



**STAFF REPORT  
COLLIER COUNTY PLANNING COMMISSION**

**TO:** COLLIER COUNTY PLANNING COMMISSION  
**FROM:** COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES DIVISION,  
COMPREHENSIVE PLANNING DEPARTMENT  
**HEARING DATE:** October 19, 2009  
**RE:** PETITION CP-2007-3, MISSION SUBDISTRICT, GROWTH MANAGEMENT  
PLAN AMENDMENT  
[TRANSMITTAL HEARING]  
Coordinator: Beth Yang, AICP, Principal Planner

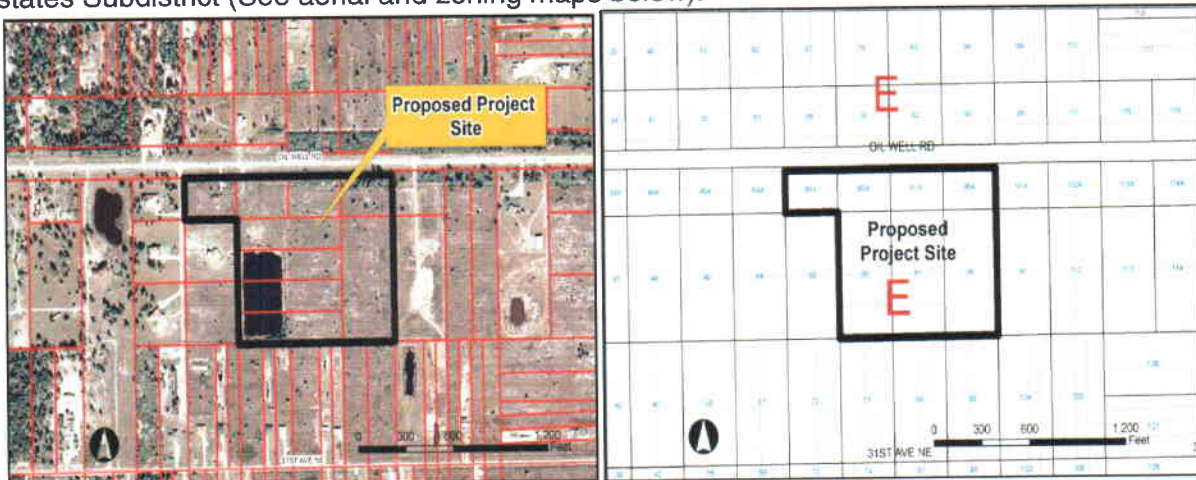
**AGENT/APPLICANT/OWNERS**

**Agent:** Mr. Robert Duane  
Hole Montes, Inc.  
950 Encore Way  
Naples, FL 34110

**Applicant/  
Owner:** Tom Gemmer, Director of Administration  
Emmanuel Evangelical Lutheran Church of Naples  
777 Mooring Line Drive  
Naples, FL 34102

**GEOGRAPHIC LOCATION:**

The subject property, containing 21.72 ± acres, is located on the south side of Oil Well Road, approximately one-quarter mile west of Everglades Boulevard, within Section 19, Township 48 South, Range 28 East, and is located within the Rural Estates Planning Community. The proposed Subdistrict is within the Estates Designation, Estates-Mixed Use District, Residential Estates Subdistrict (See aerial and zoning maps below).



**REQUESTED ACTION:**

This petition seeks to amend the existing Golden Gate Area Master Plan (GGAMP) text and Future Land Use Map Series (GG AFLUM) of the Collier County Growth Management Plan by:

1. Amending Policy 1.1.2.A (Page 4) of the Estates-Mixed Use District to add the Mission Subdistrict;
2. Following Golden Gate Institutional Subdistrict (Page 33), add #5 the Mission Subdistrict; and
3. Creating a new Golden Gate Area Future Land Use Map series map depicting this new Subdistrict, and amending the Future Land Use Map to add this new Subdistrict.

***The proposed change to Policy 1.1.2.A and the proposed Subdistrict text is as follows:***  
(Single underlined text is added, as proposed by the petitioner.)

**Policy 1.1.2:**

The ESTATES Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

- A. ESTATES-MIXED USE DISTRICT
  1. Residential Estates Subdistrict
  2. Neighborhood Center Subdistrict
  3. Conditional Use Subdistrict
  4. Golden Gate Parkway Institutional Subdistrict
  5. Mission Subdistrict [new text, page 4]

2. ESTATES DESIGNATION
  - A. Estates-mixed Use District

**5. Mission Subdistrict** [new text, page 33]

This Subdistrict is located on the south side of Oil Well Road, approximately one-quarter mile west of Everglades Boulevard and consists of 21.72 acres. The purpose of the Subdistrict is to provide for a church and related uses. These uses would include the following uses in the Commercial Professional and General Office District C-1: child care services; health services, offices and clinics, limited to a maximum of 2,500 square feet of floor area; social services individual and family; Activity Centers, elderly handicapped only, day care centers, adult and handicapped only, religious organizations, churches and educational plants (private school). The maximum total floor area allowed is 90,000 square feet. The maximum height of buildings shall be 30 feet. Development in the sub district shall be designed to be compatible with the existing and future development in the surrounding area.

In the alternate to the foregoing uses and measures of development intensity, the Subdistrict may be developed with single family dwellings at a density of one dwelling unit per 2.25 acres.

**PROJECT DESCRIPTION**

This petition proposes to create a new Subdistrict in Golden Gate Estates on ±22 acres to allow up to 90,000 square feet of institutional uses, inclusive of 2,500 square feet of

medical uses. Per the petition, it is anticipated the site will be developed as a church campus with related uses – including limited medical facilities for community outreach. Historically, a church campus may include the sanctuary with associated administrative offices, recreation building(s)/area(s), social hall, education/training areas (e.g. Sunday School classrooms), and may include an affiliated day care center/or school. Also, churches typically allow other entities to use their facilities, e.g. Boy Scouts. All of the proposed uses are listed in the Estates Zoning district conditional uses except medical facilities for community outreach; social services, individual and family, Activity Centers, elderly or handicapped only, and day care centers, adult and handicapped only (all listed under C-1).

**SURROUNDING LAND USE, ZONING AND FUTURE LAND USE DESIGNATION:**

**Subject Site:**

The subject site is zoned “E”, Estates and is designated Estates-Mixed Use District, Residential Estates Subdistrict, on the Golden Gate Area Future Land Use Map.

**Surrounding Lands:**

North - Across Oil Well Road, a 2-lane undivided collector road, zoned “E”, single family dwellings and undeveloped lots; and designated Estates-Mixed Use District, Residential Estates Subdistrict, on the Golden Gate Area Future Land Use Map.

East - Zoned “E”, single family dwellings and undeveloped lots; and designated Estates-Mixed Use District, Residential Estates Subdistrict, on the Golden Gate Area Future Land Use Map.

South - Zoned “E”, single family dwellings and undeveloped lots; and designated Estates-Mixed Use District, Residential Estates Subdistrict, on the Golden Gate Area Future Land Use Map.

West - Zoned “E”, single family dwellings and undeveloped lots; and designated Estates-Mixed Use District, Residential Estates Subdistrict, on the Golden Gate Area Future Land Use Map.

**STAFF ANALYSIS:**

Please refer to the document titled “Standard Language for GMPA Staff Reports” located behind the “GMPA Standard Language” tab. This document addresses some items common to all petitions in this cycle – statutory data and analysis, the GMP vision, and HB 697 – and one item common to the six petitions seeking amendments to the GGAMP.

**Environmental Impacts:**

The Environmental Report prepared by Geza Wass de Czege with Southern Biomes, Inc. and submitted with this petition, dated March 26, 2007, indicates the following:

- The project site includes one single family home, pine flatwoods, borrow lake and pastureland. There is one soil type found on site which is Immokalee fine sand.

- The listed species survey conducted on site concluded that there were no listed species found utilizing the site, and there were no signs of gopher tortoises. The report does not mention whether any non-listed species were observed by sight or signs.

Environmental Specialists with the Collier County Engineering and Environmental Services Department reviewed the application and provided the following comments:

- No special environmental concerns are associated with the establishment of the Subdistrict on the subject site.
- Staff has not verified the provided Florida Land Use Cover & Forms Classification System (FLUCCS) mapping and does not approve it with this petition.
- Native vegetation preservation requirements will be specifically addressed during subsequent development order review (rezone and/or site development plan). The preserve location will be subject to the ranking requirements of Conservation & Coastal Management Element (CCME) Policy 6.1.1(4).

Historical and Archeological Impacts:

- The Florida Master Site File indicates that no significant archaeological or historical resources are recorded within the project area.
- Historic or archaeological resources have not been identified as present on the subject property, based on a review of the Collier County index of Historic/Archaeological Maps, and the site is not identified on County Historical and Archaeological Probability Maps.

Traffic Capacity/Traffic Circulation Analysis and Impacts:

A traffic impact analysis report has been prepared by Transportation Consultants, Inc., dated September 15, 2009. This report's Summary of Findings, Conclusions and Recommendations are as follows:

"In conclusion, the proposed Growth Management Plan Amendment as a part of the Emmanuel Lutheran Church site will change the current land use designation that permits up to nine (9) single family dwelling units on the subject site to allow the construction of various church related uses, a day care facility serving both children and the elderly, and administrative office uses. Based on the analysis performed as a part of this report, the trip generation of the proposed GMP amendment will increase the approved trips on the subject site by a total of 215 two-way vehicles in the AM peak hour, by 179 two-way vehicles in the PM peak hour, and by 1,645 two-way vehicles over the course of the entire day.

A concurrency projection was performed as a part of this report as well. No level of Service deficiencies are shown on the roadways within the study network, which include Oil Well Road and Everglades Boulevard. The Emmanuel Lutheran Church will be subject to the requirements within the concurrency system at the time of SDP submittal for each individual phase of the development. Should sufficient capacity not exist on the County roadway network, the development will not be allowed to move forward until capacity is restored."

The Collier County Transportation Planning Department September 21, 2009 comments about the TIS report are as follows:

"Transportation Element:



Transportation Planning staff has reviewed the petitioner's Traffic Impact Statement (TIS) and has determined that this project can be found consistent with policies 5.1 of the Transportation element of the growth management plan.

Oil Well Road Impacts:

The first concurrency link that would be impacted by this project is Link 119, Oil Well Road between Immokalee and Everglades Boulevard. The project would generate up to 53 PM peak hour, peak direction trips on this link, which represents a 3.24% impact. This concurrency link reflects a remaining capacity of 664 trips in the adopted 2008 AUIR and is at Level of Service "C".

No subsequent links of Oil Well Road are significantly impacted.

Everglades Boulevard Impacts:

The first concurrency link on Everglades Boulevard that would be impacted by this project is Link 135, between Oil Well Road and Golden Gate Boulevard. The project would generate up to 21 PM peak hour, peak direction trips on this link, which represents a 2.33% impact. This concurrency link reflects a remaining capacity of 563 trips in the adopted 2008 AUIR and is at Level of Service "C".

The next concurrency link on Everglades Boulevard that would be impacted by this project is Link 136, between Immokalee Road and Oil Well Road. The project would generate up to 21 PM peak hour, peak direction trips on this link, which represents a 2.33% impact. This concurrency link reflects a remaining capacity of 499 trips in the adopted 2008 AUIR and is at Level of Service "C".

No subsequent links of Everglades Boulevard are significantly impacted.

Immokalee Road Impacts:

No Immokalee Road links are significantly impacted."

Public Facilities Impacts:

The petitioner prepared a Public Facilities Level of Service Analysis which was submitted with this petition.

- Water and Wastewater: There are no LOSS impacts, as the church facilities will use the private water well and septic system. The subject property is not currently served with water and sewer service. The Public Utilities Division has responded to this application as follows: "According to the current 2008 Water and Wastewater Master Plan Updates, this project is not located within the Collier County Water - Sewer District (CCWSD) Service Area and is not part of any other existing Utilities District.

By 2012, the CCWSD will include the Orangetree Area. Per the 2008 Water and Wastewater Master Plan Updates, Orangetree will become part of the CCWSD in 2012 and potential water and sewer demands from this area are included in these Master Plan Updates. There are an existing 36-inch water main and an existing 16-inch force main on Immokalee Road. The water and sewer pipelines will be used for the future North East Regional Water and Wastewater Treatment Plants. Water and sewer services are not currently available. These pipelines will be activated when the North East Plant is ready. Per our current 2008 AUIR, the North East Plant project is anticipated to be constructed and in service by 2018. Collier County Public Utilities does not guarantee a time frame for construction of its capital projects. If adequate capacity is not available, on-site facilities may be provided to serve the

needs of the development as stated in the Public Facilities Level of Service Analysis in this application.”

- Solid Waste: Level of service standard is 0.64 tons per capita and impact is expected to be negligible.
- Drainage: The Subdistrict is located in Flood Zone D. According to agent, there are no known drainage problems associated with the subject properties and the modifications of the existing man-made water body are anticipated to increase the capacity and serve as both the water detention facility and a buffer for neighboring residential uses. The future development will comply with SFWMD and Collier County rules and regulations.
- Schools, Libraries, Parks and Recreational Facilities: The application does not propose an increase in residential density; therefore, no additional demand for services is anticipated.
- EMS, Fire, Police and County Jail: The subject project is located within the Big Corkscrew Fire District. The nearest EMS services is Medic #10 Station (14756 Immokalee Road) and the nearest sheriff substation is Golden Gate Sheriff Substation (1195 C.R 858). The proposed Subdistrict is anticipated to have minimal impacts on safety services and jail facilities.

Appropriateness of Change:

The existing land use designation of the subject site is “Estates” and is excerpted below from the Golden Gate Area Master Plan.

**“2. ESTATES DESIGNATION**

This designation is characterized by low density semi-rural residential lots with limited opportunities for other land uses. Typical lots are 2.25 acres in size. However, there are some legal non-conforming lots as small as 1.14 acres. Residential density is limited to a maximum of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses. Multiple family dwelling units, duplexes, and other structures containing two or more principal dwellings, are prohibited in all Districts and Subdistricts in this Designation.

The Estates Designation also accommodates future non-residential uses including:

- Conditional uses and essential services as defined in the Land Development Code,
- Parks, open space and recreational uses,
- Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance 91-102, adopted October 30, 1991 and consistent with locational requirements in Florida Statutes (Chapter 419.01 F.S.).
- Schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-locate schools with other public facilities, such as parks, libraries and community centers to the extent possible.

Group Housing includes the following type facilities:

- Family Care Facility if occupied by not more than six (6) persons shall be permitted in residential areas.
- Group Care Facility,
- Care Units,
- Adult Congregate Living Facilities, and
- Nursing Homes.

All of the above uses shall be consistent with all of the Goals, Objectives and Policies of the Golden Gate Area Master Plan. “

#### Proposed Institutional Uses:

Generally, conditional uses (CUs) are permitted throughout the County on most residentially and agriculturally [the “E” zoning district, while principally allowing a single family dwelling, is classified as an agricultural zoning district] zoned land. As early as 1991, the residents of Golden Gate Estates expressed their concerns regarding the scattered approvals of non-residential conditional uses, with little or no discretionary criteria. The people in the Estates wanted County Planning policies and zoning provisions to provide a more appropriate amount of specificity and certainty as to where conditional uses could be expected and would be considered. They crafted GMP language which provided the certainty expected, with the adopted result being the Conditional Use provisions written into the Golden Gate Area Master Plan when it was adopted in 1991. These were subsequently revised in 2003-2004 based upon recommendations of the GGAMP Restudy Committee, a BCC-appointed citizen committee.

That Committee evaluated the areas encompassed by the GGAMP and recommended greater restrictions on conditional uses in some areas, and additional allowances for other areas, as reflected in the current GGAMP.

The “Conditional Uses Subdistrict” in the Estates – Mixed Use District within the GGAMP contains specific provisions for Essential Services CUs, CUs on Golden Gate Parkway and Collier Boulevard, Transitional CUs adjacent to Neighborhood Centers, Transitional CUs [as buffers between residential and certain non-residential uses], and, Special Exceptions to CU Locational Criteria [for certain excavation activities and temporary model homes].

The subject property was not identified as an area appropriate for Conditional Uses nor as an area in which there was a particular need for Conditional Uses in the GGAMP. In addition, the subject site exceeds 5 acres and is not between residential and certain non-residential uses, therefore is not eligible under transitional conditional uses, thus the need for this GMP amendment to allow a variety of institutional uses. All of the proposed uses except health services; social services, individual and family, Activity Centers, elderly or handicapped only, and day care centers, adult and handicapped only are allowed via conditional use in the Estates zoning district.

The data and analysis provided by applicant in the support of the requested change was limited to compatibility findings associated with past conditional use approvals. The data did not include a needs assessment or inventory of community facility or institutional uses in the study area. Therefore, staff did research on the existing churches, child care facilities and schools and the results are as follows:

- Number of existing churches for the study area (Corkscrew Planning Community & Rural Estates Planning Community):  
Staff has developed a church inventory map for the study area and found there are 7 existing churches (See Map 1, **attached**). Only one church (inside Ave Maria University & Town) in the study area offers child care/day care services.

- Number of existing child care facilities for the study area (Corkscrew Planning Community & Rural Estates Planning Community):  
Staff has developed a child care facilities inventory map for the study area and found there are 8 existing child care facilities (see Map 2, **attached**).
- Number of existing public & private schools for the study area (Corkscrew Planning Community & Rural Estates Planning Community):  
Staff has developed a public/private school inventory map for the study area and found there are 10 public & private schools for the study area (see Map 3, **attached**).
- Number of Agriculture zoned parcels that would allow church (Corkscrew Planning Community & Rural Estates Planning Community):  
Since church is allowed by conditional use (CU) in Agricultural Zoning, staff has developed an inventory of agricultural zoned parcels  $\geq 10$  acres (aggregation of two 10-acre parcels should be considered by applicant) in the study area (see Table 1, **attached**) and found that there are 245 agriculture zoned parcels that would allow church. However, according to agent, none of the listed parcels were selected because they did not meet applicable site selection criteria employed by the Emmanuel Lutheran Church in their request for a mission center site. The criteria were:
  - a. The site(s) selected must have direct access to a collector road;
  - b. Only a cleared site(s) without sensitive habitats or protected wetlands would be considered;
  - c. No site would be considered if it was owned by a church or a religious order;
  - d. No site should be considered if was in active agricultural use; and
  - e. No site would be considered if it was located in an existing residential Planned Unit Development.

Petitioner failed to provide any explanation as how these criteria were developed and why? E.g. why the sites selected must have direct access to a collector road and why no site would be considered if it was located in an existing residential Planned Unit Development.

### **2008 Legislation - HB 697**

This legislation, which pertains to energy conservation and efficiency, went into effect on July 1, 2008. DCA (Florida Department of Community Affairs) will be reviewing GMP amendments for compliance with this legislation.

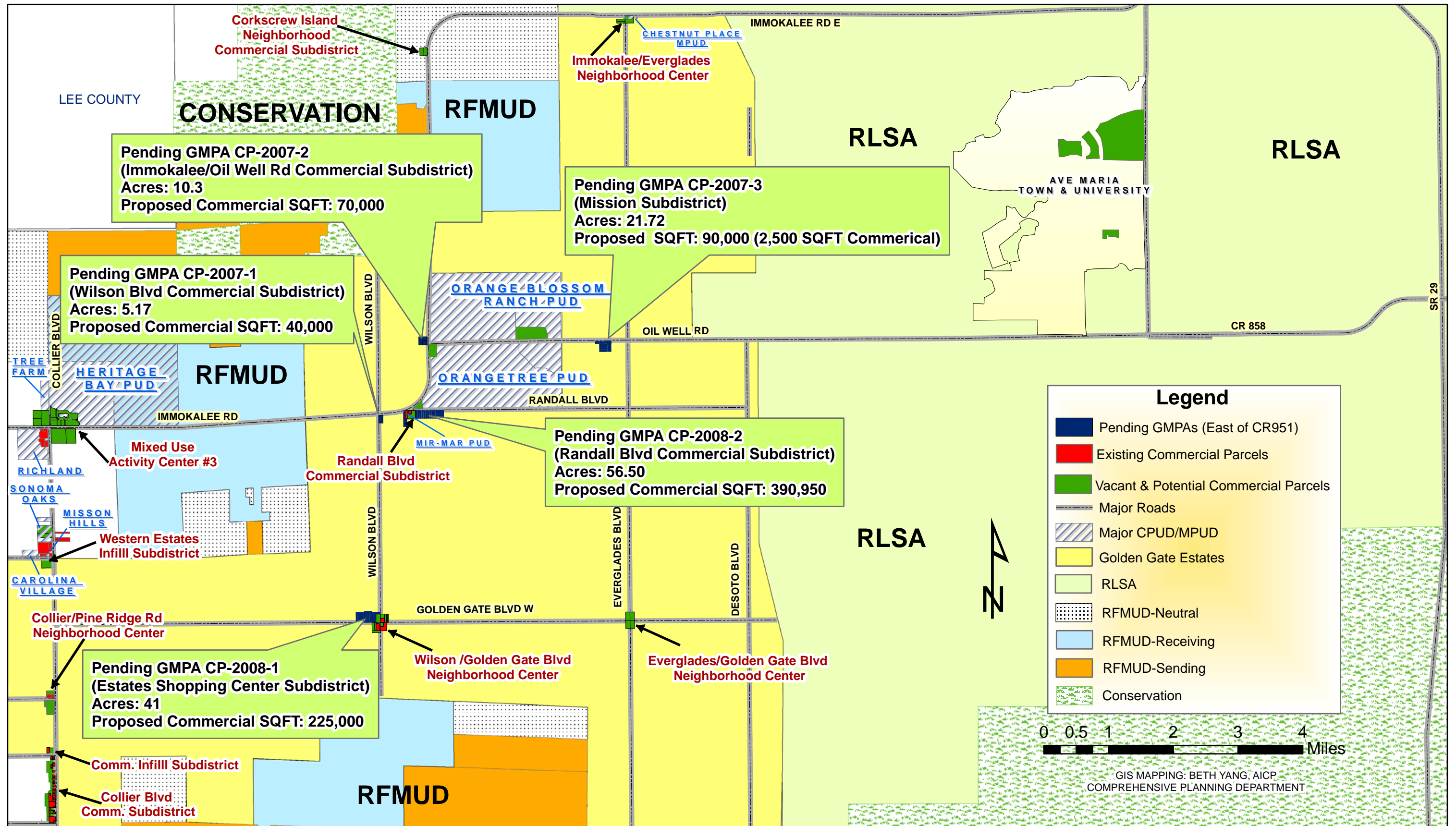
Staff has reviewed this petition for adequacy of data and analysis to demonstrate how it discourages urban sprawl and reduces greenhouse gas emissions. The petitioner failed to address this legislative requirement. It is anticipated that there will be an Objection in the ORC (Objections, Recommendations and Comments) Report from the Department of Community Affairs in regards to compliance with this legislation.

### **Petitions in Vicinity**

It should be noted there are five petitions for sites located east of Collier Blvd. and in Golden Gate Estates, inclusive of the subject petition. Four petitions are for commercial uses; one petition (the subject petition) request is for mostly institutional uses, but includes a small commercial allocation. The location map (Pending GMPAs Locations East of C.R 951) on following page identifies these five petition sites, what each request consists of, and commercial opportunities in the surrounding area. The table below also provides information about these five petitions seeking amendment to the Golden Gate Area Master Plan.



# PENDING GMPAs LOCATIONS (2007/2008 COMBINED CYCLE) EAST OF CR 951



Petition	Location	# Acres	Request
CP-2007-1	SE corner CR846/Wilson Blvd.	5.17	Create Wilson Blvd. Commercial Subdistrict to allow max. of 40,000 S.F. of com'l uses
CP-2007-2	SW corner of CR846/33rd Ave. NE	10.28	Create Immokalee Road/Oil Well Road Commercial Subdistrict to allow max. of 70,000 S.F. of C-1 thru C-3 com'l uses
<b>CP-2007-3</b>	<b>south side of CR858, 1/4 mile west of Everglades Blvd.</b>	<b>21.72</b>	<b>Create Mission Subdistrict to allow institutional uses (church and related uses, e.g. child &amp; adult day care), and limited C-1 com'l uses (90,000 s.f. total, inclusive of 2,500 s.f. of com'l)</b>
CP-2008-1	NW quadrant of Wilson & Golden Gate Blvds.	40.62	Create new Estates Shopping Center Subdistrict to allow 225,000 s.f of com'l uses, with requirement to provide a grocery store [portion of site (4.98 acs.) lies within existing Neighborhood Center and could yield 30,099 s.f. of com'l]
CP-2008-2	south side of CR846 & Randall Blvd., from canal east to 8th Street NE (inclusive of BCI Fire Station, existing Randall Blvd. Com'l Subdistrict, and DOF fire tower site).	56.50	Expand and modify Randall Blvd Commercial Subdistrict to add 390,950 s.f. of limited C-4 & C-5 com'l uses [zoning in existing Subdistrict allows 41,000 s.f. of com'l on 7.53 acs.]
sum		134.29 [121.78 acres are new]	769,450 s.f. of com'l [728,450 s.f. is new]

### Golden Gate Estates Area (East of C.R 951) Commercial Inventory

In order to accurately assess the commercial demand/supply for the Golden Gate Estates Area East of C.R 951 (includes sites on west side of, but abutting, C.R 951), staff has developed a table showing existing commercial inventory as well as potential commercial inventory (vacant land zoned commercial & vacant land designated as commercial, combined).

	Developed Commercial SQFT	Developed Commercial Acres	Vacant Land Zoned Commercial SQFT	Vacant Land Zoned Commercial Acres	Vacant Land Designated Commercial SQFT	Vacant Land Designated Commercial Acres
Everglades Blvd/Golden Gate Blvd Neighborhood Center	0	0	33,000	5.46	165,000	16.38
Immokalee Rd/Everglades Blvd Neighborhood Center	0	0	24,000	6.01	62,253	10.3

	Developed Commercial SQFT	Developed Commercial Acres	Vacant Land Zoned Commercial SQFT	Vacant Land Zoned Commercial Acres	Vacant Land Designated Commercial SQFT	Vacant Land Designated Commercial Acres
Corkscrew Island Neighborhood Commercial Subdistrict	0	0	0	0	90,000	8
Randall Blvd Commercial Subdistrict	23,350	3.71	17,650	3.82	0	0
Wilson Blvd/Golden Gate Blvd Neighborhood Center	66,463	13.25	89,556	11.14	58,264	9.64
Collier/Pine Ridge RD Neighborhood Center(abutting CR951)	28,600	3.86	105,000	17.6	27,863	4.61
Western Estates Infill Subdistrict(abutting CR951)	0	0	0	0	41,490	3.93
Golden Gate Estates Commercial Infill Subdistrict(abutting CR 951)	15,000	2.04	7	68000	0	0
Collier Blvd Commercial Subdistrict(abutting CR951)	189,674	32.22	36,808	6.09	151,825	25.12
Orange Blossom Ranch MPUD	0	0	200,000	44	0	0
Orange Tree MPUD*	0	0	60,000	22	0	0
Mixed Use Activity Center #3	92,172	16.32	289,232	37.59	492,586	81.5
Heritage Bay MPUD	0	0	200,000	73.5	0	0
Sonoma Oaks PUD(abutting CR951)	0	0	120,000	9.38	0	0
Carolina Village PUD(abutting CR951)	0	0	150,000	6.51	0	0
Mission Hills PUD(abutting	107,818	18.16	92,182	15.29	0	0



	Developed Commercial SQFT	Developed Commercial Acres	Vacant Land Zoned Commercial SQFT	Vacant Land Zoned Commercial Acres	Vacant Land Designated Commercial SQFT	Vacant Land Designated Commercial Acres
CR951)						
Richland PUD(abutting CR951)	92,172	16.32	138,828	5.48	0	0
<b>TOTAL</b>	<b>615,249</b>	<b>105.88</b>	<b>1,556,263</b>	<b>68,263.87</b>	<b>1,089,281</b>	<b>159.48</b>

(Source: 2009 Property Appraiser database, zoning maps & 2009 PUD database)

\*There is a pending petition to increase the commercial square feet in Orangetree PUD to 332,000 square feet.

The total existing developed commercial square feet is 615,249 and the potential additional commercial square feet is 2,645,544, as shown above.

**Commercial Demand Analysis**

The petitioner prepared a Market-Conditions Study analyzing market conditions within the Rural Estates and Corkscrew Planning Community Districts (PCDs)

The findings of the study are as follows:

- By the year 2015, the permanent populations of the Corkscrew PCD and the Rural Estates PCD is projected to grow 143.72 percent from 19,834 in 2000 to 48,340 in 2015, an increase of 28,506 persons according to May 29, 2009 estimates provided by the County’s Comprehensive Planning Section.
- The accelerated population growth in the Corkscrew Planning Community District (PCD) and the Rural Estates PCD clearly demonstrates potential support from present and future residents of the Emmanuel Lutheran Church catchment area for services offered by the Mission Center.

Further, the market conditions study utilized 2007 Collier County commercial Land use inventory to document the need for new non-residential uses – commercial, conditional use, and public facilities for the study area. But the inventory included non-commercial square footage and acreage, such as code 38 (Golf Courses) and code 40-48 (Industrial Use) which should not be counted as part of the commercial inventory. Petitioner provided a lot of data regarding commercial uses but almost no analysis had been performed on these properties.

In conclusion, it states “Commercial square footage, and acreage, analyzed by study area planning communities, demonstrates that residents of the Corkscrew PCD and the Rural Estates PCD are underserved due to a notable lack of well-located businesses and service enterprises offering needed goods and services to catchment area resident.”

The petitioner has not provided data & analysis supporting their concluding claims stated above. In fact, numerous commercial development opportunities are provided, including pre-zoned commercial land yet to be developed, Neighborhood Centers, Commercial Subdistricts already existing or planned in the Golden Gate Estates Area.

Staff has provided comparison data taken from 2009 Commercial Inventory data, PUD database and zoning maps. The findings of the updated reference sources are as follows:



- Existing Developed Commercial SQFT: 484,151 s.f (see Map 4, **attached**)
- Vacant Land Zoned or Designated Commercial Acres & SQFT: 200.86 Acres, 1,236,223 s.f (see Table 2, **attached**)
- Average Household Income: \$48,336 (see Map 5, **attached**)

Based on the commercial inventory above, there is sufficient amount of commercial land SQFT to support the population in the study area planning communities. No additional commercial SQFT is needed.

In addition, it should be noted that the growth has trended downward and there are a lot of vacant commercial in the market, the real estate stagnation and growth decline has also postponed or eliminated the need for additional commercial space.

### **NEIGHBORHOOD INFORMATION MEETING (NIM) NOTES:**

The Neighborhood Information Meeting (NIM) was held on September 3, 2009, after the applicant/agent duly noticed and advertised the meeting, as required by the Collier County Land Development Code.

Nine people attended the NIM, held at Agriculture Center - IFAS Extension Office, 14700 Immokalee Road, Naples, FL.

- *The following is a synopsis of the meeting:*
  1. Agent for the petitioner, Mr. Bob Duane, and members of his team opened the meeting at 5:34 p.m, welcoming everyone. He introduced himself, Beth Yang, Ted Treesh, Steven Wigdahl and Tom Gemmer, and County staff Beth Yang, initiated the tape recording process. He indicated that the appropriate notices of the meeting had been given, including an advertisement in the newspaper and a mailing to all property owners within 1000 feet of the site under review. Using visual displays of aerial maps, he showed the area under review, and displayed an early version of a draft site plan.
  2. Bob Duane gave a summary of the meeting purpose which was to preview a request for an amendment to the Golden Gate Master Plan. He explained that due to current restrictions on types of development included in the Master Plan, Emmanuel Lutheran Church needed to request an amendment to the plan which would allow the types of development envisioned in their proposal.
  3. Bob Duane gave on overview of the anticipated timetable related to this request. A hearing with the Planning Commission is scheduled for October 19, 2009, with a staff report prepared 30 days prior. A subsequent hearing before the Board of County Commissioners would take place on January 19, 2010. After review at the state level, the request would again be heard by the Planning Commission and the Board of County Commissioners prior to final approval. At that time Emmanuel Lutheran Church could make application for zoning changes based on further planning. He indicated that the public would be notified of all of these steps.
  4. Bob Duane explained that Emmanuel Lutheran Church has identified a need for a variety of community services in the area under review, and that they felt the church could help address these needs through their proposal.

5. Steve Wigdahl was asked to elaborate on the proposal. He summarized the history and current ministries of Emmanuel Lutheran Church, and indicated that there is a history of involvement in the community, and a desire to meet community needs through provision of additional mission opportunities. The church's discovery process showed a need for family and community services in the area under review, with an increasing population and yet a lack of concomitant growth in services. The church staff indicated that the current congregation would be supporting this new mission center, and it would be an extension of Emmanuel Lutheran Church rather than a standalone center.
6. Mrs. Chris Farlow, area resident, asked for clarification on the kinds of health services being considered. Steve Wigdahl explained that this would be done in partnership with other health and community agencies, and would not be clinical direct care services, but rather wellness and education services related to health care issues. All such services would be open to the community and not restricted to church members.
7. Mr. James Farlow, area resident, asked if any consideration had been given to inclusion of rehabilitation services or halfway houses, or similar offerings. The church staff indicated that no such plans were being considered, and that there would be no residential facilities at all.
8. Bob Duane clarified that under C-1 uses there are limited clinical services allowed, and that the health services component was only a small portion of the proposal. Beth Yang added that the proposal stated that no more than 2,500 square feet would be used for health services.
9. Peter Gaddy introduced himself as the Vice President of the Golden Gate Estates Area Civic Association, and indicated that he had already previewed the comprehensive plan amendment request. At a recent meeting of the civic association the proposal was reviewed for both positive and negative impact. The Board agreed that there was no evidence of negative impact from this proposal, and that indeed the proposed services are precisely what are needed in the area under review. The association board feels that such community services are limited or absent. He stated that in their opinion this was a very worthwhile project, an exciting event for the residents, and a very positive development for the Golden Gate Estates area.
10. Peter Gaddy asked if the meeting space in the proposed mission center would be available for use by the community. The church staff indicated that it would be, and that this was a desired outcome of the project.
11. Peter Gaddy requested electronic versions of the visual displays brought by Bob Duane, who indicated that the aerial maps would be readily available. A draft site plan was prepared very early in the development phase and was felt to be too unclear to be shared at this point, until further study and revision later in the process.

The meeting concluded at approximately 6:00 p.m.

*[Synopsis prepared by Tom Gemmer, Director of Administration, Emmanuel Lutheran Church and modified by B. Yang, Principal Planner]*

**FINDING AND CONCLUSIONS:**

- The Transportation Division was able to recommend that GMP Amendment application CP-2007-3 can be found consistent with policy 5.1 of the Transportation Element of the GMP.
- As a result of this amendment there are no significant impacts to public facilities, as defined in the Capital Improvement Element with respect to stormwater drainage, portable water, sanitary sewer, solid waste, community and regional parks.
- Staff pre-app notes clearly requested analysis of sites that allow the proposed use without need for GMP Amendment, including RFMUD Neutral & Receiving Lands, Golden Gate Estates, Rural Settlement Area ---this means commercial zoning that allows use by right as well as sites and zoning that allows use by Conditional Use (CU). Agent failed to provide the needed data & analysis.
- Church is allowed by conditional use (CU) in Agricultural Zoning, there are 245 agriculture zoned parcels >= 10 acres in the study area and agent failed to provide valid explanation as why these lands are not eligible. (E.g. why the sites selected must have direct access to a collector road, etc.).
- The data and analysis provided in the support of the requested institutional change was limited to compatibility findings associated with past conditional use approvals. The data did not include a needs assessment or inventory of community facility or institutional uses in the study area.
- The Estates Zoning within the Golden Gate Estates Subdivision (defined in the land development code) does not permit C-1 uses such as health services, medical facilities (such as physician's offices, medical clinics, treatment, research and rehabilitative centers); social services, individual and family, Activity Centers, elderly or handicapped only, and day care centers, adult and handicapped only as conditional uses.
- Based upon existing developed & vacant commercial inventory in the study area, staff believes there is not a need for additional commercial development to serve the surrounding communities.
- Approval of this petition is likely to lead to other similar future requests.
- If approved, project development will be subject to lighting restrictions in Policy 5.1.1.
- The proposed Growth Management Plan Amendment is inconsistent with the Golden Gate Area Master Plan (GGAMP) vision for development of commercial and institutional uses in Golden Gate Estates Area.

**LEGAL CONSIDERATIONS:**

This Staff Report has been reviewed and approved by the County Attorney's office.

**STAFF RECOMMENDATION:**

Staff recommends that the Collier County Planning Commission forward Petition CP-2007-3 to the Board of County Commissioners with a recommendation **not** to transmit to the Florida Department of Community Affairs.

However, should the CCPC choose to recommend transmittal, staff recommends the following revisions to the proposed subdistrict (single underline text is added, as proposed by petitioner; double underline text is added, as proposed by staff; ~~double strike through~~ text is deleted, as proposed by staff):

First Alternative – “clean-up” of petitioner's text.

**2. Mission Subdistrict**

**[new text, page 33]**

~~This The Mission Subdistrict is located on the south side of Oil Well Road, approximately one-quarter mile west of Everglades Boulevard, and consists of 21.72 acres. The purpose of this the Subdistrict is to provide for a church and related uses, including limited commercial uses for community outreach. These uses would include the The following uses are allowed: in the Commercial Professional and General Office District C-1: child care services; health services, offices and clinics, limited to a maximum of 2,500 square foot of floor area; social services individual and family; Activity Centers, elderly handicapped only, day care centers, adult and handicapped only, religious organizations, churches and educational plants (private school).~~

- a) Churches.
- b) Child care centers and adult day care centers.
- c) Private schools.
- d) Individual and family social services (activity centers, elderly or handicapped only; day care centers, adult and handicapped only).
- e) Health services, offices and clinics, as permitted by right in the C-1 zoning district in the Collier County Land Development Code (Ordinance No. 04-41, as amended). This use shall be limited to a maximum floor area of 2,500 square feet.

The maximum total floor area allowed in this Subdistrict is 90,000 square feet. The maximum height of buildings shall be 30 feet. Development in the this Subdistrict shall be designed to be compatible with the existing, and allowed future, development in the surrounding area.

In the alternate to the foregoing uses, and measures of development intensity, and development standards, this the Subdistrict may be developed with single family dwellings at a density of one dwelling unit per 2.25 acres.

OR

Second Alternative – “clean-up” of petitioner’s text AND remove commercial uses (non-Estates zoning conditional uses).

**2. Mission Subdistrict**

~~This The Mission Subdistrict is located on the south side of Oil Well Road, approximately one-quarter mile west of Everglades Boulevard, and consists of 21.72 acres. The purpose of this the Subdistrict is to provide for a church and related uses. These uses would include the The following uses are allowed: in the Commercial Professional and General Office District C-1: child care services; health services, offices and clinics, limited to a maximum of 2,500 square foot of floor area; social services individual and family; Activity Centers, elderly handicapped only, day care centers, adult and handicapped only, religious organizations, churches and educational plants (private school).~~

- a) Churches.
- b) Child care centers and adult day care centers.
- c) Private schools.

The maximum total floor area allowed in this Subdistrict is 90,000 square feet. The maximum height of buildings shall be 30 feet. Development in the this Subdistrict shall be designed to be compatible with the existing, and allowed future, development in the surrounding area.



In the alternate to the foregoing uses, ~~and~~ measures of development intensity, and development standards, this ~~the~~ Subdistrict may be developed with single family dwellings at a density of one dwelling unit per 2.25 acres.

**PREPARED BY:**

  
\_\_\_\_\_  
BETH YANG, AICP, PRINCIPAL PLANNER  
COMPREHENSIVE PLANNING DEPARTMENT

DATE: 9/25/09

**REVIEWED BY:**

  
\_\_\_\_\_  
DAVID WEEKS, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING DEPARTMENT

DATE: 9/25/09

**REVIEWED BY:**

  
\_\_\_\_\_  
RANDALL COHEN, AICP, DIRECTOR  
COMPREHENSIVE PLANNING DEPARTMENT

DATE: 9-28-09

**APPROVED BY:**

  
\_\_\_\_\_  
JOSEPH K. SCHMITT, ADMINISTRATOR  
COMMUNITY DEVELOPMENT &  
ENVIRONMENTAL SERVICES DIVISION

DATE: 9/28/09

Petition No: CP-2007-3  
Staff Report for the October 19, 2009 CCPC Meeting

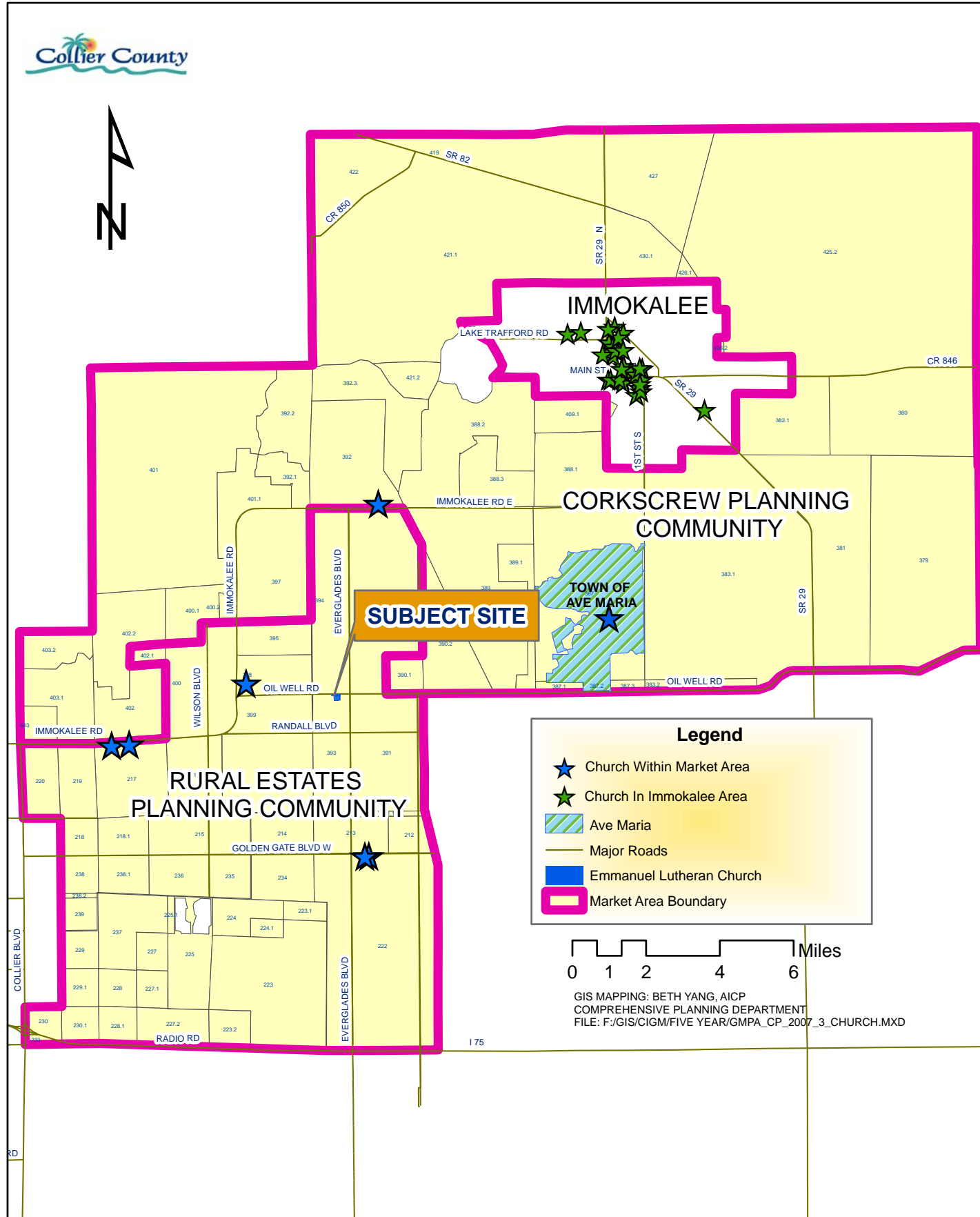
Note: This petition has been advertised for the January 19, 2010, BCC Meeting.

COLLIER COUNTY PLANNING COMMISSION:

\_\_\_\_\_  
**MARK P. STRAIN, CHAIRMAN**

# EMMANUEL LUTHERAN CHURCH GMPA-2007-3 EXISTING CHURCHES

## ATTACHMENT: MAP 1



EXISTING CHURCHES  
(WITHIN MARKET AREA)

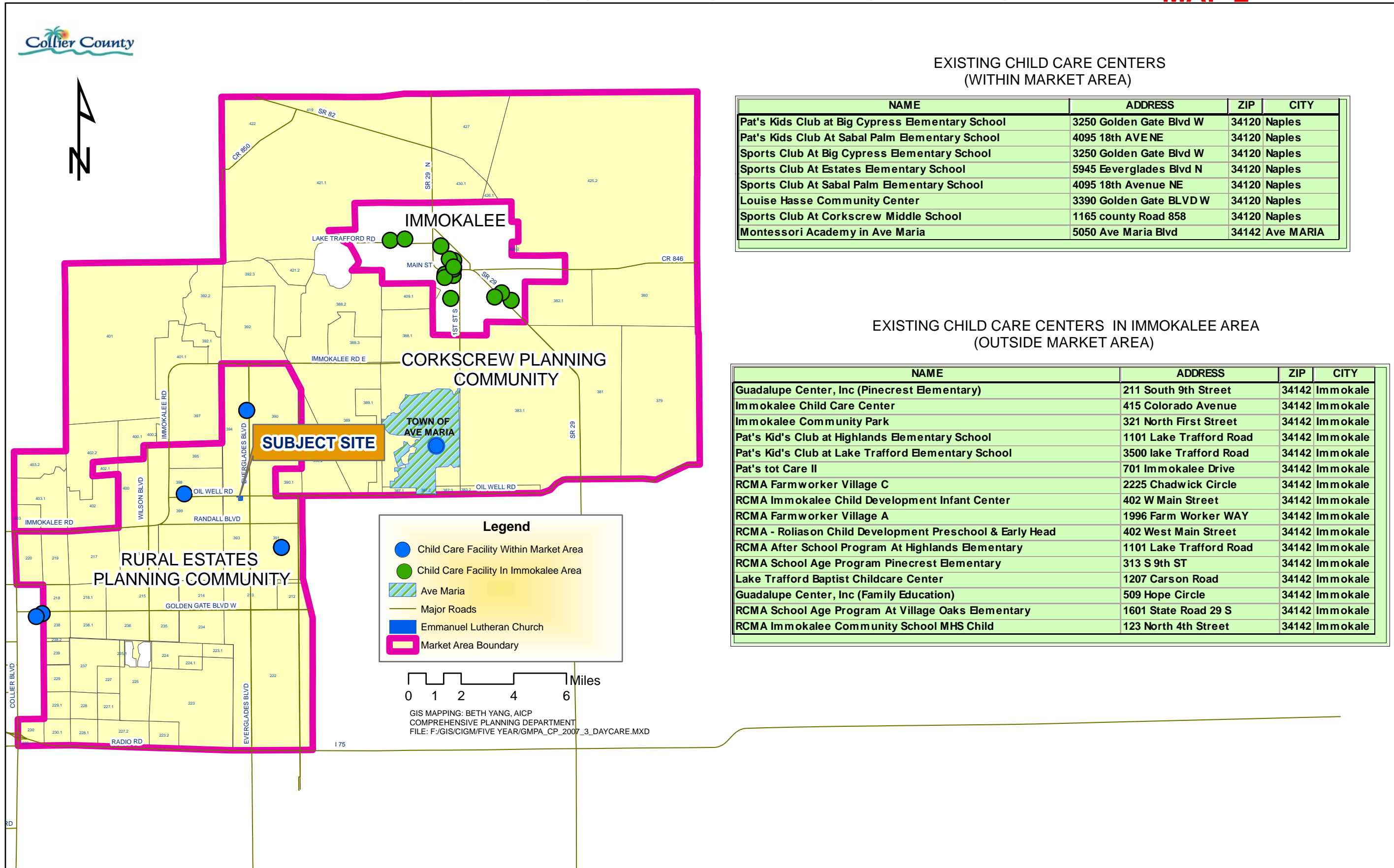
NAME	ADDRESS	CITY	ZIP
GOLDEN GATE JEHOVAH'S WITNESSES	3480 GOLDEN GATE BOULEVARD EAST	NAPLES	34120
CORKSCREW BAPTIST CHURCH	22022 IMMOKALEE ROAD	NAPLES	34120
ST PAUL ANTIOCHIAN ORTHODOX CHURCH	2425 RIVERS ROAD	NAPLES	34120
CYPRESS WOOD PRESBYTERIAN CHURCH	3380 GOLDEN GATE BOULEVARD EAST	NAPLES	34120
ABUNDANT LIFE CHRISTIAN CENTER	880 GRAND RAPIDS BLVD	NAPLES	34120
THE HOUSE OF JESUS CHRIST TO FEED THE HUNGRY	11180 IMMOKALEE RD	NAPLES	34102
AVE MARIA CHURCH	5050 AVE MARIA BLVD	AVE MARIA	34142

EXISTING CHURCHES IN THE IMMOKALEE AREA  
(OUTSIDE MARKET AREA)

NAME	ADDRESS	CITY	ZIP
BETHEL ASSEMBLY OF GOD SPANISH CHURCH	1225 WEST MAIN STREET	IMMOKALEE	34142
FIRST BAPTIST CHURCH	1411 LAKE TRAFFORD ROAD	IMMOKALEE	34142
FIRST BAPTIST CHURCH - PARSONAGE	807 MONROE STREET	IMMOKALEE	34142
FIRST BAPTIST CHURCH - SINGERAGE	1208 CAMELLIA AVENUE	IMMOKALEE	34142
FIRST BAPTIST CHURCH OF IMMOKALEE	308 SOUTH 3RD STREET	IMMOKALEE	34142
FRIENDSHIP BAPTIST CHURCH	816 NEW MARKET ROAD WEST	IMMOKALEE	34142
FRIENDSHIP BAPTIST CHURCH	801 NORTH 11TH STREET	IMMOKALEE	34142
LAKE TRAFFORD INDEPENDENT BAPTIST CHURCH	1207 CARSON ROAD	IMMOKALEE	34142
GLENDALE BIBLE BAPTIST CHURCH	1205 WEST MAIN STREET	IMMOKALEE	34142
CATHOLIC CHURCH GUADALUPE CENTER	211 SOUTH 9TH STREET	IMMOKALEE	34142
OUR LADY OF GUADALUPE CATHOLIC CHURCH	207 SOUTH 9TH STREET	IMMOKALEE	34142
OUR LADY OF GUADALUPE CATHOLIC CHURCH - HOUSE OF HOSPITALI	1107 NEW MARKET ROAD WEST	IMMOKALEE	34142
CHURCH OF GOD - PARSONAGE	607 GLADIOLA STREET	IMMOKALEE	34142
IMMOKALEE CHURCH OF NAZERENE	110 SOUTH 2ND STREET	IMMOKALEE	34142
FIRST UNITED METHODIST CHURCH OF IMMOKALEE	303 NORTH 9TH STREET	IMMOKALEE	34142
FIRST UNITED METHODIST CHURCH OF IMMOKALEE - PARSONAGE	709 NORTH 11TH STREET	IMMOKALEE	34142
IMMOKALEE HAITIAN FREE METHODIST CHURCH	312 EUSTIS AVENUE	IMMOKALEE	34142
IGLESIA HEREDEROS DE DIOS (LA ESPERANZA)	1013 WEST MAIN STREET SUITE 6B	IMMOKALEE	34142
HOUSE OF PRAYER	401 SOUTH 2ND STREET	IMMOKALEE	34142
FIRST ASSEMBLY OF GOD IMMOKALEE	650 2ND AVE	IMMOKALEE	34142
FIRST BAPTIST CHURCH	807 MONROE CT	IMMOKALEE	34142
IGLESIA BAUTISTA DE JESUCRISTO	214 N 2ND ST	IMMOKALEE	34142
JEAN BAPTISTE ST HUBERC	2468 SANDERS PINE CIR	IMMOKALEE	34142
REDLANDS CHRSTN MIGRANT ASSOCIATION SPEC EFFORT D	1996 ALEXANDER CIR	IMMOKALEE	34142
REDLANDS CHRSTN MIGRANT ASSOCIATION SPEC EFFORTS	123 N 4TH ST	IMMOKALEE	34142
ALLEN CHAPEL CHURCH	208 S 3RD ST	IMMOKALEE	34142
IMMOKALEE CHRISTIAN CENTER	222 N 3RD ST	IMMOKALEE	34142
EGLISE DE DIEU ASSEMBLIE DE LE GRACE (PEOPLES CHAPEL)	615 N 9TH ST	IMMOKALEE	34142
JEHOVAHS WITNESSES LOS PINOS	1601 6TH AVE	IMMOKALEE	34142
IGLESIA DE DIOS PENTECOSTAL CHURCH	907 ROBERTS AVE W	IMMOKALEE	34142
LIFE CHURCH OF IMMOKALEE INC	615 NASSAU ST	IMMOKALEE	34142

# EMMANUEL LUTHERAN CHURCH GMPA-2007-3 EXISTING CHILD CARE FACILITIES

## ATTACHMENT: MAP 2



EXISTING CHILD CARE CENTERS  
(WITHIN MARKET AREA)

NAME	ADDRESS	ZIP	CITY
Pat's Kids Club at Big Cypress Elementary School	3250 Golden Gate Blvd W	34120	Naples
Pat's Kids Club At Sabal Palm Elementary School	4095 18th AVENE	34120	Naples
Sports Club At Big Cypress Elementary School	3250 Golden Gate Blvd W	34120	Naples
Sports Club At Estates Elementary School	5945 Eeverglades Blvd N	34120	Naples
Sports Club At Sabal Palm Elementary School	4095 18th Avenue NE	34120	Naples
Louise Hasse Community Center	3390 Golden Gate BLVD W	34120	Naples
Sports Club At Corkscrew Middle School	1165 county Road 858	34120	Naples
Montessori Academy in Ave Maria	5050 Ave Maria Blvd	34142	Ave MARIA

EXISTING CHILD CARE CENTERS IN IMMOKALEE AREA  
(OUTSIDE MARKET AREA)

NAME	ADDRESS	ZIP	CITY
Guadalupe Center, Inc (Pinecrest Elementary)	211 South 9th Street	34142	Immokalee
Immokalee Child Care Center	415 Colorado Avenue	34142	Immokalee
Immokalee Community Park	321 North First Street	34142	Immokalee
Pat's Kid's Club at Highlands Elementary School	1101 Lake Trafford Road	34142	Immokalee
Pat's Kid's Club at Lake Trafford Elementary School	3500 lake Trafford Road	34142	Immokalee
Pat's tot Care II	701 Immokalee Drive	34142	Immokalee
RCMA Farmworker Village C	2225 Chadwick Circle	34142	Immokalee
RCMA Immokalee Child Development Infant Center	402 W Main Street	34142	Immokalee
RCMA Farmworker Village A	1996 Farm Worker WAY	34142	Immokalee
RCMA - Roliason Child Development Preschool & Early Head	402 West Main Street	34142	Immokalee
RCMA After School Program At Highlands Elementary	1101 Lake Trafford Road	34142	Immokalee
RCMA School Age Program Pinecrest Elementary	313 S 9th ST	34142	Immokalee
Lake Trafford Baptist Childcare Center	1207 Carson Road	34142	Immokalee
Guadalupe Center, Inc (Family Education)	509 Hope Circle	34142	Immokalee
RCMA School Age Program At Village Oaks Elementary	1601 State Road 29 S	34142	Immokalee
RCMA Immokalee Community School MHS Child	123 North 4th Street	34142	Immokalee

**Legend**

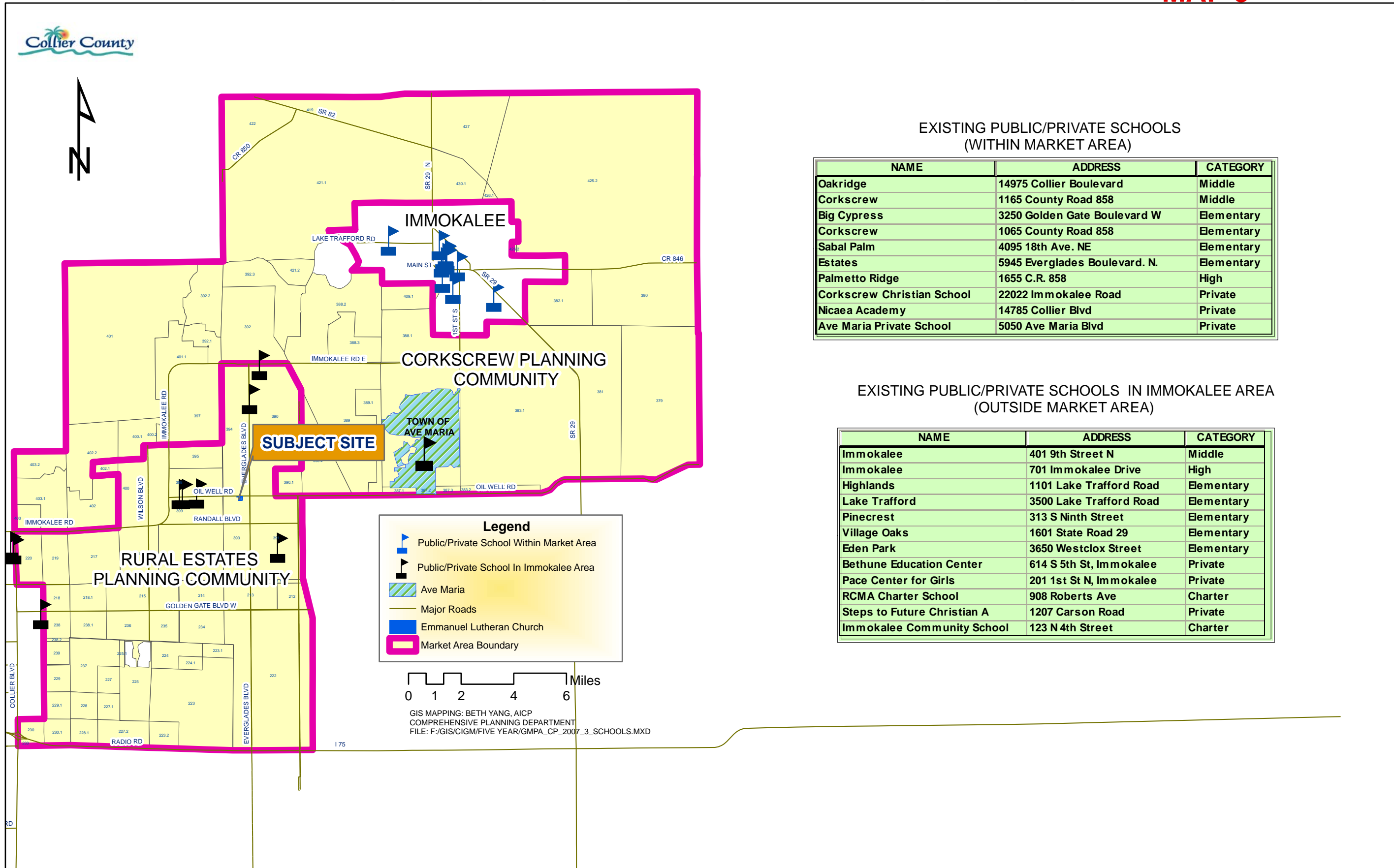
- Child Care Facility Within Market Area
- Child Care Facility In Immokalee Area
- Ave Maria
- Major Roads
- Emmanuel Lutheran Church
- Market Area Boundary

0 1 2 4 6 Miles

GIS MAPPING: BETH YANG, AICP  
COMPREHENSIVE PLANNING DEPARTMENT  
FILE: F:\GIS\CIGM\FIVE YEAR\GMPA\_CP\_2007\_3\_DAYCARE.MXD

# EMMANUEL LUTHERAN CHURCH GMPA-2007-3 EXISTING PUBLIC AND PRIVATE SCHOOLS

## ATTACHMENT: MAP 3



EXISTING PUBLIC/PRIVATE SCHOOLS  
(WITHIN MARKET AREA)

NAME	ADDRESS	CATEGORY
Oakridge	14975 Collier Boulevard	Middle
Corkscrew	1165 County Road 858	Middle
Big Cypress	3250 Golden Gate Boulevard W	Elementary
Corkscrew	1065 County Road 858	Elementary
Sabal Palm	4095 18th Ave. NE	Elementary
Estates	5945 Everglades Boulevard. N.	Elementary
Palmetto Ridge	1655 C.R. 858	High
Corkscrew Christian School	22022 Immokalee Road	Private
Nicaea Academy	14785 Collier Blvd	Private
Ave Maria Private School	5050 Ave Maria Blvd	Private

EXISTING PUBLIC/PRIVATE SCHOOLS IN IMMOKALEE AREA  
(OUTSIDE MARKET AREA)

NAME	ADDRESS	CATEGORY
Immokalee	401 9th Street N	Middle
Immokalee	701 Immokalee Drive	High
Highlands	1101 Lake Trafford Road	Elementary
Lake Trafford	3500 Lake Trafford Road	Elementary
Pinecrest	313 S Ninth Street	Elementary
Village Oaks	1601 State Road 29	Elementary
Eden Park	3650 Westclox Street	Elementary
Bethune Education Center	614 S 5th St, Immokalee	Private
Pace Center for Girls	201 1st St N, Immokalee	Private
RCMA Charter School	908 Roberts Ave	Charter
Steps to Future Christian A	1207 Carson Road	Private
Immokalee Community School	123 N 4th Street	Charter



**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
0009800009	SUKIRAN 211 INC	23	47	27	10.07
00215520003	CCW OAK HAVEN EAST LLC	30	48	27	18.60
00215920001	ESTATES AT TWINEAGLES LTD, THE	30	48	27	10.06
00208080000	MCCLELLAN, SIDNEY RAY	36	48	26	20.84
00207920006	MC COLLUM, GERALD=& SYBLE	36	48	26	18.19
00301320007	SYMPHONY REAL ESTATE LTD	13	49	27	41.36
00311120006	CATALANO, ARLENE M	21	49	27	20.82
00314240006	DEWANE, BISHOP FRANK J	22	49	27	18.76
00191881701	FOGG JR, STANLEY=& THERESA M	25	48	26	12.87
00213960005	2430 CATAWBA STREET LLC	29	48	27	10.05
00215360001	ESTATES AT TWINEAGLES LTD	30	48	27	19.46
00215960003	ESTATES AT TWINEAGLES LTD	30	48	27	10.05
00092080009	EAGLE ISLAND INVESTMENTS I LLC	13	47	27	89.28
00092400003	EAGLE ISLAND INVESTMENTS I LLC	14	47	27	146.31
00092240001	TROYER INC, C K	14	47	27	116.32
00095680008	RABADI, VICTOR A=& MYRA J	23	47	27	14.30
00096240007	FLORES JR, PEDRO GIL=& NORMA E	23	47	27	19.47
00097920009	WARNEKE, DAVID W	23	47	27	10.05
00110760706	WILLIAMS TR, ROBERT E	26	47	27	32.00
00107920009	WILLIAMS TR, ROBERT E	26	47	27	12.55
00092520006	GOETZ, ELLIN	14	47	27	37.75
00206920007	MC CULLEY, JAMES A	36	48	26	19.32
00208000006	MC COLLUM, WAYNE=& SYBLE	36	48	26	19.74
00307520005	PAU JR, ARNOLD	15	49	27	20.90
00309280000	STAHLMAN LANDSCAPE COMPANY	15	49	27	15.67
00309240008	YANG, PAUL K=& GRACE J DAI	15	49	27	10.44
00326520002	MALONEY, GRACE	28	49	27	21.35
00326520109	MALONEY, TIMOTHY P	28	49	27	20.79
00326080005	ROCKLAND LLC	28	49	27	493.94
00326400009	HOFFMAN, ROY	28	49	27	10.38
00328520000	SCHIANO, JOHN L=& ELEANORA	28	49	27	20.69
00207200001	CALOOSA RESERVE LLC	36	48	26	20.19
00311680203	FRK PUTNAM LLC	21	49	27	146.22
00327520001	ROCKLAND LLC	28	49	27	41.53
00327600002	ROCKLAND LLC	28	49	27	28.44
00310280002	BROWN JR TR, JAMES A	21	49	27	197.78
00310360003	ROCKLAND LLC	21	49	27	151.61
00106680007	DAVENPORT, ROBERT E=& LYNETTE	25	47	27	13.44
00106680007	DAVENPORT, ROBERT E=& LYNETTE	25	47	27	29.23

**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
00208360005	MC COLLUM, GERALD W=& SYBLE W	36	48	26	17.77
61730160000	AMERICAN FARMS LTD	24	49	26	26.10
00310240000	BELLE MEADE PARTNERS LLC	20	49	27	672.36
00310000004	EDGAR, JOHN	15	49	27	10.40
00210920006	ESTATES AT TWINEAGLES LTD	29	48	27	246.86
00113480009	BORAN TR, MICHAEL	35	47	27	602.84
00092120105	EAGLE GROVE L C	13	47	27	136.58
00103840303	BECKER, GERHARD	24	47	27	14.04
00107920009	WILLIAMS TR, ROBERT E	26	47	27	13.25
00209160204	CALOOSA RESERVE LLC	36	48	26	39.52
00209200009	BORAN TR, MICHAEL	1	48	27	696.75
00113520008	BORAN TR, MICHAEL	36	47	27	617.65
00209280003	GARGIULO TR, JEFFERY D	3	48	27	315.54
00209240001	BORAN TR, MICHAEL	2	48	27	660.56
00307440004	YANG, PAUL K	15	49	27	20.85
00309440002	SMITH, J RICHARD	15	49	27	15.74
00308920002	SHERF, DAVID A	15	49	27	16.37
00308560006	GARGIULO INC	15	49	27	10.84
00307280002	MALONEY, GRACE	15	49	27	20.79
00307560007	BLUMERT, MICHAL	15	49	27	15.58
00307280002	MALONEY, GRACE	15	49	27	20.79
00308440003	STAHLMAN LANDSCAPE COMPANY	15	49	27	20.46
00219200002	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.61
00219320005	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.57
00219240004	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.61
00219280006	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.44
00219200002	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.61
00219400006	ESTATES AT TWINEAGLES LTD, THE	31	48	27	30.39
00219360007	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.43
00219320005	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.57
00219280006	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.44
00219240004	ESTATES AT TWINEAGLES LTD, THE	31	48	27	10.61
00219400006	ESTATES AT TWINEAGLES LTD, THE	31	48	27	30.39
00219400006	ESTATES AT TWINEAGLES LTD, THE	31	48	27	30.39
00219400006	ESTATES AT TWINEAGLES LTD, THE	31	48	27	30.39
00299600004	MATHEWS, BILL=& CATHERINE	13	49	27	10.31
00063800001	CCW82 LLC	8	46	29	39.77
00064280109	CCW82 LLC	8	46	29	20.11
00063840003	CCW82 LLC	8	46	29	18.26

**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
00064040006	COCHRAN, GEORGE W=& JOANN	8	46	29	10.11
00091200204	HALF CIRCLE L RANCH PTNSHIP	34	46	30	54.59
00139000007	BARRON COLLIER INVESTMENTS LTD	5	47	30	284.84
00139960008	COLLIER LAND HOLDINGS LTD	23	47	30	628.65
00139920006	COLLIER LAND HOLDINGS LTD	22	47	30	632.54
00139800003	COLLIER LAND HOLDINGS LTD	20	47	30	645.87
00140080003	COLLIER LAND HOLDINGS LTD	26	47	30	632.70
00140120002	CDC LAND INVESTMENTS INC	27	47	30	636.63
00140160004	COLLIER LAND HOLDINGS LTD	28	47	30	640.59
00140560002	COLLIER LAND HOLDINGS LTD	35	47	30	317.89
00140400007	COLLIER LAND HOLDINGS LTD	32	47	30	300.43
00226000208	QUINA FAMILY LLC	1	48	29	20.35
00226000402	QUINA FAMILY LLC	1	48	29	20.34
00226001003	LINCER, WALTER M	1	48	29	21.32
00226760001	NORTHSIDE PARTNERSHIP	11	48	29	463.35
00226800107	HUNT, G ELLIS	12	48	29	127.16
00233360009	CDC LAND INVESTMENTS INC	17	48	30	158.45
00226920100	NORTHSIDE PARTNERSHIP	14	48	29	43.63
00226920207	ENGLISH BROS	14	48	29	83.51
00226840303	B & A GROVES INC	13	48	29	24.85
00226760205	ENGLISH BROS	11	48	29	81.83
00226920304	ENGLISH BROS	14	48	29	274.57
00063880005	CCW82 LLC	8	46	29	50.62
00226120104	THARPE, JOHN M	2	48	29	50.63
00226120609	IMMOKALEE GROVES INC	2	48	29	48.49
00226000800	HUNT BROS INC	1	48	29	12.84
00226800505	WILSON TR, P T	12	48	29	141.83
00226800806	LAKE FLORENCE PARTNERS, LTD	12	48	29	51.41
00226840808	CDV 505 INC	13	48	29	18.65
00226001304	LATT MAXCY CORPORATION, THE	1	48	29	45.20
00226001207	HAYMAN, CAROL ANNE	1	48	29	99.08
00226000907	HICKORY BRANCH CORPORTATION	1	48	29	78.48
00226000509	G & E HOLDINGS INC	1	48	29	20.62
00226000606	HUNT BROS INC	1	48	29	23.62
00226001100	HUNT BROS INC	1	48	29	40.85
00226000101	HUNT, G ELLIS	1	48	29	70.88
00226800204	TURNER INVESTMENT, LTD	12	48	29	49.62
00226800602	LLOYD III, CALVIN P=& ANN A	12	48	29	18.86
00226840109	CDV 505 INC	13	48	29	10.34

**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
00226800709	LABELLE FRUIT COMPANY LLC	12	48	29	30.60
00226840206	S & J FAMILY LTD PRTNRSH	13	48	29	46.34
00226880004	ENGLISH BROS	14	48	29	35.81
00226840507	PAT WILSON INC	13	48	29	68.21
00222880008	COLLIER LAND HOLDINGS LTD	11	48	28	619.13
00222920104	CDC LAND INVESTMENTS LLC	12	48	28	530.44
00140480001	COLLIER LAND HOLDINGS LTD	33	47	30	657.09
00231684004	COLLIER GROVES LTD	5	48	30	309.38
00231840000	CDC LAND INVESTMENTS INC	8	48	30	301.34
00139120000	BARRON COLLIER INVESTMENTS LTD	8	47	30	661.59
00140520000	COLLIER LAND HOLDINGS LTD	34	47	30	649.71
00139160002	BARRON COLLIER INVESTMENTS LTD	9	47	30	449.22
00139200001	BARRON COLLIER INVESTMENTS LTD	10	47	30	458.96
00139200108	BARRON COLLIER PARTNERSHIP	10	47	30	179.08
00231760009	COLLIER LAND HOLDINGS LTD	7	48	30	647.86
00233600002	COLLIER LAND HOLDINGS LTD	18	48	30	484.34
00232040304	COLLIER GROVES LTD	8	48	30	29.21
00222480107	CDC LAND INVESTMENTS LLC	1	48	28	526.24
00139160109	BARRON COLLIER PARTNERSHIP	9	47	30	204.22
00139600009	COLLIER LAND HOLDINGS LTD	17	47	30	664.12
00140200003	COLLIER LAND HOLDINGS LTD	29	47	30	391.14
00231720007	COLLIER GROVES LTD	6	48	30	480.65
00231720104	COLLIER LAND HOLDINGS LTD	6	48	30	211.29
00226440004	BARRON COLLIER PARTNERSHIP	8	48	29	61.70
00223000007	CDC LAND INVESTMENTS LLC	14	48	28	617.68
00223040009	CDC LAND INVESTMENTS LLC	15	48	28	674.46
00226840400	LATT MAXCY CORPORATION, THE	13	48	29	219.23
00226160009	SOUTH FLORIDA VENTURE	3	48	29	305.84
00226640008	SOUTH FLORIDA VENTURE	10	48	29	75.29
00090160002	HALF CIRCLE L RANCH PTNSHIP	27	46	30	671.34
00090120000	HALF CIRCLE L RANCH PTNSHIP	26	46	30	669.46
00091240206	HALF CIRCLE L RANCH PTNSHIP	35	46	30	50.78
00091240002	BARRON COLLIER INVESTMENTS LTD	35	46	30	95.97
00091240002	BARRON COLLIER INVESTMENTS LTD	35	46	30	29.25
00091200107	BARRON COLLIER PARTNERSHIP	34	46	30	86.07
00091240002	BARRON COLLIER INVESTMENTS LTD	35	46	30	169.67
00139280102	BARRON COLLIER PARTNERSHIP	11	47	30	69.11
00089960006	HALF CIRCLE L RANCH PTNSHIP	22	46	30	656.64
00089880005	CDC LAND INVESTMENTS INC	20	46	30	627.21



**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
00090320004	GOPHER RIDGE II JOINT VENTURE	29	46	30	201.45
00226200008	IMMOKALEE GROVES INC	3	48	29	323.43
00090280005	CDC LAND INVESTMENTS INC	29	46	30	468.44
00063760002	BLOCKER, DEAN M	8	46	29	85.05
00063640009	CCW82 LLC	8	46	29	38.64
00140640003	COLLIER LAND HOLDINGS LTD	36	47	30	217.41
00140680005	COLLIER CO, THE	36	47	30	424.88
00140600001	COLLIER CO, THE	35	47	30	331.39
00139440007	THOMAS FARMS LTD, C A	15	47	30	483.19
00139480009	BARRON COLLIER INVESTMENTS LTD	15	47	30	160.18
00139520008	THOMAS FARMS LTD, C A	16	47	30	450.09
00139560000	THOMAS FARMS LTD, C A	16	47	30	206.60
00139880007	COLLIER LAND HOLDINGS LTD	21	47	30	636.46
00222840006	COLLIER LAND HOLDINGS LTD	10	48	28	661.61
00065680009	SOUTHWESTERN PROPERTIES LLC	19	46	29	144.37
00091120203	GNAGEY FAMILY LLC	32	46	30	553.77
00091200000	BARRON COLLIER INVESTMENTS LTD	34	46	30	523.52
00139001006	GNAGEY FAMILY LLC	5	47	30	310.76
00090600009	BARRON COLLIER INVESTMENTS LTD	32	46	30	97.97
00139000007	BARRON COLLIER INVESTMENTS LTD	5	47	30	20.34
00138920007	BARRON COLLIER INVESTMENTS LTD	3	47	30	362.06
00138960106	BARRON COLLIER PARTNERSHIP	4	47	30	159.52
00138960009	BARRON COLLIER INVESTMENTS LTD	4	47	30	77.93
00138960009	BARRON COLLIER INVESTMENTS LTD	4	47	30	58.88
00138920104	BARRON COLLIER PARTNERSHIP	3	47	30	20.56
00138920104	BARRON COLLIER PARTNERSHIP	3	47	30	106.81
00138920007	BARRON COLLIER INVESTMENTS LTD	3	47	30	104.10
00091280101	BARRON COLLIER PARTNERSHIP	36	46	30	208.82
00138880008	BARRON COLLIER INVESTMENTS LTD	2	47	30	112.25
00138880105	BARRON COLLIER PARTNERSHIP	2	47	30	33.75
00138840103	BARRON COLLIER PARTNERSHIP	1	47	30	143.37
00138800004	BARRON COLLIER INVESTMENTS LTD	1	47	30	262.68
00138840103	BARRON COLLIER PARTNERSHIP	1	47	30	102.08
00138840006	BARRON COLLIER INVESTMENTS LTD	1	47	30	20.59
00138880105	BARRON COLLIER PARTNERSHIP	2	47	30	115.37
00138880008	BARRON COLLIER INVESTMENTS LTD	2	47	30	57.67
00138880105	BARRON COLLIER PARTNERSHIP	2	47	30	129.18
00138880008	BARRON COLLIER INVESTMENTS LTD	2	47	30	133.85
00138840103	BARRON COLLIER PARTNERSHIP	1	47	30	38.54

**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
00139240003	BARRON COLLIER INVESTMENTS LTD	11	47	30	554.43
00139320004	BARRON COLLIER INVESTMENTS LTD	12	47	30	609.80
00089520006	HALF CIRCLE L RANCH PTNSHIP	14	46	30	662.05
00090000007	HALF CIRCLE L RANCH PTNSHIP	23	46	30	664.35
00090040009	HALF CIRCLE L RANCH PTNSHIP	24	46	30	667.35
00090080001	GRAINGER LAND LLC	25	46	30	606.68
00091280208	BAR JT INC	36	46	30	76.64
00091240109	BARRON COLLIER PARTNERSHIP	35	46	30	315.49
00139360006	COLLIER LAND HOLDINGS LTD	13	47	30	613.30
00139400005	COLLIER LAND HOLDINGS LTD	14	47	30	640.63
00140000009	COLLIER LAND HOLDINGS LTD	24	47	30	624.79
00090080205	MCCLELLAND, ROBERT LEE	25	46	30	29.43
00090080409	GRAINGER LAND LLC	25	46	30	25.38
00089480007	HALF CIRCLE L RANCH PTNSHIP	13	46	30	664.12
00091280004	BARRON COLLIER INVESTMENTS LTD	36	46	30	387.26
00140040001	COLLIER LAND HOLDINGS LTD	25	47	30	628.81
00138600000	BARRON COLLIER INVESTMENTS LTD	33	47	29	25.06
00222960106	BARRON COLLIER INVESTMENTS LTD	13	48	28	76.32
00222960009	CDC LAND INVESTMENTS LLC	13	48	28	446.44
00226680000	HELLER BROS PACKING CORP	10	48	29	401.47
00138600301	AVE MARIA DEVELOPMENT LLLP	33	47	29	11.22
00091160205	WORTHINGTON/COLLIER LLC	33	46	30	114.39
00091160108	GNAGEY FAMILY LLC	33	46	30	527.32
00138960203	GNAGEY FAMILY LLC	4	47	30	262.11
00138960300	WORTHINGTON/COLLIER LLC	4	47	30	47.39
00089280003	ALICO LAND DEV CORP	8	46	30	652.75
00089320002	ALICO LAND DEV CORP	9	46	30	654.77
00089680001	CDC LAND INVESTMENTS INC	17	46	30	680.85
00089600007	ALICO LAND DEV CORP	16	46	30	667.26
00089560008	HALF CIRCLE L RANCH PTNSHIP	15	46	30	661.69
00089920004	ALICO LAND DEV CORP	21	46	30	629.27
00090241002	BARRON COLLIER INVESTMENTS LTD	28	46	30	33.54
00090200001	WORTHINGTON/COLLIER LLC	28	46	30	523.93
00090240003	CDC LAND INVESTMENTS INC	28	46	30	94.97
00115280003	BARRON COLLIER INVESTMENTS LTD	36	47	28	1542.48
00226440004	BARRON COLLIER PARTNERSHIP	8	48	29	83.21
00138560409	BARRON COLLIER PARTNERSHIP	32	47	29	553.64
00226960005	HELLER BROS PACKING CORP	15	48	29	567.18
00222560001	COLLIER LAND HOLDINGS LTD	3	48	28	692.22

**TABLE 1: EMMANUEL LUTHERAN CHURCH CP-2007-3  
AGRICULTURE LAND >= 10 ACRES THAT WOULD ALLOW CHURCH**

FOLIO #	NAME	SECTION	TOWNSHIP	RANGE	ACRES
00222520009	COLLIER LAND HOLDINGS LTD	2	48	28	633.52
00223080001	WINCHESTER LAKES CORP	16	48	28	660.69
00138601025	AVE MARIA DEVELOPMENT LLLP	33	47	29	86.35
00138600000	BARRON COLLIER INVESTMENTS LTD	33	47	29	139.30
00138600000	BARRON COLLIER INVESTMENTS LTD	33	47	29	120.41
00226440004	BARRON COLLIER PARTNERSHIP	8	48	29	781.94
22689020023	AVE MARIA UNIVERSITY INC	33	47	29	13.62
00226240204	BARRON COLLIER PRTRNSHP LLLP	4	48	29	1411.06
00226440004	BARRON COLLIER PARTNERSHIP	8	48	29	588.77
00138600301	AVE MARIA DEVELOPMENT LLLP	33	47	29	23.85
00138600301	AVE MARIA DEVELOPMENT LLLP	33	47	29	195.40

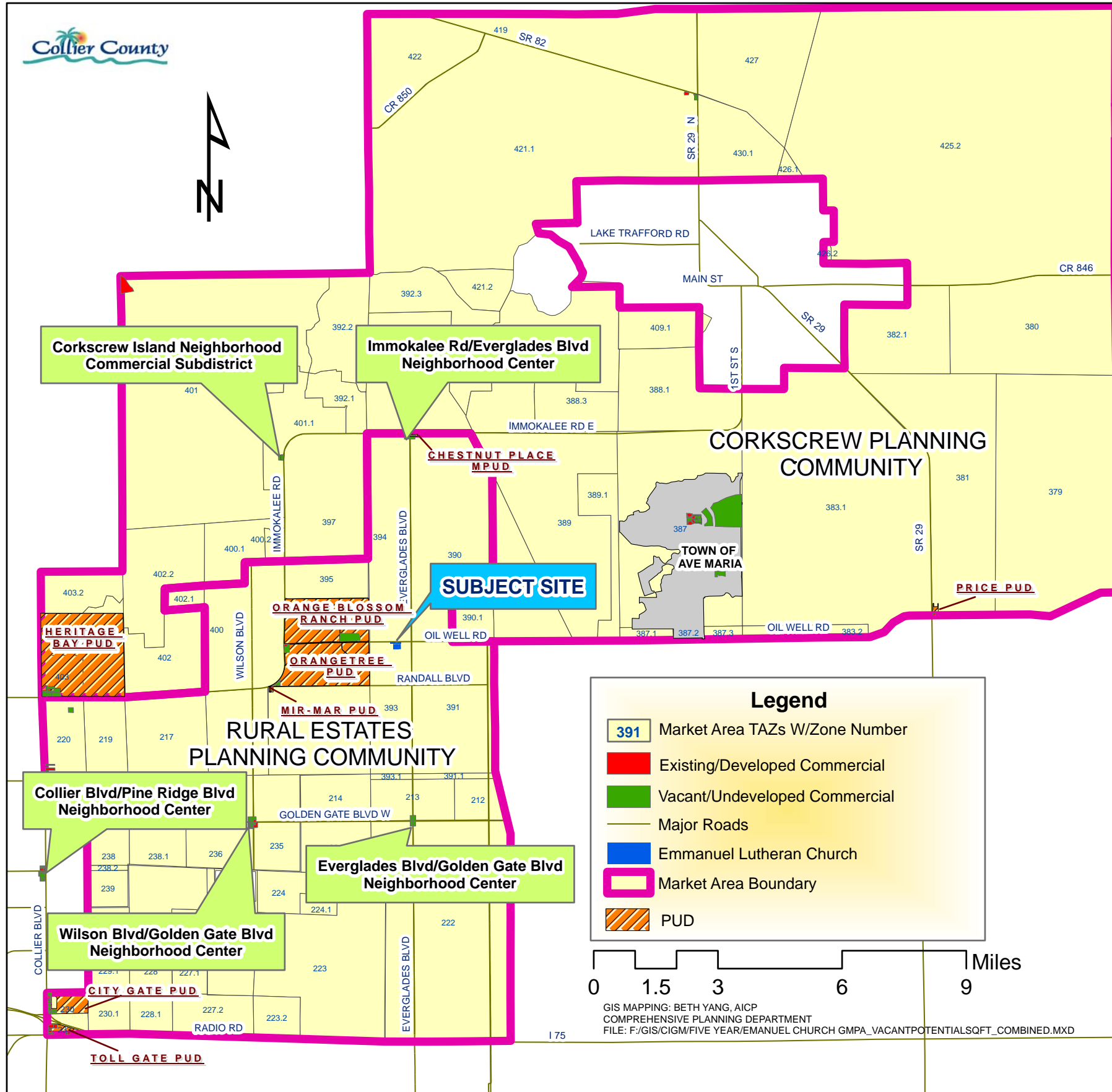
Created by: Beth Yang, AICP

Comprehensive Planning Department



# EMMANUEL LUTHERAN CHURCH GMPA-2007-3 EXISTING & POTENTIAL COMMERCIAL SQFT

## **ATTACHMENT: MAP 4**



**EXISTING COMMERCIAL SQFT  
(within Market Area)**

FLN	NAME	ZONING	SQFT	ACRES
00206560001	HOMEDYNAMICS NAPLES LLC	PUD	552	9.24
00206360007	GREENSCAPES LAWN SERVICE	A	3,455	3.57
37745180009	MOBIL OIL STA RANDALL BLVD	PUD	3,448	1.14
37744040001	RANDLE ROAD PLAZA	PUD	20,356	2.55
37280040109	E'S GENERAL STORE	C-2	3,111	1.93
76885050157	HOLIDAY INN EXPRESS(TOLLGATE)	PUD	31,808	2.61
76885050306	WAFFLE HOUSE & PIZZA	PUD	1,780	1
76885050403	TOLLGATE COMERCIAL CENTER	PUD	27,872	2.44
76885050351	SHELL CONVEN (TOLLGATE PLAZA)	PUD	3,502	1
76885005005	SUPER "8" MOTEL	PUD	19,320	3.42
76885010003	COMFORT INN TOLLGATE	PUD	118,572	5.83
00064280002	BOB'S MOTEL	A-MHO	2,899	4.96
76885050102	CRACKER BARREL	PUD	10,500	1.87
76885100984	TOLL GATE BUSINESS PARK II	PUD	48,100	1.83
76885100968	TOLL GATE COMMERCIAL CENTER	PUD	48,100	1.27
00233560100	SUNNYLAND GENERAL STORE	PUD	6,000	1.8
00091640301	SOUTHWEST FLORIDA WETLANDS	A-MHO	672	49.64
26095000125	B P CONVENIENCE STORE	PUD	5,025	2
26095000167	CITYGATE CARWASH	PUD	3,600	1.1
22671004303	LA PIAZZA (TRACT #4)-AVE MARIA	A-MHO	5,610	5.78
22671003304	LA PIAZZA (TRACT #2)-AVE MARIA	A-MHO	10,640	3.27
22671002800	LA PIAZZA (TRACT #1)-AVE MARIA	A-MHO	8,471	6.24
22671003809	LA PIAZZA (TRACT #3)-AVE MARIA	A-MHO	10,945	2.79
37221120101	GULFSTREAM RETAIL INVEST LLC	CPUD	41,800	5.07
37280040109	E'S COUNTRY STORES LLC	C-2	8,113	2.65
37169520009	WALGREEN CO	CPUD	16,550	5.53
37745180009	URIKA OIL INC.	PUD	3,350	1.33
37744040001	PAC OF COLLIER INC.-MIR MAR	PUD	20,000	2.38

TOTAL: 484,151 134.24

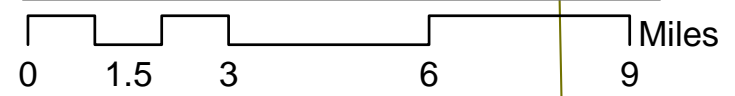
**VACANT LAND ZONED COMMERCIAL  
& VACANT LAND DESIGNATED COMMERCIAL ACRES & SQFT  
(WITHIN MARKET AREA)**

\* For detailed parcel list, see attached Table 2

CP-2007-3	SQFT	ACRES
Total Potential Additional Commercial	1,236,223	200.86

**Legend**

- 391 Market Area TAZs W/Zone Number
- Existing/Developed Commercial
- Vacant/Undeveloped Commercial
- Major Roads
- Emmanuel Lutheran Church
- Market Area Boundary
- PUD



GIS MAPPING: BETH YANG, AICP  
COMPREHENSIVE PLANNING DEPARTMENT  
FILE: F:/GIS/CIGM/FIVE YEAR/EMANUEL CHURCH GMPA\_VACANTPOTENTIALSQFT\_COMBINED.MXD





**TABLE 2: EMMANUAL LUTHERAN CHURCH CP-2007-3  
VACANT COMMERCIAL SQFT (ZONED AND DESIGNATED)**

FOLIO #	NAME	ZONING	SQFT *	ACRES
49660082681	CAMERON PARTNERS LLC	PUD	24,478	4.05
26095000183	TIB BANK	PUD	9,973	1.65
26095000387	CHM NAPLES HOTEL PRTRNRS LLC	PUD	27,500	4.55
26095000361	CHM NAPLES II HOTEL PRTRNRS LLC	PUD	24,539	4.06
76885050050	TOLL GATE COMMERCIAL CENTER	PUD	8,401	1.39
00065080007	CHAPMAN, A R	A-MHO	25,445	4.21
00065400001	PIONEER PLAZA INC	C-2	34,451	5.70
26095000206	RAI RESTAURANTS INC	PUD	11,363	1.88
26095000222	RAI RESTAURANTS INC	PUD	10,517	1.74
26095000248	CITYGATE DEVELOPMENT LLC	PUD	10,093	1.67
26095000264	CITYGATE DEVELOPMENT LLC	PUD	9,912	1.64
26095000280	CITYGATE DEVELOPMENT LLC	PUD	9,066	1.50
26095000303	CITYGATE DEVELOPMENT LLC	PUD	7,192	1.19
26095000086	CITYGATE DEVELOPMENT LLC	PUD	16,198	2.68
26095000109	SOUTHERN MANAGEMENT CORP	PUD	8,582	1.42
26095000329	CITYGATE DEVELOPMENT LLC	PUD	6,165	1.02
26095000345	CITYGATE DEVELOPMENT LLC	PUD	7,011	1.16
00113120107	WILLIAMS TR, ROBERT E	C-2	25,627	4.24
49660083185	CAMERON PARTNERS LLC	PUD	16,198	2.68
49660080528	CAMERON PARTNERS LLC	PUD	16,258	2.69
49660083745	CAMERON PARTNERS LLC	PUD	16,681	2.76
49660081585	LENNAR HOMES LLC	PUD	110,061	18.21
22671200026	AVE MARIA DEVELOPMENT, LLLP	A-MHO	18,616	3.08
22671202309	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,187	1.52
22671201902	AVE MARIA DEVELOPMENT, LLLP	A-MHO	10,456	1.73
22671202202	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,126	1.51
22671201805	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,852	1.63
22671201708	AVE MARIA DEVELOPMENT, LLLP	A-MHO	6,044	1.00
22671202406	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,247	1.53
22671201504	AVE MARIA DEVELOPMENT, LLLP	A-MHO	8,764	1.45
22671202503	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,126	1.51
22671202600	AVE MARIA DEVELOPMENT, LLLP	A-MHO	33,242	5.50
22671201407	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,550	1.58
22671202804	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,126	1.51
37169520106	COLLIER CNTY	CPUD	9,912	1.64
22671200327	AVE MARIA DEVELOPMENT, LLLP	A-MHO	18,616	3.08
22671200220	AVE MARIA DEVELOPMENT, LLLP	A-MHO	20,731	3.43
22671200123	AVE MARIA DEVELOPMENT, LLLP	A-MHO	18,374	3.04
22671202901	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,247	1.53
22671203007	AVE MARIA DEVELOPMENT, LLLP	A-MHO	9,006	1.49
22671201601	AVE MARIA DEVELOPMENT, LLLP	A-MHO	22,484	3.72
22671201300	AVE MARIA DEVELOPMENT, LLLP	A-MHO	8,341	1.38
49660081080	BAY DEVELOPMENT LLC	PUD	69,687	11.53
22671003812	AMD-FCB LLP	A-MHO	28,407	4.70
22671202008	AVE MARIA DEVELOPMENT, LLLP	A-MHO	21,758	3.60
22671202105	AVE MARIA DEVELOPMENT, LLLP	A-MHO	14,385	2.38
22671201203	MPG AVE MARIA LTD	A-MHO	11,846	1.96
22671202707	AVE MARIA DEVELOPMENT, LLLP	A-MHO	33,061	5.47

**TABLE 2: EMMANUAL LUTHERAN CHURCH CP-2007-3  
VACANT COMMERCIAL SQFT (ZONED AND DESIGNATED)**

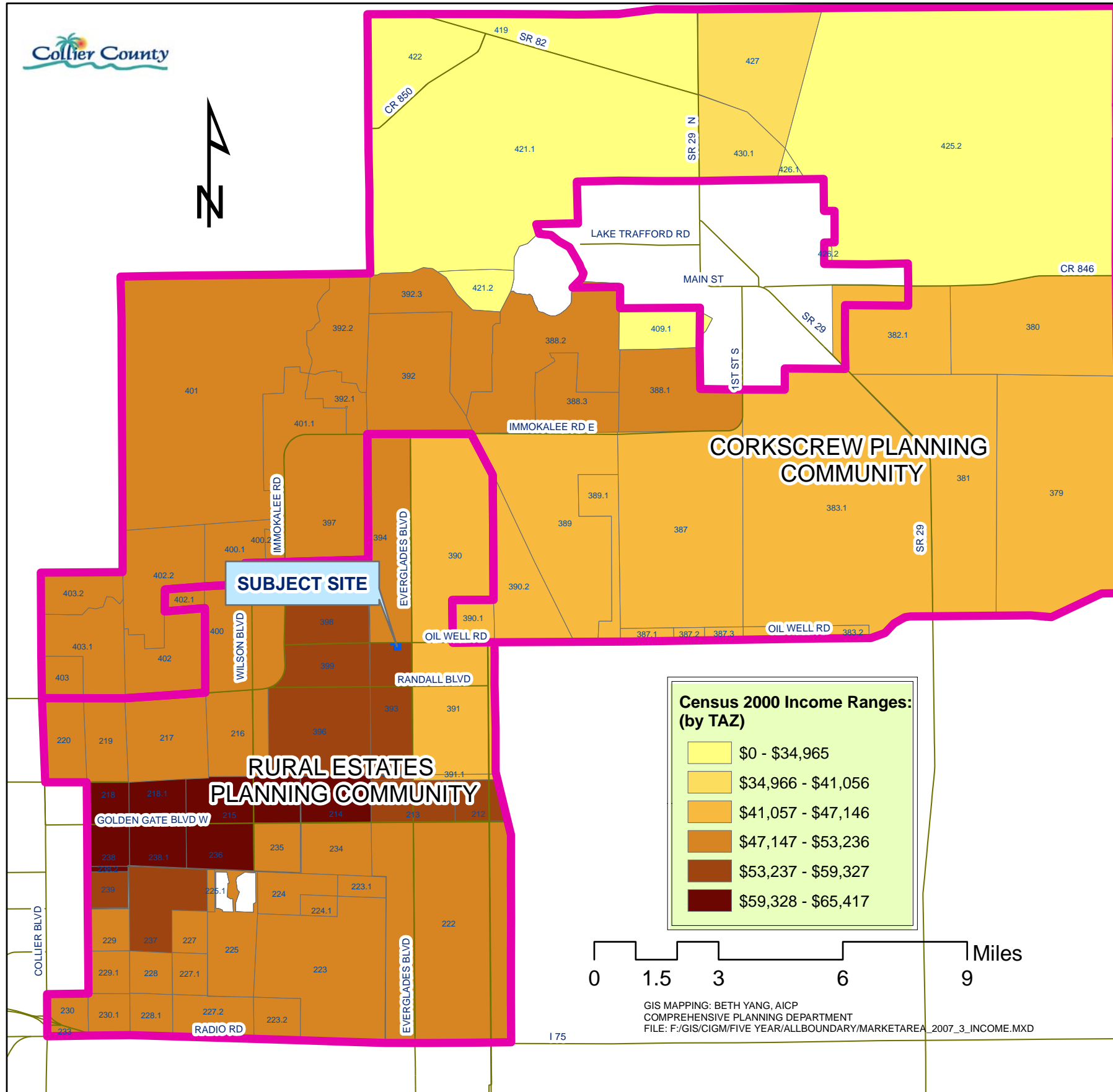
FOLIO #	NAME	ZONING	SQFT *	ACRES
22671201106	AVE MARIA DEVELOPMENT, LLLP	A-MHO	30,704	5.08
39155200001	RANASINGHE, NADESHA	E	14,143	2.34
40680040000	TAYLOR, NORMAN L=& JOANNE	CPUD	33,000	5.46
40629000001	SHOESOP LLC	E	33,000	5.46
40930760001	DOUBLE BE INVESTMENT CO LLC	E	33,000	5.46
40930720009	VINES, WILLIAM A	E	33,000	5.46
37221120208	LIBERTY GOLD LLC	CPUD	12,572	2.08
39155160002	RANASINGHE, JAYANTHI S	E	16,984	2.81
39091800002	CROWN ESTATE DEVELOPMENT LTD	MPUD	17,709	2.93
39082080006	THANH LE, CHUONG	E	31,127	5.15
37280040002	E'S COUNTRY STORES LLC	E	16,984	2.81
37119880003	JOHNSON TR, KENNETH R	E	30,099	4.98
VARIOUS	WILSON NC ADDITION	C-3	60,000	6.25
VARIOUS	CORKSCREW ISLAND NC SUBDISTRICT	MH	90,000	8.00
VARIOUS	EVERGLADES/IMMOKALEE NC	E	86,253	14.35
37280080004	TOWNSENT, RICHARD	E	12,813	2.12
37280160005	TOWNSENT, RICHARD	E	6,407	1.06
37280120003	JOY ANDERSON	E	8,945	1.48
VARIOUS	HERITAGE BAY	MPUD	200,000	73.50
VARIOUS	ORANGE TREE	MPUD	60,000	22.00
VARIOUS	ORANGE BLOSSOM RANCH	MPUD	200,000	44.00
40680040000	TAYLOR, NORMAN L=& JOANNE	CPUD	33,000	5.46
VARIOUS	URIKA OIL INC.	PUD	17,650	3.82
VARIOUS	CHESTNUT PLACE	PUD	24,000	6.01
		TOTAL	1,236,223	200.86
* ASSUMES 6,044 SQFT PER ACRE				

Created by: Beth Yang, AICP  
Comprehensive Planning Department

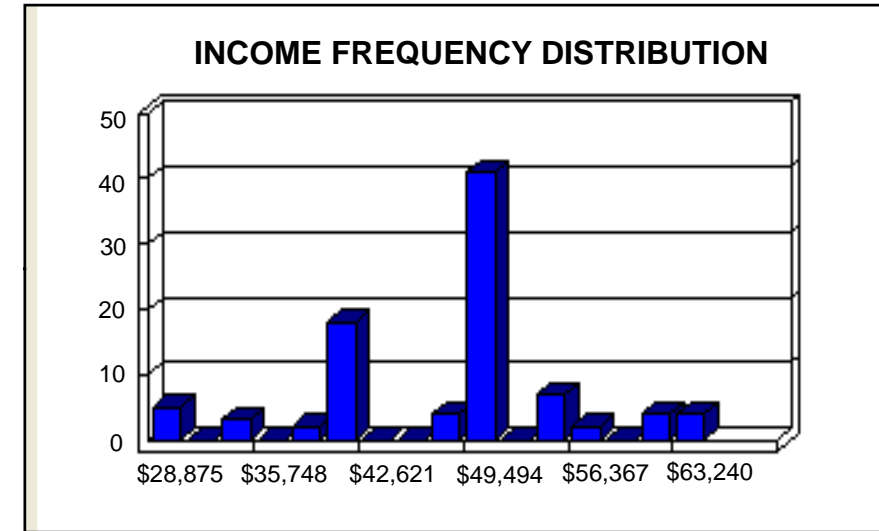


# AVERAGE HOUSEHOLD INCOME PER TAZ (BASED ON 2000 CENSUS DATA)

## ATTACHMENT: MAP 5



**AVERAGE HOUSEHOLD INCOME:  
(WITHIN MARKET AREA)  
\$48,336**



**STATISTICS:**  
 MINIMUM: 28,875  
 MAXIMUM: 65,417  
 SUM: 4,350,216  
 MEAN: 48,336  
 STANDARD DEVIATION: 8,121