

# ***Christ Fellowship Church West Campus Master Sign Plan Amendment Justification Statement***

January 17, 2023

Revised: January 19, 2023

## **Introduction**

The applicant is requesting an amendment to their previously approved master sign plan, approved by Development Order on April 4, 2022, for the Christ Fellowship Church West Campus site located within the Westlake Traditional Town Development (TTD). This site is approximately 12.771 acres located on the southern portion of the TTD on the east side of Seminole Pratt Whitney Road. This project spans a portion of Pod J, adjacent to Waters Edge Drive. The approved, and platted, Worship Center is a 1-story, 38,155 SF building with 800 seats, situated in the southern, central portion of the City, east of Seminole Pratt Whitney Road, and adjacent to Waters Edge Drive and Ilex Way. The Worship Center has an assigned address of 16561 Waters Edge Drive, Westlake, FL, and is under construction.

## **Background**

The original Minto Westlake site is located East and West of Seminole Pratt Whitney Blvd., South of 60<sup>th</sup> Street North, and North of 50<sup>th</sup> Street N, East of Mead Hill Drive, and 44<sup>th</sup> Street North, East of 190<sup>th</sup> Terrace North and West of 140<sup>th</sup> Avenue North. Per the adopted Comprehensive Plan, the 3,788.60-acre property has FLUA designations of R1, R2, DTMU, Civic, OS&R and SE Overlay. Portions of the Minto Westlake site have been sold since the adoption of the Comprehensive Plan.

The original Minto Westlake is roughly co-extensive with Seminole Improvement District (SID), a legislatively created special district with the authority to provide public infrastructure and services and to operate district facilities. SID provides drainage, water, and wastewater services for the subject property, and owns a canal right-of-way and/or easement for access and drainage from the subject site running approximately four miles south to the C-51 Canal.

## **Historic and Recent Planning and Zoning Entitlements**

Prior to the City's incorporation, Palm Beach County issued several Development Orders to Minto permitting development on Minto's property that is now within the City of Westlake. Specifically, the County approved Resolution 2014-1646 (as later amended by 2014-1892) rezoning the Westlake Property, and Resolutions 2014-1647 and 2014-1648 approving Hotel

and College/University as requested uses on the Westlake Property. At that same time, Palm Beach County revised its Comprehensive Plan and Unified Land Development Code (“ULDC”) to facilitate development of the Westlake Property pursuant to Ordinances 2014-030 and 2014-031. At the same time, to address the County’s traffic concurrency requirements related to the approved density and intensity, Minto entered into a Proportionate Fair Share Agreement with Palm Beach County dated October 29, 2014.

Subsequent to incorporation, Minto proceeded with the development of its property pursuant to the County Development Orders and the Interim Code. The City has adopted its own Comprehensive Plan and has implemented land development regulations (“LDRs”). Further, most of the conditions of approval contained in the County development orders have either been completed or are superseded by the City’s Comprehensive Plan, Land Development Regulations and state law. As a result, on December 01, 2021, Minto notified the City of Westlake of its intention to hereinafter proceed under § 163.3167(5) to complete development of its density and intensity vested by the Proportionate Fair Share Agreement and state law, pursuant to the City’s Comprehensive Plan and Land Development Regulations.

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**Subject Request**

On April 11, 2022, the applicant received approval for a master sign plan (MSP), by Development Order. At this time, the applicant is requesting an amendment to the approved MSP to incorporate directional signs for the site. (This site plan was approved on December 9, 2019, by Resolution 2019-39. An amendment to the site plan was subsequently approved by Development Order on December 06, 2021).

In accordance with the current sign code, the Applicant is proposing three (3) directional signs on the site; one for each point of entry; Seminole Pratt Whitney, Waters Edge Drive and Ilex Way. Each sign will contain a maximum of 15.5 sq. ft. of copy and are consistent with the current sign code.

In addition, the applicant is requesting eight (8) pole mounted banner signs. These permanent pole mounted pole signs will contain a maximum size of 2.34 sq. ft. (18” x 18.75”) and is a stationary panel which will be mounted on an existing light pole identifying parking lot areas within the site consistent with the directional ground signs described above. However, the pole mounted banner signs are not entirely consistent with code, in that they are not displaying a brand or holiday decorations but rather will identify by letter code the locations of 4 different parking lot areas of the facility. They are intended to provide organized and safe traffic control, particularly during large congregation gatherings, thus creating a safer experience for guests. Therefore, a waiver is requested to allow these pole mounted banner signs for this purpose (refer to Waiver Table on the following page).

The master sign plan has been amended to include the locations and details of the directional ground signs and the pole mounted banner signs.

**Waiver Table**

Sign Type	Code Requirement	Applicant Request	Deviation
<p><b>Pole -mounted banner signs</b></p> <p><b>Eight (8)</b></p> <p><b>18” x 18.5 “ (2.34 sq.ft.)</b></p>	<p><b>The pole-mounted banner’s copy shall be limited to the name of the development, the development’s logo, and the development’s branding, which does not include any individual business name, tenant, or individual business logo</b></p>	<p><b>Identify by letter code the locations of 4 different parking lot areas of the facility</b></p>	<p><b>Copy to be used for the intended use as described</b></p>

**Conclusion**

The Applicant is requesting approval of this amendment to the master sign plan as presented, requesting one (1) waiver. The Applicant will work closely with Staff to bring this application to completion as quickly as possible. The Applicant and the entire development team are available to answer any questions Staff might have and/or provide necessary information to supplement the information provided in the submittal.