

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Cotleur & Hearing

PROPERTY OWNERS: Christ Fellowship Church, Inc.

FOR PROPERTY LOCATED AT: 16561 Waters Edge Drive

DATE OF COUNCIL MEETING: 5/2/2023

TYPE OF ACTION SOUGHT: The applicant is requesting approval of a Site Plan Modification to the previously approved 38,155 sq. ft. Worship Center. The applicant is requesting striped crosswalks in the parking isles rather than decorative pavers, the addition of 18 crash bollards at the west and south building entrances and change the dumpster gates materials from hardi-plank siding metal to wood.

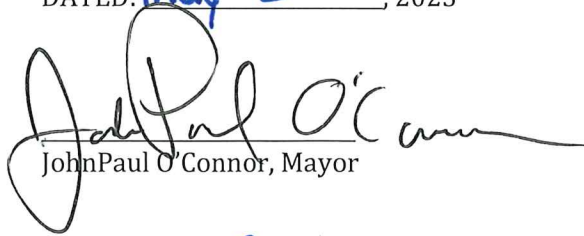
THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on May 2, 2023. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:

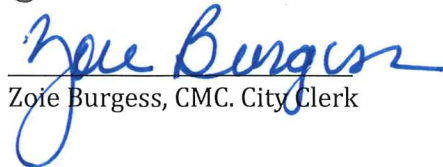
The Applicant's application for Site Plan Modification is hereby:

<input checked="" type="checkbox"/>	GRANTED
<input type="checkbox"/>	DENIED

With no conditions.

DATED: May 2, 2023


John Paul O'Connor, Mayor


Zoie Burgess, CMC. City Clerk



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 5/2/2023

PETITION DESCRIPTION

PETITION NUMBER: SPM-2023-06 *Christ Fellowship Church West Campus Site Plan Modification*
OWNER: Christ Fellowship Church, Inc.
APPLICANT: Cotleur & Hearing
ADDRESS: 16561 Waters Edge Drive
PCN: 77-40-43-12-00-000-1010

REQUEST: The applicant is requesting approval of a Site Plan Modification to the previously approved 38,155 sq. ft. Worship Center. The applicant is requesting striped crosswalks in the parking isles rather than decorative pavers, the addition of 18 crash bollards at the west and south building entrances and change the dumpster gates materials from hardi-plank siding metal to wood.

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 25,000 sq. ft. future development structures. The subject parcel is located in Pod J. The original Site Plan application was heard and approved by the City Council on December 9, 2019.

On December 6, 2021, the City Council approved a Site Plan Modification to allow reduction in the use of decorative pavers on the site entrance and update the building façade colors. On April 11, 2022, the City Council approved a Master Signage Plan, which has been subsequently modified on February 7, 2023.

The subject site received a Temporary Certificate of Occupancy (TCO) on April 4, 2023, which has been extended to May 4, 2023. The subject proposed site plan modifications originated from a Zoning Site Inspection report dated March 2, 2023.

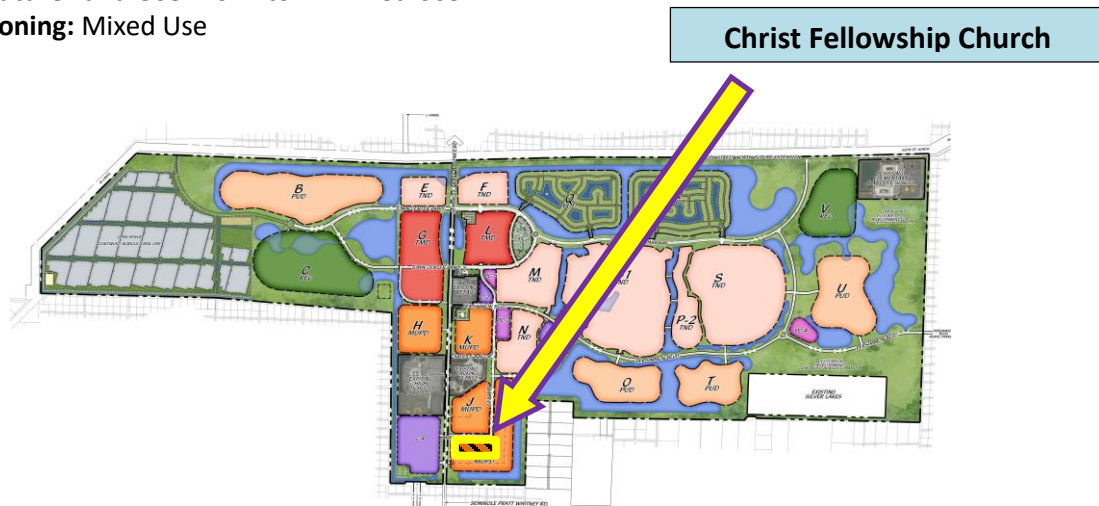
The applicant is requesting approval of a Site Plan Modification to allow (1) striped crosswalks in the parking isles rather than decorative pavers (previously approved by City Council), (2) the addition of 18 crash bollards at the west and south building entrances; and, (3) change the dumpster gates materials from hardi-plank siding metal to wood. *Please see enclosed photos of existing conditions.*

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** recommend approval of the subject application.

1. PETITION FACTS

- a. **Total Site Acres:** 12.771 acres
- b. **Subject Application:** 38,155 sq. ft. Worship Center and additional 25,000 sq. ft. of Future Development.
- c. **Future Land Use:** Downtown Mixed Use
- d. **Zoning:** Mixed Use



	FUTURE LAND USE	ZONING
SUBJECT PROPERTY	Downtown Mixed Use	Mixed Use
NORTH ISTF Facility	Downtown Mixed Use	Mixed Use
SOUTH ISTF Facility	Downtown Mixed Use	Mixed Use
EAST ISTF Facility	Downtown Mixed Use	Mixed Use
WEST Seminole Ridge High School	Downtown Mixed Use	Civic

BACKGROUND

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 25,000 sq. ft. future development structures. The subject parcel is located in Pod J. The original Site Plan application was heard and approved by City Council on December 9, 2019.

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STAFF ANALYSIS

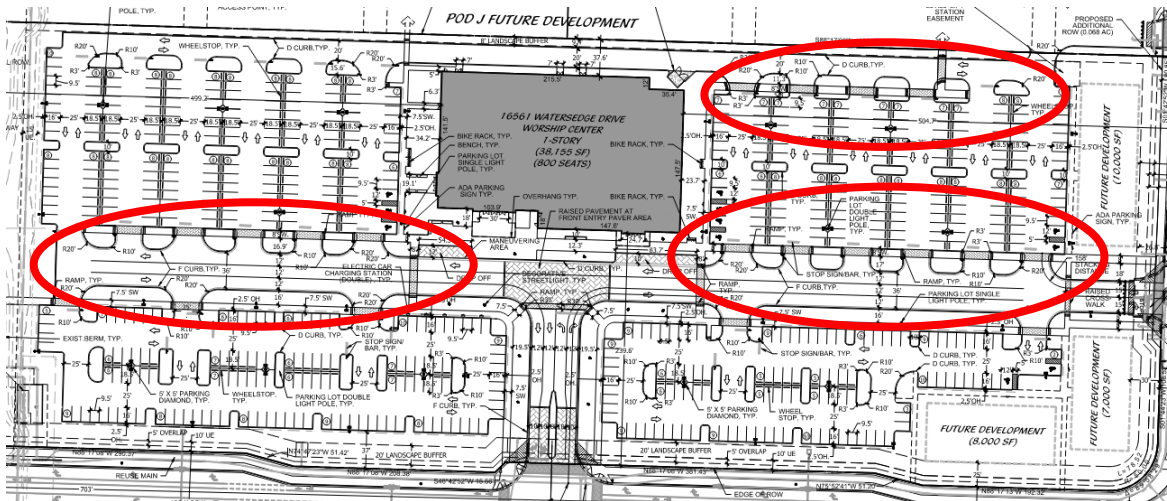
The applicant is requesting approval of a Site Plan Modification for a previously approved Christ Fellowship development heard by City Council on December 9, 2019. The subject site plan modifications include the following:

1. Striped crosswalks rather than decorative pavers where originally proposed at crosswalks between parking isles.
2. Add 18 crash bollards at the west and south building entrances.
3. Replace the dumpster gate material from hardi-plank siding metal to wood.

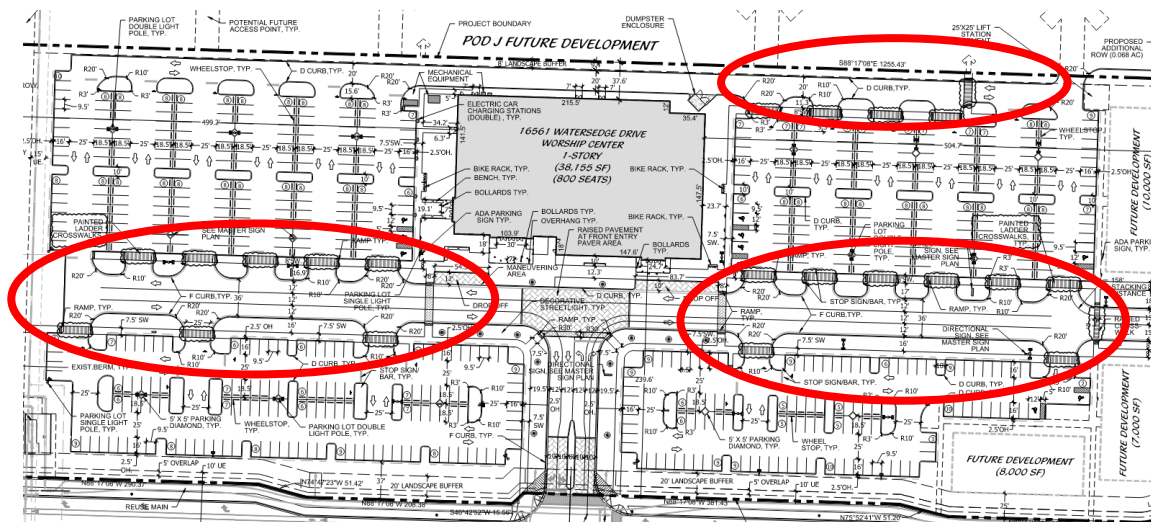
1. Pavers

The following graphics indicate the location of the proposed decorative pavers on the entrance of the property and frontage of Worship Center.

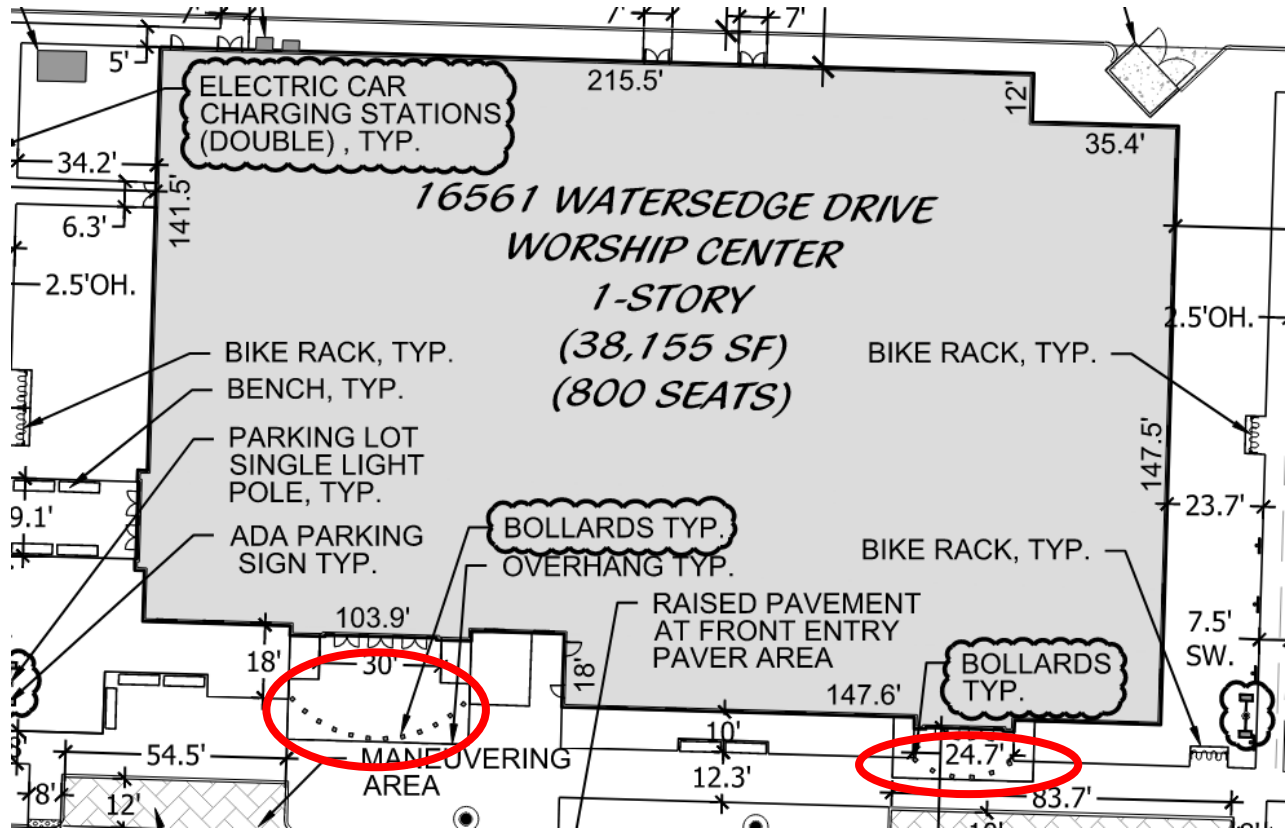
Previously approved Site Plan detailing location of decorative crosswalk pavers



Proposed Site Plan Modification replacing pavers with painted ladder crosswalks



2. Add 18 crash bollards at the west and south building entrances.



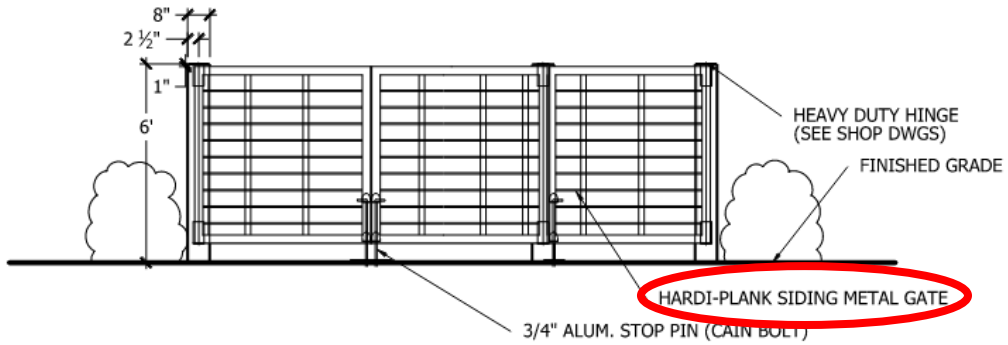
3. Change the dumpster gate materials from hardi-plank siding metal to wood.

Previously approved
dumpster details

DUMPSTER DETAIL

NTS

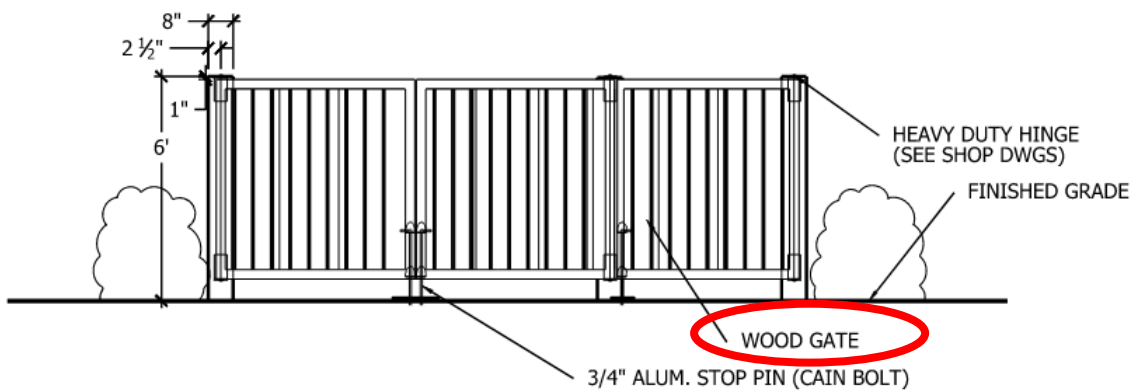
ELEVATION VIEW



Proposed dumpster details

DUMPSTER DETAIL

ELEVATION VIEW



The following table presents compliance with zoning code of the previously approved Christ Fellowship development heard by City Council on December 9, 2021, and has not changed.

REQUIRED BY CODE		PROPOSED	COMMENTS
Setbacks			
Front Yard	Main Structure: 20'	Worship Center: 239.6'	In compliance
Rear Yard	Main Structure: 10'	Worship Center: 37.6'	In compliance
Side Yard - East	Main Structure: 10'	Worship Center: 504.7'	In compliance
Side Yard - West	Main Structure: 10'	Worship Center: 499.2'	In compliance
Lot Coverage	Max Lot Coverage: 35%	Worship Center: 7.1%	In compliance
Building Height	Max. building height is 120 ft., except: within 100 ft. of the R-1 District is 50 ft. Within 100 ft. of the R-2 District is 70 ft.	Worship Center: 30' <i>Future Development will be proposed at a later time</i>	In compliance
Sidewalks	Pedestrian walkways must be a minimum of 5 ft. wide	Worship Center: 7.5'	In compliance

Landscape, Drainage, Traffic

The site plan modifications in this application do not affect the drainage, traffic and landscape components that were previously approved

Fire Safety

The site plan modification was reviewed by Mr. Wesley Jolin, IAAI-CFI, Fire Safety Specialist, from Palm Beach County Fire Rescue.

FINAL REMARKS

SPM-2023-06 will be heard by the City Council on May 2, 2023. The public hearing was advertised in compliance with the City’s code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Department recommends approval of the subject application with no conditions.

Site Existing Photos

