

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Christ Fellowship Church

APPLICATION: MSP 2021-07

FOR PROPERTY LOCATED AT: 16561 Waters Edge Drive, Westlake, FL

DATE OF COUNCIL MEETING: April 11, 2022

TYPE OF ACTION SOUGHT: Application for Master Signage Plan per Chapter 6. Sign. Section 6.9 Master Sign Plan. The subject application includes nine (9) waivers.

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on April 11, 2022. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

1. The Applicant's application for Master Signage Plan per Chapter 6. Sign. Section 6.9 Master Sign Plan is hereby:

X	GRANTED
	DENIED

2. The Council's approval of the application includes the following nine (9) waivers:

A. South Elevation, Main Entrance building façade signage:

1. Number of Signs: The applicant is proposing an additional three (3) wall signs per building. Per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant, the code allows for one (1) Principal Tenant wall sign per building.

2. Logo: The applicant is proposing a logo included with the main entrance wall sign. Per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant, the code allows for one (1) wall sign or message per building.

3. Square Footage of Signs: The proposed sign for the south elevation (Christ Fellowship Church sign) is 106 sq.ft. However, the City Code maximum allowable square footage is 90 sq.ft., exceeding code requirements by 16 sq.ft.

B. South Elevation, Kids Entrance building façade signage:

4. Height of Signs: The South elevation, Christ Fellowship Kids, wall sign is proposed as four (4) feet in height. However, per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant. The code maximum height is thirty-six (36) inches (3 feet).

C. West Elevation building(s) façade signage:

5. Height of Signs: The East elevation, Christ Fellowship Church, wall sign is proposed as seven (7) feet, two (2) inches in height for the logo and 4 (feet) in height for the message. However, per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant. The code maximum height is thirty-six (36) inches (3 feet).

6. Logo: The applicant is proposing a logo included with the west elevation wall sign. Per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant, the code allows for one (1) wall sign or message per building.

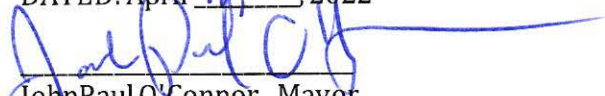
7. Square Footage of Signs: The proposed Christ Fellowship Church sign is 144.37 sq.ft on the west elevation. However, the City Code maximum allowable square footage is 90 sq.ft.

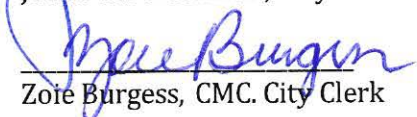
C. East Elevation building(s) façade signage:

8. Height of Signs: The East elevation, Christ Fellowship Church, wall sign is proposed as five (5) feet, in height. However, per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant. The code maximum height is thirty-six (36) inches (3 feet).

9. Logo: The applicant is proposing a logo included with the east elevation wall sign. Per Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant, the code allows for one (1) wall sign or message per building.

DATED: April 14, 2022


John Paul O'Connor, Mayor


Zoie Burgess, CMC. City Clerk



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 4/11/2022

PETITION DESCRIPTION

PETITION NUMBER: MSP-2021-07 *Christ Fellowship Master Signage Plan*

OWNER: Christ Fellowship Church

APPLICANT: Cotleur & Hearing

ADDRESS: 16561 Waters Edge Drive

PCN: 77-40-43-12-00-000-1010

REQUEST: The applicant is requesting approval for a Master Signage Plan for Christ Fellowship Church, a one (1) story, 38,155 square foot Worship Center. Per Chapter 6. Sign. Section 6.9 Master Sign Plan, the subject application includes nine (9) waivers for Principal Tenant Wall Signs.

SUMMARY

The previously approved Christ Fellowship Worship Center is a one (1) story building, 38,155 sq. ft. facility with 800 seats. The site also included an additional 25,00 sq. ft. future development structures. The subject parcel is located in Pod J adjacent to the site of the International Soccer Training Facility (ISTF).

The applicant is requesting approval for a Master Signage Plan per Chapter 6. Sign. Section 6.9 Master Sign Plan. The subject application includes one (1) monument sign and four (4) walls signs; one (1) wall sign on each the east and west elevation, and two (2) wall signs on the south elevation. The applicant is requesting a total of **nine (9)** waivers for the Principal Tenant Wall signs.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Department of Planning and Zoning** recommends approval of the subject application without conditions.

BACKGROUND

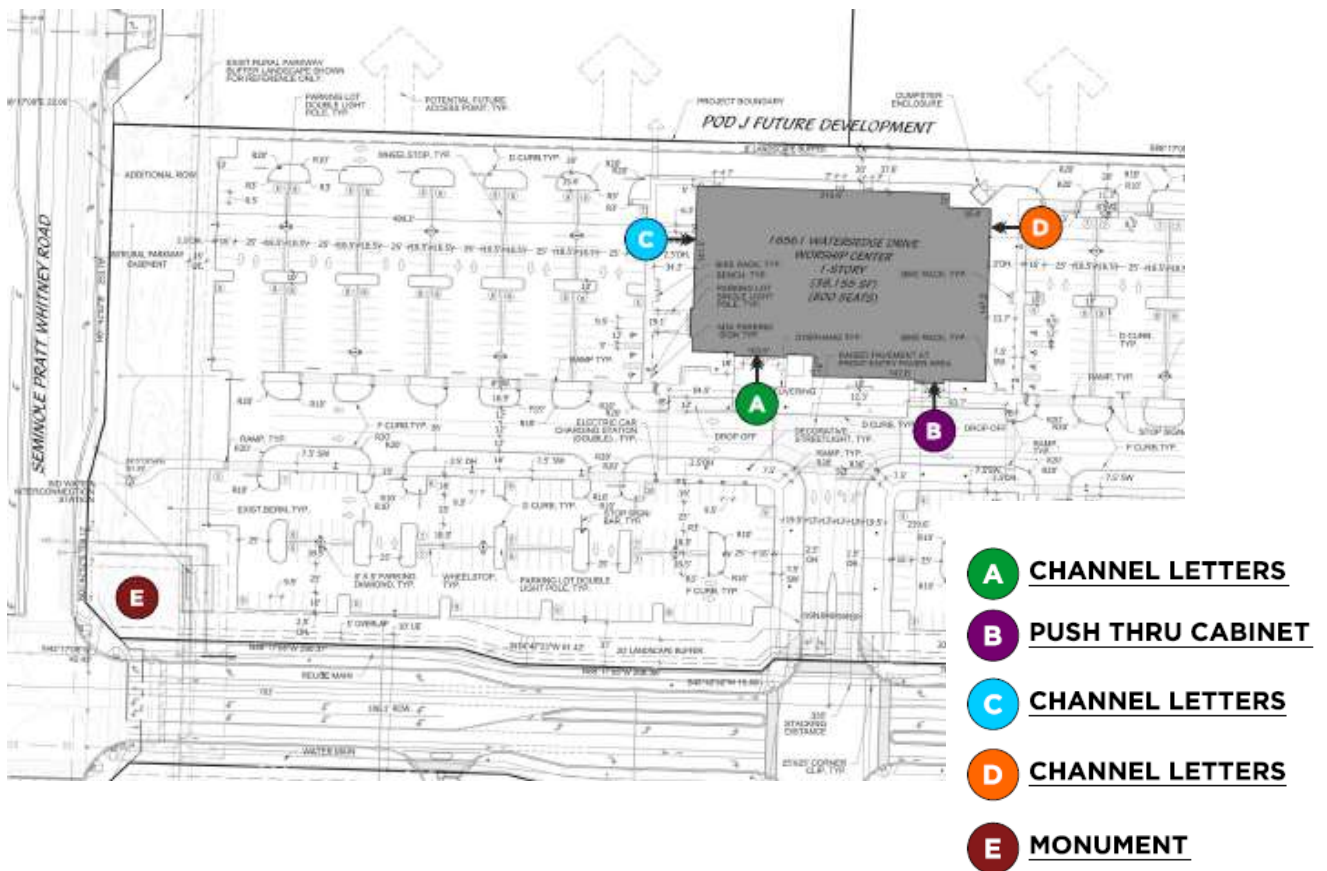
The subject site was originally approved by City Council on December 9, 2019, by Resolution 2019-39, to develop a one (1) story building, 38,155 square foot Worship Center (Christ Fellowship Church) with 800 seats. The site also included an additional 25,000 sq. ft. of future development. On December 6, 2021, the City Council approved a Site Plan Modification to allow a reduction of decorative pavers on the site entrance, and update the building façade colors. The subject parcel is located in Pod J adjacent to the approved, International Soccer Training Facility (ISTF) Master Site Plan.

STAFF ANALYSIS

The applicant is requesting approval of a Master Signage Plan for the Christ Fellowship Church development, per Chapter 6. Sign. Section 6.9 Master Sign Plan. The proposed signage plan includes the following:

- One (1) monument sign located on the southwest corner of Seminole Pratt Whitney Rd and Waters Edge Dr.
- Four (4) total wall signs. One (1) each on the east and west elevation and two (2) on the south elevation.

The proposed Master Signage Plan includes the following signs:



The applicant is also requesting a total of **nine (9)** waivers for the Principal Tenant Wall signs from Section 6.20. Table 6-1.

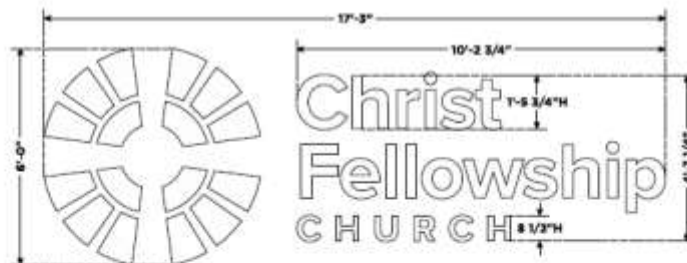
Per Chapter 6. Sign. Section 6.9 Master Sign Plan: *The City Council, at the time of development order or site plan approval or amendment, may waive one or more of the requirements of this chapter as part of a master sign plan. A master sign plan may be considered for two or more signs.*

(A) *The City Council may vary the size, setback requirements, number, and type of signs as part of a master sign plan application, provided the city council determines an application complies with the general intent and purpose of this chapter.*

As part of the subject Master Signage Plan, the applicant is requesting the following three (3) waivers to the **South Elevation, Main Entrance** building façade signage:

1. Number of Signs: The applicant is proposing an additional three (3) wall signs per **building**. Per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*, the code allows for one (1) Principal Tenant wall sign per building.
2. Logo: The applicant is proposing a logo included with the main entrance wall sign. Per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*, the code allows for one (1) wall sign or message per building.
3. Square Footage of Signs: The proposed sign for the south elevation (*Christ Fellowship Church sign*) is 106 sq.ft. However, the City Code maximum allowable square footage is 90 sq.ft., exceeding code requirements by 16 sq.ft.

SOUTH ELEVATION



As part of the subject Master Signage Plan, the applicant is requesting the following one (1) waiver to the **South Elevation, Kids Entrance** building façade signage:

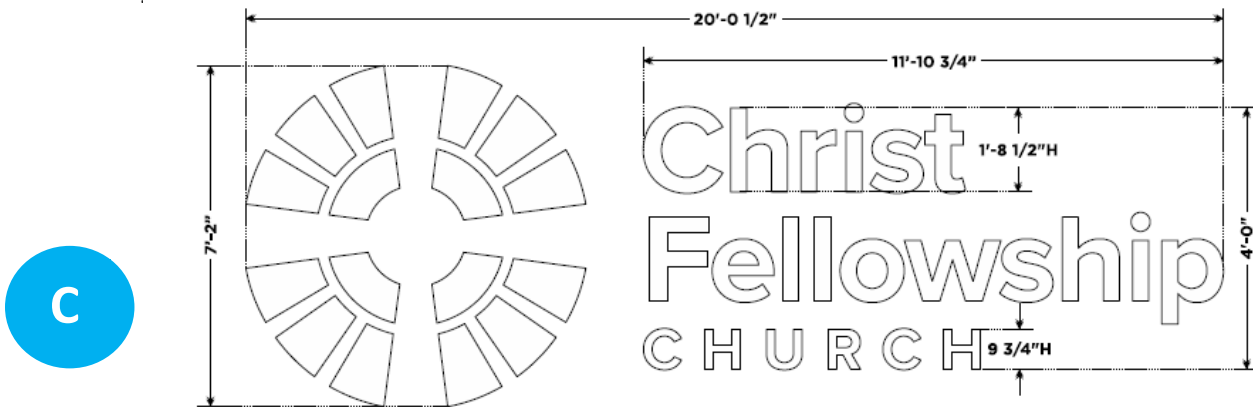
4. Height of Signs: The South elevation, *Christ Fellowship Kids*, wall sign is proposed as four (4) feet in height. However, per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*. The code maximum height is thirty-six (36) inches (3 feet).



WEST ELEVATION

As part of the subject Master Signage Plan, the applicant is requesting the following three (3) waivers to the **West Elevation** building(s) façade signage:

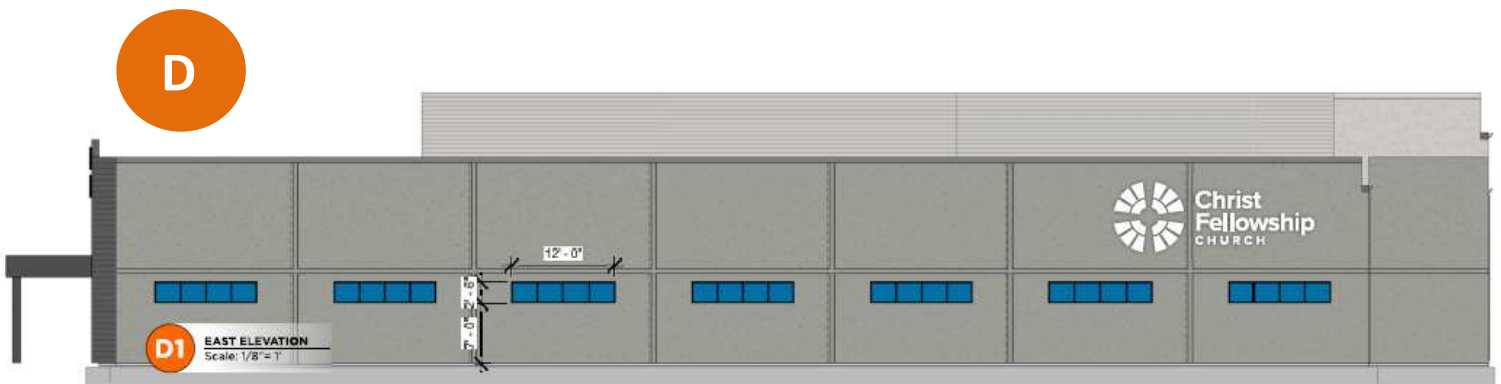
5. Height of Signs: The East elevation, *Christ Fellowship Church*, wall sign is proposed as seven (7) feet, two (2) inches in height for the logo and 4 (feet) in height for the message. However, per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*. The code maximum height is thirty-six (36) inches (3 feet).
6. Logo: The applicant is proposing a logo included with the west elevation wall sign. Per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*, the code allows for one (1) wall sign or message per building.
7. Square Footage of Signs: The proposed *Christ Fellowship Church* sign is 144.37 sq.ft on the west elevation. However, the City Code maximum allowable square footage is 90 sq.ft.



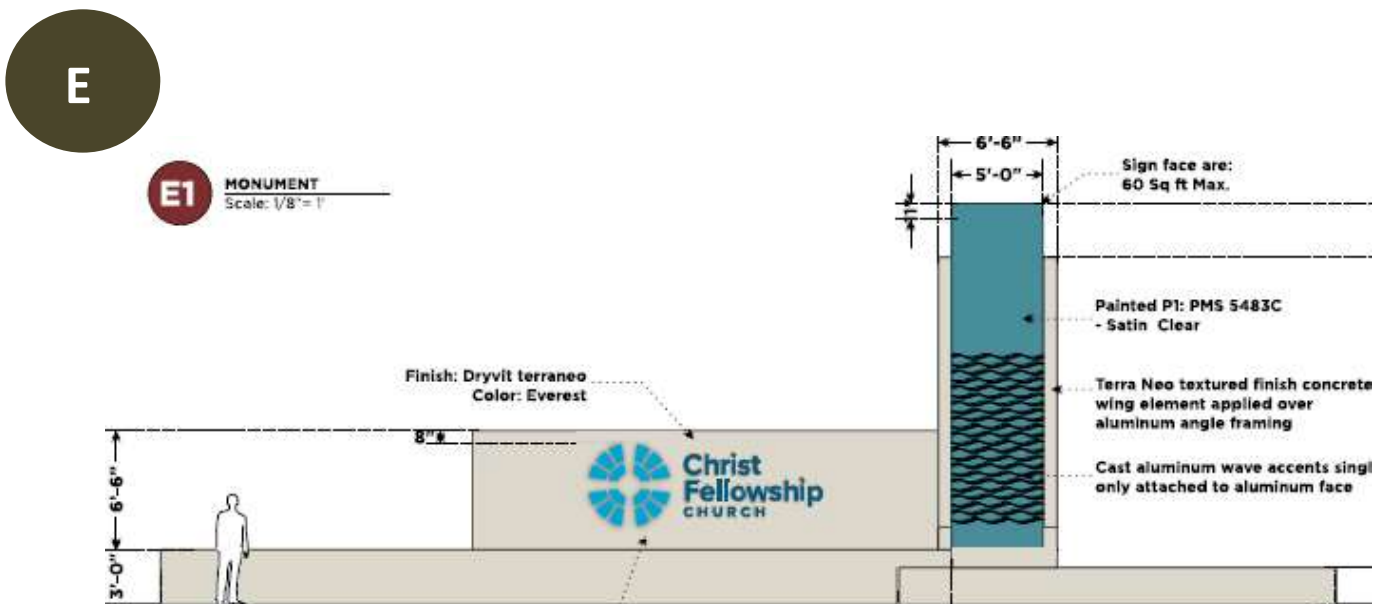
EAST ELEVATION

As part of the subject Master Signage Plan, the applicant is requesting the following two (2) waivers to the **East Elevation** building(s) façade signage:

- 8. Height of Signs:** The East elevation, *Christ Fellowship Church*, wall sign is proposed as five (5) feet, in height. However, per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*. The code maximum height is thirty-six (36) inches (3 feet).
- 9. Logo:** The applicant is proposing a logo included with the east elevation wall sign. Per *Chapter 6, Signs, Section 6.20 Permitted Signs, Wall Sign for Principal Structure or Building Identification or Principal Tenant*, the code allows for one (1) wall sign or message per building.



MONUMENT SIGN - No waivers requested



FINAL REMARKS

MSP-2021-07 will be heard by the City Council on April 11, 2022. The public hearing was advertised in compliance with the City's code.

*Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application.*