

## ***Christ Fellowship Church West Campus***

### ***Site Plan Modification***

### ***Justification Statement***

March 27, 2023

#### **Introduction**

The subject application is a request for minor site plan updates to the previously approved Christ Fellowship Church West Campus site located within the Westlake Traditional Town Development (TTD). The affected portion of land 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. Construction has been completed and the site is currently operating under a Temporary Certificate of Occupancy through the end of this March.

#### **Subject Request**

The Applicant is requesting a minor amendment to their approved site plan. The project is substantially complete and is known as Christ Fellowship Church West Campus in Westlake. Since the site plan was approved in 2019, substantial inflationary cost increases and supply chain issues lead to decisions in the field that attempted to reign in overages for the church. As such, the applicant is now requesting some minor amendments such as, the approval of striped crosswalks in the parking aisles rather than pavers. The appropriate striping of the 3 missing ADA spaces in the east parking lot will be added. Other beneficial changes requested include the addition of 18 crash bollards at the west and south building entrances. The dumpster gates have also been replaced with a more aesthetically pleasing design, complimentary to the building's architecture. The recently approved wayfinding signs and final light pole locations have been added to the site plan for consistency. The location of mechanical equipment at the northeast and rear of the building have also been added to the site plan.

#### **Conclusion**

The Applicant is requesting approval of the above noted updates to the Christ Fellowship Church West Campus Site Plan as presented.