05 June 2017

Davidson Engineering, Inc.  
4365 Radio Rd, Suite 201  
Naples, FL  34104

RE: GGEACADeclines Requestfor Community Meeting regarding proposed Project: PL20160002584, Grace Community Church at 3899 1st Ave. SW; PID 36760720005 & PID 36760800006; and companion PL20160002577.

Dear Sir/Madam

Golden Gate Estates Area Civic Association (GGEACA) has received your request to hold a community meeting with regarding the proposed project of Grace Romanian Church. GGEACA understands this project to be applying for a Zoning Change, Growth Management Plan Amendment and a Golden Gate Master Plan Amendment. We appreciate being included in the proposed changes that may affect the Estates community.

We have taken the information you have provided and evaluated it with our group. Concerns for traffic and the need for comprehensive planning in the community are the purpose for the Golden Gate Area Master Plan Restudy. Amending the Growth Management Plan through amendments like this is counter to the comprehensive planning being undertaken. As well, there are serious concerns with this project's traffic circulation, traffic impacts to the area, and the impacts to the gateway to Golden Gate Estates.

At this time we have come to the conclusion that it is inappropriate to meet with your group concerning this project. The reason we have come to this conclusion is that the Golden Gate Master Plan is currently undergoing a comprehensive update and we feel it is inappropriate for this project to be considered during the update process.

Furthermore, it is GGEACA's position that no applications of this type should be considered until after completion of the Golden Gate Master Plan Update.

Sincerely,

Michael R. Ramsey  
PresidentGolden Gate Estates Area Civic Association  
http://www.estates-civic.org  
Michael.R.Ramsey@embarqmail.com  

c: Board of County Commissioners, Collier Co.
Hello Ms. Sue Faulkner,

I was asked to contact you in reference to this possible amendment located at the property at the corner of Collier Blvd and Golden Gate Blvd. The public hearing request is in reference to the building of a church there. (Please see attached photo below)

I'd like to submit this letter, as I cannot personally attend the hearing, as a petition against the building of a church.

My family and I live on Weber Blvd South just about a block away from this property. Modifying the amendment to allow the building of a church at this property, which would cause a lot more vehicular traffic, is definitely not what Weber Blvd South needs. Weber Blvd S is already used as a thru street for rush hour traffic Monday through Friday from Collier Blvd morning and evening, as well as for Big Cypress Elementary School Monday through Friday when school is in session, morning and afternoon. During the peak of these times, I refuse to walk on the sidewalk with my children along Weber Blvd S because of the consistent traffic speeding highly above the posted 30mph speed limit. I'm even very nervous about checking my mailbox. The Collier County Sheriff's Office has been requested numerous times to conduct speed enforcement along the road. There is no raised curb along the road and the sidewalk is only just feet away. In addition, recently new traffic patterns at the intersection of Golden Gate Blvd and Weber Blvd S, as well as the intersection of Weber Blvd S and White Blvd, have denied traffic from making left turns. The intersection of Golden Gate Blvd and Weber Blvd S has a raised median in place, but the intersection of Weber Blvd S and White Blvd has a painted median which many people consistently violate to make a left turn from Weber Blvd S to travel east on White Blvd. If the building of a church is granted there at that property, there will be an increase of vehicular traffic during church functions as well as on Sunday. That will be an additional day, making it 6 days a week of vehicular that travel on Weber Blvd S.

My family and I politely request that this amendment is denied for the building of a place of worship, and to remain for residential structures only.
Thank you.

The Osbornes

161 Weber Blvd South
Naples, FL. 34117
> On Apr 27, 2018, at 12:36 PM, Gary VanDeWerken <garyvandewerken@yahoo.com> wrote:
> 
> Hi Sue,
> 
> I live on the corner of Weber and 1st ave S.W. where they are proposing to build this church with 300 seats. I'm totally against any commercial building in this area. It's right next door to me. It's zoned residential and it should stay residential. I've lived on Weber for 32 years and would have not bought here knowing somebody wants to change zoning.
> 
> I looked at the site plan they want to put this church on septic system, that doesn't work for me. High volume run off and sewer water leaching into ground water, this will destroy surrounding drinking water, my drinking water.
> 
> Not to mention the area where this property is situated will cause major traffic concerns, putting more traffic on Weber Blvd S that has been over loaded with school traffic that backs up 1st ave all the way to Weber Blvd S and 1 block down Weber Blvd. We also have Max Hasse Park and 2 other churches located around big Cypress school, and people speeding over 70 mph to bypass the traffic lights on 951. Roll over crashes in my front yard destroying my property something has got to be done and putting more traffic on Weber Blvd S is not the answer.
> 
> Not to mention my property value would greatly depreciate. And you don't want to bottle neck traffic on Golden Gate Blvd or 951 this is the main access for Golden Gate estates. This project or any project is not a good idea for anyone living in the Estates.
> 
> Thank You
> 
> Gary VanDeWerken
> 
> 181 Weber Blvd S
> 
> Naples Fl 34117
> 
> 239-825-8035
This note is referenced to the above petition and #CU-PL-20160002577

There is a public meeting on Thursday, May 3rd at 9:00 at the County Commissioner’s Chamber on the 3rd floor.

We (my wife and I) live at 530 Weber Blvd S. We agree with NOT allowing a church to be built on the corner of Golden Gate and Weber Blvd S. We would want to petition against an amendment of rezoning the property. Due to our physical disabilities we would not be able to attend.

Thank you.
Edward Weaver

Sent from my iPad0 2
KendallMarcia

From: Glembin <jglebin@embarqmail.com>
Sent: Monday, April 30, 2018 2:04 PM
To: FaulknerSue
Subject: Petition SSGMPA-PL20160002584/CPSS-2017-1& CU-PL20160002577

To whom it may concern:

I will not be able to attend meeting on Thursday May 3rd, but I want to have my opinion heard.

As a resident of Weber Blvd S, I do not want to see the corner of Weber Blvd S and Golden Gate Blvd zoned for anything other than residential purposes. Weber Blvd is already the street all people use to get to Big Cypress Elementary School as well as Max Hasse Park.

In March the Collier County Sheriff's Office did a traffic study on the south bound traffic on Weber Blvd S. Please review this report. In the two week period which included a slow week because of spring break for the local schools, we had over 10,000 cars and the highest speed was over 80 mph!!! This was only SOUTH BOUND traffic, it would be twice as much if north bound traffic was also included. That is a lot of traffic for a residential street.

Another large traffic concern is the amount of traffic that would be forced to travel on 1st Avenue SW. The speed limit on this street is 25 mph, and that is frequently ignored. Anyone wanting to access this property from the East would have to come down 1st Avenue SW to get to Weber Blvd S to get to the property at the corner of Weber & Golden Gate Blvds. There are no left turns allowed from Golden Gate Blvd onto Weber Blvd as there is a concrete median there.

Weber Blvd S. is already over trafficked. In addition to the school and park traffic numerous people use our street is a “short cut” to avoid Collier Blvd. However most of these people DO NOT obey the posted speed limit. We have repeatedly asked for speed patrols our street.

I respectfully request that you deny the use of this property for anything other than residential use.

Thank you,

Donna Glembin
780 Weber Blvd S.
Good Afternoon - We're the residents of 641 Weber Blvd S and this is a written statement that we're in opposition of the re-zoning of the vacant property at the corner of Golden Gate Boulevard and Weber Boulevard South, for the purpose of building a church.

Unfortunately we cannot attend the meeting on Thursday May 3rd but wanted to make sure that as residents of Weber Blvd S, that it was noted that we're not in favor of this re-zoning.

Please reference petition number SSGMPA-PL20160002584/CPSS-2017-1

and

CU-PL20160002577

Thank you,
Carla & Thomas Trombly
-----Original Message-----
From: Denise Smith [mailto:dsmith1652@yahoo.com]
Sent: Wednesday, May 02, 2018 11:26 AM
To: WeeksDavid <David.Weeks@colliercountyfl.gov>
Subject: Romanian Church

Mr. Weeks,

We live on Weber Blvd. and we want to express our opposition to having this Church being built in our neighborhood. We love where we live and don't see the need for another church.

We appreciate the County Commissions and Planning Department to review our opposition.

Regards,

Ted Bukowski
Denise Smith

Sent from my iPhone

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.
Sir:
I am a resident in the area between White Blvd and Golden Gate Blvd. off South Weber Blvd. The zoning is residential estates and has been since before I moved here over 15 years ago. I have lived in Naples since 1957. I selected this area as it was nice and a basically rural area compared to the down town area that was, even 15 years ago, getting to be over built and crowded. I know that this is just normal growth but it gets old after awhile so I chose to have a bit more elbow room and here is where I chose to build and retire and want to stay.
I am sure you are aware of the proposed church that is planned to be built on the corner of Weber Blvd S and Golden Gate Blvd. Also fronting on Collier Blvd as well. Since it requires a zoning change to conditional use or whatever allows it I think the proposal still requires approval of the County commissioners by vote. The planning commission seems to be in favor of the change at this point. Weber Blvd has seen a huge increase in traffic thru this residential area and it gets worse every year. The daily traffic by parents bringing their children to and from the Cypress middle school and the people who use it to short cut the traffic on Collier Blvd. The owner of the property for the proposed church, to my knowledge isn't a resident here. That property has been for sale the whole time I have lived here and the owner has tried several times to get the zoning changed. He was denied all those times. The residents have spoken and made themselves clear that they do not want the zoning changed. The owner is not vested in this community because he owns property he cant sell for whatever profit he wants. I am sure there is more history behind that, but its not fair for the owner to make the people who live here 24/7 pay for his mistakes. The proposed entrance on Weber will make traffic on Weber a significant daily increase. The entrance should have been planned off Collier Blvd. regardless of the cost to the developer. It is possible it cant be done due to the proximity to Golden Gate Blvd, so they figured its ok to dump all the traffic generated by the church into the neighborhood. The statement that it will only increase on Sunday is wrong as it also has proposed a day care center and there will likely be many events especially on all the holidays as well. This will likely add traffic in the evening hours as well. They even propose a farmers market. The proposed drain field is adjacent to wells and would be a health issue. When that was pointed out to the Commission at the meeting, one of the commissioners made a joke about it. I was told Collier County also purchased land near enough to it for a planned well. At the planning commission meeting they also tried to add other uses beyond the original plans hoping to get them added without documents including a residence for the pastor. There are probably even more changes the Weber Blvd. and area residents aren't aware of yet that will somehow find a way in if the zoning change is approved. What isn't included could be approved just by doing an insubstantial change to the documents once the zoning change is done. This is a residential area and should stay that way. The zoning change should not be allowed as the church would have a negative effect on the neighborhood. They even used the argument worst case scenario by using which would you rather have a 7-11 or a church. They already tried to get a 7-11 type store once before and it was denied! I don't remember what other zoning changes were attempted but they were denied as well. If you would like I can find out for you. I will also forward copies of this email to the other Commissioners and ask for their support. There was a comment made at the meeting that we would be hard pressed to stop a church. That makes it sound like its already approved. We are not anti church, we just don't want any zoning changes that will make negative changes to our neighborhood. This is not a win/win situation. The land owner wins but the residents loose. The church comment would be valid if the zoning was already in place but its not and shouldn't be. I haven't found out if a church gets any reductions in permitting
and impact fees or property taxes and zoning fees either. So I wonder how much revenue the county loses if it
does get built. With in about a 2-3 mile radius there are 3 or 4 churches already. The one on the corner of
Vanderbilt and Collier often hires off duty cops on sundays to direct the traffic so the religious attendees can
get out of their parking lot. At this proposed site the access/exit on Weber will likely cause a traffic jam on
weber when they all leave. The access/exit on Golden Gate Blvd can only turn right and go east or turn onto
Weber where they will encounter the Weber exit. Its going to be like when the people exit a movie, they all
leave at once. I think all I have said is just the tip of the iceberg. Its only going to get worse. The county
principle planner is Sue Faulknersue.faulkner@colliercountyfl.gov. The petition number is SSGMPA-
PL201600002584/CPSS-2017-1, and CU-PL201600002577. We the residents of this area need your support to
defeat the zoning change to allow the church. Thank you for your attention and help.

Jan Lopata
Naples Fl
Ms. Faulkner,

As the planner for the proposed church rezoning I urge you to understand what this will do to traffic on Weber Blvd S from a homeowner's perspective. Traffic has increased considerably since the shutdown of Golden Gate Blvd as an access to 951 from Weber S and the addition of a church in a residential zone will exacerbate the situation considerably. Please don't be deluded in the thought that most of the traffic will be on a lightly-traveled day (Sunday): the church will be holding functions (some very large) on all days of the week and during all times of the day regardless of what the church might tell you to get their zoning approved. It will be an absolute nightmare for the residents on Weber who have already been hit broadside with median extension on Golden Gate Blvd.

Weber Blvd has a 30 mph speed limit but in all honesty those signs should simply be taken down and replaced with nothing since the majority of vehicles don’t obey them anyway. Add the trash that is thrown out of cars along with the trucks with no mufflers whatsoever and you have a street that is chaotic on a slow day... and now there's a proposal to make things even worse???

If you want to be an effective planner... one who is trying to serve the community at large while not destroying the lifestyle of those already in place... I ask you to seriously consider vetoing this plan. As well, if you are seriously interested in the well being of those on Weber S you should consider speed bumps along the entire stretch of road. If you don't think they're necessary you are more than welcome to sit on my covered front porch for an hour or two and watch the Weber 500 for yourself: do that during rush hour and you will nix the rezoning immediately and add the speed bumps. The offer is a serious one, refreshments provided on the house.

Take care and please be thoughtful with your decision... our front porch is waiting for your arrival.....

Ed & Judi Laux

720 Weber Blvd S
Naples Fl  34117

239-455-4580 (H)
239-682-1205 (C)
elx@att.net
Mrs Faulkner

I understand that you are the comprehensive planner for petition SSGMPA-PL20160002584/CPSS-2017-1 and CU-PL20160002577.

As resident of Weber Blvd I urge you not to approve the building of a church on the corner of Golden Gate Blvd and Weber Blvd S.

This area is already congested with overflow and speeding vehicles from Collier Blvd trying to avoid rush hour.

Considering the fact that Weber traffic flow to Collier has been blocked at Golden Gate Blvd from recent road median construction I find it disturbing to even consider such location for a church congregation and subsequent congestion that would certainly have a monumental negative effect at the intersection of White Blvd and Weber Blvd S.

I ask that you would carefully consider the impact this proposition will have and reject such location for the common wealth of this, once peaceful, neighborhood.

Regards,
Maurizio Ferro
Sent from my iPhone
Dear Planning Commissioners:

Thank you for allowing me to speak before you on May 3rd, 2018, in opposition to your Agenda Items 9.F and 9.G; more specifically, Petition Numbers PL20160002584 and PL20160002577, an amendment to the Golden Gate Master Plan and a companion Conditional Use authorization, to allow for a church at the southeast corner of Golden Gate Boulevard and Collier Boulevard. Again, my name is John Kelly, and I am representing myself as a 23-year resident of Golden Gate Estates Unit 4, Tract 12. Please recall that you also heard from my mother, Renate Kelly, who resides within Hedrich Harbor which adjoins my property. Again, we thank you for accepting our verbal statements of opposition. As you’re aware, the subject items were continued to your next regularly scheduled meeting on May 17, 2018. It was my understanding that this delay was to allow the petitioner time to draft conditions of approval that would in effect ameliorate the effects of a non-residential use in Golden Gate Estates, an agricultural/rural residential zoning district. I’m both confused and concerned as I have just recently learned that if the petitioner desires to accommodate the Planning Commission that they may be required to conduct a second Neighborhood Information Meeting (NIM); however, should they desire to move forward without a second NIM, they’re able to do so provided they abide by their original plan. In other words, the community loses. That being the case, I must renew my steadfast opposition to both the Golden Gate Master Plan Amendment and the Conditional Use resolution.

Be it known I am not specifically opposed to a church; rather, I am opposed to any use that will generate more traffic than that of three single-family residences at the subject location; as the LDC allows one single-family residence per 2.5 acres within the Estates Zoning District. The only other use I would offer no opposition to is that of a model home. Please be reminded that Weber Boulevard South is presently being used by the motor public as a high-speed CR-951 by-pass road. Additionally, Weber Boulevard South is the primary means of accessing 1st Avenue Southwest which already serves the following:

- Max Hasse Community Park
- Big Cypress Elementary School
- Jehovah’s Witness Kingdom Hall, with two worship centers capable of performing simultaneous services; note, this use was approved with the condition that an emergency access to 1st Avenue Southwest be gated off – that gate is open and has been open for at least a month.
- Cypress Wood Presbyterian Church and Child Care Center, which by all appearances is not yet conducting formal worship services for whatever the reason. The most current approved site plan reveals the church was to be developed in phases with 280 total seats. As the church has been built it is likely the use will be allowed to continue and will ultimately evolve into a successful church.

As I stated before you on the May 3rd, this community is being inundated by high-speed traffic and the street was not designed for such. Traffic increased dramatically when the traffic signal serving the right-hand turn from north bound Collier Boulevard to east bound Golden Gate Boulevard was converted from right turn on red to no right turn on red from the far-right lane. This action can be safely remedied today with minimal action; however,
the County will lose that luxury should the County grand the subject petitions. As traffic is already horrible and we already have a church not operating to capacity it is ridiculous to further exacerbate the situation. Here is the solution...

The area within the purple borders are the properties to be combined for development by the church, they are presently 2-legally conforming properties. Each property should have access as indicated by the yellow arrows. Within the blue border is what should be used as a turn lane; however, it is presently marked as an ingress for the larger property. As this is one 5-acre parcel, it need only be afforded one access point; were the property to be divided, an alternate means of ingress/egress could be developed. The area in blue should be a turn lane that merges into Golden Gate Boulevard. Again, this corrective measure will be lost should the petitions be approved.

I remain concerned that the petitioner should have had no expectation that the properties in question could be developed for a church upon purchasing said properties as the use is not consistent with the Golden Gate Master Plan. The applicant’s representative stated on the record that churches are an allowable conditional use within the Estates Zoning District. This is not entirely correct as the Collier County Land Development Code (LDC) Section 2.03.01.B.1.c. states, in part: “For Estates zoning within the Golden Gate Estates subdivision, the Golden Gate Area Master Plan in the GMP restricts the location of conditional uses.” It is this constituent’s belief that the Golden Gate Master Plan, being an element of the Collier County Growth Management Plan, should not be eligible for change without great study as the documents represent the County’s Future Land Use Plan. At present, Collier County is engaged in a major restudy of the Golden Gate Master Plan and this process should not be surpasse on a piece meal basis. Please let the re-study process play out. Both the petitioner and staff point to the Restudy to indicate the community desires to allow for conditional uses at the subject location. I don’t believe that the property would have ever been mentioned within the restudy had it not been for the petition before you; the opposite side of Golden Gate Boulevard is an improved residential property. Were all Estates residents polled, I’m of the belief they would vote to keep the Estates as it is today without any change; the process will prove me right or wrong. I ask that you let the process play out.

Please note the subject properties are located within what is described as the Eastern Rural Estates; in fact, it is the entryway to said area. The vision statement for the Eastern Rural Estates reads as follows: “The Golden Gate Eastern Estates is an interconnected, low density residential community with limited goods and services in neighborhood centers, defined by rural character with an appreciation for nature and quiet surroundings.” The County’s Staff Report related to this project states that, in staff’s opinion, if this petition is approved it will increase
the likelihood of a similar petition being submitted for the property across Golden Gate Boulevard. Is this really in keeping with the aforementioned vision statement?

It is somewhat interesting to me that the applicant indicated that the subject property was selected due to proximity to members and affordability. As I indicated previously, I remain concerned that the applicant originally desired a much larger facility at an alternate location. Although the applicant had all approvals in place to construct a church, with educational facilities and a residence, the church chose to sell the property. Now the church acts as if they should be approved as this is the only property they can afford. Interestingly, the church has failed to disclose that as per the Collier County Property Appraiser’s Office their portfolio includes an additional Golden Gate Estates property as well as an improved commercial property at 6645 Willow Park Drive. A search using the Cityview Public Portal reveals a Zoning Verification Letter having been issued to provide an affirmative response as to if a church would be a permitted use at the subject location. Their testimony to the Planning Commission was not very forthcoming.

I’d also like to address a concern of Chairman Strain’s. Chairman Strain indicated that he would likely support a church at this location, subject to a number of restrictions, as it could be less intense than anything that might come forward in the future. I was also asked if I knew what transpired between the County and the Jehovah’s Witnesses when they were previously denied a use. Please simply note that being adjacent to a property within a Public (P) zoning District an amendment to the Golden Gate Master Plan was not required as it is in this case. Absent such an amendment there should be no expectation that the use would be considered, the same is true for the Cypress Wood Presbyterian Church.

With respect to the Conditional Use Application. Until our current unrest with traffic, this community has been peaceful and for the most part quiet. Aside from the traffic generated by church worship services, we’re concerned that churches typically have outreach programs and may sponsor other activities that may include the use of amplified sound and speakers. As such, we’d ask that a church be regulated as to the hours and that there be no activity after 9:00 PM. We would also like to see the area go dark at night and use low level lighting when necessary. I’d also hope that the Planning Commission seek a commitment that the petitioner will seek no administrative waivers or deviations from the development standards contained within the LDC. Additionally, we’d ask that uses be severely limited; no day care, no educational facilities, no special events such as festivals, revivals, summer camps, car washes, garage sales, farmers markets, and/or food truck competitions and the like. Restrictions as to lighted signage on Weber Boulevard South would also be appropriate, the community desires none. Lastly, should you find in favor of the petitioner’s request, it is hoped that you will do all within your power to limit traffic within our neighborhood.

In closing, I’d ask that you not support the subject Golden Gate Master Plan Amendment as based upon the arguments I have presented herein. The applicant’s own traffic engineer pointed out to you why stop signs are not likely to be seen on Weber Boulevard South. I have provided you with the best traffic calming instrument, a dedicated turn lane off of Collier Boulevard. This solution is only possible if the properties remain dedicated for residential use. I’d suggest that not every corner property on an arterial or collector road within this County should be commercialized. There will always be some less than desirable properties within this County and such properties may be the last to develop; alternatively, the market will adjust and such undesirable properties may just be those that are also affordable. Lastly, please recall the outcome of the recent Summit Church project off of Napa Woods Way; it’s my belief that the subject property is far less desirable for a conditional use of this magnitude. Your consideration and objectivity are very much appreciated.

Respectfully,

John Kelly