development Code (LDC) and the Growth Management Plan (GMP)?**

   A church is a permitted use in C-2 zoning districts (LDC 2.03.03.B.1.a.15), and a conditional use in MH zoning districts (LDC 2.03.02.G.1.c.2) and A zoning districts (2.03.01.A.1.c.7) provided that the procedures and requirements of LDC 10.08.00 are satisfactorily completed. As discussed below, the proposed project satisfies the requirements of 10.08.00. With approval of a Conditional Use, the proposed project will comply with the LDC's applicable provisions. As noted in the GMP Consistency section, the petition is consistent with the GMP.

2. **Ingress and egress to the property and proposed structures, particularly toward automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

   Ingress and egress to the subject property will utilize primary access on Joseph Lane and emergency-only access on US 41, as shown on the master plan. Additional operational impacts for the facility will be reviewed at the time of the Plat or Site Development Plan (SDP), including the access on 41 that will require FDOT permitting/approval. The TIS submitted by the applicant indicates that the adjacent roadway network has sufficient capacity to accommodate this project within the 5-year planning period, as noted above, and not adversely impact the surrounding roadway network. The applicant will add a sidewalk along Joseph Lane for the length of the property to contribute to overall pedestrian safety. The sidewalk will join the existing sidewalk, which parallels US 41.

3. **Conditional Use's effect on neighboring properties in relation to noise, glare, economic or odor effects.**

   The church will have an 82-foot front yard setback along US 41. Setbacks for the other three yards range from 124 feet to 276 feet. These significant setbacks and buffering that meets or exceeds code requirements should make any impact from glare di minimus and provide an aesthetically pleasing view from outside the property. Traditionally, churches do not reduce property values, nor will the church emit any noxious odors. Any outdoor event will require a temporary use permit. Noise complaints received by the Code Enforcement Office will be investigated and may result in further Temporary Use Permits being denied.

4. **Compatibility with adjacent properties and other properties in the district.**

   With setbacks (82 feet to 276 feet) that far exceed LDC requirements and required landscape buffering that meets or exceeds code requirements, neighboring properties will have an aesthetically appealing

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

view of the property. The proposed sidewalk will increase continuity with the neighborhood. Lighting will be designed to direct the light away from neighboring properties.

There is an existing church opposite the proposed church on the other side of US 41. A C-2 parcel with a gas station abuts the subject property to the west. The church abuts US 41 and Joseph Lane and will have a circular-flow parking lot, so there will be no reason for visitors to the church to continue down Joseph Lane into the community beyond the church. To the east, there is a 30-foot drainage easement between the church parcel and abutting agriculturally zoned land that is either undeveloped or has single-family homes. Lastly, a church is lower in intensity than other permitted C-2 uses.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a NIM on May 23, 2023, at 8065 Lely Cultural Parkway, which began at 5:30 p.m. Seven members of the public attended, including two from the church. The applicant made a brief PowerPoint presentation of the project. One question was asked about whether there would be daycare at the church, to which the applicant responded that there would be no public daycare. One condition of approval is that daycare services will be limited to those in attendance at worship services and other church events and are offered only during the time of the service or event.

The site plan for the NIM showed a one-story, ±37,844 square foot church when it should have shown a two-story ±51,080 square foot church in the same footprint. Everything else shown and stated at the NIM was correct. A second virtual NIM was held on Thursday, August 3, 2023, to explain the omission of the second floor on the site plan shown at the first NIM. No other changes had been made to the site plan.

RECOMMENDATION:

Staff recommends that the Hearing Examiner approve Petition CU- PL20220001333 subject to the following conditions of approval, which are included in the draft resolution (Attachment 1).

Conditions of Approval

1. The Venture Church Conditional Use shall be limited to what is depicted on the "Conceptual Site Plan," dated July 20, 2023, and prepared by Peninsula Engineering, and is limited to a floor area of 51,080 SF and a maximum of 800 seats.

2. The maximum total daily trip generation for the Conditional Use shall not exceed 80 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.

3. Pursuant to Section 125.022(5) F.S., issuance of a development permit by a County does not in any way create any rights on the applicant's part to obtain a permit from a state or federal agency. It does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals to fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

4. Venture Church shall adhere to the following hours of operation:
   a. Between 7:00am to 10:30pm. Operational hours may be extended to 12:30 a.m. up to two (2) times per month to accommodate religious holiday services or special religious functions.
   b. Uses are restricted to church and religious organizational uses; civic association meetings; community meetings; self-help groups, social service clubs; a church-run food bank as described in Condition #10, and other uses that are comparable to and consistent with these uses as determined by the County Manager or designee.

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

5. Outdoor amplified sound is subject to a Temporary Use Permit.

6. The following accessory uses and structures are permitted:
   a. Outdoor play area
   b. Covered pavilions
   b. Gazebos
   d. Shade structures

7. Daycare services will be limited to those in attendance at worship services or other church events and are offered only during the time of the services or event.

8. The property owner will notify the Collier County Sheriff's Office and Collier County Transportation Engineering of any service or church event that may reasonably be expected to have significant traffic generation and shall provide traffic control by law enforcement or a law enforcement-approved service provider, as directed by the Sheriff's Office.

9. Site lighting shall be designed to protect neighboring residential properties from direct glare and lighting pollution.

10. A community food bank to operate with the following restrictions:
    a. Access to the food bank shall be by appointment only.
    b. All food bank activities may only occur on the C-2 zoned portion of the church property.
    c. Food bank-related traffic may not back up or queue on Joseph Lane or Tamiami Trail East.

11. Soup kitchens, homeless shelters, and drug rehabilitation services shall be prohibited.

Attachments:

Attachment 1 – Conditions of Approval
Attachment 2 – NIM Materials
Attachment 3 – Applicant's Backup Material
Attachment 4 – Advertising and Sign Photos

Attachment: Staff Report Venture Church 090623 (26553 : PL20220001333 - Venture Church)

Attachment 1 – Conditions of Approval

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2. The maximum total daily trip generation for the Conditional Use shall not exceed 80 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.

3. Pursuant to Section 125.022(5) F.S., issuance of a development permit by a County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals for fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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   a. Between 7:00am to 10:30pm. Operational hours may be extended to 12:30am up to two (2) times per month to accommodate religious holiday services or special religious functions.
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11. Soup kitchens, homeless shelters and drug rehabilitation services shall be prohibited.

Attachment: Attachment 1 - Conditions of Approval (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

Memorandum

Date: June 1, 2023

To: Eric Ortman

From: Jessica Harrelson, AICP

RE: Venture Church Conditional Use - PL20220001333
NIM Summary

A NIM was held on Tuesday, May 23rd, 2023, at the South Regional Library, located at 8065 Lely Cultural Parkway, Naples, FL 34113. The meeting began at 5:30pm.

A total of five (5) individuals attended from the public (see attached sign-in sheet). In addition, the following individuals associated with the Conditional Use request were also present:

1. Jessica Harrelson, AICP – Planner
2. Josh Fruth, Vice President – Peninsula Engineering
3. Ciprian Malaescu – Traffic Engineer with Trebilcock Consulting Solutions
4. Pastor Timothy Neptune – Venture Church
5. Sami Hageman – Venture Church

Jessica Harrelson, Agent for the Applicant, began the meeting at approximately 5:30pm and gave a PowerPoint presentation outlining the details of the Conditional Use request.

SLIDE 1
Introduction
SLIDE 2
Project Team/ County Staff Introductions
SLIDE 3
Conditional Use Request Details
SLIDE 4
Location/Property Size
SLIDE 5
Zoning
SLIDE 6-7
List of Permitted/Conditional Uses within the applicable zoning districts
SLIDE 8
Site Plan Details
SLIDE 9
Perimeter Buffers

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

SLIDE 10
Proposed conditions of approval
SLIDE 11-12
Architectural Renderings
SLIDE 13
Next Steps/Contact Information

Following the presentation, the below questions were asked. There was no opposition to the project voiced at the meeting.

- Speaker #1: Will the church be running any type of daycare?

  Jessica responded there will be no public daycare associated with the church.

- Speaker #2: Do you (question directed to the Pastor) have an existing church in the area:

  Pastor Neptune responded that the church is currently meeting at the Florida Southwestern Multi-purpose facility.

The meeting was concluded.

End Memo.

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001333 – Venture Church Conditional Use (CU)

As required by the Collier County Land Development Code, a neighborhood information meeting will be held or Tuesday, May 23rd, at 5:30p.m. at the South Regional Library, located at 8065 Lely Cultural Parkway, Naples, Fl 34113.

The applicant, Venture Church Naples, Inc., has submitted a Conditional Use application to Collier County requesting to permit a church within the Mobile Home and Rural Agricultural Zoning Districts.

The subject ±9.36-acre property is located at the northeast corner of the Tamiami Trail East and Joseph Lane intersection. *Refer to the Location Map.*

If you have questions or would like to register to participate in the meeting remotely, please contact the individua below.

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239.403.6751
Email: jharrelson@pen-eng.com

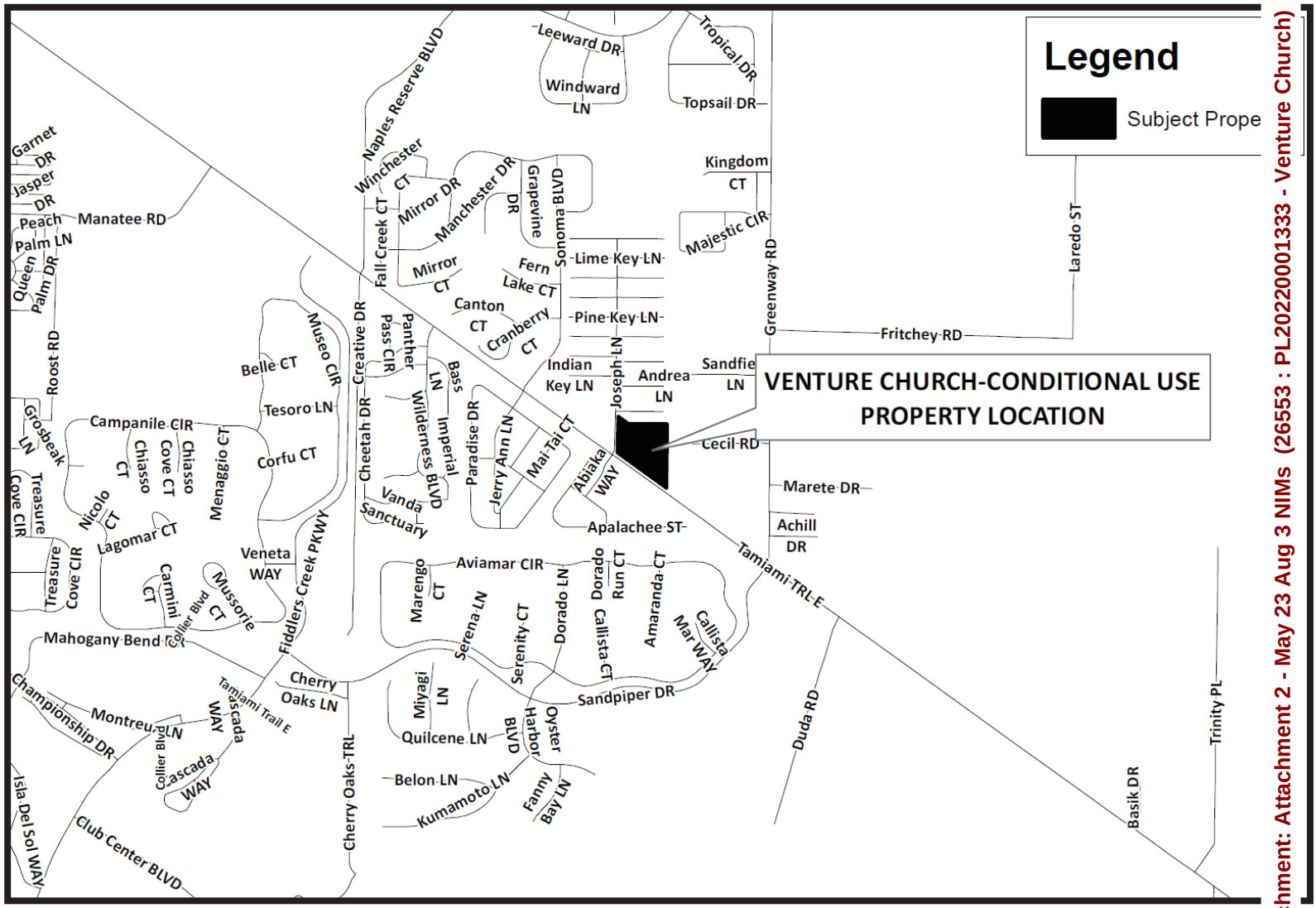
Please note, remote participation is provided as a courtesy. The applicant and Peninsula Engineering are no responsible for any technical issues.

You may also obtain information about the project by visting the Collier County website, using the link below:

https://cvportal.colliercountyfl.gov/CityViewWeb/Planning/Status?planningId=38249

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING



LOCATION MAP

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

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2600 GOLDEN GATE PKWY
NAPLES, FL 34105
ATTN

Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as **legal clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida , for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

4/20/2023

Subscribed and sworn to before on April 20th, 2023

Notary, State of WI, County of Brown
My commission expires: 5.15.27

PUBLICATION COST: $504.00
AD NO: GCI1048195
CUSTOMER NO: 585101
PO#: PULBIC NOTICE
AD SIZE: DISPLAY AD W/ MAP 3X5

NANCY HEYRMAN
Notary Public
State of Wisconsin

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001333 – Venture Church Conditional Use (CU)

As required by the Collier County Land Development Code, a neighborhood information meeting will be held on Tuesday, May 23rd, at 5:30p.m. at the South Regional Library, located at 8065 Lely Cultural Parkway, Naples, FL 34113.

The applicant, Venture Church Naples, Inc., has submitted a Conditional Use application to Collier County requesting to permit a church within the Mobile Home and Rural Agricultural Zoning Districts.

The subject ±9.36-acre property is located at the northeast corner of the Tamiami Trail East and Joseph Lane intersection. *Refer to the Location Map.*

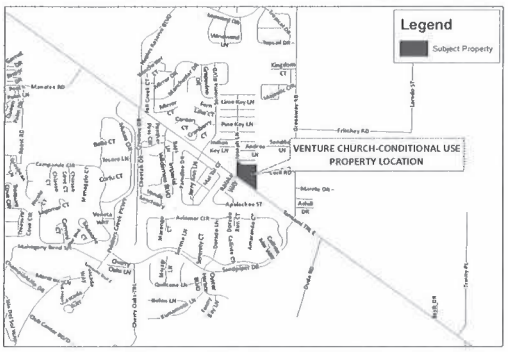
If you have questions or would like to register to participate in the meeting remotely, please contact the individual below.

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239.403.6751
Email: jharrelson@pen-eng.com

Please note, remote participation is provided as a courtesy. The applicant and Peninsula Engineering are not responsible for any technical issues.

You may also obtain information about the project by visiting the Collier County website, using the link below:

https://cvportal.colliercountyfl.gov/CityViewWeb/Planning/Status?planningId=38249



ND-GCI1048195-01

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

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: CU-PL20220001333 | Buffer: 500' | Date: 3/31/23 | Site Location: 00738160005 & Others

NAME1	NAME2	NAME3	NAME4	NAME6
ABBOTT, LAURA	171 BONITA CT			MARCO ISLAND, FL 34145---0
ANDERSON, KELVIN L	CANDEE M SAFERIAN	11001 GREENWAY RD		NAPLES, FL 34114---0
ANGELES, FRANCISCO & MATILDE	15062 OAK TREE DR			NAPLES, FL 34113---0
ARTEAGA, GUILLERMO SOTO	180 KATHY LN			NAPLES, FL 34114---8408
AVIALA, HENRY	MARIA RAMIREZ	14544 APALACHEE ST		NAPLES, FL 34114---8603
BINNY HOLDINGS LLC	7935 AIRPORT PLLNG RD N #4194			NAPLES, FL 34109---0
BLAS, JACINTO & JOSEFINA	14549 APALACHEE ST			NAPLES, FL 34114---8604
BROWN, PATTI J	14740 APALACHEE ST			NAPLES, FL 34114---8621
CAMARILLO, LUCILA	GERARDO LOPEZ	14514 ABIAKA WAY		NAPLES, FL 34114---8601
CANTU, ROMEO G & MINERVA F	152 KATHY LN			NAPLES, FL 34114---8408
CHARELUS, ST LUC	14522 ABIAKA WAY			NAPLES, FL 34114---8601
CHARLEE ESTATES HOMEOWNERS	ASSN INC	%GUARDIAN PROPERTY MANAGEMENT	6704 LONE OAK BL	NAPLES, FL 34109---0
CHRIST, WILLIAM E & ROSEANNE R	1401 N COLLIER BLVD			MARCO ISLAND, FL 34145---0
CLOUSE, PATRICK T	MARGARET A GRUNN	220 INDIAN KEY LN		NAPLES, FL 34114---0
DELISCA, VANICIA	JOCELET GUERRIER	14519 ABIAKA WAY		NAPLES, FL 34114---8602
DOLAN EST, PATRICIA E	115 ANDREA LN			NAPLES, FL 34114---0
DOROTHY C LEFES REV TRUST	3130 AVIAMAR CIR			NAPLES, FL 34114---2917
DUPRA, EDILON & MARISENA	14720 APALACHEE ST			NAPLES, FL 34114---8621
ELDIRA, TROBNER & CELONISE T	14545 APALACHEE ST			NAPLES, FL 34114---8604
FALCON, CARLOS	YASMIN GONZALEZ	14506 ABIAKA WAY		NAPLES, FL 34114---8601
FIGUEREDO, PEDRO	ROCIO CABALLERO	14552 APALACHEE ST		NAPLES, FL 34114---8603
FIRST HAITIAN BAPTIST MISSION	14600 TAMIAMI TRL E			NAPLES, FL 34114---8498
GARCIA, HUMBERTO	MARIA STANTOYO DE GARCIA	14518 ABIAKA WAY		NAPLES, FL 34114---8601
GARCIA, JORGE	ONEIDA C SANCHEZ	14728 APALACHEE ST		NAPLES, FL 34114---8621
GUSTAVE, MONETTE	14558 APALACHEE ST			NAPLES, FL 34114---8603
HABITAT FOR HUMANITY	COLLIER COUNTY	11145 TAMIAMI TRL E		NAPLES, FL 34113---7753
JACOBS, MIRIAM	115 KATHY LANE			NAPLES, FL 34114---0
JONES, BOBBY D	4741 PINE RIDGE RD			NAPLES, FL 34119---0
LARSON, DAVID C & ELOUISE C	17261 138TH AVE N			DAYTON, MN 55327---9596
LOPEZ, RAUL & MARGARITA	14515 ABIAKA WAY			NAPLES, FL 34114---8602
MARTINEZ, EVA	14548 APALACHEE ST			NAPLES, FL 34114---8603
MARZELLA, STEPHEN & MARGARET	139 BLUE RIDGE DR			NAPLES, FL 34112---0
MATEO, BERNARDO JOSE	PETRONA PASCUAL BARTOLO	14732 APALACHEE ST		NAPLES, FL 34114---8621
MENDEZ, J ISIDRO	RAQUEL RANGEL	14553 APALACHEE ST		NAPLES, FL 34114---8604
MIRELES, FIDENCIO & YADIRA	11732 LADYBUG LN			NAPLES, FL 34114---0
PARADISE POINTE RV RESORT LLC	% ZEMAN HOMES INC	6547 N AVONDALE AVE STE 301		CHICAGO, IL 60631---0
PARRA, MARIA INES	123 KATHY LN			NAPLES, FL 34114---8407
PASCUAL, FLORENTINO	PAULINE SANCHEZ	14540 APALACHEE ST		NAPLES, FL 34114---8603
PEREIRA, JULIAN	MARIA E LOPEZ	14708 APALACHEE ST		NAPLES, FL 34114---8621
PEREZ, ROSA	14736 APALACHEE ST			NAPLES, FL 34114---8621
POOLE, SUZANNE M	DAWN MARIE MESSER	CRAIG JAMES KEREKES	160 ANDREA LN	NAPLES, FL 34114---8402
PROJECT 18 LLC	3165 LAKEVIEW DR			NAPLES, FL 34112---0
R MCQUEARY IRREV TRUST	CATHERINE MOZZONE JONES TRUST	BETTY J MOZZONE	6868 HIGH MEADOWS DR	CINCINNATI, OH 45230---0
RAMIREZ, FABIAN	MARIA SANTIAGO	107 KATHY LN		NAPLES, FL 34114---0
RAMIREZ, FERNANDO & NORMA	14541 APALACHEE ST			NAPLES, FL 34114---8604

RAMIREZ, TIMOTEO & SONIA	14724 APALACHEE ST			NAPLES, FL 34114---8621
RODRIGUEZ, ALBERTO	14510 ABIAKA WAY			NAPLES, FL 34116---0
RODRIGUEZ, MIGUEL & DORA MARIA	14712 APALACHEE ST			NAPLES, FL 34114---8621
SALAZAR, MISAEL ANDRADE	MARIA MERMA JARAMILLO	5450 MARTIN ST		NAPLES, FL 34112---0
SAMI'S OF NAPLES LLC	1624 VIZCAYA LN			NAPLES, FL 34113---0
SANCHEZ GUTIERREZ, HECTOR M	MARIA DE LA C SOTO ARTEAGA	144 ANDREA LN		NAPLES, FL 34114---0
SANCHEZ, MARIO H	CONCEPCION SOTO	144 ANDREA LN		NAPLES, FL 34114---8402
SANTUCCI, DEBORAH A	BARBARA J ROBERTSON	13700 SUTTON PARK DR N	APT 213	JACKSONVILLE, FL 32224---0
SOTO, ANA E	11000 GREENWAY RD			NAPLES, FL 34114---3115
SOTO, BETSY	104 KATHY LN			NAPLES, FL 34114---0
SOTO, BETSY	5370 MARTIN ST			NAPLES, FL 34113---0
SOTO, GUILLERMO	11000 GREENWAY RD			NAPLES, FL 34114---3115
THOMAS J PERRINO IRREV TRUST	MARY DELL'IMPERIO IRREV TRUST	3010 BRIGHTWATERS CT		WANTAGH, NY 11793---0
VENTURE CHURCH NAPLES INC	12336 TAMIAMI TRAIL E	STE 301		NAPLES, FL 34113---0
VENTURE CHURCH NAPLES INC.	350 JOSEPH LN			NAPLES, FL 34114---0
VILLASENOR, MANUEL & ISABEL	251 BENSON ST			NAPLES, FL 34113---8541
VINCENT, NICOLE	14523 ABIAKA WAY			NAPLES, FL 34114---8602
YACKNOW, BRIAN W H	2770 SANDFIELD LN			NAPLES, FL 34114---8492
ZERNHELT, OLGA	CALE DAVIS	81 ORANGE ST		PORT JERVIS, NY 12771---0
West Wind Estates Condo Association	Attn: Mr. Jim Wood	301 Joseph Lane		Naples, FL 34114

VENTURE CHURCH
CONDITIONAL USE

3.A.c



Neighborhood Information Meeting 5.23.23

Item: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PROJECT TEAM

PENINSULA ENGINEERING

Planning
Jessica Harrelson, AICP

Engineering
Josh Fruth

CYK
COLEMAN | YOVANOVICH | KOESTER

Land Use Attorney
Richard Yovanovich, Esq.

TREBILCOCK
CONSULTING SOLUTIONS

Traffic Consultant
Norman Trebilcock, P.E., AICP

Item: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

CONDITIONAL USE REQUEST

3.A.c

To permit a church on the subject property, including:

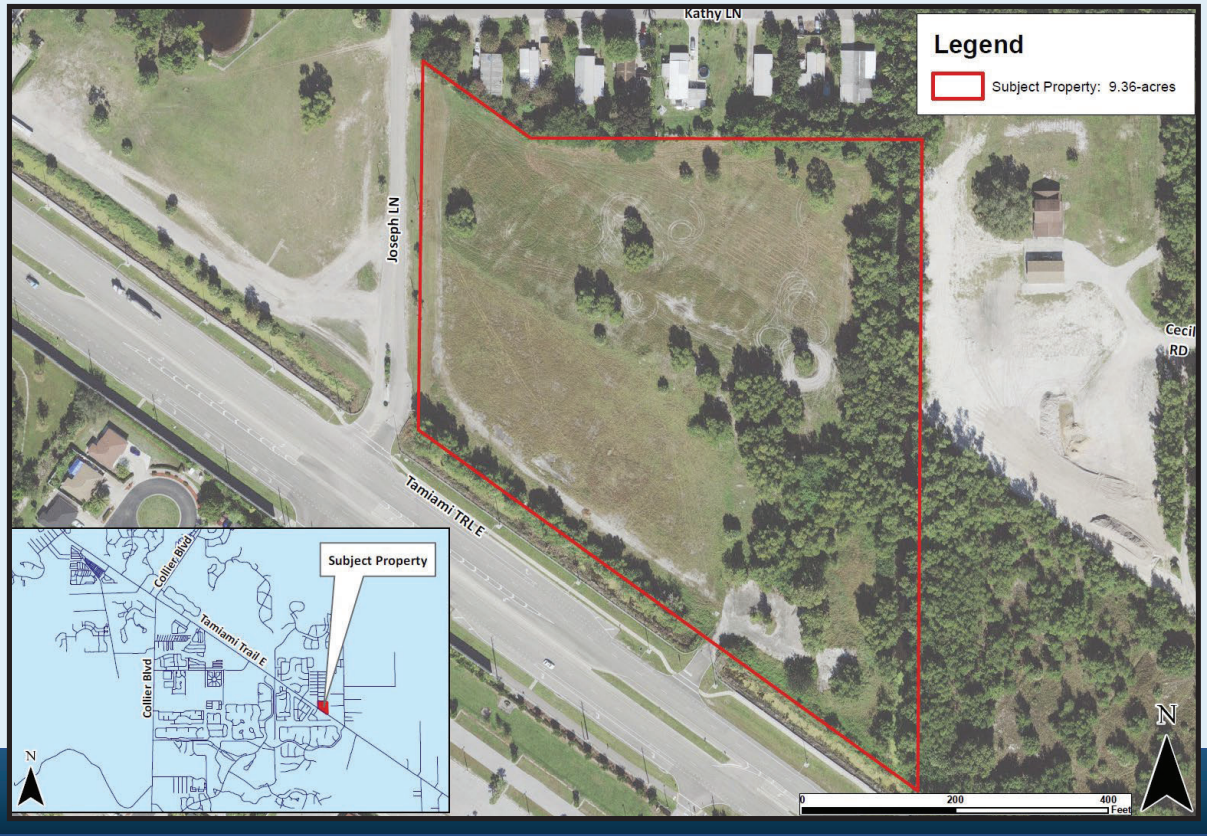
A maximum floor area of 37,844 SF

And

A maximum of 800 Seats

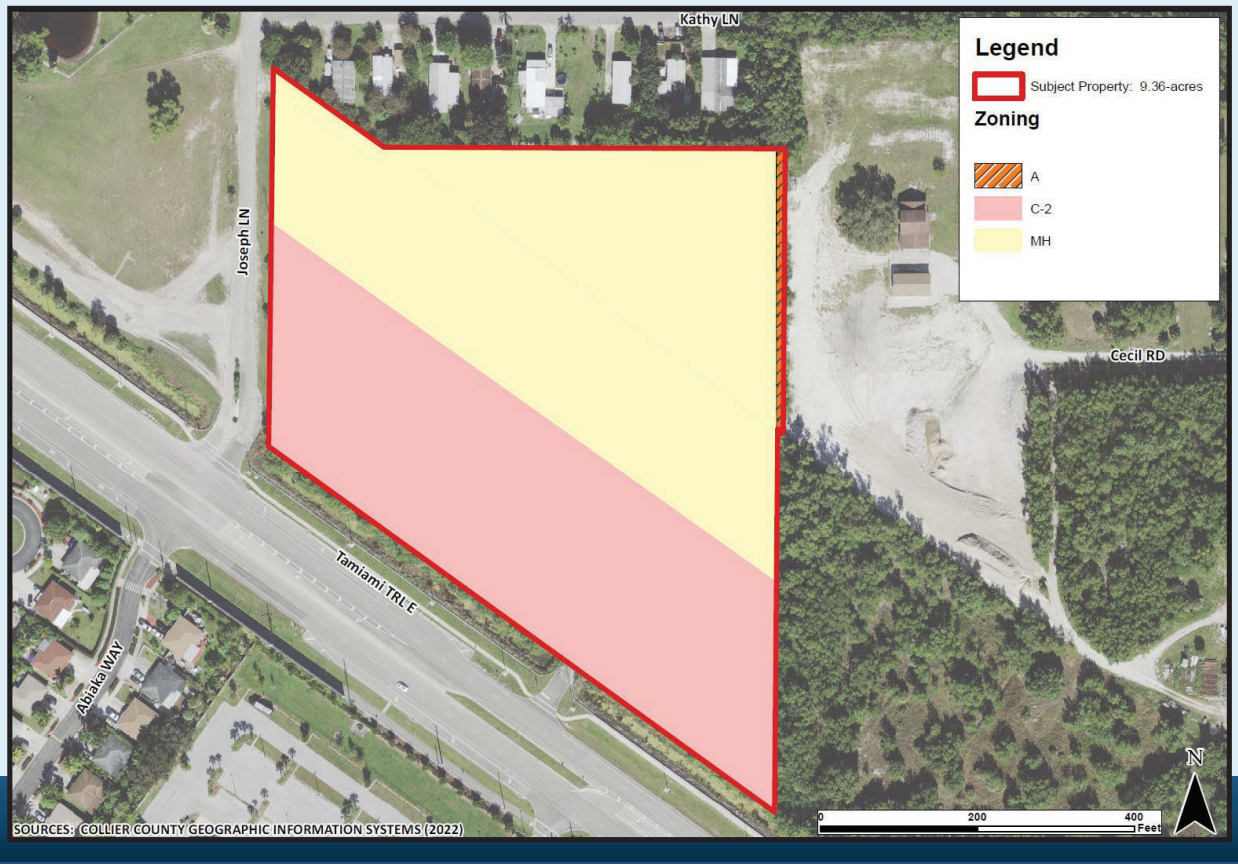
Item: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

LOCATION MAP



Packet Pg. 1 Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

ZONING



nt: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PERMITTED & CONDITIONAL USES PER THE LDC

3.A.c

MOBILE HOME ZONING DISTRICT

PERMITTED USES

1. Mobile homes
2. Modular built homes
3. Family care facilities
4. Recreational vehicles (RV)
5. Educational plants and public schools

CONDITIONAL USES

1. Childcare centers and adult day care centers
2. Churches
3. Civic and cultural facilities
4. Schools, private
5. Recreational facilities, intended to serve residential communities
6. Model homes and model sales centers
7. Educational plants and public schools

nt: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PERMITTED & CONDITIONAL USES PER THE LDC

3.A.c

AGRICULTRAL ZONING DISTRICT

PERMITTED USES

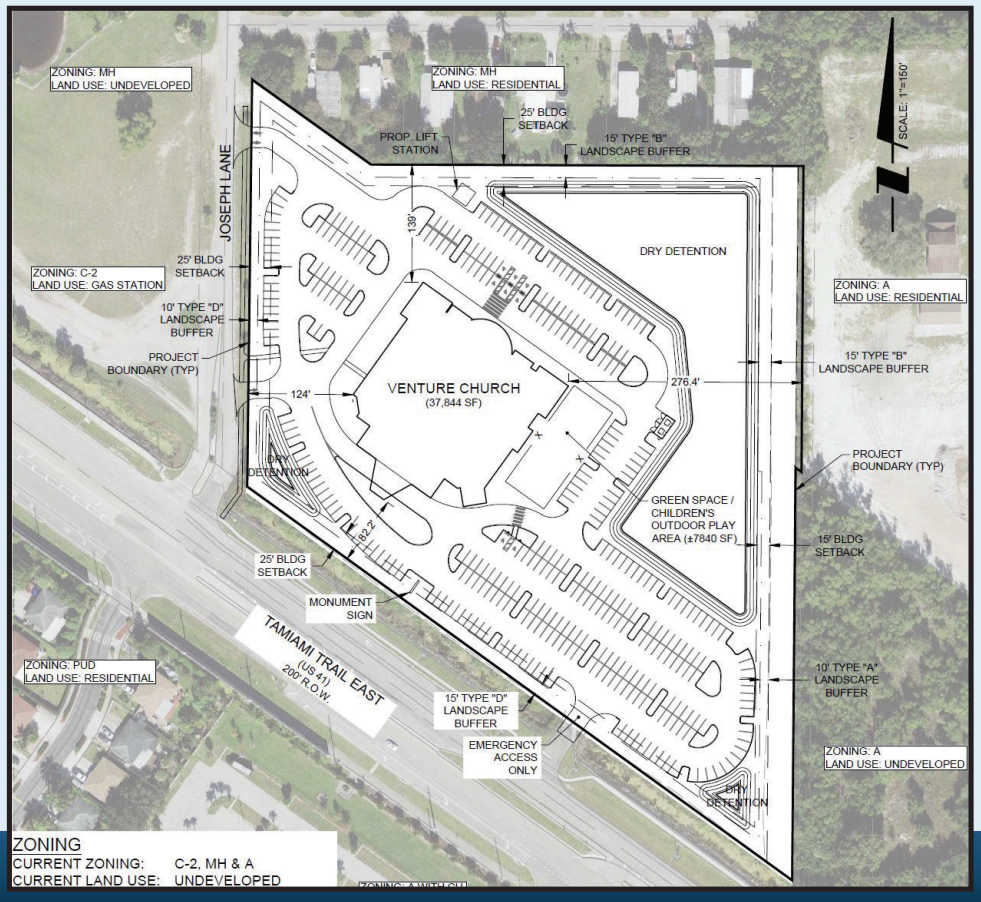
1. Single Family dwelling
2. Agricultural activities (i.e., crop raising; horticulture; livestock raising)
3. Wholesale reptile breeding and raising (non-venomous)
4. Wildlife management, refuges plant & wildlife conservancies & sanctuaries
5. Conservation uses
6. Oil and gas exploration
7. Family care facilities, subject to section 5.05.04
8. Communications towers
9. Essential services
10. Schools, public

CONDITIONAL USES

1. Extraction or earthmining
2. Sawmills
3. Zoo, aquarium, aviary, botanical garden, etc.
4. Hunting cabins
5. Aquaculture
6. Wholesale reptile breeding or raising (venomous)
7. Churches
8. Private landing strips for general aviation
9. Cemeteries
10. Schools, private
11. Child-care and adult day care centers
12. Collection and transfer sites for resource recovery
13. Communication towers
14. Social and fraternal organizations
15. Veterinary clinic
16. Group care facilities
17. Golf courses
18. Oil & gas development & production
19. Sports instructional schools & camps
20. Sports & recreational camps
21. Retail plant nursery
22. Asphalt & concrete batch making plants
23. Cultural, ecological, or recreational facilities
24. Agricultural activities (animal breeding, kenneling, etc.)
25. Commercial production, raising or breeding of exotic animals
26. Essential Services
27. Model Homes & Sales Ce
28. Ancillary plants

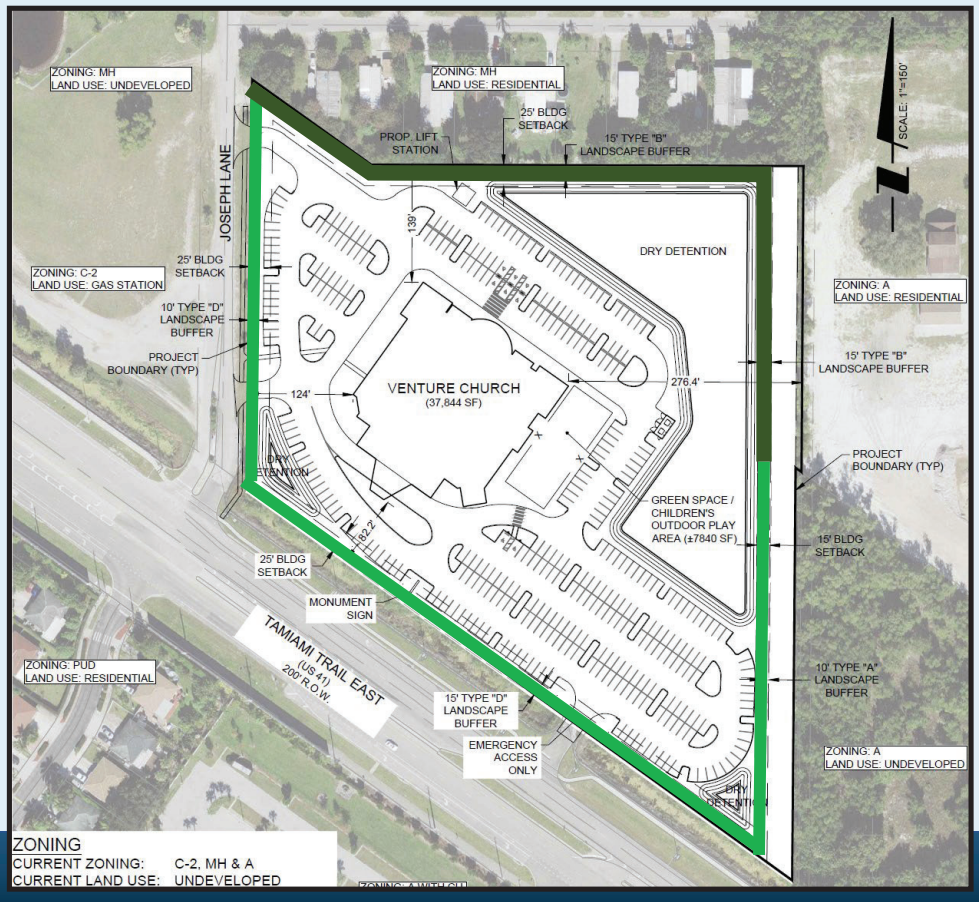
nt: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

CONCEPTUAL SITE PLAN



- Maximum of 37,844 SF
- Maximum Permitted Bldg. Heig
  - 35’ in the C-2 zoning distric
  - 30’ in the MH zoning distric
- Required Setbacks
  - 25’ from northern, southern and western property lines
  - 15’ from eastern property li

Att: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)



LANDSCAPE BUFFERS

3.A.c

- 15’ buffer adjacent to resident including a 6’ solid wall
- 10’ buffer adjacent to undeveloped land along east
- 10’ buffer along Joseph Lane
- 15’ buffer along Tamiami Trail

Item: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PROPOSED CONDITIONS OF APPROVAL

3.A.c

- The Venture Church Conditional Use shall be limited to what is depicted on the "Conceptual Site Plan", dated April 17, 2023, and prepared by Peninsula Engineering, and is limited to a floor area of 37,844 SF (including no more than 800 seats).

- The maximum total daily trip generation for the Conditional Use shall not exceed 80 two-way PM peak hour net trips based on the use codes in the ITE M l on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

- Typical hours of operation:
  - Regular Worship Services: Sundays, 9:30am and 11:00am and Wednesdays, 6:30pm-8:30pm
  Religious Holiday Services are not limited to these dates and times and not required to obtain a Temporary Use Permit (i.e., Easter, Christmas Eve)
  - Regular Office Hours: Monday – Friday, 8:30am-5:00pm
  - Non-Worship Use of Facilities*: 8:30am – 10:30pm

**Non-Worship services are accessory to the religious facility uses, including Bible studies, worship rehearsal, community meetings, civic association meetings, church youth and elder meetings, guest speakers, and self-help groups and social service clubs, which commonly utilize religious facility space for community activities.*

- Special events (operated by the Church) are limited to twenty-eight (28) per calendar year and subject to a Temporary Use Permit as required, in accordar with the LDC.
  a. Temporary use permits may be extended up to an additional four (4) weeks when approved by the Board of County Commissioners at a regularly scheduled public meeting.
  b. Outdoor amplified sound is subject to a Temporary Use Permit.

nt: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PROPOSED CONDITIONS OF APPROVAL

- The Venture Church Conditional Use shall be limited to what is depicted on the "Conceptual Site Plan", dated April 17, 2023, and prepared by Peninsula Engineering, and is limited to a floor area of 37,844 SF (including no more than 800 seats).

- The maximum total daily trip generation for the Conditional Use shall not exceed 80 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.

- Venture Church shall adhere to the following hours of operation:
  - Regular Worship Services: Between 7:00am to 10:30pm. Normal operational hours may be exceeded up to two (2) times per month for accommodation of special functions.
    - *Religious Holiday Services are not limited to these dates and times and not required to obtain a Temporary Use Permit, such as but not limited to Sunrise Easter Services and Christmas Eve Services*.
  - Church-related Non-Worship Services: Monday-Friday from 8:30am-10:30pm, including but not limited to Bible studies, guest speakers, worship rehearsal, church youth and elder meetings, and counseling and educational services administered by a member of the church.
  - Regular Church Office Hours: Monday – Friday, 7:30am-6:30pm
  - Non-Worship Use of Facilities*: 7:30am-10:30pm
    - **Including, but not limited to, community meetings, civic association meetings, self-help groups and social service clubs, which commonly utilize religious facility space for community activities.*

Updated Slide and Emailed to NIM Attendee on 6/1/2023

PRELIMINARY RENDERINGS

nt: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PRELIMINARY RENDERINGS

3.A.c



Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

CONCLUSION

NEXT STEPS:

- ✓ Conditional Use Application Deemed Sufficient
- ✓ CCPC and BCC Hearings Scheduled
  - ✓ Written Notice to Property Owners
  - ✓ Newspaper Advertisement

CONTACT INFORMATION:

- JESSICA HARRELSON, AICP – PENINSULA ENGINEERING
  Phone: 239.403.6751
  Email: jharrelson@pen-eng.com

- ERIC ORTMAN, PRINCIPAL PLANNER– COLLIER COUNTY ZONING DIVISION
  Phone: 239.252.1032
  Email: Eric.Ortman@colliercountyfl.gov

Packet Pg. 1 Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

3.A.c

QUESTIONS?

Agenda Item: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

Memorandum

Date: August 8, 2023

To: Eric Ortman

From: Jessica Harrelson, AICP

RE: Venture Church Conditional Use - PL20220001333
NIM #2 Summary

A follow-up NIM was held on Thursday, August 3rd, 2023, to review an increase in the building's overall floor area. The details regarding the increase in floor area was also outlined in the notification letters mailed to surrounding property owners and the ad publication.

No one from the public participated in the follow-up NIM.

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

PENINSULA ENGINEERING
2600 GOLDEN GATES PKWY
NAPLES, FL 34105
ATTN JESSICA HARRELSON

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

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

Issue(s) dated: 7/17/2023

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 JULY 17TH, 2023:

Notary, State of WI, County of Brown

My commission expires: 5.15.27

Publication Cost: $604.80
Ad No: GCI1083925
Customer No: 585101
PO #: PUBLIC NOTICE – DISPLAY AD 3X6
# of Affidavits: 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001333 – Venture Church Conditional Use (CU)

A virtual, follow-up Neighborhood Information Meeting will be held on Thursday, August 3rd, at 5: 30p.m to review an increase in the overall floor area of the proposed church building.
Please note, the increase in floor area has been added to the second story of the building only and does not change the footprint of the building or the layout of the site that was previously presented at the first neighborhood information meeting.

The applicant, Venture Church Naples, Inc., has submitted a Conditional Use application to Collier County requesting to permit a church on property zoned Mobile Home (MH), Rural Agricultural (A) and Commercial Convenience (C-2).

The subject ±9.36-acre property is located at the northeast corner of the Tamiami Trail East and Joseph Lane intersection. Refer to the Location Map.

If you have questions or would like the Zoom link to participate in the meeting remotely emailed directly to you, please contact the individual below.

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239.403.6751
Email: jharrelson@pen-eng.com

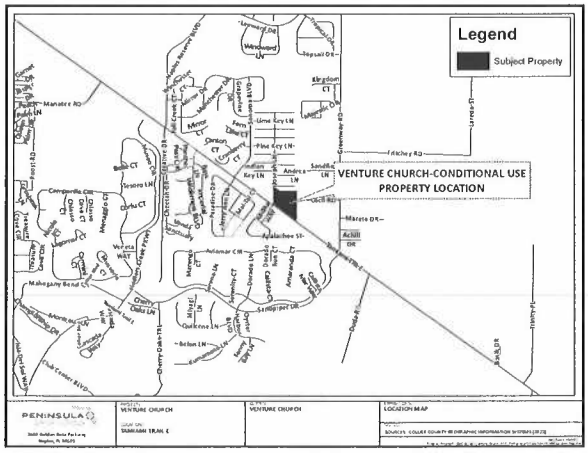
You may also particpate in the virtual meeting using the Zoom link and information below:

https://us06web.zoom.us/j/87428563453?pwd=RDQ3ZFZUL3Q1MzVISzdjT2tEOXJEZz09

Meeting ID: 874 2856 3453
Passcode: 255475

You may also obtain information about the project by visting the Collier County website, using the link below:

https://cvportal.colliercountyfl.gov/CityViewWeb/Planning/Status?planningId=38249



ND-GCI1083925-01

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

Your Source Public Notices for the latest... Bids and Proposals

Your Source Public Notices for the latest... Bids and Proposals

CITY OF NAPLES
ITB No. 23-033

Sealed proposals will be accepted at the Office of the Purchasing Manager, City Hall, 735 8th Street South, Naples, Florida 34102 for:

RIPRAP INSTALLATION UNDER THE HARBOUR BRIDGE- ITB
Bid No. 23-033

until 2:00 PM., Local Time, July 17, 2023, at which time and place all bids received will be publicly opened and read aloud. Bids received after the time and date specified will not be considered. Additional information is available by calling 213-7100 or available for download at https://www.naplesgov.com/rfps.

The City of Naples is an equal opportunity employer.
July 17, 2023 #5771034

CITY OF NAPLES
ITB No. 23-034

Sealed proposals will be accepted at the Office of the Purchasing Manager, City Hall, 735 8th Street South, Naples, Florida 34102 for:

RIVER PARK COMMUNITY CENTRER FLOORING AND CEILING PROJECT - ITB
Bid No. 23-034

until 2:00 PM., Local Time, August 24, 2023, at which time and place all bids received will be publicly opened and read aloud. Bids received after the time and date specified will not be considered. A non-mandatory Pre-Bid conference will be held December 16, 2019 at 10:00 A.M. local time in the Purchasing Division located at 735 8th St South, Naples FL, 34102. Additional information is available by calling 213-7100 or available for download at https://www.naplesgov.com/rfps .
The City of Naples is an equal opportunity employer.
July 17, 2023 #5770128

Collier County hereby advertises on July 17, 2023, Bid No. 23-8150 for the construction of the Bike Lanes Along 111th Ave N East of Bluebill Ave Bridge to 7th St N (LAP) Project located in Collier County, Florida, for sealed bids to be received no later than August 31, 2023, at 3:00 p.m. local time. A non-mandatory pre-bid meeting will be held on July 27, 2023, at 11:00 A.M. at Collier County Procurement Services Conference Room A, Bldg. C2, 3295 Tamiami Trail East, Naples FL 34112. Prospective bidders must register on https://www.bidsync.com/bidsync-cas/ by clicking on Vendor Registration. Once registered, interested parties may obtain a complete set of documents at: https://www.bidsync.com/bidsync-cas/
July 17, 2023 #5771163

Collier County hereby advertises on July 17, 2023, Bid No. 23-8155 for the construction of the Eden Park Elementary Sidewalks (LAP) Project located in Collier County, Florida, for sealed bids to be received no later than August 31, 2023, at 3:00 p.m. local time. A non-mandatory Pre-Bid meeting will be held on July 27, 2023, at 10:00 a.m. at Collier County Procurement Services Conference Room A, Bldg C2, 3295 Tamiami Trail East, Naples FL 34112. Prospective bidders must register on https://www.bidsync.com/bidsync-cas/ by clicking on Vendor Registration. Once registered, interested parties may obtain a complete set of documents at: https://www.bidsync.com/bidsync-cas/
July 17, 2023 #5771157

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tamiami Vending located at 8132 Gerbera Dr. Unit 6201, Naples FL 34113 , in the County of Collier, City of Naples, Florida 34113 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Naples, Florida, this 10th day of July, 2023.
Chef Geoff Thomas LLC
No. 5768317 July 17, 2023

HAVING A GARAGE SALE?
Advertise it In the CLASSIFIEDS!

Public Notices | Public Notices

THE CITY OF EVERGLADES CITY WILL HOLD A REGULAR CITY COUNCIL MEETING ON TUESDAY, AUGUST 1, 2023 AT 7:00 PM CONDUCTED HYBRID WITH A QUORUM OF COUNCIL MEMBERS PRESENT IN COUNCIL CHAMBERS AT CITY HALL EVERGLADES CITY, FLORIDA AND OTHERS PRESENT BY VIDEO CONFERENCE.

ORDINANCE NO. 2023-14

AN ORDINANCE AMENDING AND EXTENDING A TEMPORARY MORATORIUM ON ADDITIONAL WASTEWATER TREATMENT PLANT CONNECTIONS; PROVIDING FOR LIMITED DEVELOPMENT ORDERS AND BUILDING PERMITS SUBJECT TO HOLDS ON CERTIFICATES OF OCCUPANCY; PROVIDING FOR ASSUMPTION OF RISK; PROVIDING FOR VIOLATIONS; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2023-13

AN ORDINANCE MEMORIALIZING AND ESTABLISHING THE CITY OF EVERGLADES CITY WATER SERVICE AREA, AN URBAN SERVICE AREA, TO PROVIDE WATER, TO INCLUDE THE PLANTATION ISLAND WATER SYSTEM AND TO INCLUDE OTHER EXISTING AREAS SERVED BY CITY WATER; DEFINING THE BOUNDARIES OF THE URBAN SERVICE AREA; PROVIDING FOR FUTURE AMENDMENTS TO THE URBAN SERVICE AREA BOUNDARIES; PROVIDING FOR CURRENT AND FUTURE.

THE PROPOSED ORDINANCE MAY BE INSPECTED BY THE PUBLIC AT CITY HALL, EVERGLADES CITY, FLORIDA.
ANY INTERESTED PARTIES MAY APPEAR AT THE MEETING AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE.
CITY HALL IS LOCATED AT: 102 COPELAND AVENUE NORTH, EVERGLADES CITY, FLORIDA 34139
July 17, 2023 #5770014

Notice of Sales | Notice of Sales

Notice of Sheriff's Sale

NOTICE IS HEREBY GIVEN that pursuant to an EXECUTION issued in the County Court of Collier County, Florida, on the 18th day of March, 2023, in the cause wherein CHASE BANK USA NA, plaintiff(s) and JOSE H SOLIS, defendant(s) and by an Assignment of Judgment recorded in the Official Records of Collier County, FL in that MERRIMAN INVESTMENTS, LLC, did assign, transfer and convey unto Dove Investment Corp., a Florida Corporation the Final Judgment in case no. 112006CC001056, in said court; I, Kevin J. Rambosk, as Sheriff of Collier County, Florida, have levied upon all the right, title and interest of the defendant(s), JOSE H SOLIS, in and to the following described Real property to-wit:

Beginning at the Northwest corner of Section 20, Township 51 South, Range 27 East, Collier County, Florida, run North 0 deg. 50' 20" East 121.87 feet to cone marker; then South 89 deg. 09' 40" East 150.78 feet to iron pin being the point of beginning; thence South, 0 deg. 12' 20" West 135.92 feet to iron pin; then North 89 deg. 27' 40" West 60.00 feet to iron pin; then North 0 deg. 12' 20" East 136.26 feet to iron pin; then South 89 deg. 09' 40" East 60.00 feet to point of beginning.
COUNTY PARCEL NO. 00760840005
SITE ADDRESS: 15009 MAPLE TREE DRIVE, NAPLES, FL 34114

And on the 21st day of August, 2023, at the Collier County Sheriff's Office 2373 East Horseshoe Drive, Naples, FL 34104 at the hour of 10:00 AM, or shortly thereafter, I will offer for sale all of the defendant(s), JOSE H SOLIS, right, title, and interest in aforesaid property at public outcry and will sell same, subject to all prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

Kevin J. Rambosk, as Sheriff
Collier County Florida
by: /s/L.A. Wehrheim, Deputy Sheriff

Dates Advertised: 7/17/2023, 7/24/2023, 7/31/2023, 8/7/2023

In accordance with the American with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact Becky Adams, Judicial Process Manager, whose office is located at Collier County Sheriff's Office, 2373 East Horseshoe Drive, Naples, FL 34104, telephone; 239-252-0880, at least seven days prior to the proceeding. If hearing impaired, (TDD) 1-800-955-8771, or Voice (V) 1-800-955-8770, via Florida Relay Service.
No. 5769750 July 17, 24, 31, Aug. 7, 2023

Public Notices | Public Notices

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN THAT ON THE 11th DAY OF JULY 2023 THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY AND AS THE EX-OFFICIO THE GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT, ADOPTED RESOLUTION NUMBER 2023-133, RELATING TO PETITION VAC-PL20220003815, TO DISCLAIM, RENOUNCE AND VACATE THE COUNTY AND THE PUBLIC INTEREST IN THE 60-FOOT-WIDE RIGHT-OF-WAY, DRAINAGE AND UTILITY EASEMENT AS RECORDED IN THE OFFICIAL RECORD BOOK 1639, PAGE 1551, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LOCATED APPROXIMATELY ¾ OF A MILE EAST OF STATE ROAD 951 (COLLIER BOULEVARD) AND A ¼ MILE SOUTH OF MANATEE ROAD, IN SECTION 10, TOWHSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.
RESOLUTION NO. 2023-133 MAY BE EXAMINED IN THE OFFICE OF THE CLERK TO THE BOARD, MINUTES & RECORDS DEPARTMENT, ADMINISTRATION BUILDING SUITE #401, COLLIER COUNTY GOVERNMENT CENTER, 3299 TAMIAMI TRAIL EAST, NAPLES, FLORIDA.
BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA
RICK LOCASTRO, CHAIRMAN
CRYSTAL K. KINZEL, CLERK
BY: Martha Vergara, Deputy Clerk
(SEAL)
No. 5768568 July 17, 2023

Notice To Creditors | Notice To Creditors

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
IN RE: ESTATE OF
JOHN A. GARDNER, FILE NO.: 23-CP-1828
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN A. GARDNER, deceased, whose date of death was May 7, 2023, and whose Social Security Number is 3C301-XX-3299, is pending in the Circuit Court for Collier County, Florida, Probate Division; the address of which is 3315 Tamiami Trail East, Suite #102, Naples, Florida 34112-5324, the names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The Date of first publication of this notice is July 17, 2023.
Attorney for Personal Representative:
Patrick C. Weber, P.A.
Florida Bar No.: 0397059
4690 Cardinal Way, Suite 100
Naples, FL 34112
239-417-1040
colliercountypg@aol.com
Personal Representative
Pamella Nichols
C/O Patrick C. Weber, P.A.
4690 Cardinal Way Suite 100
Naples, Florida 34112
No. 5769601 July 17, 24, 2023

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001333 – Venture Church Conditional Use (CU)

A virtual, follow-up Neighborhood Information Meeting will be held on Thursday, August 3rd, at 5:30p.m to review an increase in the overall floor area of the proposed church building.
Please note, the increase in floor area has been added to the second story of the building only and does not change the footprint of the building or the layout of the site that was previously presented at the first neighborhood information meeting.

The applicant, Venture Church Naples, Inc., has submitted a Conditional Use application to Collier County requesting to permit a church on property zoned Mobile Home (MH), Rural Agricultural (A) and Commercial Convenience (C-2).

The subject ±9.36-acre property is located at the northeast corner of the Tamiami Trail East and Joseph Lane intersection. Refer to the Location Map.

If you have questions or would like the Zoom link to participate in the meeting remotely emailed directly to you, please contact the individual below:

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239.403.6751
Email: jharrelson@pen-eng.com

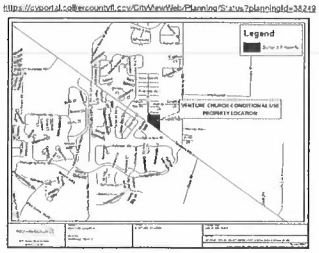
You may also participate in the virtual meeting using the Zoom link and information below:

https://us06web.zoom.us/j/87428563453?pwd=RDQ3ZFZUL3Q1MzVlSzdTZnEQXJEZz09

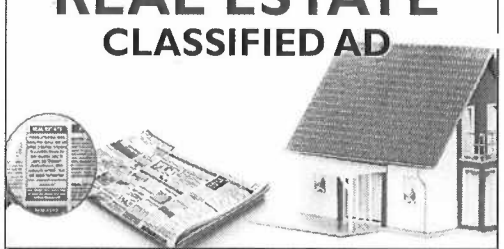
Meeting ID: 874 2856 3453
Passcode: 255475

You may also obtain information about the project by visiting the Collier County website, using the link below:

https://cyportal.colliercountyfl.gov/CityViewWeb/Planning/Status?planningId=38249

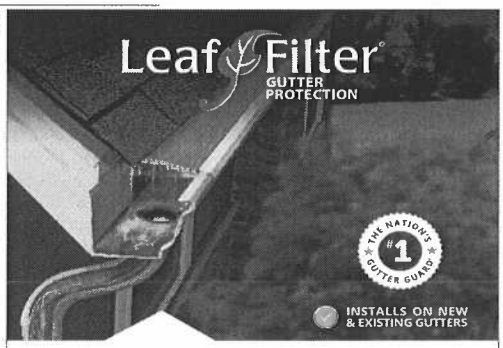


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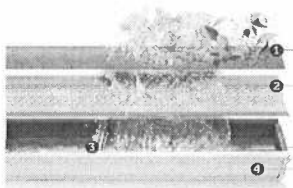


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Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001333 – Venture Church Conditional Use (CU)

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The applicant, Venture Church Naples, Inc., has submitted a Conditional Use application to Collier County requesting to permit a church on property zoned Mobile Home (MH), Rural Agricultural (A) and Commercial Convenience (C-2).

The subject ±9.36-acre property is located at the northeast corner of the Tamiami Trail East and Joseph Lane intersection. *Refer to the Location Map.*

If you have questions or would like the Zoom link to participate in the meeting emailed directly to you, please contact the individual below.

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239.403.6751
Email: jharrelson@pen-eng.com

You may also particpate in the virtual meeting using the Zoom link and information below:

https://us06web.zoom.us/j/87428563453?pwd=RDQ3ZFZUL3Q1MzVISzdjT2tEOXJEZz09

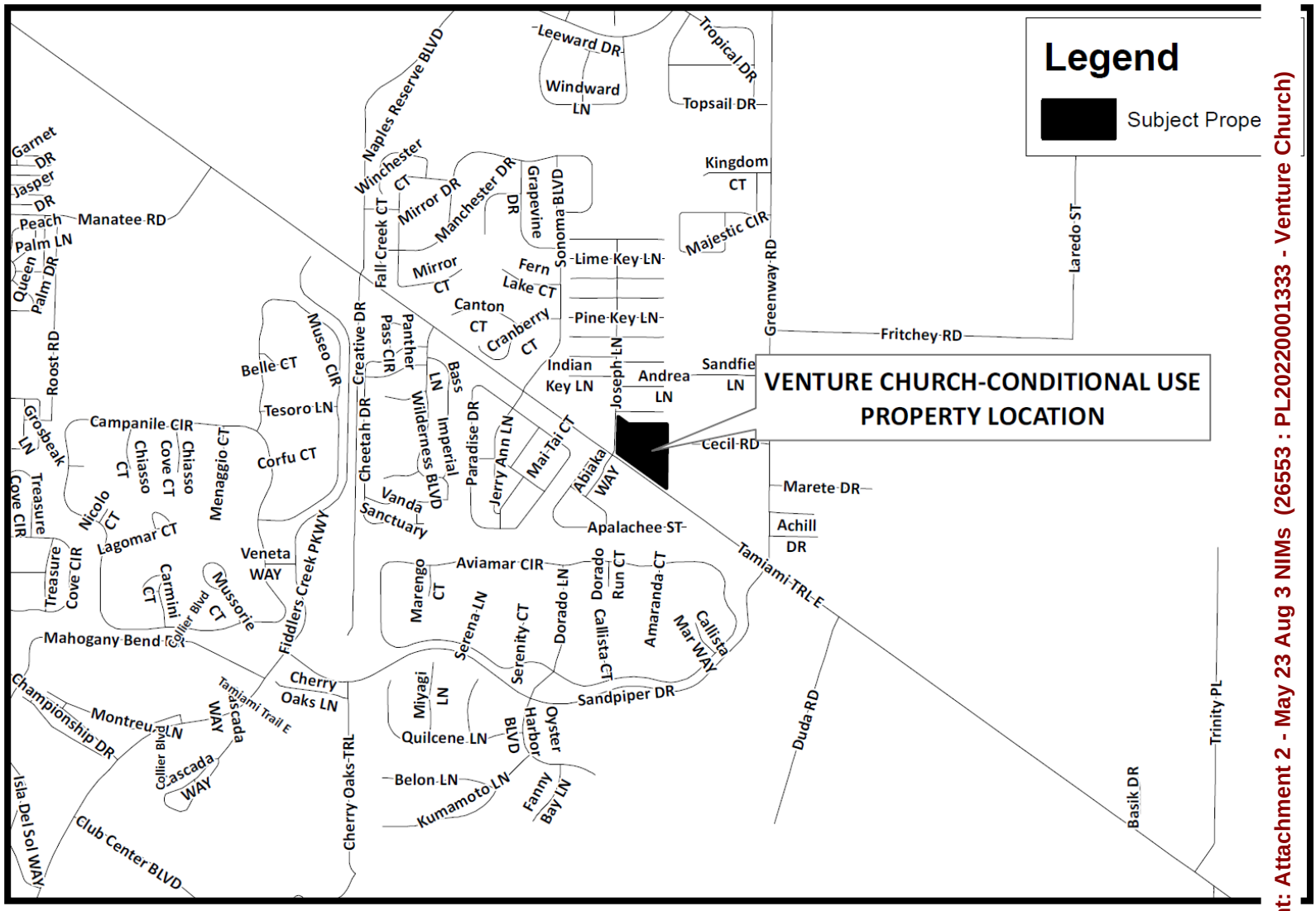
Meeting ID: 874 2856 3453
Passcode: 255475

You may also obtain information about the project by visting the Collier County website, using the link below:

https://cvportal.colliercountyfl.gov/CityViewWeb/Planning/Status?planningId=38249

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING



LOCATION MAP

Attachment: Attachment 2 - May 23 Aug 3 NIMs (26553 : PL20220001333 - Venture Church)

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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): Venture Church Naples, Inc.

Name of Applicant if different than owner: _____

Address: 12336 Tamiami Trail E., Suite 301 **City:** Naples **State:** FL **ZIP:** 34113

Telephone: 239.775.5323 **Cell:** _____ **Fax:** _____

E-Mail Address: project@venturenaples.com

Name of Agent(s): Jessica Harrelson, AICP

Firm: Peninsula Engineering

Address: 2600 Golden Gate Pkwy **City:** Naples **State:** FL **ZIP:** 34105

Telephone: 239.403.6751 **Cell:** _____ **Fax:** _____

E-Mail Address: jharrelson@pen-eng.com

Name of Additional Agent: Richard Yovanovich, Esq.
Firm: Coleman, Yovanovich and Koester
Address: 4001 Tamiami Trail North, Suite 300, Naples, FL 34103
Telephone: 239.435.3535
Email: ryovanovich@cyklawfirm.com

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

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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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: Westwinds Condominium Association, Inc.
Mailing Address: 301 Joseph Lane **City:** Naples **State:** FL **ZIP:** 34114

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: 00738160005 & 00737800007 **Plat Book:** _____ **Page #:** _____
Section/Township/Range: 12 / 51 / 26
Subdivision: _____ **Lot:** _____ **Block:** _____
Metes & Bounds Description: _____
Size of Property: varies **ft. X** varies **ft. =** 407,618.89 **Total Sq. Ft. Acres:** 9.36
Address/ General Location of Subject Property:
NE Corner of the Tamiami Trail E and Joseph Lane intersection

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	MH	Developed Residential
S	A with CU & PUD	Tamiami Trail E/ Developed Church/Developed Residential
E	A	Residential and Undeveloped
W	C-2 & MH	Gas Station & Undeveloped

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: _____/_____/_____

Lot: _____ Block: _____ Subdivision: _____

Plat Book: _____ Page #: _____ Property I.D. Number: _____

Metes & Bounds Description: _____

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 Mobile Home & Agricultural **zoning district** for a church **(type of use)**.

Present Use of the Property: Undeveloped

The subject property is currently located within the C2, MH and A zoning districts.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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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?

N/A

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 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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(239) 252-2400 FAX: (239) 252-6358

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 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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(239) 252-2400 FAX: (239) 252-6358

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 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- [X] **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- [X] **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
- [X] **Comprehensive Planning Consistency Review:** $300.00
- [ ] **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- [X] **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- [X] **Transportation Fee, if required:**
  - Methodology Review Fee: $500.00
  - [X] Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- [X] **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- [X] **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

4/18/2023
Date

Jessica Harrelson, AICP
Agent/Owner Name (please print)

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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

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.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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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.

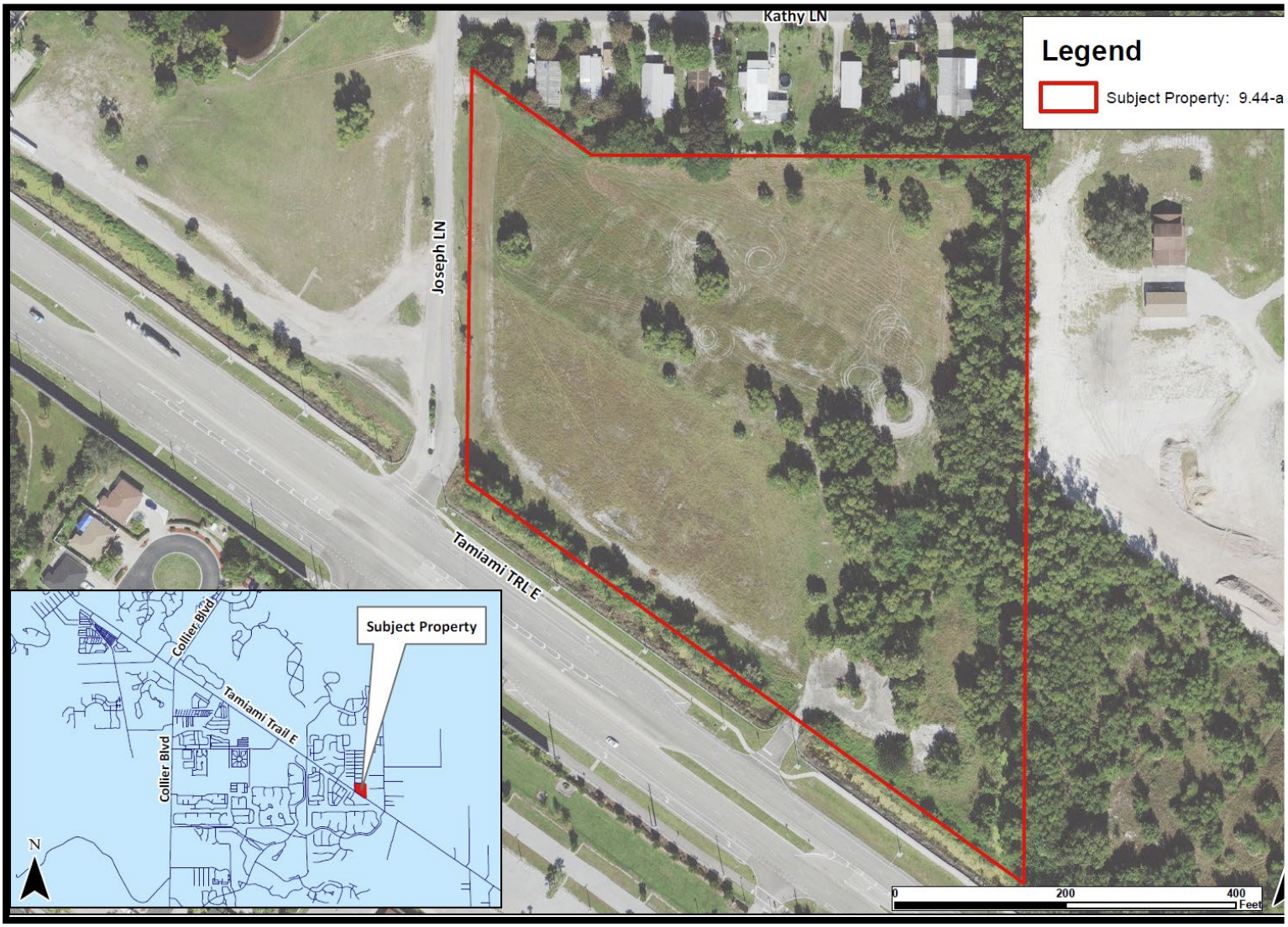
Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

VENTURE CHURCH
PROJECT NARRATIVE & EVALULATION CRITERIA

The purpose of this Conditional Use request is to permit the development of a Church within the Mobile Home and Rur Agricultural Zoning Districts, in accordance with the Land Development Code.

The subject property is located at the NE corner of Tamiami Trail E and Joseph Lane, east of Collier Boulevard, and consists 9.36-acres.



LOCATION MAP

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

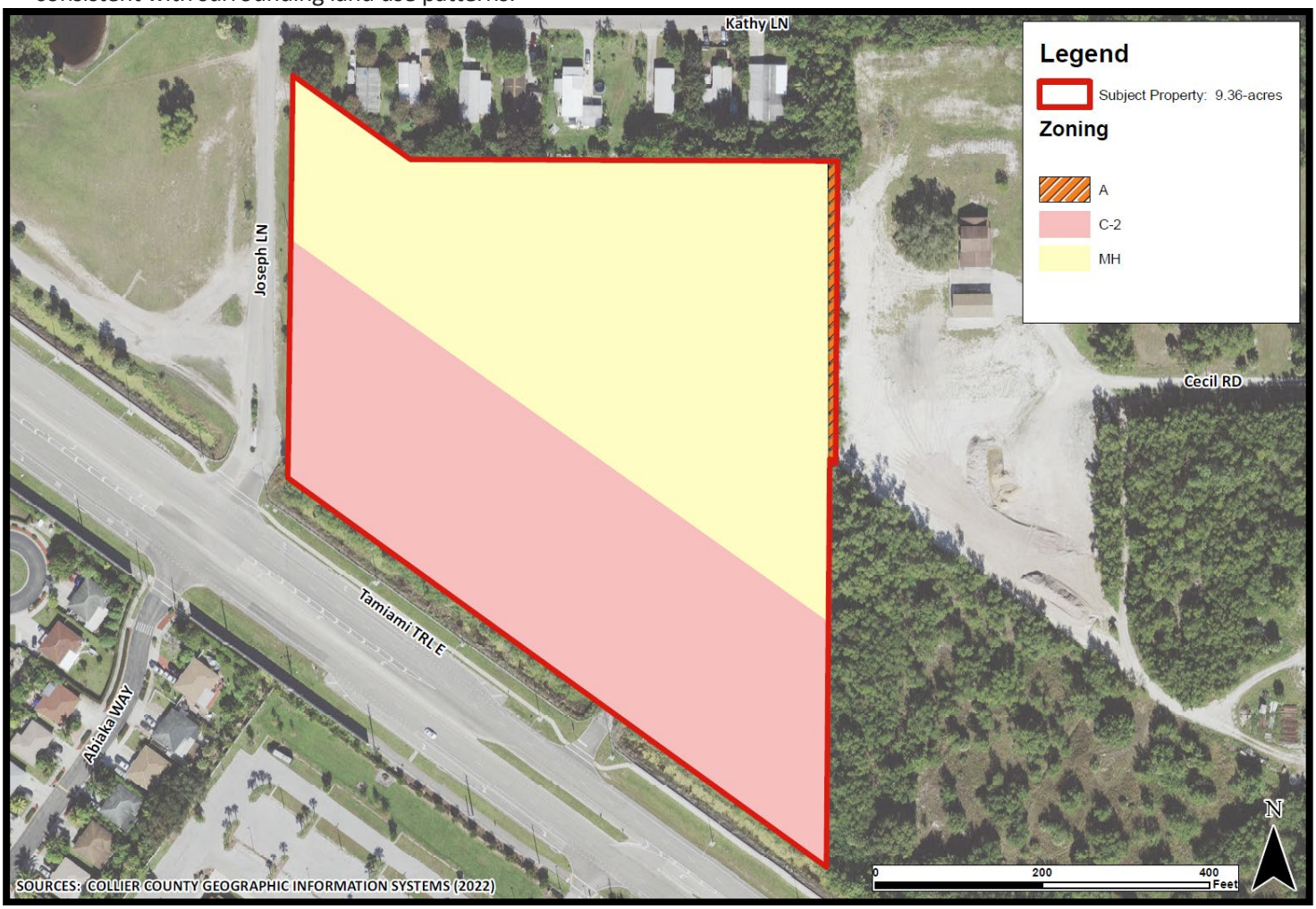
Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

PENINSULA ENGINEERING

Request:
The intent of this Conditional Use request is to permit a Church at the subject location within the Mobile Home and Rur Agricultural Zoning Districts, in accordance with applicable provisions of the Land Development Code.

Zoning/Future Land Use:
Per the Collier County Zoning Atlas, the property is within the Commercial Convenience Zoning District (C-2) along its Tamiar Trail East frontage, while the rear of the property is within the Mobile Home Zoning District (MH). The property slig encroaches the Rural Agricultural Zoning District along a portion of the eastern property boundary. Per LDC Sectic 2.03.01.A.1.c.7, churches are permitted within the C-2 Zoning District and a permitted Conditional Use within both the Mobi Home and Agricultural Zoning Districts.

Per the Future Land Use Map of the Collier County Growth Management Plan, the property is designated in the Urban Mixe Use District, Urban Residential Subdistrict. The intent of the Urban Mixed-Use District is intended to accommodate a variety residential and non-residential uses. The proposed land use is consistent with the County's Growth Management Plan and consistent with surrounding land use patterns.



ZONING MAP

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

Pursuant to LDC section 10.08.00, granting this conditional use request will not adversely affect the public. Satisfacto provisions and arrangements have been made for the following matters:

- Consistency with the Land Development Code
- Consistency with the Growth Management Plan
- Ingress and egress to the property, with particular reference to automotive and pedestrian safety and convenience, traffi flow and control and access in case of fire or catastrophe.
- Effects on neighboring properties in relation to noise, glare, economic or odor effects
- Compatibility with adjacent properties

Evaluation Criteria

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Pla Include information on how the request is consistent with the applicable section or portions of the Future Land Us Element.

Response: Per the Collier County Zoning Atlas, the property is located within the C-2, MH and A Zoning Districts; refe to the Zoning Exhibit prepared by Peninsula Engineering. Churches are a permitted use within the C-2 zoning distri and a permitted conditional use within the MH and A zoning districts. The site is designated Urban Mixed-Use Distric Urban Residential Subdistrict, per the Future Land Use Map of the Collier County Growth Management Plan; therefor the proposed use is consistent with the GMP. The conceptual site plan and application materials identify all require elements for a conditional use, as required by the LDC.

- Policy 5.6
  New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Lar Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).

  Response: The site has been designed to be compatible and complementary to surrounding land uses. To reduc potential impacts on abutting residential properties, and to ensure compatibility with the neighborhood, desig standards include provided setbacks that exceed minimum required setbacks, landscape buffers, and site lighting th will be designed to reduce excessive glare and light pollution. In addition, conditions of approval will be implemente to further address compatibility. Refer to the Conceptual Site Plan and Conditions of Approval.

  Surrounding land uses are a developed church to the south, beyond the Tamiami Trail East right-of-way, a gas statio and undeveloped land to the west, undeveloped land and residential to the east and developed residential to the nort The request for a church at the subject location is consistent with surrounding land use patterns.

- Policy 7.1
  The County shall encourage developers and property owners to connect their properties to fronting collector and arteri roads, except where no such connection can be made without violating intersection spacing requirements of the Lar Development Code.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

Response: Through preliminary coordination with FDOT, direct ingress/egress from Tamiami Trail E. cannot be achieve due to spacing requirements, however FDOT has agreed to allow the site to provide one emergency-only access alor Tamiami Trail E. The site has been designed with two (2) direct connections along Joseph Lane, consisting of a right- only access and one full access connection. Refer to the conceptual site plan, prepared by Peninsula Engineering.

- Policy 7.2
  The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearb collector and arterial roads and minimize the need for traffic signals.

  Response: The site has been designed to provide vehicular circulation. Refer to the conceptual site plan, prepared b Peninsula Engineering.

- Policy 7.3
  All new and existing developments shall be encouraged to connect their local streets and their interconnection points wi adjoining neighborhoods or other developments regardless of land use type.

  Response: The site has been designed with two (2) access points along Joseph Lane and one (1) emergency-only acce onto Tamiami Trail E.

- Policy 7.4
  The County shall encourage new developments to provide walkable communities with a blend of densities, common ope spaces, civic facilities and a range of housing prices and types.

  Response: Sidewalks will be provided fronting the project and crosswalks will be provided within the site, as require by the Land Development Code. The project will meet or exceed open space requirements. There are no residenti uses proposed.

b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon wi particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case fire or catastrophe.

   Response: The site has been designed with two (2) access points along Joseph Lane and one (1) emergency-only acce onto Tamiami Trail E. Sidewalks and crosswalks will be provided, as required, to promote pedestrian safety ar convenience.

c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impac and odor.

   Response: The conceptual site plan illustrates the site has been designed with sufficient setbacks from neighborir properties. Enhanced landscape buffers will be provided adjacent to residential development to provide screening ar to mitigate potential impacts such as light and noise. Conditions of approval will also be implemented to further addre compatibility with the neighborhood. There are no economic impacts or odors anticipated from the proposed use.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING

d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

Response: The site has been designed to be compatible and complementary to surrounding land uses. To redu potential impacts on abutting residential properties, and to ensure compatibility with the neighborhood, desig standards include increased setbacks, enhanced landscape buffers, and site lighting that will be designed to redu excessive glare and light pollution. In addition, conditions of approval will be implemented to further addre compatibility. Refer to the Conceptual Site Plan and Conditions of Approval.

Surrounding land uses are a developed church to the south, beyond the Tamiami Trail East right-of-way, a gas statio and undeveloped land to the west, undeveloped land and residential to the east and developed residential to the nort The request for a church at the subject location is consistent with surrounding land use patterns.

e. Please provide any additional information which you may feel is relevant to this request.

Response:

- ***The property currently permits churches along the Tamiami Trail E. frontage (C-2 zoning district).***
- ***The proposed Conditional Use will not have a significant or adverse impact the surrounding roadway network.***
- ***The church has been designed to be compatible with the neighborhood.***
- ***Conditions of Approval will further address compatibility with the neighborhood.***

Conservation and Coastal Management Element

CCME Policy 6.1.1
For the County's Urban Designated Area, Estates Designated Area, Conservation Designated Area, and Agricultural/Rural Mixe Use District, Rural-Industrial District and Rural-Settlement Area District as designated on the FLUM, native vegetation shall b preserved through the application of the following minimum preservation and vegetation retention standards and criteri unless the development occurs within the Area of Critical State Concern (ACSC) where the ACSC standards referenced in th Future Land Use Element shall apply. Notwithstanding the ACSC requirements, this Policy shall apply to all non-agricultur development except for single-family dwelling units situated on individual parcels that are not located within a watershe management conservation area identified in a Watershed Management Plan developed pursuant to Policies supportir Objective 2.1 of this Element. For properties not previously within the Coastal High Hazard Area but now within the Coast High Hazard Area due to adoption of a revised Coastal High Hazard Area boundary in 2013, the native vegetation preservatic and retention standards of the Non-Coastal High Hazard Area shall continue to apply. (Reference the Coastal High Hazard Are Comparison Map in the Future Land Use Element.)

Acknowledged. The subject property does not contain native vegetation and does not require a preserve. Refer to th Environmental Data prepared by Earth Tech Environmental.

CCME Objective 7.1
Direct incompatible land uses away from listed animal species and their habitats. (The County relies on the listing process State and Federal agencies to identify species that require special protection because of their endangered, threatened, species of special concern status. Listed animal species are those species that the Florida Fish and Wildlife Conservatic Commission has designated as endangered, threatened, or species of special concern, in accordance with Rules 68A-27.00

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

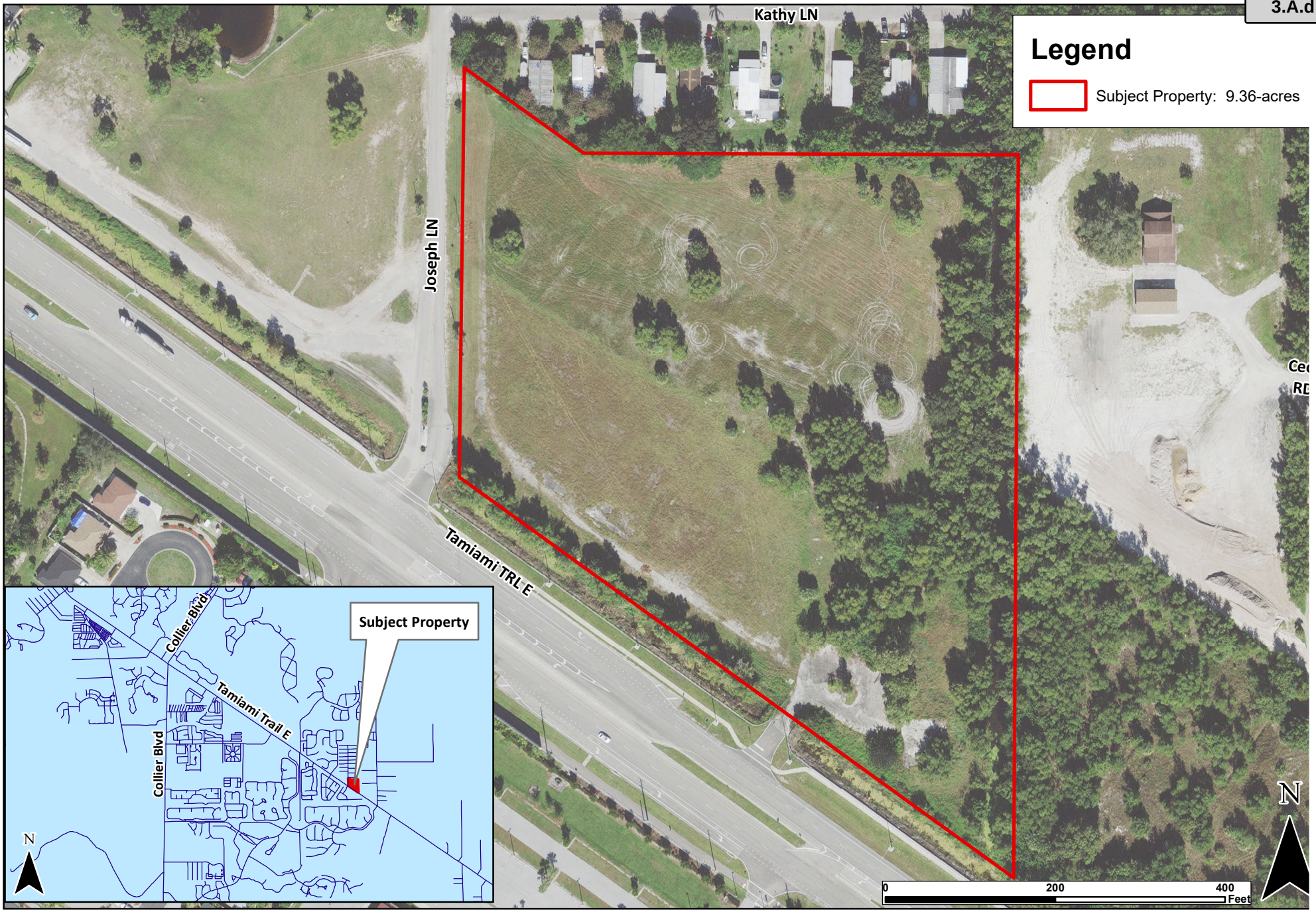
68A-27.004, and 68A-27.005, F.A.C. and those species designated by various federal agencies as Endangered and Threatene species published in 50 CFR 17.)

A Protected Species Survey was conducted and found no evidence of any state or federal listed species utilizing the site. Ref to the Protected Species Survey, conducted by Earth Tech Environmental.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479



Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
VENTURE CHURCH

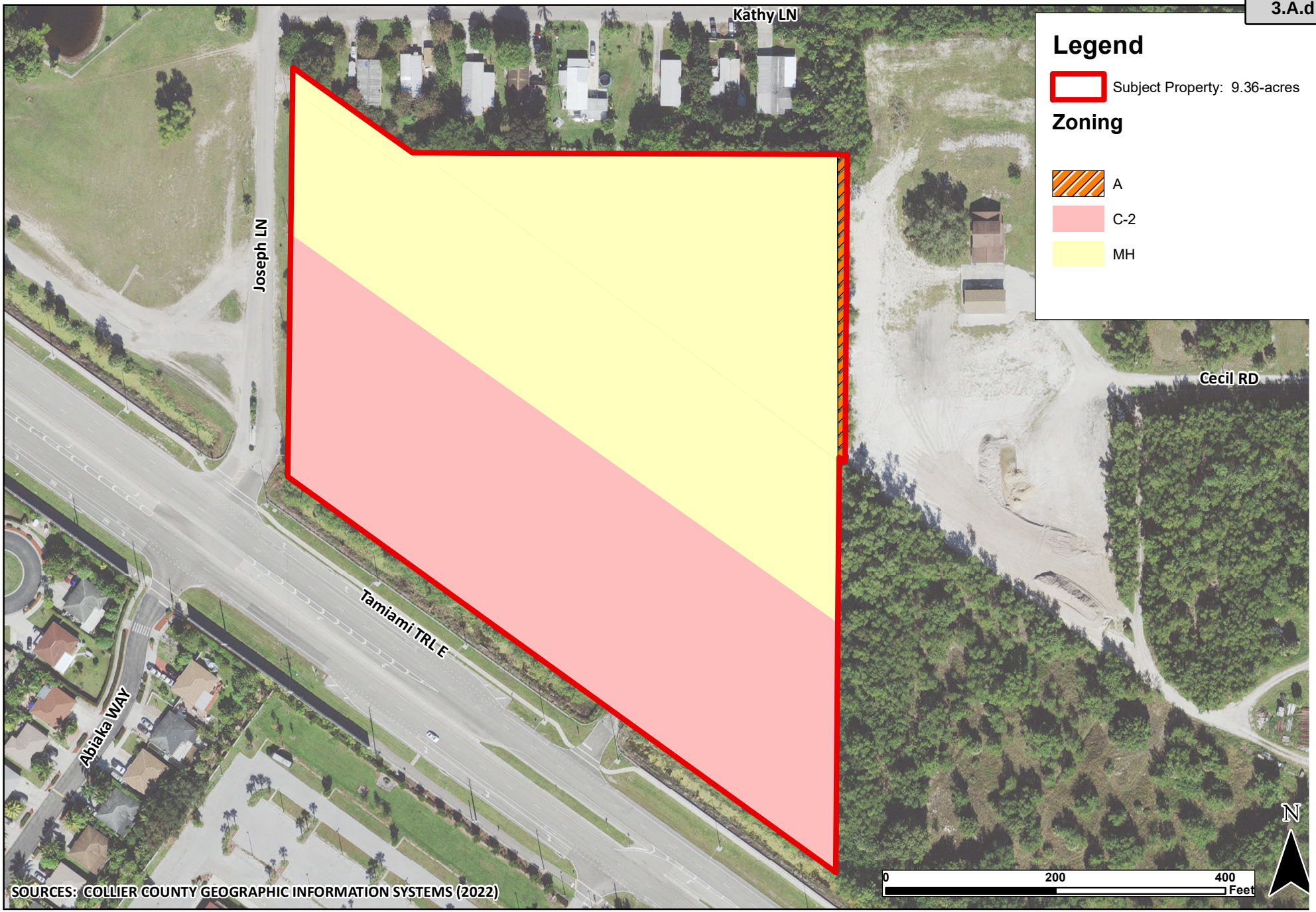
LOCATION:
TAMIAMI TRAIL E

CLIENT:
VENTURE CHURCH

EXHIBIT DESC:
LOCATION MAP

NOTES:
SOURCES: COLLIER COUNTY GEOGRAPHIC INFORMATION

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Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
VENTURE CHURCH

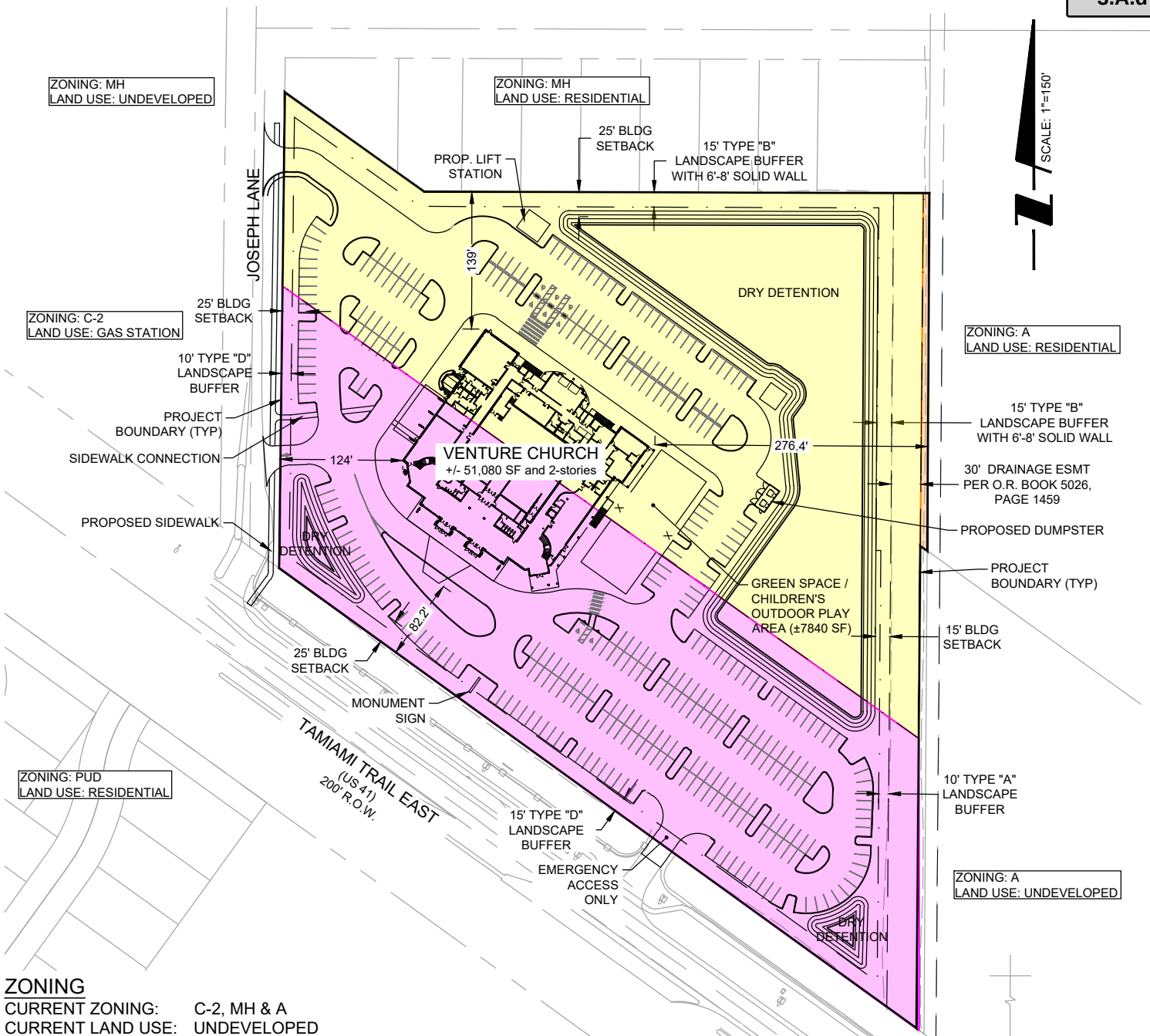
LOCATION:
TAMIAMI TRAIL E

CLIENT:
VENTURE CHURCH

EXHIBIT DESC:
ZONING EXHIBIT

NOTES:

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ZONING

CURRENT ZONING: C-2, MH & A
CURRENT LAND USE: UNDEVELOPED

BUILDING SETBACKS

FROM TAMIAMI TRAIL E: 25'
FROM JOSEPH LANE: 25'
FROM NORTH PROPERTY BOUNDARY: 25'
FROM EASTERN PROPERTY BOUNDARY: 15'

MAXIMUM ZONED BUILDING HEIGHT

35' IN THE C-2 ZONING DISTRICT
30' IN THE MH ZONING DISTRICT

PARKING CALCULATIONS

CHURCH: 3 SPACES PER EVERY 7 SEATS IN THE SANCTUARY
800 SEATS @ 3 SPACES/7 SEATS = 343 SPACES
HANDICAPPED: 301 TO 400 PROVIDED PARKING SPACES = 8 REQUIRED HANDICAPPED SPACES
PROVIDED: 372 PARKING SPACES (INCLUDES 8 ADA SPACES)

ZONING LEGEND

A
C-2
MH

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
239.403.6700
Pen-Eng.com
Florida Engineering C.A #28275
Florida Landscape C.A #LC26000632

PROJECT: VENTURE CHURCH

TITLE: CONCEPTUAL SITE PLAN

CLIENT: VENTURE CHURCH NAPLES, INC.

SEC: 12	TWP:51S RGE:
Designed by:	JESSICA HARRELSON,
Drawn by:	A. SPAGN
Date:	JULY 20,
Drawing Scale:	1"=
Project Number:	P-VENC-002-
File Name:	P-VENC-002-001-X08-1.dwg
Sheet ID	X08.1
Sheet N	

Save Date: 6/2/2023 2:46:53 PM | By: DSilvers | Plot Date: 6/2/2023 2:48:38 PM | By: David Silvers | Original Size: 8.5X11 | Path: P:\Active Projects\P-VENC-002001_Venture Church_SDP_CU\Drawings\Civil\Exhibits\X08-MoP-S\Sheet Files\P-VENC-002-001-X08-1.dwg

SITE DATA:

TOTAL PROJECT AREA:	9.36-ACRES
CURRENT ZONING:	C-2, MHO & A
CURRENT LAND USE:	UNDEVELOPED
FUTURE LAND USE:	URBAN RESIDENTIAL SUBDISTRICT

GENERAL NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS.

PRESERVE:

PER LDC SECTION 3.05.07.B.2, THE SITE DOES NOT REQUIRE A PRESERVE AREA.

OPEN SPACE:

A MINIMUM OF 30% OPEN SPACE IS REQUIRED
9.44 ACRES X 30% = 2.83 ACRES REQUIRED
2.92 ACRES PROVIDED

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Save Date: 4/17/2023 11:47:48 PM | By: ASpagnola | Plot Date: 4/17/2023 11:19:17 PM | By: Antonella Spagnola | Original Size: 8.5X11 | Path: P:\Active_Projects\P-VENC-002-001 Venture Church\SDP CUD\Drawings\Civil\Exhibits\X08-MOP-5\Sheet_Files\P-VENC-002-001-X08-2.dwg

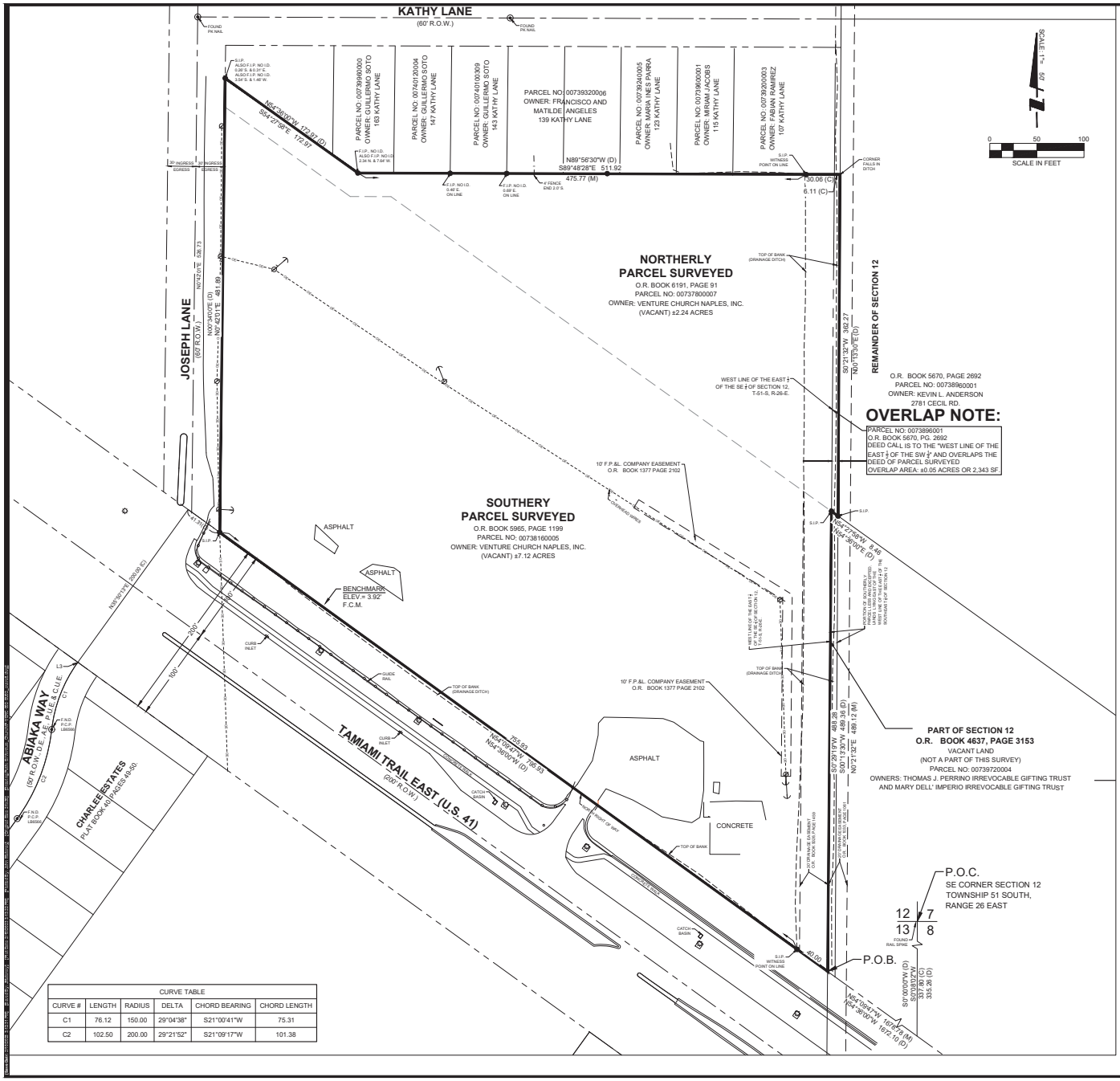
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239.403.6700
Pen-Eng.com
Florida Engineering C.A #28275
Florida Landscape C.A #LC26000632

PROJECT: VENTURE CHURCH

TITLE: CONCEPTUAL SITE PLAN NOTES

CLIENT: VENTURE CHURCH NAPLES, INC.

SEC: 12	TWP:51S RGE:
Designed by:	JESSICA HARRELSON,
Drawn by:	A. SPAGN
Date:	APRIL
Drawing Scale:	1"
Project Number:	P-VENC-002-
File Name:	P-VENC-002-001-X08-2.dwg
Sheet ID	X08.2
Sheet N	



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	76.12	150.00	29°04'38"	S21°00'41"W	75.31
C2	102.50	200.00	29°21'52"	S21°09'17"W	101.38

LEGAL DESCRIPTION
NORTHERLY PARCEL
PER O.R. BOOK 6191, PAGE 91,

ALL THAT PART OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12; THENCE SOUTH 0°30'00" A DISTANCE OF 335.26 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF HIGHWAY 41; THENCE NORTH 54°36'00" WEST A DISTANCE OF 1672.10 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY 41 TO A CONCRETE MONUMENT; THENCE NORTH 0°13'30" EAST A DISTANCE OF 489.36 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 0°13'30" EAST A DISTANCE OF 362.27 FEET; THENCE NORTH 89°56'30" WEST A DISTANCE OF 511.92 FEET; THENCE NORTH 54°36' WEST A DISTANCE OF 172.97 FEET TO A ROADWAY SIXTY FOOT IN WIDTH FOR INGRESS AND EGRESS; THENCE SOUTH 0°34' WEST A DISTANCE OF 30.46 FEET ALONG SAID ROADWAY; THENCE SOUTH 54°36' EAST A DISTANCE OF 163.54 FEET; THENCE SOUTH 89°56'30" EAST A DISTANCE OF 43.22 FEET; THENCE SOUTH 54°36' EAST A DISTANCE OF 583.05 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LEGAL DESCRIPTION
SOUTHERLY PARCEL
PER O.R. BOOK 5965, PAGE 1199,

ALL THAT PART OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;
THENCE SOUTH 0°00'00" 335.26 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 41;
THENCE NORTH 54°36'00" WEST 1672.10 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 41 TO A CONCRETE MONUMENT; AND THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
THENCE CONTINUING NORTH 54°36'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 41 TO A POINT IN THE EAST RIGHT-OF-WAY OF JOSEPH LANE A DISTANCE OF 802.80 FEET;
THENCE NORTH 00°34' EAST ALONG THE EAST RIGHT-OF-WAY OF JOSEPH LANE A DISTANCE OF 456.85 FEET;
THENCE SOUTH 54°36' EAST A DISTANCE OF 163.54 FEET;
THENCE SOUTH 89°56'30" EAST A DISTANCE OF 43.22 FEET;
THENCE SOUTH 54°36' EAST A DISTANCE OF 583.05 FEET;
THENCE SOUTH 00°13'30" WEST A DISTANCE OF 489.36 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

LESS AND EXCEPT ALL OF THE LANDS DESCRIBED ABOVE WHICH LIE EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

OVERALL LEGAL DESCRIPTION

ALL THAT PART OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, THENCE SOUTH 0°00'00" A DISTANCE OF 335.26 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF HIGHWAY 41; THENCE NORTH 54°36'00" WEST A DISTANCE OF 1672.10 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 41 TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY NORTH 54°09'47" WEST 795.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF JOSEPH LANE;
THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°42'01" EAST 481.89 FEET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 54°27'58" EAST 172.97 FEET;
THENCE SOUTH 89°48'28" EAST 511.92 FEET;
THENCE SOUTH 00°21'32" WEST 362.27 FEET;
THENCE NORTH 54°27'58" WEST 8.46 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST;
THENCE ALONG SAID SECTION LINE SOUTH 00°29'19" WEST 488.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.36 ACRES OR 407,618.89 SQUARE FEET, MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE STATE PLANE CO-ORDINATE SYSTEM FLORIDA EAST ZONE, NAD83 2007 ADJUSTMENT WITH THE NORTH RIGHT-OF-WAY OF US-41 (TAMIAMI TRAIL EAST) BEING NORTH 54°09'47" WEST.

SURVEYOR NOTES:

- THE LEGAL DESCRIPTION BEARINGS AND DISTANCE PROVIDED DOES NOT MATCH THE EXISTING US 41 RIGHT-OF-WAY MONUMENTATION ALONG THE NORTH SIDE OF US 41 WAS ESTABLISHED BY HOLDING RECOVERED PLAT PERMANENT CONTROL POINTS FOR CHARLEE ESTATES DIRECTLY ACROSS FROM JOSEPH LANE. CHECKS WERE ALSO MADE TO PLAT OF FIDDLER'S CREEK PLAZA ALONG SOUTH SIDE OF US -41 TO THE EAST OF THE PARCEL SURVEYED AND MEASURING 200' ACROSS R.O.W. CHECK WAS ALSO MADE TO RECENTLY CONSTRUCTED 7-11 TO THE EAST AT GREENWAY ROAD AND US-41.
- ALONG NORTH PROPERTY LINE IRON PINS ALONG THE SOUTH LINE OF WEST WIND ESTATES WERE HELD FOR LINE AND MATCHES LINES OF OCCUPATION FOR THE LOTS AS SHOWN IN THE SURVEY. TIES WERE CHECKED TO NAILS AND DISCS ALONG KATHY STREET AND MATCH DEED DISTANCES.
- THE ADJOINING DEED TO EAST OF PARCEL SURVEYED OWNED BY KEVIN L. ANDERSON CALLS OUT THE WEST PROPERTY LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 12. BASED ON MONUMENTAION FOUND THE PARCEL TO THE EAST AND SURVEYED OVERLAPS BY 0.9' ON SOUTH SIDE AND 6.1' ON NORTH SIDE. THE LEGAL DESCRIPTION TO THE SOUTH OF PARCEL SURVEYED LESS AND EXCEPTED ALL LAND LYING EAST OF OF THE WEST LINE OF THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 12.
- (D) = DEED BEARING AND DISTANCE
- (M) = MEASURED BEARINGS AND DISTANCE

MAP OF BOUNDARY SURVEY OF P
TOWNSHIP 51 SOUTH, RANGE 26 E

PREPARED FOR: VENTURE CHURC
COLEMAN, YOVA
FIRST AMERICAN

PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FLORIDA 34105
PHONE: 239.403.6700 FAX: 239.261
EMAIL: INFO@PEN-ENG.COM
WEBSITE: WWW.PEN-ENG.COM

JOHN P. MALONEY
PROFESSIONAL SURVEYOR AND M

FEBRUARY 10, 2023
DATE

CERTIFICATE OF AUTHORIZATION

NOT VALID WITHOUT THE SIGNATU
RAISED SEAL OR DIGITAL SEAL OF
SURVEYOR AND MAPPER.

NO OTHER PERSON OR ENTITY MA

THIS EXHIBIT IS ONLY FOR THE LA
A CERTIFICATE OF TITLE, ZONING,
OF ENCUMBRANCES.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE ST
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- ELEVATIONS ARE BASED ON NORT
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- LINES SHOWN OUTSIDE OF THE LA
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INSURANCE RATE MAP COMMUNIT
DATED MAY 16, 2012.

LEGEND:
A.E. = ACCESS EASEMENT
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(C) = CALCULATED
C/L = CENTERLINE
D.E. = DRAINAGE UTILITY EASEMENT
(D) = DEED
D.E. = DRAINAGE EASEMENT
EL. & ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
(M) = MEASURED
O.R. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
S.I.P. (SET 5/8" IRON PIN & CAP STAMP
F.I.P. (FOUND IRON PIN & CAP STAMP
(S.C.M.) SET 4" X 4" CONCRETE MONU
STAMPED LB-8470
(F. C.M.) FOUND CONCRETE MONUMEN
(S.N.D.) SET PK NAIL & DISK STAMPED
(F. N.D.) FOUND PK NAIL & DISK STAMP
(D.H.) DRILL HOLES
(PK) = PARKER KYLON NAIL

SCHEDULE B-II
FIRST AMERICAN TITLE INSURANC
TITLE COMMITMENT
FILE NO: 2065-6191987
DATED: SEPTEMBER 7, 2022
ISSUING AGENT: COLEMAN, YOVA
ISSUING OFFICE FILE NO: 18132.00

9. DEDICATION OF ROAD RIGHT-OF-WAY COLLIER COUNTY RECORDED IN O.R. *WEST OF PARCEL SURVEYED.*
10. ORDINANCE 75-20 (WATER) RECORDE AND ORDINANCE 75-21 (TREES) RECO 1182. *AFFECTS PARCEL SURVEYED A*
11. COLLIER COUNTY ORDINANCE NO. 90- SEWER SYSTEM AND PROVIDING FOR *PARCEL SURVEYED AND IS BLANKET.*
12. DRAINAGE DITCH ALONG THE EASTER PROPERTY AND RIGHTS, IF ANY, OF A IN AND TO THE USE THEREOF. *AFFEC IS PLOTTED HEREON.*

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IN 12,
FLORIDA.

STER, P.A.
ICE COMPANY

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CLIENT: VENTURE CHURCH NAPLES, INC.

PROJECT NO: P-VEN-002

SHEET # / DRAWING NO: 1 OF 1 / 5-VENC-002-SU02_overall.dwg

PENINSULA ENGINEERING

TITLE: MAP OF BOUNDARY SURVEY
OF PART OF SECTION 12,
TOWNSHIP 51 SOUTH, RANGE 26, EAST,
COLLIER COUNTY, FLORIDA

JOHN P. MALONEY P.S.M. #4463

REV	REVISION	Drawn by:	Checked by:	Field Book/Page:	Survey Date:	Date
		WAG	MB	P-2022/XX	02/10/2023	
					02/10/2023	
					02/10/2023	
					02/10/2023	
					02/10/2023	
					02/10/2023	

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)



VENTURE CHURCH

Environmental Data
for Conditional Use (CU)

SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

Prepared For:

Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

February 2023

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

EXHIBITS

Figure 1 Location Map

Figure 2 Aerial FLUCCS Map

Figure 3 Site Plan

APPENDICES

APPENDIX A Earth Tech Environmental Staff Qualifications

APPENDIX B Protected Species Survey

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

INTRODUCTION

The purpose of this document is to satisfy the Environmental Data requirements (LDC Section 3.08.00) for a Conditional Use petition (CU) for the project known as Venture Church (Subject Property). This information is in response to the items in the CU Pre-Application Notes as provided by Collier County.

PROPERTY LOCATION

The Subject Property for this report consists of two parcels (Folio: 00738160005, 00737800007) and is located on the northeast corner of the intersection of Tamiami Trail East and Joseph Lane in Naples, Collier County, Florida. According to the Collier County Property Appraiser GIS data, the Subject Property totals approximately 9.36 acres. See Figure 1 below for a location map.

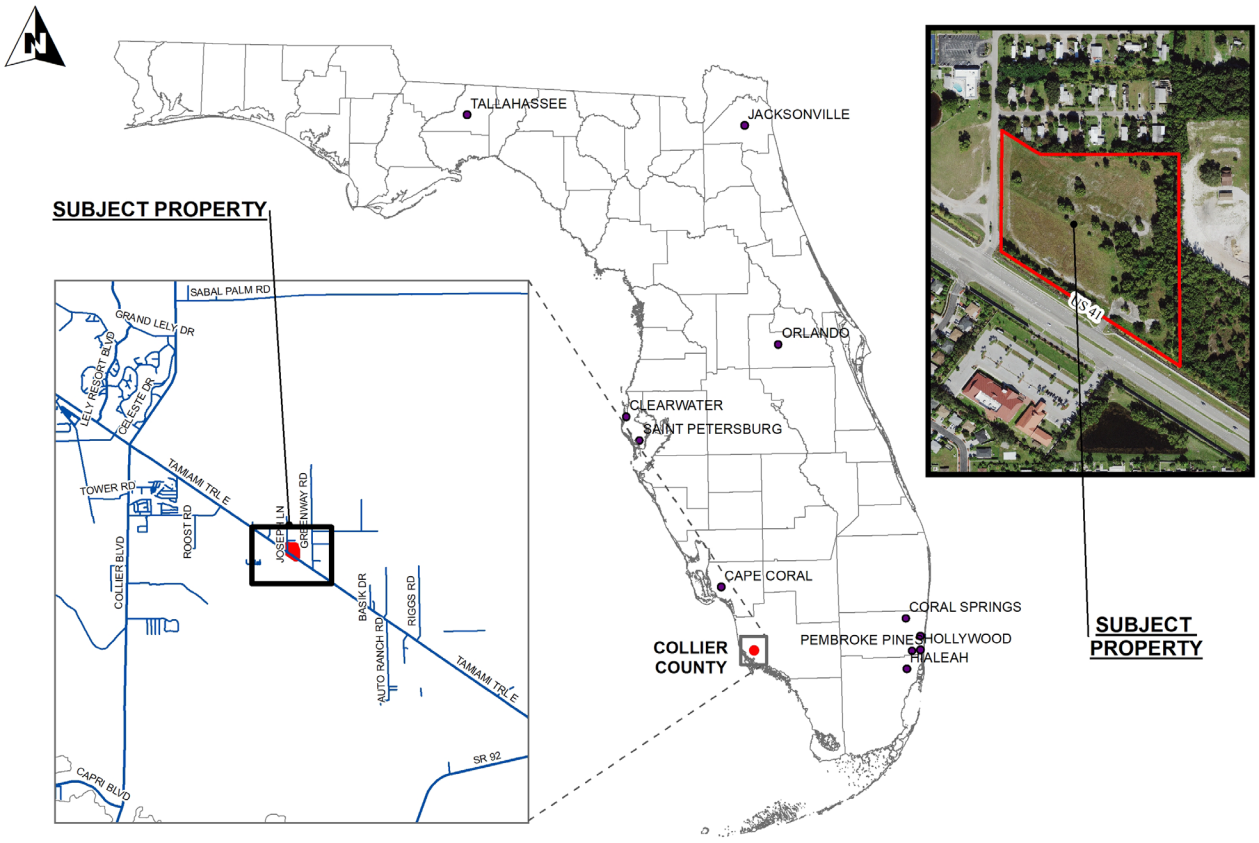


Figure 1. *Location Map*

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

ENVIRONMENTAL CHECKLIST- Conditional Use
See page 3.C.3 – 3.C.6 of Collier County Pre-App Notes

1. **Provide the EIS fee if PUD or CU.**

   If applicable, see enclosed fee included with application.

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.**

   This report was prepared by Earth Tech. See Appendix A for staff qualifications.

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.**

   See Figure 2, Aerial with FLUCCS Map and vegetation descriptions below.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)



***Figure 2**. Aerial FLUCCS Map*

FLUCCS DESCRIPTIONS
* = exotic species

FLUCCS 400D-E4, Upland Forest (Disturbed) (>75% Exotics)
This community is located on the north-east portion of the property. The canopy is dominated by *earleaf acacia (*Acacia auriculiformis)*, but also consists of sparse cabbage palm (*Sabal palmetto*), *Java plum (*Syzygium cumini*), live oak (*Quercus virginiana*), and *cadaghi (*Corymbia torelliana*). Midstory consists of *Brazilian pepper (*Schinus terebinthifolia*), *carrotwood (*Cupaniopsis anacardioides*), laurel oak (*Quercus laurifolia*), *earleaf acacia, and cabbage palm. Groundcover is largely absent, but includes common ragweed (*Ambrosia artemisiifolia*), maidencane (*Panicum hemitomon*), and *Caesarweed (*Urena lobata*).

FLUCCS 510, Canal
This community consists of a canal on the eastern property line.

FLUCCS 740, Disturbed
This community makes up the southern portion of the Subject Property. The property appears to have been cleared before 1985. The southwest portion of this community consists of vegetation growing on top of a large, previously paved area. The area north of the paved area has vehicle tracks and ruts scattered throughout. Canopy is absent except for the occasional cabbage palm and *earleaf acacia. Midstory is largely absent as well, and consists of *Brazilian pepper, *earleaf acacia, and cabbage palm. Ground cover consists of pinewoods fingergrass (*Eustachys petraea*), thin paspalum (*Paspalum setaceum*), common ragweed, American bluehearts (*Buchnera americana*), dogfennel (*Eupatorium capillifolium),* maidencane, tickseed (*Coreopsis* spp.),

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

*creeping oxeye (*Sphagneticola trilobata*), *Ceaserweed, and minimal saw palmetto (*Serenoa repens*).

FLUCCS 740H, Disturbed - Hydric

This community is located in the northern area of the Subject Property. Standing water was present during the time of the survey with wading birds feeding in the area. Canopy and midstory are absent in this community except for scattered cabbage palm and *earleaf acacia. Ground cover consists of maidencane, *torpedo grass (*Panicum repens*), marsh pennywort (*Hydrocotyle* spp.), and sedges (*Carex* spp.).

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.**

   The project will be permitted through the SFWMD. The specifics of the water management system will be determined at that time.

5. **Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.**

   The project will be permitted through the SFWMD. The specifics of the water management system will be determined at that time.

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 FLU CFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans.**

   See Master Plan.

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.**

   A Protected Species Survey was conducted October 2022. See Appendix B for Protected Species Survey.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

8. **Provide a survey for listed plants identified in 3.04.03**

   See Protected Species Survey in Appendix B.

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 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.**

   No bald eagles' nest has been documented by FWC nor observed during the Protected Species Survey. Species specific management plans, if needed, will be provided during permitting. See Protected Species Survey in Appendix B.

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.**

    The entirety of the site was originally cleared in or prior to 1975, predating the rezone limitations. See figure 3 below for 1975 Aerial Map.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)



***Figure 3**. 1975 Aerial Map*

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.**

    No existing native vegetation is present on the site; no preserve is required.

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.**

    See Master Plan.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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.**

    No existing native vegetation is present on the site; no preserve is required.

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.**

    ETE is not aware of any additional environmental audits.

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.**

    Not applicable.

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.**

    Not applicable.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

17. **Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.**

    Not applicable.

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.**

    Not applicable.

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.**

    Not applicable.

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.**

    The project will be permitted through the SFWMD once the CU is approved. The specifics of the water management system will be determined at that time.

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.**

    Not applicable.

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.**

    Not applicable.

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.**

    Not applicable.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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 I 0.02.02.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.

See Master Plan.

b. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.

CCME GOAL 6:
TO IDENTIFY, PROTECT, CONSERVE AND APPROPRIATELY USE NATIVE VEGETATIVE COMMUNITIES AND WILDLIFE HABITAT.

OBJECTIVE 6.1:
Protect native vegetative communities through the application of minimum preservation requirements…

No existing native vegetation is present on the site; no preserve is required.

CCME GOAL 7:
TO PROTECT AND CONSERVE THE COUNTY'S FISHERIES AND WILDLIFE.

OBJECTIVE 7.1:
Direct incompatible land uses are directed away from listed species and their habitats…

A listed species survey was conducted on the Subject Property in October 2022, where no signs of listed species were observed on the Subject Property.

The Subject Property has been historically cleared, with minimal amount of native vegetation left on the property. See Appendix B for the Protected Species Survey and Comment 6 above.

c. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.

See #24b above.

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.

Wetlands on the property are of low quality and are the result of storm runoff from surrounding area.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

e. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.

No listed species were observed on the Subject Property. A pre-clearing survey will be conducted prior to construction to minimize wildlife impacts.

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.

See this report and attached appendices.

26. Is EAC Review (by CCPC) required?

Not applicable.

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.

See Master Plan.

28. Additional comments

None.

29. Stipulations for approval (Conditions)

None.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

ENVIRONMENTAL CHECKLIST- Conditional Use
See page 3.c.3 of Collier County Pre-App Notes

1. **Is the project 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**

   Yes. The site is Urban Designation; Urban Residential Subdistrict on the Future Land Use Map of the GMP.

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**

   See #3 above.

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**

   No existing native vegetation is present on the site; no preserve is required.

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. l.d-e). Preserve Calculations – P547**

   Site Plan provided below. Preserve requirement is non-applicable; see #3 above.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

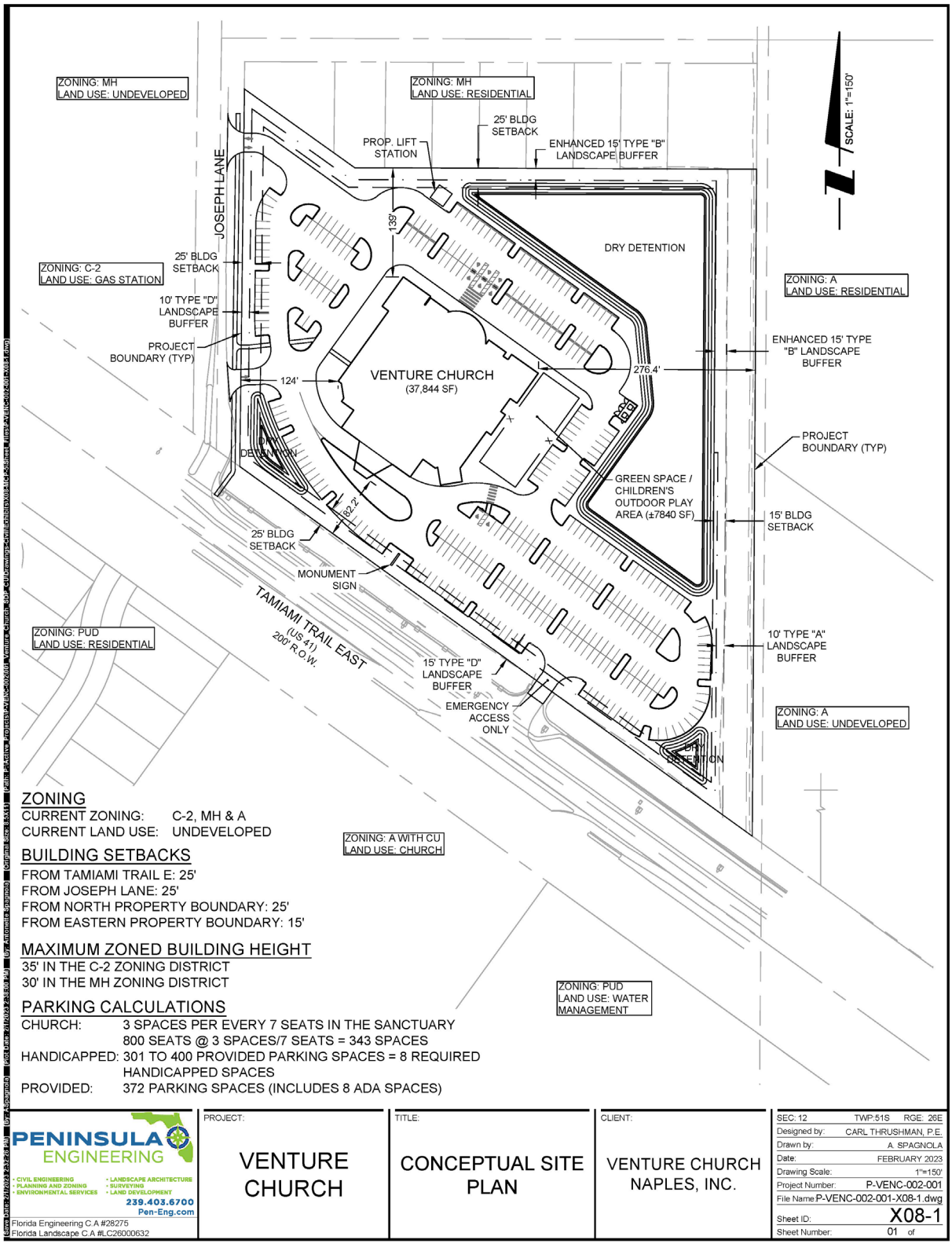


Figure 3. *Site Plan*

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

5. **Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width – P603**

   N/A; see #3 above.

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**

   N/A; see #3 above.

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**

   N/A; see #3 above.

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**

   A wildlife survey was conducted by Earth Tech Environmental in October 2022. No listed species were identified on the Subject Property. See Appendix B for Protected Species Survey.

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 – P522

   See this document and the Earth Tech Environmental Staff Qualification document in Appendix A.

10. **Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents – P626**

    N/A; see #3 above.

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CCME Policy 6.1.1

For the County's Urban Designated Area, Estates Designated Area, Conservation Designated Area, and Agricultural/Rural Mixed Use District, Rural-Industrial District and Rural-Settlement Area District as designated on the FLUM, native vegetation shall be preserved through the application of the following minimum preservation and vegetation retention standards and criteria, unless the development occurs within the Area of Critical State Concern (ACSC) where the ACSC standards referenced in the Future Land Use Element shall apply. Notwithstanding the ACSC requirements, this Policy shall apply to all non-agricultural development except for single-family dwelling units situated on individual parcels that are not located within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to Policies supporting Objective 2.1 of this Element. For properties not previously within the Coastal High Hazard Area but now within the Coastal High Hazard Area due to adoption of a revised Coastal High Hazard Area boundary in 2013, the native vegetation preservation and retention standards of the Non-Coastal High Hazard Area shall continue to apply. (Reference the Coastal High Hazard Area Comparison Map in the Future Land Use Element.)

N/A; no existing native vegetation is present on the site. The property was cleared prior to 1975; no preserve is required. See #3 above.

CCME Objective 7.1:

Direct incompatible land uses away from listed animal species and their habitats. (The County relies on the listing process of State and Federal agencies to identify species that require special protection because of their endangered, threatened, or species of special concern status. Listed animal species are those species that the Florida Fish and Wildlife Conservation Commission has designated as endangered, threatened, or species of special concern, in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C. and those species designated by various federal agencies as Endangered and Threatened species published in 50 CFR 17.)

No listed species have been identified on the Subject Property, which is surrounded by roadways and development. See Appendix B, Protected Species Survey.

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APPENDIX A

Earth Tech Environmental
Staff Qualifications



CONOR GOULDING

Environmental Consultant

e: conorg@eteflorida.com
t: 239.304.0030
m: 239.331.0168

Years' Experience

4 years

Education/Training

B.S. Natural Resource Conservation
Virginia Tech
(2014)

Software Experience

ArcGIS
Adobe Lightroom
Adobe Photoshop
Adobe InDesign
Geo Tremble 7x

Professional Affiliations

Florida Association of Environmental Professionals (FAEP)

Mr. Goulding joined Earth Tech Environmental LLC (ETE) in April 2019 and holds the position of Environmental Consultant. He graduated from Virginia Tech with a Bachelor of Science degree in Natural Resource Conservation.

Relevant Experience

Conor's familiarity with southwest Florida ecosystems encompasses estuarine and marine ecosystems. Before ETE, Conor worked at Mote Marine Laboratory as the in-house photographer, who maintained the research institutes photo archives and produced photos for marketing and research purposes. He also assisted in projects such as snook tagging, spotted eagle ray tagging, and whale shark identification photography.

Conor was originally hired at ETE as a GIS Technician, where he created various exhibits, including tracking maps, FLUCCS maps, and site plans. Since joining ETE, Conor has gained valuable experience in a multitude of fields in both terrestrial and marine ecosystems, which includes protected species surveys, ecological assessments, wetland determinations and delineations, vegetation monitoring, bald eagle monitoring, crested caracara surveying, environmental resource permitting, artificial reef fish monitoring, submerged resource surveys, and turbidity monitoring. Conor has also become a certified drone pilot to conduct vegetation monitoring, bird rookery monitoring, and time-lapses for site development. Conor has also become an Authorized Gopher Tortoise Agent in the designated activities of gopher tortoise surveying, gopher tortoise capture, and transportation of gopher tortoises.

Conor's work experience includes:

- Protected Species Surveys
- Artificial Reef Fish Monitoring
- Site and Aerial Photography
- Mangrove Monitoring
- Seagrass Monitoring
- Preserve Monitoring
- Georeferencing Imagery
- GIS / GPS Mapping and Exhibits
- Vegetation & Habitat Monitoring
- Crested Caracara Surveying
- Gopher Tortoise Surveys
- Shorebird Monitoring
- Submerged Resource Surveys
- Seagrass Surveys
- Artificial Reef Deployments
- Drone Mapping and Photography
- Wetland Determinations
- Native Tree Surveys / Inventories
- Urban Forest Mapping
- Turbidity Monitoring
- Bald Eagle Monitoring
- Gopher Tortoise Permitting

Relevant Certifications/Credentials

SSI Advanced/ Rescue Diver, SCUBAdventures, 2014
Nitrox Certified Diver, SCUBAdventures, 2014
Remote Pilot – Small Unmanned Aircraft System Certification, FAA, 2020
BoatU.S. Foundation's Online Boating Safety Course, 2021
Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent (Permit No: 22-00058)

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JEREMY STERK, CEP

Partner \ Principal Environmental Consultant

e: jeremys@eteflorida.com
t: 239.304.0030
m: 239.595.4929

Years' Experience

28 years

Education/Training

B.S. Aquatic Biology
St. Cloud State University
(1994)

Professional Affiliations

Academy of Board-Certified Environmental Professionals #16992037

Florida Association of Environmental Professionals (FAEP)

Mr. Sterk has been an environmental consultant in Southwest Florida since 1994 and has worked on projects throughout the State of Florida. His varied experience spans marine, upland, and estuarine habitats and includes extensive work with a wide variety of listed species.

Relevant Experience

In addition to authoring dozens of habitat and species management plans, in 2007, Jeremy co-authored the first habitat conservation plan (HCP) in the nation to address incidental take issues for both red cockaded woodpeckers (RCW) and Florida panther on the same property.

In 1998, he wrote an ecological assessment computer model for the South Florida Water Management District as part of the South Lee County Watershed Study.

Early in his career, Jeremy was the principal investigator of a field research project in the Bahamas that utilized telemetry tracking to study the swimming speed of sub-adult lemon sharks.

Jeremy's work experience includes:

FWC Approved Shorebird Monitor
USFWS Bald Eagle Monitor
Vegetation & Habitat Mapping
USFWS Section 7 & Section 10 Permitting
Water Use Monitoring & Compliance
Preserve Management Plans
RCW Surveys & Habitat Evaluations
Environmental Land Use Planning
Native Vegetation Restoration Plans
Site and Aerial Photography
Scrub Jay Surveys
Mangrove Assessments & Restorations
Hard Bottom & Soft Bottom Benthic Surveys
Artificial Reef Deployments
Environmental Resource Permitting (ERP)
Turbidity Monitoring
Wetland & Water Level Monitoring
Environmental Impact Statements (EIS)
Project Management
GIS / GPS Mapping & Exhibits
Phase 1 Environmental Site Assessments
Phase II Environmental Site Assessments
Lake Management Plans
Due Diligence Reports
Wetland Jurisdictional Determinations
Bonneted Bat Surveys
Seagrass Surveys
Manatee Observer

Certifications/Credentials

- Certified Environmental Professional #1692037, Academy of Board-Certified Environmental Professionals
- Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent (Permit No. GTA-09-00192)
- Florida Fish and Wildlife Conservation Commission Burrowing Owl Registered Agent (No. RAG-18-00080)
- PADI Research Diver Certified
- SSI Nitrox Diver Certified
- Florida Association of Environmental Professionals – member since January 1995; served on the Board of Directors for the Southwest Florida Chapter from (2008 – 2012). Past Secretary, Vice President, & President.
- State of Florida Real Estate License (2003 to Present)

Appointed by the Collier County Board of County Commissioners to:

- Conservation Collier Land Acquisition Advisory Committee, Chairman of the Lands Evaluation and Management Subcommittee. (2009 to 2014).
- Collier County Development Services Advisory Committee (DSAC) (2015 to Present).
- FWC Local Rule Review Committee (Manatee Protection Speed Zones) (2016).

Publications

Sundström, L.F., J. Sterk, & S.H. Gruber. 1998. Effects of a speed-sensing transmitter on the swimming speed of lemon sharks. Bahamas J. Sci. 6 (1): 12-22.

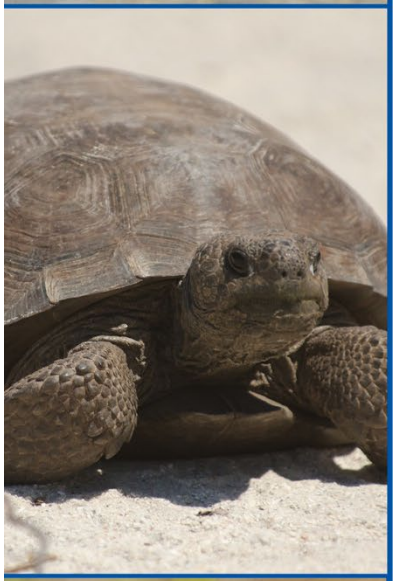
Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

APPENDIX B

Protected Species Survey

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)







VENTURE CHURCH

Protected Species Survey

SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

Prepared For:

Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

October 2022

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1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a search for listed species on the property referred to as Venture Church (Subject Property) prior to development. This assessment was conducted by ETE on October 14th, 2022, to evaluate the Subject Property for the potential presence of listed species of concern based on the determined Florida Land Use Cover and Forms Classification System (FLUCCS) vegetation.

ETE warrants that the findings contained in this report have been prepared in general conformance with current professional practices at the time of report preparation and have not been verified by regulatory agencies. Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed. The observations and recommendations presented in this report are time-dependent and the findings presented in this report apply solely to site conditions existing at the time when the assessment was performed.

2.0 PROPERTY LOCATION

The Subject Property consists of two parcels (Folio #00738160005 & #00737800007) and is located on the northeast corner of the intersection of Tamiami Trail East (US 41) and Joseph Lane in Naples, Collier County, Florida. According to Collier County Property Appraiser, the Subject Property totals approximately 9.36 acres. See Figure 1 below for a site location map.

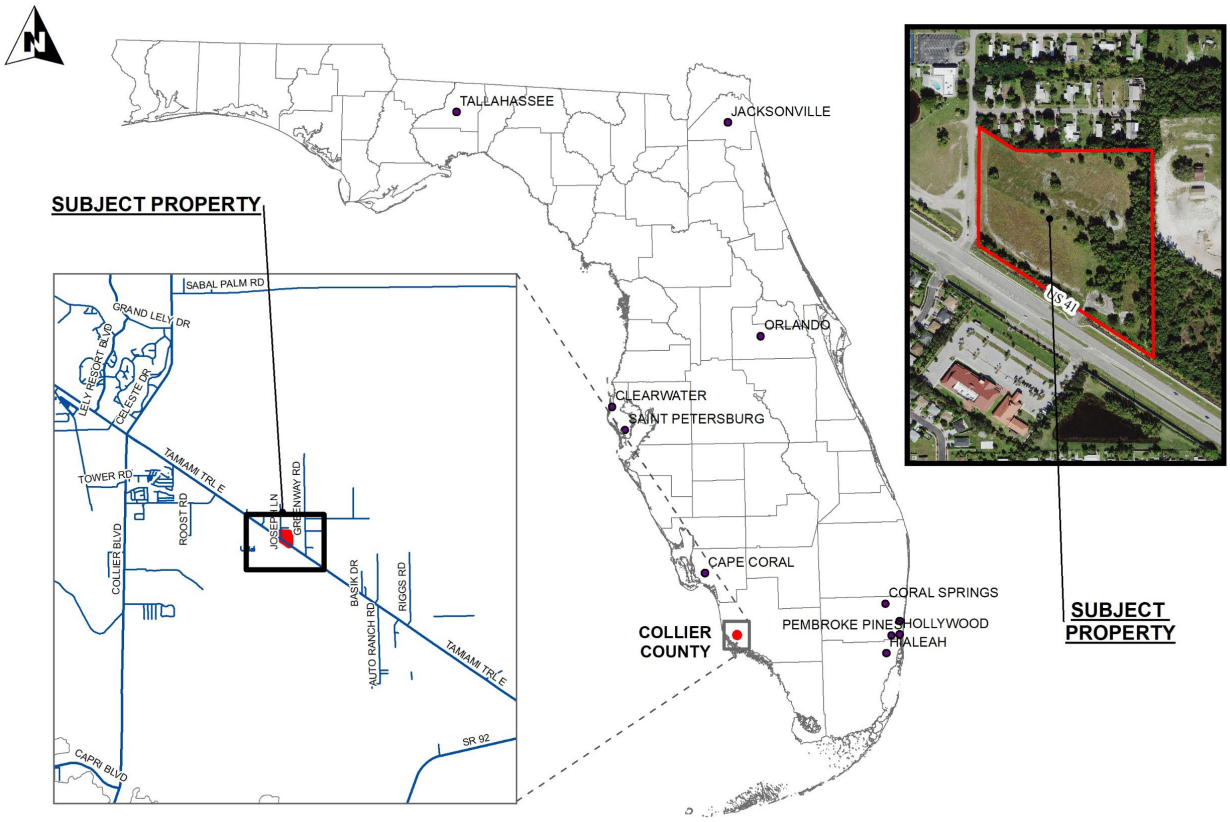


Figure 1. Site Location Map

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3.0 SPECIES SURVEY MATERIALS & METHODS

The species survey was conducted using a methodology similar to that discussed in the Florida Fish & Wildlife Conservation Commission (FWC) publication "Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-scale Development in Florida." This methodology is as follows: Existing vegetation communities or land-uses on the subject site are delineated on a recent aerial map (Collier County 2022) using the Florida Land Use, Cover and Forms Classification System (FLUCCS). FLUCCS mapping for this property is detailed below in (Figures 3 & 4). The resulting FLUCCS codes are cross-referenced with a list of protected plant and animal species. The lists were obtained from two agency publications:

- "Florida's Endangered Species, Threatened Species & Species of Special Concern-Official Lists", June 2021.

- "Notes on Florida's Endangered and Threatened Plants", Florida Department of Agriculture and Consumer Services, 2010.

The result is a composite table that contains the names of the protected species which have the highest probability of occurring in each particular FLUCCS community. See Table 3 of this report for the species list that applies to the FLUCCS communities associated with the Subject Property.

In the field, each FLUCCS community is searched for listed species or signs of listed species. This is accomplished using a series of pedestrian transects throughout each vegetation community (see Figure 5). If necessary, transect integrity is maintained using a handheld GPS in track mode. Signs or sightings of all listed and non-listed species are then recorded, which are flagged in the field and marked by GPS.

Based on the habitat types found on the Subject Property (see Table 3), particular attention was paid to the presence or absence of listed plant species such as wild pine, twisted air plants, and butterfly orchids. The presence of listed animal species such as gopher tortoise, Big Cypress fox squirrel, and Florida bonneted bat were also considered.

Approximately two (2) man-hours were logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON SUBJECT PROPERTY

DATE	START TIME	END TIME	NO. ECOLOGISTS	MAN HOURS	TASK
April 22, 2021	11:00 am	1:00 pm	2	4.0	Species Survey Fieldwork

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the upper 80's. Cloud cover was scattered.

The Subject Property is vacant and vegetated, containing disturbed communities and a canal along the eastern property line. Canopy and midstory vegetation are largely absent throughout the property and appears to have been historically cleared before 1985. Vehicle tracks and ruts were observed on the north side of the property. The southwest portion of the property seems to have been previously filled, creating an elevation change from the southern filled area to the lower northern area. Large amounts of exotic vegetation are present throughout the property. The parcel to the east across the canal is undeveloped, but for the most part the property is surrounded by development on all sides, with Tamiami Trail E forming

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the southern property boundary and Joseph Lane forming the western property line. See Figure 2 below for an aerial map.

The Subject Property has the following surrounding land uses:

North	Residential
East	Canal/Vacant/Residential
South	Tamiami Trail E/Residential
West	Joseph Lane/Vacant



Figure 2. *Aerial Map*

Listed below are the FLUCCS communities identified on the site. The community descriptions correspond to the FLUCCS maps below (Figures 3 and 4). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Exotic Pest Plant Council's (FLEPPC) list of invasive species contain Category I and Category II species that may be found on the Subject Property. Category I species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FLEPPC). Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities (FLEPPC). A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Brazilian pepper, ear leaf acacia, melaleuca, Caesarweed, and air potato. Levels of exotic density were mapped using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy, mid-story and/or groundcover.

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover

TABLE 2. ACREAGE PER FLUCCS COMMUNITY		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
400D-E4	Upland Forest (Disturbed) (>75% Exotics)	1.45
510	Canal	0.55
740	Disturbed Lands	3.86
740H	Disturbed - Hydric	3.5
	Site Total:	**9.36**



Figure 3. *FLUCCS Map with Aerial*

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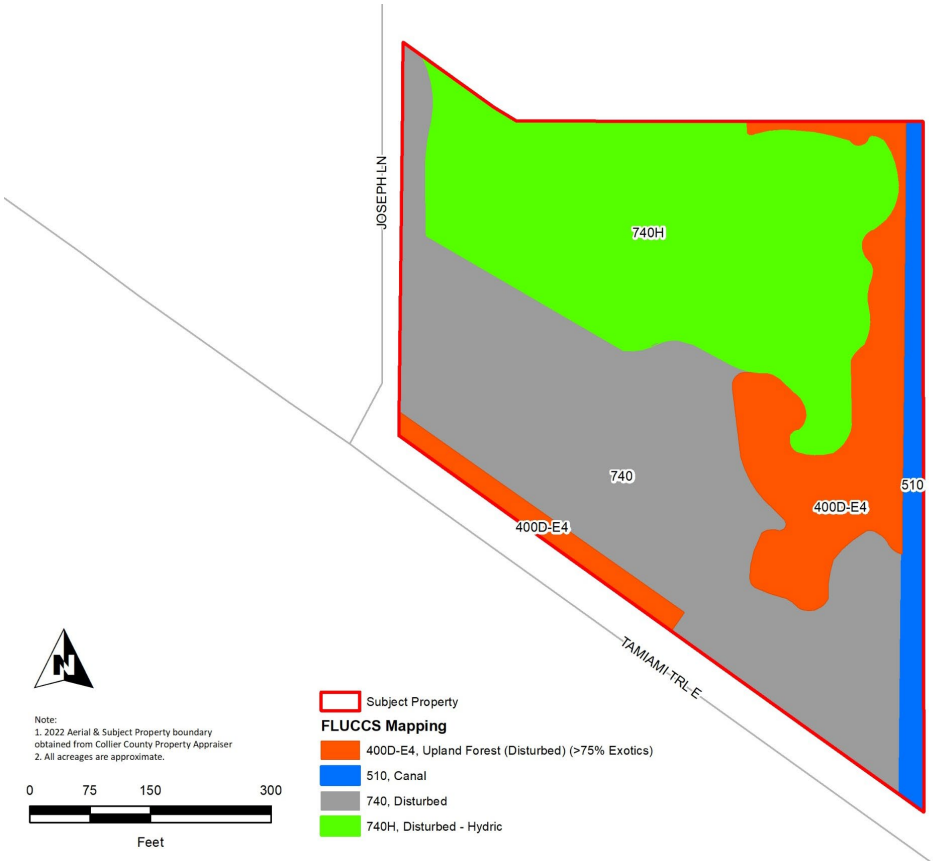


Figure 4. *FLUCCS Map*

FLUCCS DESCRIPTIONS
* = exotic species

FLUCCS 400D-E4, Upland Forest (Disturbed) (>75% Exotics)

This community is located on the north-east portion of the property. The canopy is dominated by *earleaf acacia (*Acacia auriculiformis)*, but also consists of sparse cabbage palm (*Sabal palmetto*), *java plum (*Syzygium cumini*), live oak (*Quercus virginiana*), and *cadaghi (*Corymbia torelliana*). Midstory consists of *Brazilian pepper (*Schinus terebinthifolia*), *carrotwood (*Cupaniopsis anacardioides*), laurel oak (*Quercus laurifolia*), *earleaf acacia, and cabbage palm. Groundcover is largely absent, but includes common ragweed (*Ambrosia artemisiifolia*), maidencane (*Panicum hemitomon*), and *Caesarweed (*Urena lobata*).

FLUCCS 510, Canal

This community consists of a canal on the eastern property line.

FLUCCS 740, Disturbed

This community makes up the majority of the Subject Property. The property looks to have been cleared before 1985. The southwest portion of this community consists of vegetation growing on top of a large, previously filled area. Canopy is absent except for the occasional cabbage palm and *earleaf acacia. Midstory is largely absent as well, and consists of *Brazilian pepper, *earleaf acacia, and cabbage palm. Ground cover consisted of pinewoods fingergrass (*Eustachys petraea*), thin paspalum (*Paspalum*

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setaceum), common ragweed, American bluehearts (*Buchnera americana*), dogfennel (*Eupatorium capillifolium),* maidencane, tickseed (*Coreopsis spp*.), *creeping oxeye (*Sphagneticola trilobata*), *Ceaserweed, and minimal saw palmetto (*Serenoa repens*).

FLUCCS 740, Disturbed - Hydric

This community is located on the northern side of the property and is the non-filled area north of the Disturbed area of the Subject Property. With the area to the south higher in elevation compared to this community, water looks to pool in this area. Standing water was present in a small area during the time of the survey with wading birds feeding in the area. Canopy and midstory are largely absent in this community besides a couple of cabbage palms and *earleaf acacias. Ground cover consists of maidencane, *torpedo grass (*Panicum repens*), marsh pennywort (*Hydrocotyle spp*.), and sedges (*Carex spp*.).

The various protected species which may occur in the corresponding FLUCCS communities are shown below in Table 3.

TABLE 3. POTENTIAL PROTECTED SPECIES ACCORDING TO FLUCCS CATEGORY

FLUCCS	POTENTIAL LISTED SPECIES	SCIENTIFIC NAME	DESIGNATED STATUS	
			FWC OR FDACS	USFWS
400D-E4	Beautiful Pawpaw	*Deeringothamnus pulchellus*	E	E
	Big Cypress Fox Squirrel	*Sciurus niger avicennia*	T	-
	Common Wild Pine	*Tillandsia fasciculata*	E	-
	Eastern Indigo Snake	*Drymarchon couperi*	T	T
	Florida Panther	*Puma concolor coryi*	E	E
	Gopher Tortoise	*Gopherus polyphemus*	T	-
	Southeastern American Kestrel	*Falco sparverius paulus*	T	-
	Twisted Air Plant	*Tillandsia flexuosa*	Varies	-
510	American Alligator	*Alligator mississippiensis*	SSC	T(S/A)
	Everglades Mink	*Mustela vison evergladensis*	T	-
	Little Blue Heron	*Egretta caerulea*	T	-
	Reddish Egret	*Egretta rufescens*	T	-
	Roseate Spoonbill	*Ajaia ajaja*	T	-
	Tricolored Heron	*Egretta tricolor*	T	-
740	Burrowing Owl	*Speotyto cunicularia*	T	-
	Gopher Tortoise	*Gopherus polyphemus*	T	-
740H	American Alligator	*Alligator mississippiensis*	SSC	T(S/A)
	Little Blue Heron	*Egretta caerulea*	T	-
	Wood Stork	*Mycteria americana*	T	T

Abbreviations

Agencies:
FDACS = Florida Department of Agriculture and Consumer Services
FWC = Florida Fish & Wildlife Conservation Commission
USFWS = United States Fish and Wildlife Service

Status:
CE = Commercially Exploited
E = Endangered
SSC = Species of Special Concern
T = Threatened
T(S/A) = Threatened/Similarity of Appearance

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

5.0 RESULTS

All relevant species observed on the Subject Property are detailed in Table 4 and any protected species observed are specifically noted. See Figure 5 below for transect and field results.

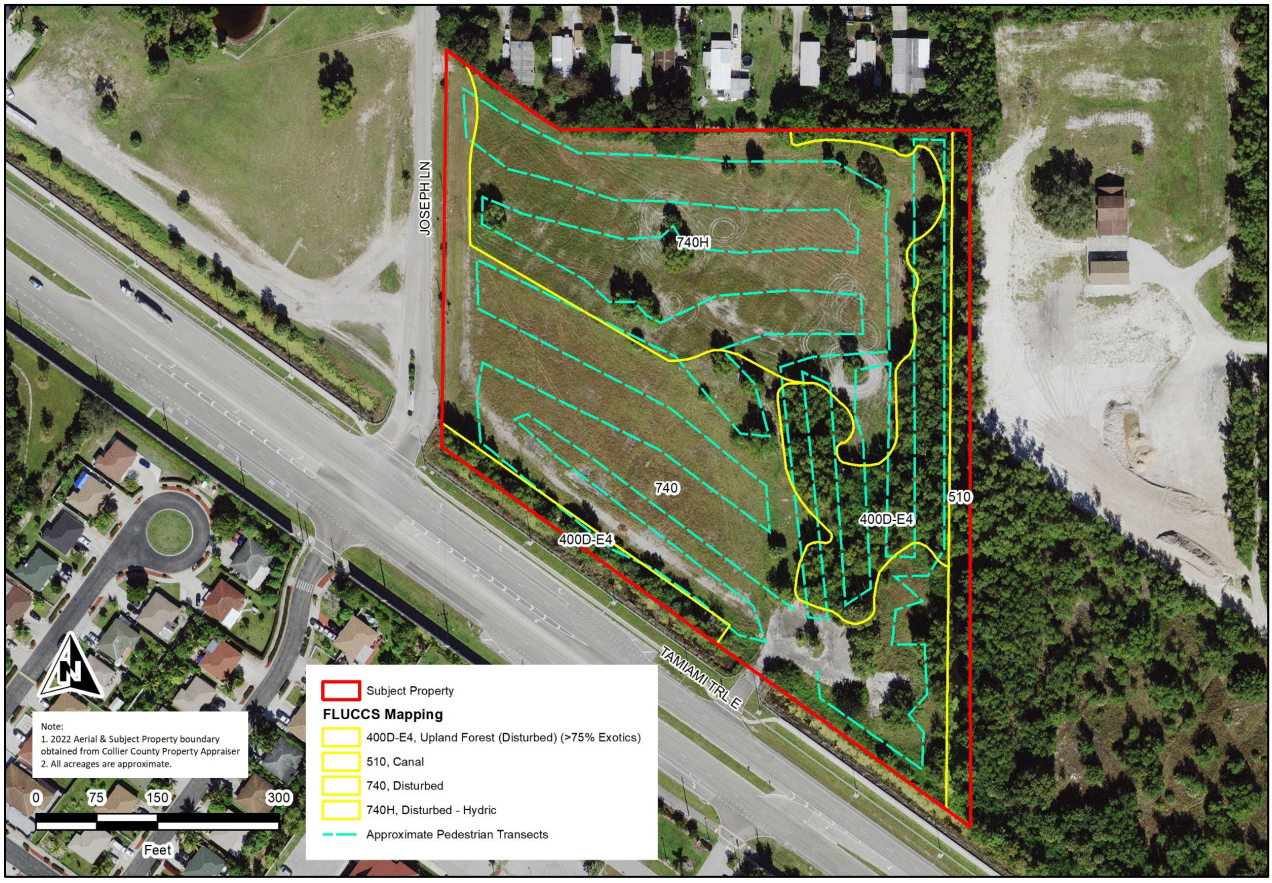


Figure 5. *Transect Map & Field Results*

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

TABLE 4. ANIMALS AND PLANTS OBSERVED ON THE SUBJECT PROPERTY				
COMMON NAME	**SCIENTIFIC NAME**	**OBSERVATIONS**	**LISTED SPECIES?**	**STATUS**
BIRDS				
American White Ibis	*Eudocimus albus*	DV	N	-
Catbird	*Dumetella carolinensis*	DV	N	-
Green Egret	*Butorides virescens*	DV	N	-
Ground Dove	*Columbina passerina*	DV	N	-
Killdeer	*Charadrius vociferus*	DV	N	-
Little Blue Heron	*Egretta caerulea*	DV	T	-
Loggerhead Shrike	*Lanius ludovicianus*	DV	N	-
Northern Mockingbird	*Mimus polyglottos*	DV	N	-
Red Shouldered Hawk	*Buteo lineatus*	DV	N	-
Snowy Egret	*Egretta thula*	DV	N	-
Wood stork	*Mycteria americana*	DV	T	T
MAMMALS				
NONE	-	-	-	-
REPTILES				
Brown Anole	*Anolis sagrei*	DV	N	-
AMPHIBIANS				
NONE	-	-	-	-
PLANTS				
NONE	-	-	-	-

* = protected species

Abbreviations

Observations:
C = Cavity
DB = Day Bed
DV = Direct Visual
HV = Heard Vocalization(s)
MT = Marked Tree

Observations:
N = Nest
OH = Observed Hole/Burrow
OT = Observed Tracks
R = Remains
S = Scat

Status:
CE = Commercially Exploited
FE = Federally Endangered
FT = Federally Threatened
SSC = Species of Special Concern
ST = State Threatened

The site does have community types in which protected species could reside. During permitting, the following listed species concerns may be raised by the agencies:

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

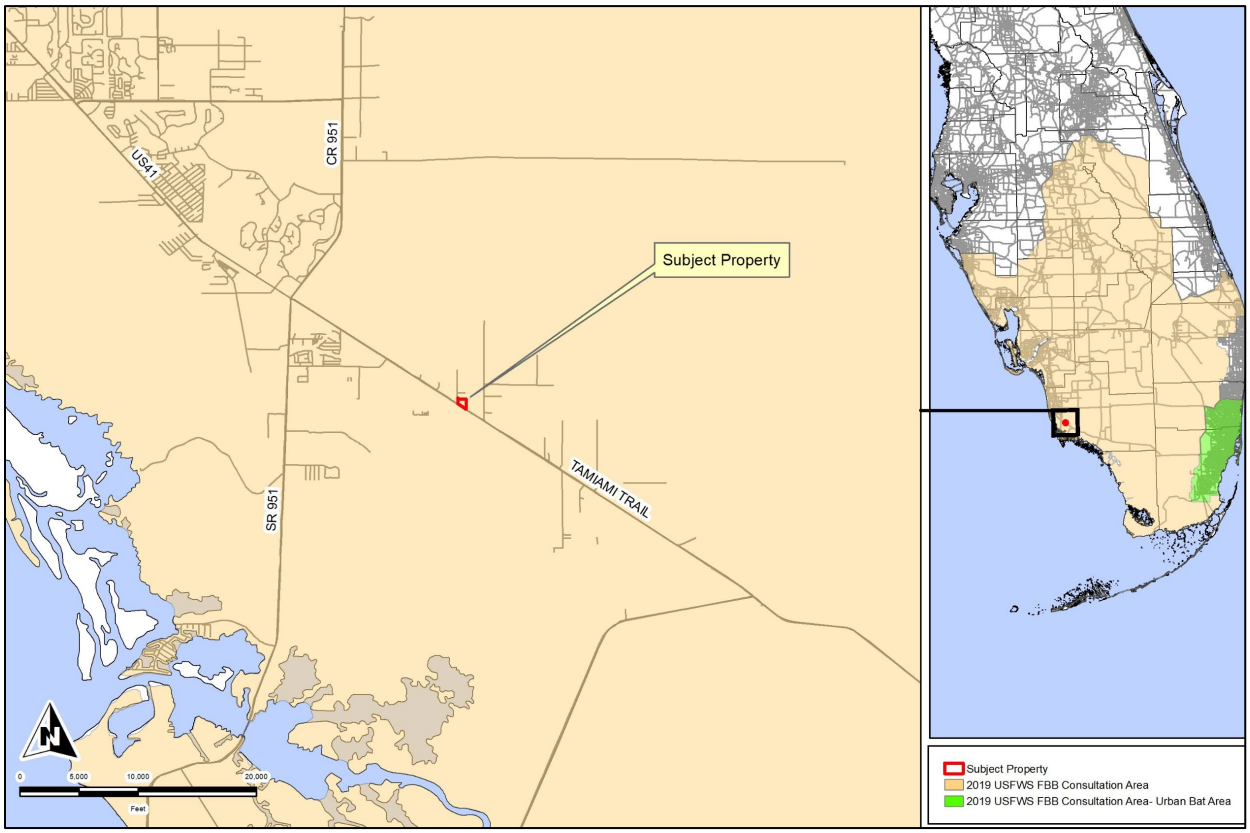


Figure 6. *Florida Bonneted Bat Consultation Area*

Florida Bonneted Bat (*Eumops floridana*)

The Subject Property falls within the USFWS Florida Bonneted Bat Consultation Area (see Figure 6 above). During the species survey, no potential bonneted bat cavities were observed. Technical assistance with United States Fish & Wildlife Service (USFWS) for Florida bonneted bat will likely not be required. See Figure 6 above.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

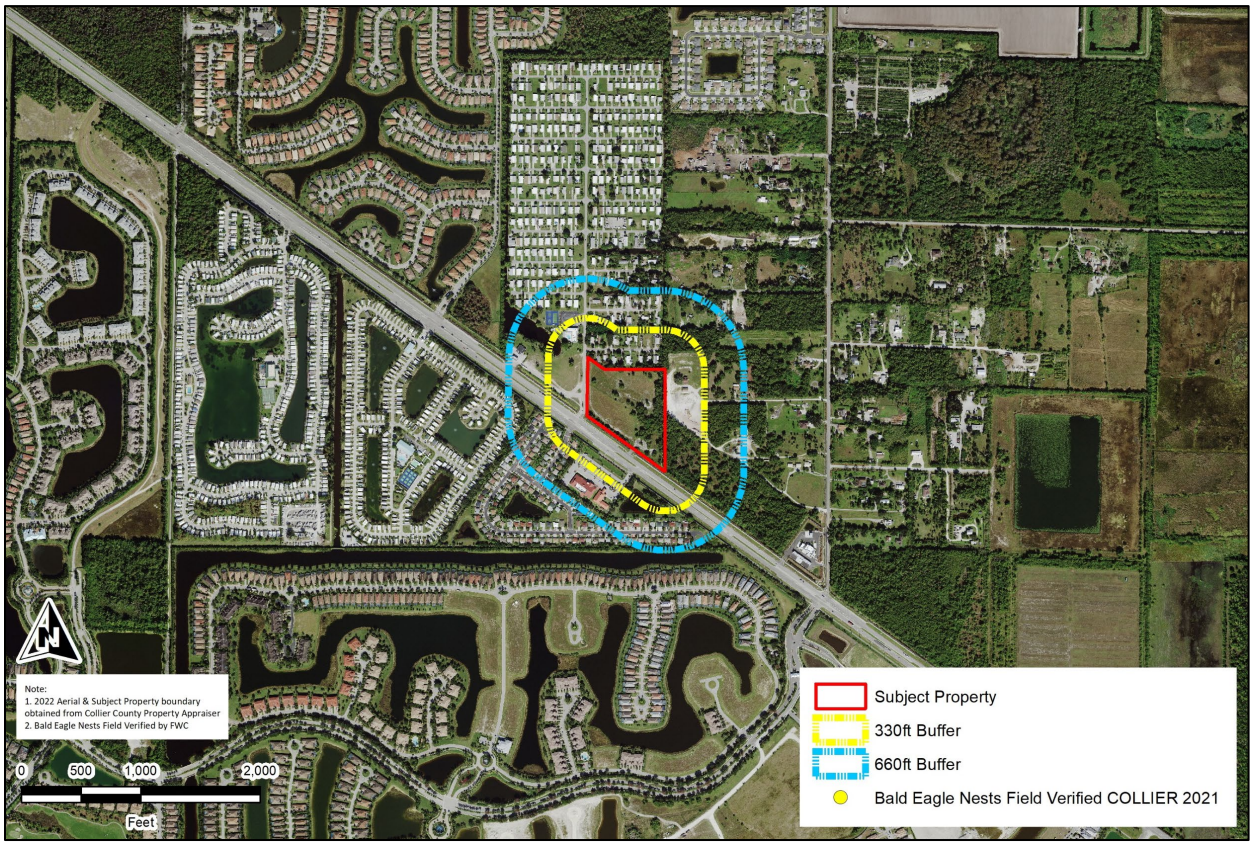


Figure 7. *Bald Eagle Information*

Bald Eagle (*Haliaeetus leucocephalus*)

No Florida Fish & Wildlife Conservation Commission (FWC)-documented bald eagle nests have been documented within 660-feet (USFWS Protection Zone) of the Subject Property and no nests were observed on the site (see Figure 7). Technical assistance with USFWS will likely not be necessary for bald eagle.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

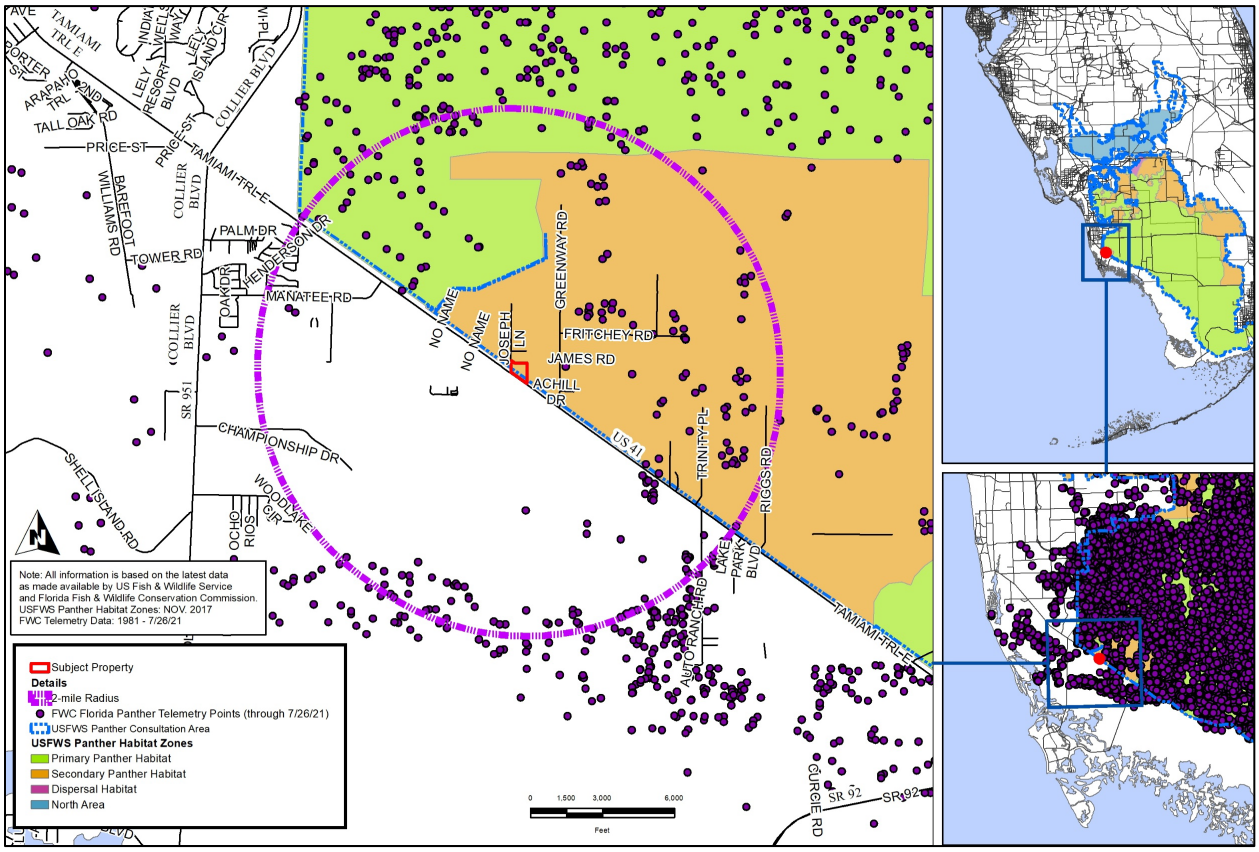


Figure 8. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

The Subject Property falls within the Secondary Panther Habitat of the USFWS Florida Panther Habitat Zones and the USFWS Panther Consultation Area. One hundred and ninety-one (191) points from tracked panthers have been documented within a two-mile radius of the Subject Property between the years 1992 to 2019 (see Figure 8). The habitat on the Subject Property is not suitable for panther utilization as it is small, fragmented and surrounded by roadways and development. Technical assistance with USFWS will likely not be necessary for Florida panther.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

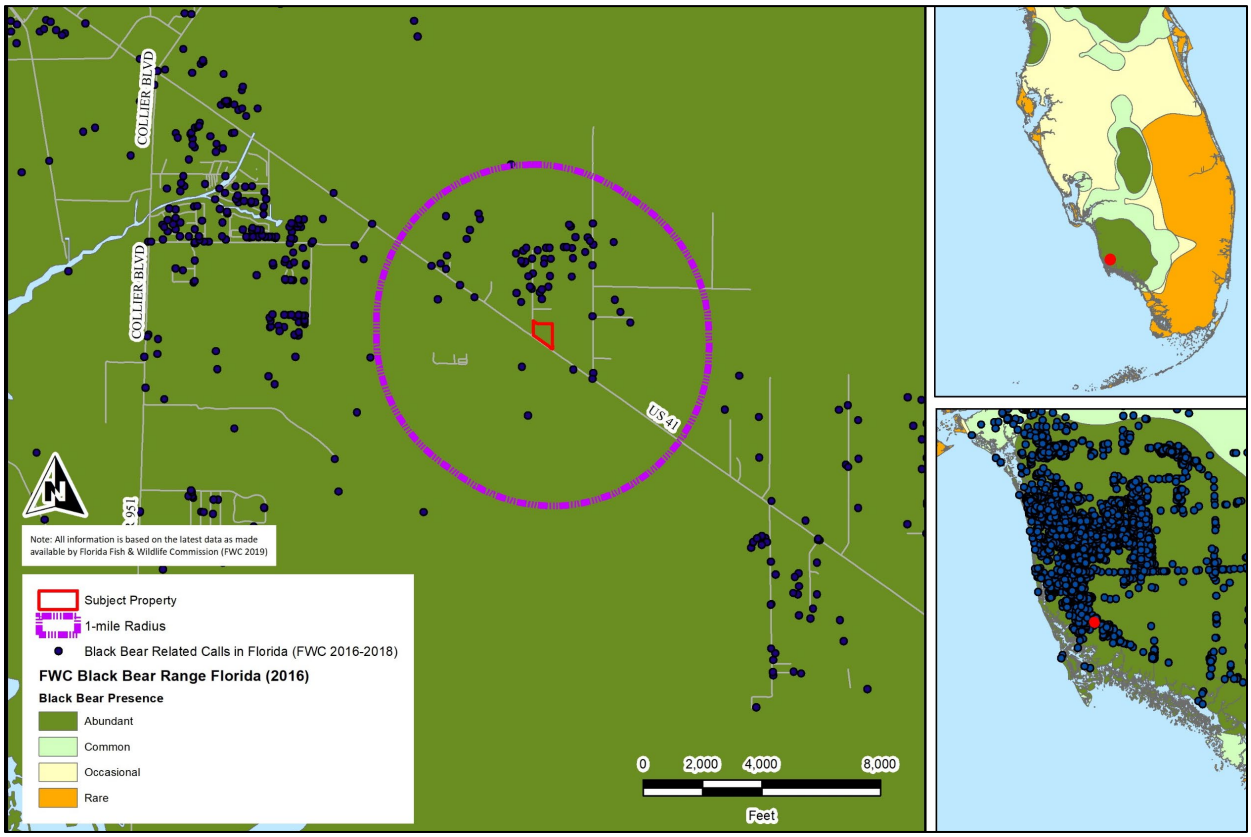


Figure 9. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus*)

The Subject Property falls within abundant black bear habitat (FWC). Sixty-one (61) black bear-related calls have been documented within a one-mile radius of the Subject Property (see Figure 9). Despite falling within 'Abundant' FWC black bear habitat, it is surrounded by roadways and development which likely preclude black bear utilization on the property. Technical assistance will likely not be necessary for Florida black bear.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

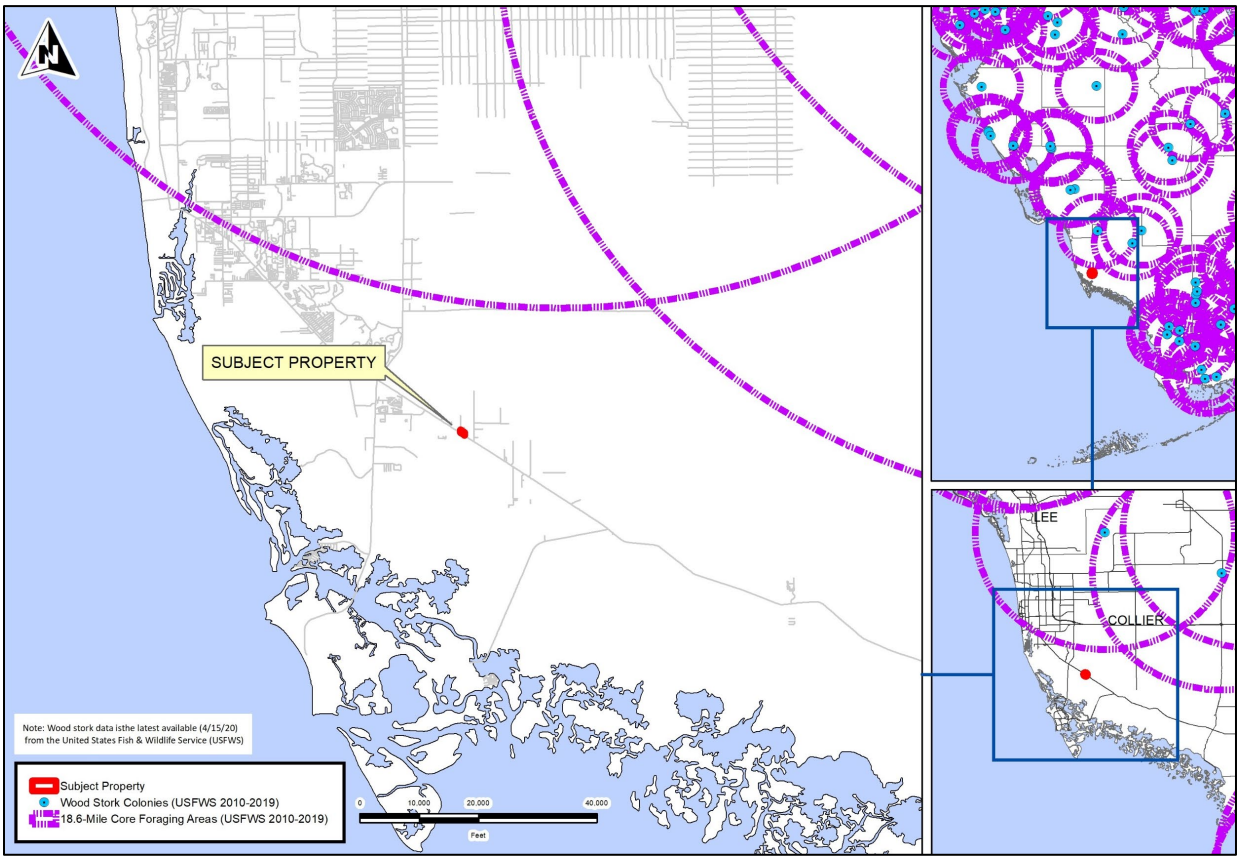


Figure 10. *Wood Stork Information*

Wood Stork (*Mycteria americana*)

The Subject Property does not fall within the core foraging area (estimated at 18.6 miles) of any known wood stork colonies in Collier County (see Figure 8). A few wood storks were observed foraging in the Disturbed-Hydric community where standing water was present during the time of the survey. Due to Subject Property being previously cleared and the low-quality hydric areas on the property, nesting on the site is highly unlikely. Consultation with USFWS will likely not be required for impacts to wood stork.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

6.0 REFERENCES

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Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

TREBILCOCK
CONSULTING SOLUTIONS

Traffic Impact Statement

Venture Church
Conditional Use (CU)

Collier County, Florida
7/21/2023

Prepared for:

Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105
Phone: 239-403-6700

Prepared by:

Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Phone: 239-566-9551
Email: ntrebilcock@trebilcock.biz

Collier County Transportation Methodology Fee* – $500.00 Fee

Collier County Transportation Review Fee – Minor Study – $750.00 Fee

Note – *to be collected at time of first submittal

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Statement of Certification

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.

Norman J. Trebilcock, AICP, PE, PTOE
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Company Cert. of Auth. No. 27796

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Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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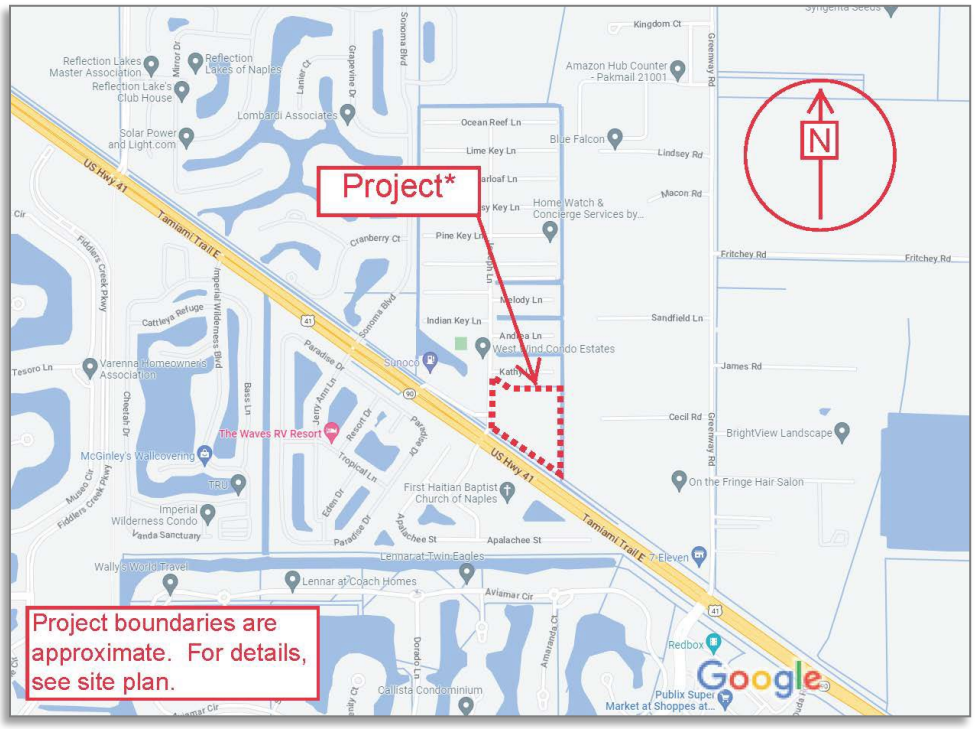
Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Project Description

The Venture Church project is located northeast of the US 41 (SR 90) and Joseph Lane intersection, within Section 12, Township 51 South, Range 26 East, in southern Collier County, Florida. The project site has an area of approximately 9.35 acres and is currently vacant.

Refer to **Figure 1 – Project Location Map**, which follows and **Appendix A: Project Master Site Plan**.

Figure 1 – Project Location Map



The Venture Church Conditional Use (CU) project proposes a 51,080 square foot (sf), 800 seat church. Current zoning for the parcels is Commercial Convenience District (C-2) and Mobile Home District (MH). The Commercial Convenience District designation allows for churches as a permitted use and the Mobile Home District designation allows for the churches as a conditional use.

This traffic report is in agreement with the latest adopted Collier County Traffic Impact Study Guidelines and Procedures.

The project provides the highest and best use scenario with respect to the project's proposed trip generation. Consistent with the recommendations illustrated in the Collier County Traffic Impact Study Guidelines and Procedures, traffic generation associated with the proposed development is evaluated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM), 11th Edition and ITE Trip Generation Handbook, 3rd Edition. The project development program is illustrated in **Table 1.**

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Table 1
Development Program

Development	Land Use [SIC Codes]	ITE Land Use	ITE Land Use Code	Total Size
Venture Church	Religious Organizations [8661]	Church	560	51,080 square feet – 800 seats

A methodology meeting was held with the Collier County Transportation Planning staff on February 13, 2023 via email (as referenced in **Appendix B: Initial Meeting Checklist**). The CU project as presented in this report is in general conformity with the submitted methodology.

For purposes of this evaluation, the project build-out year is assumed to be consistent with the Collier County 2025 planning horizon.

Connection to subject project is proposed as 2 full access connections to Joseph Lane, a local roadway that connects to US 41 at its southern most point. Joseph Lane connects to US 41 with an existing full access opening. In addition, there is an emergency only access proposed onto US 41.

Trip Generation

The software program OTISS (Online Traffic Impact Study Software, most current version) is used to create the raw unadjusted trip generation for the project. The ITE rates are used for the trip generation calculations.

Based on ITE recommendations and Collier County Traffic Impact Study guidelines, no reductions for internal capture or pass-by trips have been taken into consideration.

A trip generation comparison was made between the 2 available independent variables for the analyzed Land Use Code (LUC), per 1,000 square feet of gross floor area and number of seats. The independent variable seats produced the higher trip generation and is used in the analysis for this report.

The proposed CU trip generation is shown in **Table 2**.

Table 2
Trip Generation (Proposed Conditions) – Average Weekday

		24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
ITE Land Use	**Size**		**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
Church	800 Seats	**720**	34	22	**56**	36	44	**80**

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Detailed calculations can be found in **Appendix C: Trip Generation Calculations ITE 11th Edition**.

In agreement with the Collier County Traffic Impact Study guidelines, significantly impacted roadways are identified based on the proposed project highest peak hour trip generation (net new total) and consistent with the peak hour of the adjacent street traffic. Based on the information contained in Collier County 2022 Annual Update and Inventory Report (AUIR), the peak hour for the adjacent roadway network is PM peak hour.

For the purpose of this TIS, the surrounding roadway network link concurrency analysis is based on projected PM peak hour net traffic generated by the proposed CU project (refer to **Table 2**).

Trip Distribution and Assignment

The traffic generated by the development is assigned to the adjacent roadways using the knowledge of the area and as coordinated with Collier County Transportation Planning Staff.

Estimated trip distribution is shown in **Table 3, Project Traffic Distribution for PM Peak Hour,** and is graphically depicted in **Figure 2 – Project Distribution by Percentage and By PM Peak Hour**.

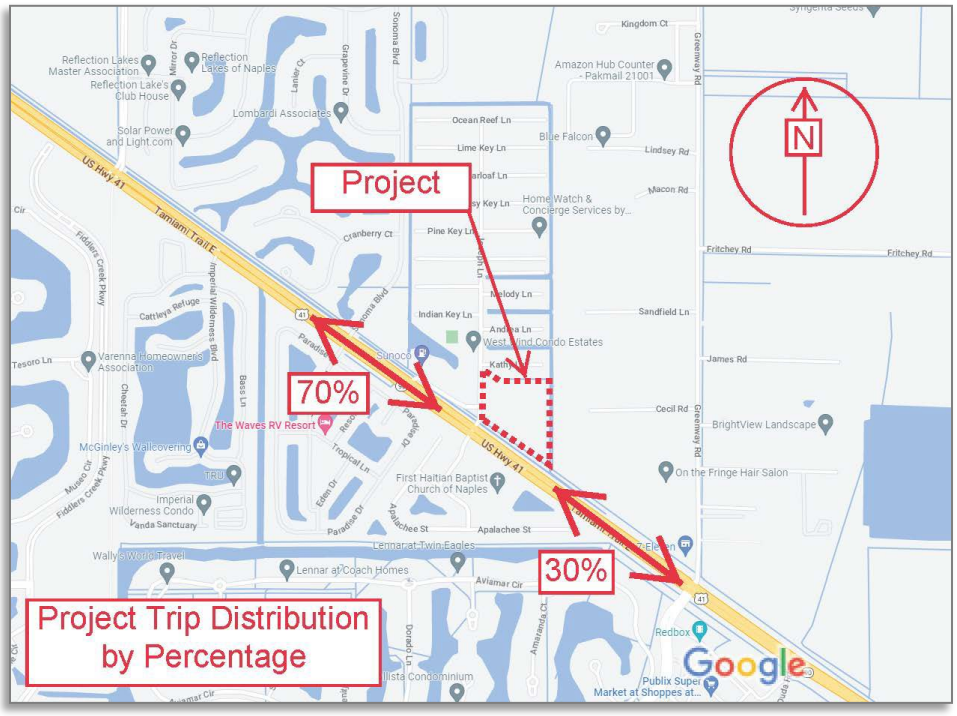
Table 3
Project Traffic Distribution for PM Peak Hour

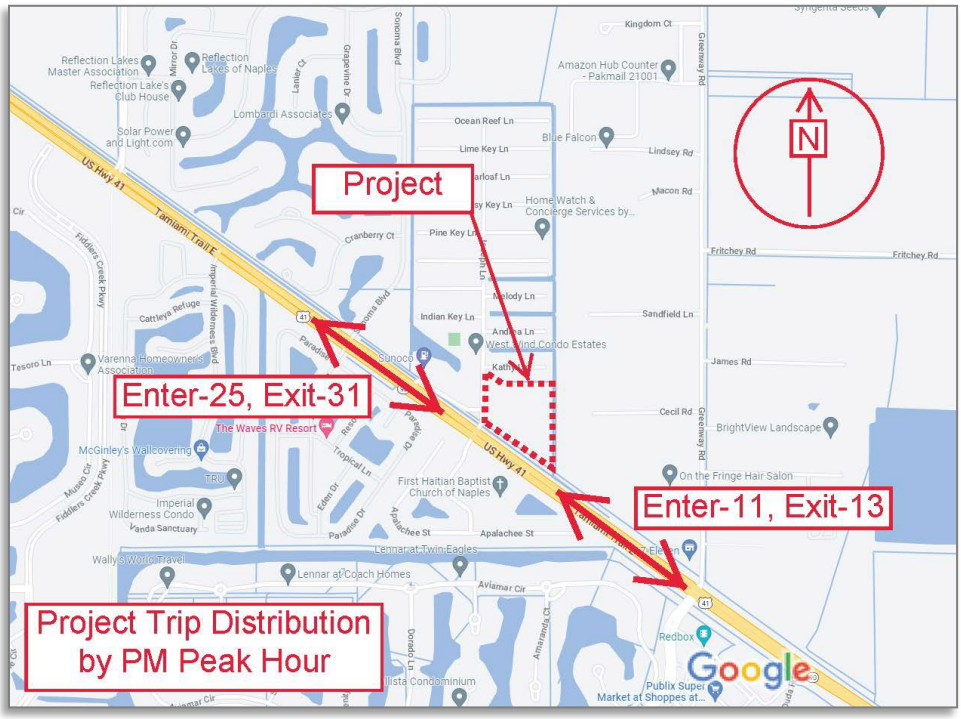
Roadway Link	Collier County Link No.	Roadway Link Location	Distribution of Project Traffic	PM Peak Hour Project Vol. (1)	
				Enter	Exit
US 41 (SR 90)	95.1	Collier Blvd to Joseph Ln	70%	**EB – 25**	WB – 31
US 41 (SR 90)	95.2	Joseph Ln to Greenway Rd	30%	WB – 11	**EB – 13**

Note(s): 1) Peak hour, peak direction traffic volumes are **underlined** and **bold** to be used in Roadway Link Level of Service calculations.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Figure 2 – Project Distribution by Percentage and by PM Peak Hour





Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Background Traffic

Average background traffic growth rates were estimated for the segments of the roadway network in the study area using the Collier County Traffic Impact Study Guidelines and Procedures recommendation of a minimum 2% growth rate, or the historical growth rate from annual peak hour peak direction traffic volume (estimated from 2008 through 2022), whichever is greater. Another way to derive the background traffic is to use the 2022 AUIR volume plus the trip bank volume. **Table 4, Background Traffic without Project** illustrates the application of projected growth rates to generate the projected background (without project) peak hour peak direction traffic volume for the build-out year 2025.

Table 4
Background Traffic without Project (2022 - 2025)

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2022 AUIR Pk Hr, Pk Dir Background Traffic Volume (trips/hr)	Projected Traffic Annual Growth Rate (%/yr) (1)	Growth Factor	2025 Projected Pk Hr, Peak Dir Background Traffic Volume w/out Project (trips/hr) Growth Factor (2)	Trip Bank	2025 Projected Pk Hr, Peak Dir Background Traffic Volume w/out Project (trips/hr) Trip Bank (3)
US 41 (SR 90)	95.1	Collier Blvd to Joseph Ln	1,020	4.0%	1.1249	1,147	626	**1,646**
US 41 (SR 90)	95.2	Joseph Ln to Greenway Rd	1,020	4.0%	1.1249	1,147	313	**1,333**

Note(s): 1) Annual Growth Rate - from 2022 AUIR spreadsheet, 2% minimum.
2) Growth Factor = $(1 + \text{Annual Growth Rate})^3$. 2025 Projected Volume = 2022 AUIR Volume x Growth Factor.
3) 2025 Projected Volume = 2022 AUIR Volume + Trip Bank.
The projected 2025 Peak Hour – Peak Direction Background Traffic is the greater of the Growth Factor or Trip Bank calculation, which is **underlined** and **bold** as applicable.

Existing and Future Roadway Network

The existing roadway conditions are extracted from the 2022 Annual Update and Inventory Report (AUIR) and the project roadway conditions are based on the current Collier County 5-Year Work Program. Roadway improvements that are currently under construction or are scheduled to be constructed within the five-year Transportation Improvement Plan (TIP) or Capital Improvement Program (CIP) are considered to be committed improvements. As no such improvements were identified in the Collier County 2022 AUIR, the evaluated roadways are anticipated to remain as such through project build-out. The existing and future roadway conditions are illustrated in **Table 5, Existing and Future Roadway Conditions**.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Table 5

Existing and Future Roadway Conditions

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2022 Roadway Condition	2022 Min. Standard LOS	2022 Peak Dir, Peak Hr Capacity Volume	2025 Roadway Condition	2025 Min. Standard LOS	2025 Peak Dir, Peak Hr Capacity Volume
US 41 (SR 90)	95.1	Collier Blvd to Joseph Ln	6D	E	3,100	6D	E	3,100
US 41 (SR 90)	95.2	Joseph Ln to Greenway Rd	4D	D	2,000	4D	D	2,000

Note(s): 2U = 2-lane undivided roadway; 4D, 6D, 8D = 4-lane, 6-lane, 8-lane divided roadway, respectively; LOS = Level of Service.

Project Impacts to Area Roadway Network-Link Analysis

The Collier County Transportation Planning Services developed Level of Service (LOS) volumes for the roadway links impacted by the project, which are evaluated to determine the project impacts to the area roadway network in the future horizon year 2025.

The Collier County Transportation Planning Services guidelines have determined that a project will be considered to have a significant and adverse impact if **both** the percentage volume capacity exceeds 2% of the capacity for the link directly accessed by the project and for the link adjacent to the link directly accessed by the project; 3% for other subsequent links **and** if the roadway is projected to operate below the adopted LOS standard.

Based on these criteria, this project does not create any significant and adverse impacts to the area roadway network. None of the analyzed links are projected to exceed the adopted LOS standard with or without the project at 2025 future build-out conditions. **Table 6, Roadway Link Level of Service** illustrates the LOS impacts of the project on the surrounding roadway network.

The analyzed roadway segments are not located within the Collier County's Transportation Concurrency Exception Area (TCEA). In addition, the proposed development is not situated within the County's designated Transportation Concurrency Management Area (TCMA). The TCEA's and TCMA's designations are provided in Policy 5.4 and 5.6 of the Transportation Element – Collier County Growth Management Plan (GMP).

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Table 6
Roadway Link Level of Service (LOS) – With Project in the Year 2025

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2025 Peak Dir, Peak Hr Capacity Volume	Roadway Link, Peak Dir, Peak Hr (Project Vol Added) (1)	2025 Peak Dir, Peak Hr Volume w/Project (2)	% Vol Capacity Impact by Project	Min LOS exceeded without Project? Yes/No	Min LOS exceeded with Project? Yes/No
US 41 (SR 90)	95.1	Collier Blvd to Joseph Ln	3,100	**EB – 25**	1,671	0.8%	No	No
US 41 (SR 90)	95.2	Joseph Ln to Greenway Rd	2,000	**EB – 13**	1,346	0.7%	No	No

Note(s): 1) Refer to **Table 3** from this report.
2) 2025 Projected Volume = 2025 Background Volume (refer to **Table 4**) + Project Volume.

Per Table 6 data, the project will have a de minimis impact to the area roadway network. As illustrated in Collier County Land Development Code (LDC), Chapter 6.02.02 – M.2., once traffic from a development has been shown to be less than significant on any segment using Collier County TIS criterion, the development's impact is not required to be analyzed further on any additional segments. As such, all other roadway links are disregarded for the significance criteria.

Site Access Management

Connection to subject project is proposed as 2 full access connections to Joseph Lane, a local roadway that connects to US 41 at its southernmost point. Joseph Lane connects to US 41 with an existing full access opening. In addition, there is an emergency only access proposed onto US 41. No other new connections are proposed as part of this application.

Joseph Lane is a 2-lane local, no outlet roadway under Collier County jurisdiction with an assumed speed limit of 30 mph in the vicinity of the project.

The US 41 (SR 90) segment directly impacted by project traffic is under FDOT jurisdiction and it is currently a multi-lane, divided facility with a posted speed limit of 60 mph within the vicinity of the project.

Joseph Lane – Site Accesses

The project proposes two full movement accesses onto Joseph Lane. Per the Collier County Transportation Planning Development Guidebook, local roadways are typically classified as Access Class 7. The latest adopted Access Management Policy for Collier County is depicted in Resolution No. 13-257, as amended.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

A review of Collier County Access Management minimum standards on a Class 7 roadway are as follows: minimum connection spacing is 125 feet, directional median opening spacing is 330 feet, full median opening spacing is 440 feet and the minimum signal spacing is 0.25 mile (1,320 feet). In addition, a detail provided by the Collier County Transportation Operations Department (Standard Road Detail, sheet 6 of 26) illustrates that for Industrial, Commercial and Multifamily developments, the minimum corner clearance is 180 feet.

A detailed evaluation of applicable access points – turn lane requirements will be performed at the time of site development permitting/platting when more specific development parameters will be made available.

Improvement Analysis

Based on the results illustrated within this traffic analysis, the proposed project is not a significant traffic generator for the roadway network at this location. None of the analyzed links are projected to exceed the adopted LOS standard with or without the project at 2025 build-out conditions.

A detailed evaluation of applicable access points will be performed at the time of a Site Development Plan or Development Order application to determine turn lane requirements, as more accurate parameters become available.

The Joseph Lane roadway improvements for access to the site will be designed and permitted in accordance with the Collier County Access Management Policy and ROW manual, as applicable.

Mitigation of Impact

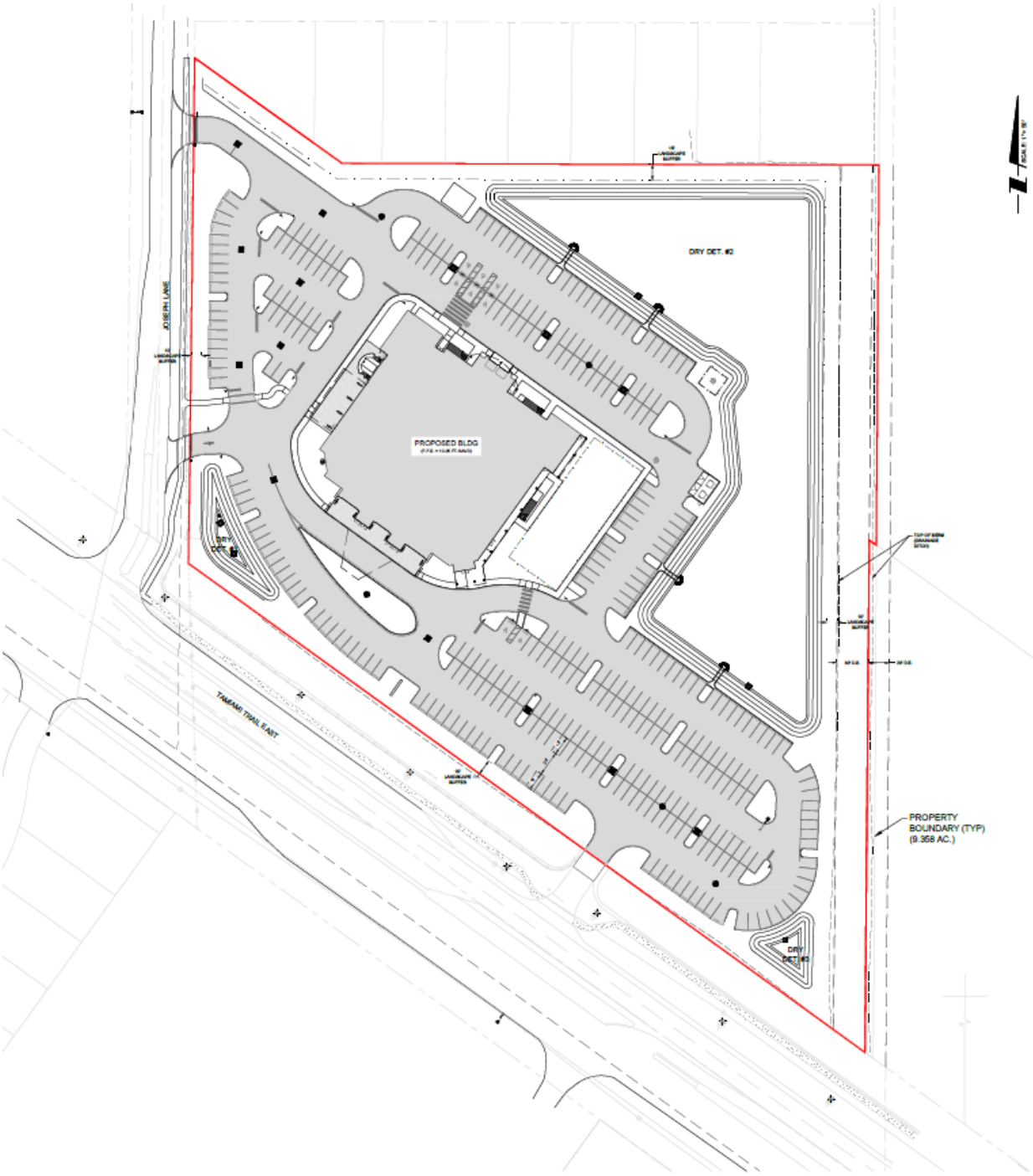
The developer proposes to pay the appropriate Collier County Road Impact Fee as building permits are issued for the project, or due to its minimal impacts such fees may not be required.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Appendix A:

Project Master Site Plan

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)



Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Appendix B:

Initial Meeting Checklist (Methodology Meeting)

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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, or N/A (not applicable).

Date: February 13, 2023 Time: N/A

Location: N/A – Via Email

People Attending:
Name, Organization, and Telephone Numbers

1) Michael Sawyer, Collier County Growth Management Division
2) Norman Trebilcock, TCS
3) Daniel Doyle, TCS

Study Preparer:
Preparer's Name and Title: Norman Trebilcock, AICP, PTOE, PE
Organization: Trebilcock Consulting Solutions, PA
Address & Telephone Number: 2800 Davis Boulevard, Suite 200, Naples, Fl. 34104; ph 239-566-9551

Reviewer(s):
Reviewer's Name & Title: Michael Sawyer, Project Manager
Organization & Telephone Number: Collier County Transportation Planning Department 239-252-2926

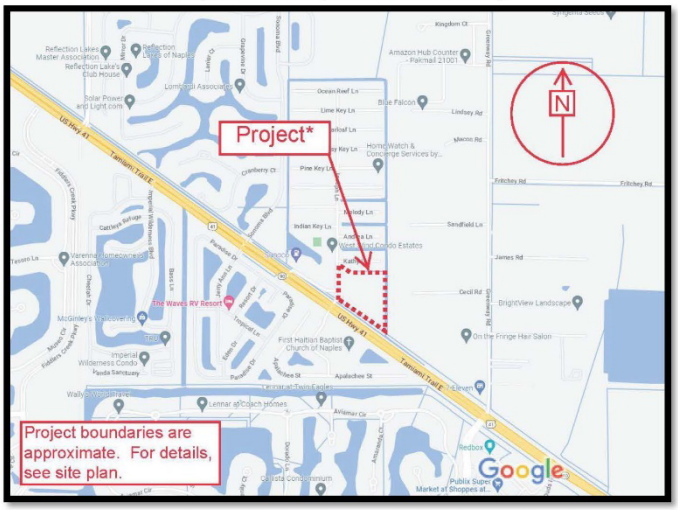
Applicant:
Applicant's Name: Peninsula Engineering
Address: 2600 Golden Gate Parkway, Naples, FL 34105
Telephone Number: 239-262-2600

Proposed Development:
Name: Venture Church – Conditional Use (CU)
Location: 14601 Tamiami Trail E (US 41/SR 90), in the northeast quadrant of US 41/SR 90 and Joseph Lane intersection (Refer to **Figure 1**)
Land Use Type: ITE Land Use Code (LUC) Church
ITE Code #: LUC 560 – Church
Description: The CU project proposes a 37,844 square foot (sf), 800 seat church on an approximately 7.25-acre vacant parcel. The project's main access will be onto Joseph Lane and there will be an emergency only access onto US 41.

Zoning
Existing: C-2 and MH
Comprehensive plan recommendation: No change
Requested: To allow for proposed development

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Figure 1 – Project Location Map



Findings of the Preliminary Study:

Study type: Since estimated project net new traffic volume is greater than 50 but less than 100 AM or PM 2-way peak hour trips, this study qualifies for a Minor TIS – no significant operational impacts with minimum roadway impacts and work within the county right-of-way.

This TIS will include AM-PM peak hour trip generation, traffic distribution and assignments, significance test and roadway link analysis.

Roadway concurrency analysis – based on PM Peak Hour weekday traffic – 2%/2%/3% criterion.

Site Access – The project has 2 full access connections to Joseph Lane, a local roadway that connects to US 41 at its southern most point. In addition, there is one emergency only access proposed onto US 41. Joseph Lane has 1 full access opening onto US 41. The TIS will include access management evaluation for applicable connection points.

Operational Evaluation – Per SDP pre-app notes, site access and the US 41 and Joseph Lane intersection operation analysis will be performed at the time of SDP application. The SDP analysis will provide traffic counts for the US 41 and Joseph Lane intersection during 1 weekday (7-9 AM and 4-6 PM) and 1 Sunday (10 AM to 1 PM) and Joseph Lane for 3 weekdays (Tuesday through Thursday) and 1 Sunday.

US 41 Posted speed – 60 mph, design speed 60 mph.

Consistent with ITE recommendations and Collier County TIS Guidelines, internal capture and pass-by reductions are not considered for this study.

Page **2** of **5**

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Study Type: (if not net increase, operational study)

Small Scale TIS ☐ Minor TIS ☒

Major TIS ☐

Study Area:

Boundaries: South – US 41 (SR 90), West – Joseph Lane

Additional intersections to be analyzed: N/A

Build-out Year: 2025:

Planning Horizon Year: 2025

Analysis Time Period(s): Concurrency – PM Peak Hour; Operational – Sunday Peak Hour of Generator

Future Off-Site Developments: N/A

Source of Trip Generation Rates: ITE 11th Edition

Reductions in Trip Generation Rates:

None: N/A

Pass-by trips: N/A

Internal trips: N/A

Transit use: N/A

Other: N/A

Horizon Year Roadway Network Improvements: 2025

Methodology & Assumptions:

Non-site traffic estimates: Collier County traffic counts and 2022 AUIR

Site-trip generation: OTISS – ITE 11th Edition

Trip distribution: Engineer's estimate – refer to **Figure 2**.

Traffic assignment method: project trip generation with background growth

Traffic growth rate: historical 2008 – 2022 growth rate or 2% minimum

Turning movement assignment: N/A

Special Features: (from preliminary study or prior experience)

Accident locations: N/A

Sight distance: N/A

Queuing: N/A

Access location & configuration: N/A

Traffic control: MUTCD

Signal system location & progression needs: N/A

On-site parking needs: N/A

Data Sources: CC 2022 AUIR; CC Traffic Counts

Base maps: N/A

Prior study reports: N/A

Access policy and jurisdiction: N/A

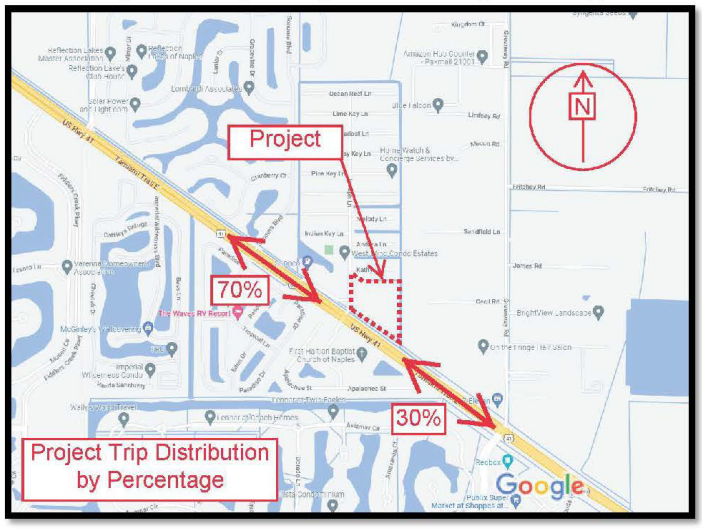
Review process: N/A

Requirements: N/A

Miscellaneous: N/A

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Figure 2 – Project Trip Distribution by Percentage



Small Scale Study - No Fee	_____
Minor Study - $750.00	X
Major Study - $1,500.00	_____
Methodology Fee - $500.00	X
Includes 0 intersections	_____
Additional Intersections - $500.00 each	_____

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

Norman Trebilcock

Study Preparer—Norman Trebilcock

_____

Reviewer(s)

_____

Applicant

Page **4** of **5**

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Collier County
Traffic Impact Study Review Fee Schedule

Fees will be paid incrementally as the development proceeds: Methodology Review, Analysis Review, and Sufficiency Reviews. Fees for additional meetings or other optional services are also provided below.

Methodology Review - $500 Fee
Methodology Review includes review of a submitted methodology statement, including review of submitted trip generation estimate(s), distribution, assignment, and review of a "Small Scale Study" determination, written approval/comments on a proposed methodology statement, and written confirmation of a re-submitted, amended methodology statement, and one meeting in Collier County, if needed.

"Small Scale Study" Review - No Additional Fee (Includes one sufficiency review)
Upon approval of the methodology review, the applicant may submit the study. The review includes: a concurrency determination, site access inspection and confirmation of the study compliance with trip generation, distribution and maximum threshold compliance.

"Minor Study Review" - $750 Fee (Includes one sufficiency review)
Review of the submitted traffic analysis includes: optional field visit to site, confirmation of trip generation, distribution, and assignment, concurrency determination, confirmation of committed improvements, review of traffic volume data collected/assembled, review of off-site improvements within the right-of-way, review of site access and circulation, and preparation and review of "sufficiency" comments/questions.

"Major Study Review" - $1,500 Fee (Includes two intersection analysis and two sufficiency reviews)
Review of the submitted traffic analysis includes: field visit to site, confirmation of trip generation, special trip generation and/or trip length study, distribution and assignment, concurrency determination, confirmation of committed improvements, review of traffic volume data collected/assembled, review of traffic growth analysis, review of off-site roadway operations and capacity analysis, review of site access and circulation, neighborhood traffic intrusion issues, any necessary improvement proposals and associated cost estimates, and preparation and review of up to two rounds of "sufficiency" comments/questions and/or recommended conditions of approval.

"Additional intersection Review" - $500 Fee
The review of additional intersections shall include the same parameters as outlined in the "Major Study Review" and shall apply to each intersection above the first two intersections included in the "Major Study Review"

"Additional Sufficiency Reviews" - $500 Fee
Additional sufficiency reviews beyond those initially included in the appropriate study shall require the additional Fee prior to the completion of the review.

Page **5** of **5**

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Appendix C:

Trip Generation Calculations ITE 11th Edition

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Land Use: 560
Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Project Information	
Project Name:	Venture Church CU
No:	
Date:	7/21/2023
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	WX
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	Weekday		AM		PM		Sunday		Sunday PHG	
		Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit
560 - Church (General Urban/Suburban)	51.08 1000 Sq. Ft. GFA	194	194	10	6	11	14	804	803	254	275
Reduction		0	0	0	0	0	0	0	0	0	0
Internal		0	0	0	0	0	0	0	0	0	0
Pass-by		0	0	0	0	0	0	0	0	0	0
Non-pass-by		194	194	10	6	11	14	804	803	254	275
560 - Church - 1 (General Urban/Suburban)	800 Seats	360	360	34	22	36	44	884	884	200	208
Reduction		0	0	0	0	0	0	0	0	0	0
Internal		0	0	0	0	0	0	0	0	0	0
Pass-by		0	0	0	0	0	0	0	0	0	0
Non-pass-by		360	360	34	22	36	44	884	884	200	208

PERIOD SETTING

Analysis Name :	Weekday		
Project Name :	Venture Church CU	**No :**	
Date:	7/21/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
560 - Church (General Urban/Suburban)	1000 Sq. Ft. GFA	51.08(0)	Weekday	Average 7.6	194(1) 50%	194(1) 50%	388(1)
560 - Church - 1 (General Urban/Suburban)	Seats	800	Weekday	Average 0.9	360(1) 50%	360(1) 50%	720(1)

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PERIOD SETTING

Analysis Name :	AM		
Project Name :	Venture Church CU	**No :**	
Date:	7/21/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
560 - Church (General Urban/Suburban)	1000 Sq. Ft. GFA	51.08	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.32	10 62%	6 38%	16
560 - Church - 1 (General Urban/Suburban)	Seats	800(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.07	34(1) 61%	22(1) 39%	56(1)

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

Analysis Name :	PM		
Project Name :	Venture Church CU	**No :**	
Date:	7/21/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
560 - Church (General Urban/Suburban)	1000 Sq. Ft. GFA	51.08	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.49	11 44%	14 56%	25
560 - Church - 1 (General Urban/Suburban)	Seats	800(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.1	36(1) 45%	44(1) 55%	80(1)

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

PERIOD SETTING

Analysis Name :	Sunday PHG		
Project Name :	Venture Church CU	**No :**	
Date:	7/21/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	WX	**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
560 - Church (General Urban/Suburban)	1000 Sq. Ft. GFA	51.08	Sunday, Peak Hour of Generator	Average 10.36	254 48%	275 52%	529
560 - Church - 1 (General Urban/Suburban)	Seats	800	Sunday, Peak Hour of Generator	Average 0.51	200 49%	208 51%	408

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

STATEMENT OF UTILITY PROVISIONS FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Venture Church Naples, Inc.

Address: 12336 Tamiami Trail E., Suite 301 **City:** Naples **State:** FL **ZIP:** 34113

Telephone: 239.775.5323 **Cell:** _____ **Fax:** _____

E-Mail Address: project@venturenaples.com

Address of Subject Property (If available): _____

City: Naples **State:** FL **ZIP:** _____

LEGAL DESCRIPTION

Section/Township/Range: 12 / 51 / 26

Lot: _____ **Block:** _____ **Subdivision:** _____

Plat Book: _____ **Page #:** _____ **Property I.D. Number:** 00738160005 & 00737800007

Metes & Bounds Description: See Survey

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

a.	County Utility System	[x]	
b.	City Utility System	[ ]	
c.	Franchised Utility System	[ ]	Provide Name: _____
d.	Package Treatment Plant	[ ]	(GPD Capacity): _____
e.	Septic System	[ ]	

TYPE OF WATER SERVICE TO BE PROVIDED

a.	County Utility System	[x]	
b.	City Utility System	[ ]	
c.	Franchised Utility System	[ ]	PROVIDE NAME_____
d.	Private System (Well)	[ ]	

Total Population to be served: 800 seats or an equivalent population of 64 (see included wastewater demand calculations)

Peak and Average Daily Demands:

A. Water-Peak: 11,648 GPD Average Daily: 8,960 GPD

B. Sewer-Peak: 19 GPM Average Daily: 6,400 GPD

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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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: 2024

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.

Acknowledged.

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 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Project Capacity - INSTITUTIONAL

Type of Establishment	# Units	GPD/Unit	GPD
Church, 1 regularly prepared meal per day, per seat	800	8	6,400
	Subtotal		**6,400**

Total Average Daily Flow (GPD)	Peak Factor	Total Peak Hour Flow (GPD)	Total Peak Hour Flow (GPM)
6,400	**4.3**	**27,468**	**19.1**

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Project Capacity - MIXED USE

A = Type of Unit	B = Number of Units	C = Population per Unit	D = Total Population (B x C)	E = Per Capita Flow (gpd)	F = Total Average Daily Flow (gpd) (D x E)	G = Peak hour flow (gpm)
Residential*	0	2.5	0	100	0	0
Commercial**			0	100	0	0
Institutional**			64	100	6,400	19
TOTAL			64	100	6,400	19

*100 gal/day per person and 2.5 people per household = 250 GPD per residential unit per Collier County Design Criteria, Part 2 "Wastewater Collection and Transmission Systems"

**Use population equivalent based on average daily flow.

$$\text{Peak Factor} = \frac{18 + (P)^{1/2}}{4 + (P)^{1/2}}$$

P= 0.064 (total population / 1000)

Peak Factor (PF) = 4.3

Note: Peak factor calculation per 10 State Standards.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220001333

I, Timothy Neptune (print name), as President (title, if applicable) of Venture Church Naples, 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 Jessica Harrelson, AICP & Richard Yovanovich, Esq. 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.

Timothy S Neptune, Pres
Signature

2-13-2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of February, 20 23, by (printed name of owner or qualifier) _____.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Pearl M. Bianchi

Notary Seal

NOTARY PUBLIC STATE OF FLORIDA
Pearl M Bianchi
Commission # GG 928804
Commission Expires 11-04-2023
Bonded Through - Cynanotary
Florida - Notary Public

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

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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

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
Venture Church Naples, Inc.	100%
A Florida Not-for-Profit Corporation	

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 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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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 5/7/21 & 11/11/22

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

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

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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(239) 252-2400 FAX: (239) 252-6358

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

Timothy S Neptune, Pres
Agent/Owner Signature

2-13-2023
Date

Timothy Neptune, President
Agent/Owner Name (please print)

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 28, 2022
Secretary of State
1348197724CC

DOCUMENT# N16000003369

Entity Name: VENTURE CHURCH NAPLES, INC.

Current Principal Place of Business:

12336 TAMIAMI TRAIL E
SUITE 301
NAPLES, FL 34113

Current Mailing Address:

12336 TAMIAMI TRAIL E
SUITE 301
NAPLES, FL 34113 US

FEI Number: 81-2039834

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RINALDI, THOMAS K ESQ
BOND, SCHOENECK & KING, PLLC
4001 TAMIAMI TRAIL NORTH, STE 105
NAPLES, FL 34103 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: THOMAS K. RINALDI, ESQ 03/28/2022

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PD	Title	VPD
Name	NEPTUNE, TIMOTHY L	Name	FELIPE, ROGER
Address	10551 GREENWAY ROAD	Address	1244 SHENANDOAH CT
City-State-Zip:	NAPLES FL 34114	City-State-Zip:	MARCO ISLAND FL 34145
Title	SD	Title	TD
Name	FACIOLI, FERNANDO	Name	NEPTUNE, KAREN M
Address	15327 SUMMIT PLACE CIR	Address	10551 GREENWAY ROAD
City-State-Zip:	NAPLES FL 34119	City-State-Zip:	NAPLES FL 34114

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: TIMOTHY L. NEPTUNE PD 03/28/2022

Electronic Signature of Signing Officer/Director Detail — Date

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

INSTR 6078473 OR 5965 PG 1199 RECORDED 6/16/2021 2:30 PM PAGES 3 RE-RECORD
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $27.00

INSTR 6053324 OR 5941 PG 3822
RECORDED 5/6/2021 3:52 PM PAGES 3
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
COLLIER COUNTY FLORIDA
DOC@.70 $17,332.00 REC $27.00
CONS $2,476,000.00

Prepared by and return to:
Michael D. Gentzle, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North Suite 300
Naples, FL 34103

File Number: **1059.020**

Consideration: **$2,476,000.00**

Parcel Identification No. **00738160005**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **7th** day of **May, 2021** between **14601 East Trail, LLC, a Florida limited liability company** whose post office address is **c/o Coleman, Yovanovich et al, 4001 Tamiami Trail N, Ste 300, Naples, FL 34103** of the County of **Collier**, State of **Florida**, grantor*, and **Venture Church Naples, Inc., a Florida not for profit corporation** whose post office address is **12336 Tamiami Trail E., Suite 301, Naples, FL 34113** of the County of **Collier**, State of **Florida**, grantee*,

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:

SEE ATTACHED EXHIBIT "A"

Subject to: (a) real property ad valorem taxes accruing subsequent to December 31, 2020; (b) covenants, restrictions and public utility easements of record; and (c) existing zoning and governmental regulations.

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

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

THIS WARRANTY DEED IS BEING RE-RECORDED TO INCLUDE THE DATE OF THE NOTARY ACKNOWLEDGEMENT.

NOT A CERTIFIED COPY

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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: Cindy L. McMillan

Witness Name: Donna Ambrose

14601 East Trail, LLC, a Florida limited liability company

By: _____
Kevin G. Coleman, Manager

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 6th day of May, 2021 by Kevin G. Coleman, Manager of 14601 East Trail, LLC, a Florida limited liability company, on behalf of the company. He [X] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

CINDY L. MCMILLAN
Notary Public – State of Florida
Commission # GG 071311
My Comm. Expires Jun 5, 2021
Bonded through National Notary Assn.

Notary Public

Printed Name: Cindy L. McMillan

My Commission Expires: June 5, 2021

NOT A CERTIFIED COPY

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

EXHIBIT "A"

[Legal Description]

Beginning at the Southeast corner of Section 12, Township 51 South, Range 26 East, Collier County, Florida; thence S 0° 00' 00" 335.26 feet to a point in the North right-of-way line of Highway 41; thence N 54° 36' 00" W 1672.10 feet along the North right-of-way line of Highway 41 to a concrete monument and the true place of beginning of the parcel herein described; thence continuing N 54° 36' 00" W along the North right-of-way line of Highway 41 to a point in the East right-of-way of Joseph Lane a distance of 802.80 feet; thence N 0° 34' E along the East right-of-way of Joseph Lane a distance of 456.85 feet; thence S 54° 36' E a distance of 163.54 feet; thence S 89° 56' 30" E a distance of 43.22 feet; thence S 54° 36' E a distance of 583.05 feet; thence S 0° 13' 30" W a distance of 489.36 feet to the true place of beginning of the parcel herein described.

LESS AND EXCEPT all of the lands described above which lie East of the West line of the East ½ of the Southeast ¼ of Section 12, Township 51 South, Range 26 East, Collier County, Florida.

DIGITAL CERTIFIED COPY

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

INSTR 6330507 OR 6191 PG 91 RECORDED 11/16/2022 2:16 PM PAGES 4
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $7,000.00 REC $35.50 INDX $4.00
CONS $1,000,000.00

This Document Prepared By and Return to:
Douglas L. Rankin, Esq.
2335 Tamiami Trail North
Suite 308
Naples, FL 34103
(239) 262-0061 (Without Opinion)

NOT OFFICIAL UNTIL SIGNED

Parcel ID Number: **00737800007**

Actual consideration paid is $1,000,000.00.

Warranty Deed

This Indenture, Made this 11th day of **November, 2022** A.D., **Between David Lee and Kathy Johnson as Plenary Co-Guardian of Michael Lee a/k/a Michael Alan Lee a/k/a Michael A. Lee under Collier County Case No. 20-GA-345; AND: David Lee and Kathy Johnson as Plenary Co-Guardian of Carole Lee a/k/a Carole A. Lee, the wife of Michael Lee under Collier County Case No. 20-GA-347, pursuant to those certain Orders Authorizing Sale dated** November 8, 2022, of the County of **Collier**, State of **Florida**, **Grantors**, and **Venture Church Naples, Inc., a Florida not-for-profit corporation** whose address is: **350 Joseph Lane, Naples, FL 34114,** of the County of **Collier**, State of **Florida**, **Grantees**.

Witnesseth that the GRANTORS for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Collier**, State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject only 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 authorities; (3) outstanding oil, gas and mineral interests of record, if any; and (4) restrictions, reservations and easements common to the subdivision, provided that none of the foregoing shall prevent the use of the Property for residential purposes.

The property has NEVER been the HOMESTEAD property of Michael Lee or Carole Lee as the property in question is now and has been vacant land.

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 grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence (as to both):

Deborah R. Jesse
Printed Name: Deborah R. Jesse
Witness (as to both)

Carrie Raines
Printed Name: Carrie Raines
Witness (as to both)

By: David L Lee
David Lee, as Plenary Co-Guardian of Michael Lee a/k/a Michael Alan Lee a/k/a Michael A. Lee
P.O. Address: PO Box 26, Goodland, FL 34140

David L Lee
David Lee, as Plenary Co-Guardian of Carole Lee
P.O. Address: PO Box 26, Goodland, FL 34140

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 8th day of **November, 2022**, by **David Lee, as Plenary Co-Guardian of Michael Lee a/k/a Michael Alan Lee a/k/a Michael A. Lee,** who is personally known to me or who has produced his **Florida's driver license** as identification.

DEBORAH R. JESSE
MY COMMISSION # HH 024889
EXPIRES: November 23, 2024
Bonded Thru Notary Public Underwriters

Deborah R. Jesse
Printed Name:
Notary Public
My Commission Expires:

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 8th day of **November, 2022**, by **David Lee, as Plenary Co-Guardian of Carole Lee,** who is personally known to me or who has produced **Florida's driver license** as identification.

DEBORAH R. JESSE
MY COMMISSION # HH 024889
EXPIRES: November 23, 2024
Bonded Thru Notary Public Underwriters

Deborah R. Jesse
Printed Name:
Notary Public
My Commission Expires:

NOT A CERTIFIED COPY

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Signed, sealed and delivered in our presence (as to both):

Printed Name: Kyle Jesse
Witness (as to both)

By: Kathy Johnson
Kathy Johnson, as Plenary Co-Guardian of Michael Lee a/k/a Michael Alan Lee a/k/a Michael A. Lee
P.O. Address: PO Box 26, Goodland, FL 34140

Printed Name: Carrie Raines
Witness (as to both)

Kathy Johnson
Kathy Johnson, as Plenary Co-Guardian of Carole Lee
P.O. Address:

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 11 day of **November, 2022**, by **Kathy Johnson, Plenary Co-Guardian of Michael Lee a/k/a Michael Alan Lee a/k/a Michael A. Lee,** who is personally known to me or who has produced her **Florida's driver license** as identification.

KYLE JESSE MY COMMISSION EXPIRES APRIL 13, 2023 #GG 297609 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

Printed Name:
Notary Public
My Commission Expires:

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 11 day of **November, 2022**, by **Kathy Johnson, Plenary Co-Guardian of Carole Lee,** who is personally known to me or who has produced **Florida's driver license** as identification.

KYLE JESSE MY COMMISSION EXPIRES APRIL 13, 2023 #GG 297609 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

Printed Name:
Notary Public
My Commission Expires:

NOT A CERTIFIED COPY

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

Legal Description

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

NOT A CERTIFIED COPY

The land referred to herein below is situated in the County of Collier, State of Florida, and described as follows:

Situated in Section 12, Township 51 South, Range 26 East, in Collier County, Florida, and being more particularly bounded and described as follows:

Beginning at the Southeast corner of Section 12; thence South 0°00'00" a distance of 335.26 feet to a point in the north right of way line of Highway 41; thence North 54°36'00" West a distance of 1672.10 feet along the north right of way line of Highway 41 to a concrete monument; thence North 0°13'30" East a distance of 489.36 feet to the true place of beginning of the parcel herein described; thence continuing North 0°13'30" East a distance of 362.27 feet; thence North 89°56'30" West a distance of 511.92 feet; thence North 54°36' West a distance of 172.97 feet to a roadway sixty foot in width for ingress and egress; thence South 0°34' West a distance of 30.46 feet along said roadway; thence South 54°36' East a distance of 163.54 feet; thence South 89°56'30" East a distance of 43.22 feet; thence South 54°36' East a distance of 583.05 feet to the true place of beginning of the parcel herein described.

Attachment: Attachment 3 - Applicant's Backup Materials (26553 : PL20220001333 - Venture Church)

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SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

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PUBLIC HEARING NOTICE
VENTURE CHURCH
Conditional Use
Petition No. CU-PL20220001333
HEX: September 28, 2023 – 9:00 a.m.
Collier County GMD Conference Room 609/610
2800 North Horseshoe Drive Naples, FL 34104
ERIC ORTMAN Principal Planner: 239-252-1032

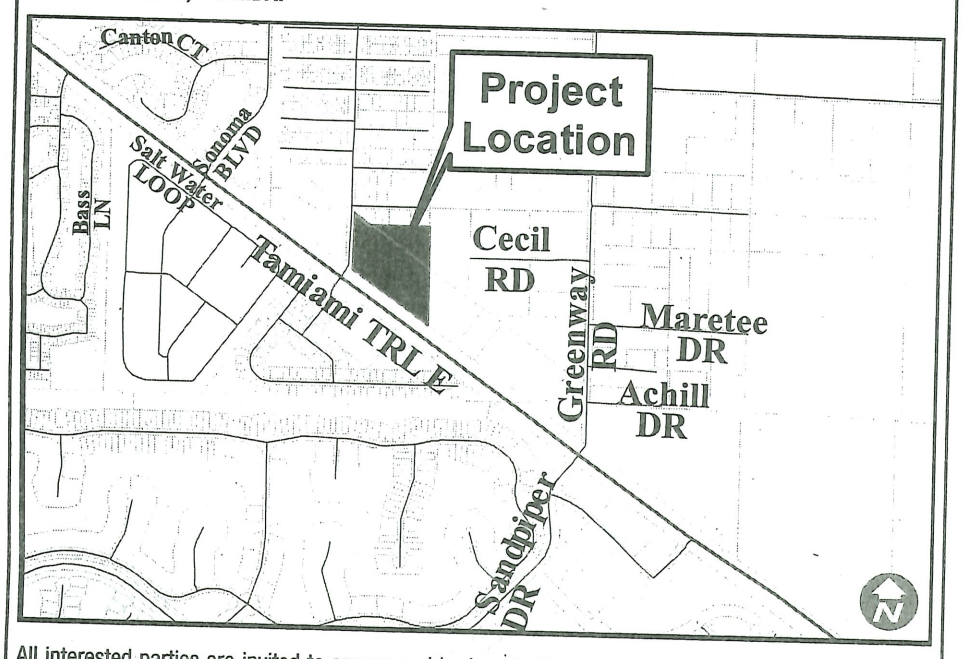


Attachment: Attachment 4 - Advertising and Sign Posting Photoes (26553 : PL20220001333 - Venture Church)

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., September 28, 2023**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. CU-PL20220001333 – VENTURE CHURCH NAPLES, INC., PURSUANT TO SECTIONS 2.03.02.G.1.c.2 AND 2.03.01.A.1.c.7. OF THE COLLIER COUNTY LAND DEVELOPMENT CODE REQUESTS A CONDITIONAL USE TO ALLOW A ±51,080 SQUARE FOOT, 800 SEAT CHURCH ON LANDS ZONED MOBILE HOME (MH), AGRICULTURAL (A), AND COMMERCIAL CONVENIENCE (C-2). THE SUBJECT ±9.36-ACRE PROPERTY IS IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF TAMIAMI TRAIL EAST (US 41) AND JOSEPH LANE IN SECTION 12, TOWNSHIP 51 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 Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@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-GCI1100583-01

Attachment: Attachment 4 - Advertising and Sign Posting Photoes (26553 : PL20220001333 - Venture Church)