



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 5/2/2023

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#### 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.

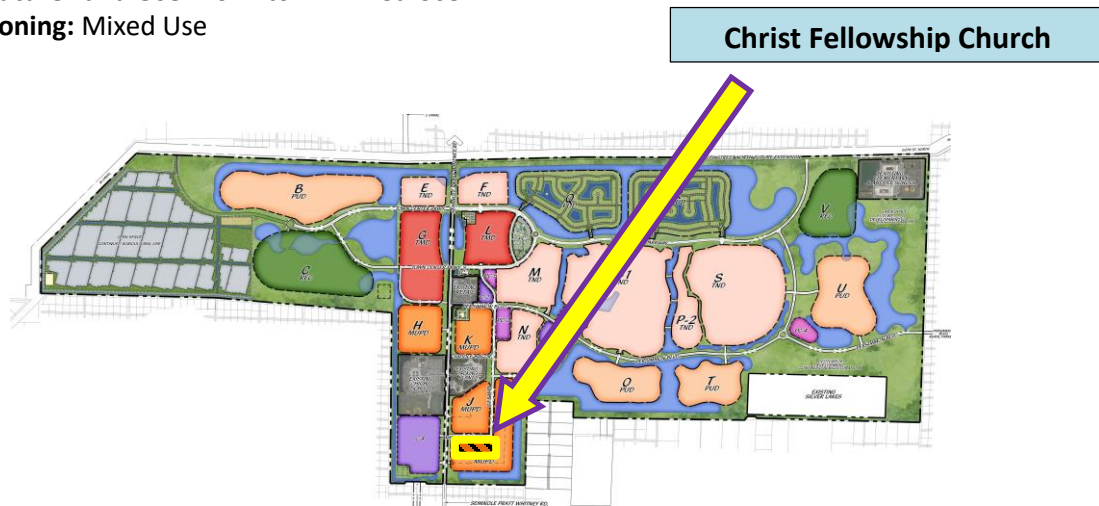
The applicant is requesting approval of a Site Plan Modification to allow (1) striped crosswalks in the parking isles rather than decorative pavers (previously approved by City Council), (2) the addition of 18 crash bollards at the west and south building entrances; and, (3) change the dumpster gates 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



	<b>FUTURE LAND USE</b>	<b>ZONING</b>
<b>SUBJECT PROPERTY</b>	<b>Downtown Mixed Use</b>	<b>Mixed Use</b>
<b>NORTH</b> ISTF Facility	Downtown Mixed Use	Mixed Use
<b>SOUTH</b> ISTF Facility	Downtown Mixed Use	Mixed Use
<b>EAST</b> ISTF Facility	Downtown Mixed Use	Mixed Use
<b>WEST</b> 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

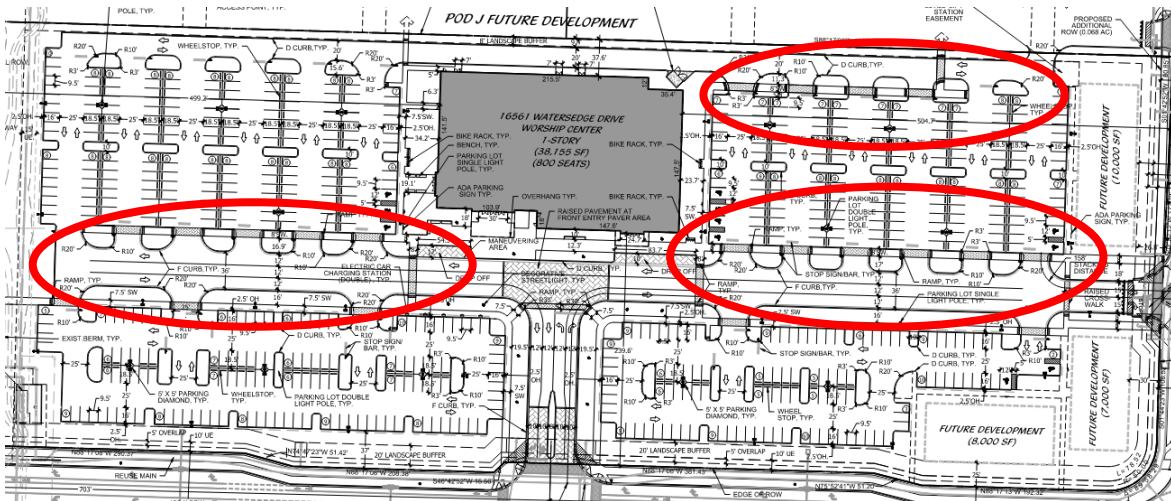
The applicant is requesting approval of a Site Plan Modification for a previously approved Christ Fellowship development heard by City Council on December 9, 2019. The subject site plan modifications include the following:

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.

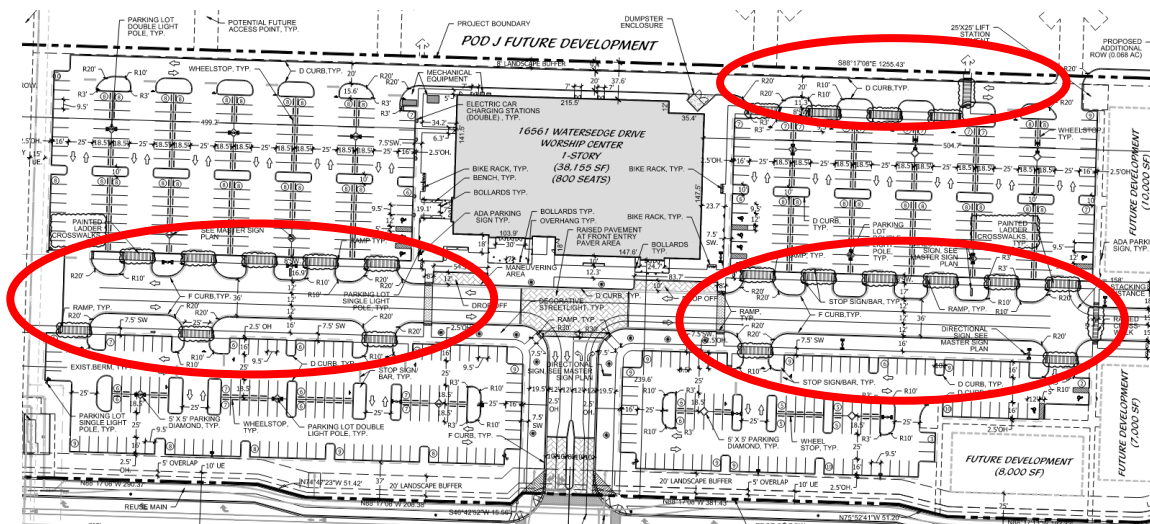
### 1. Pavers

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

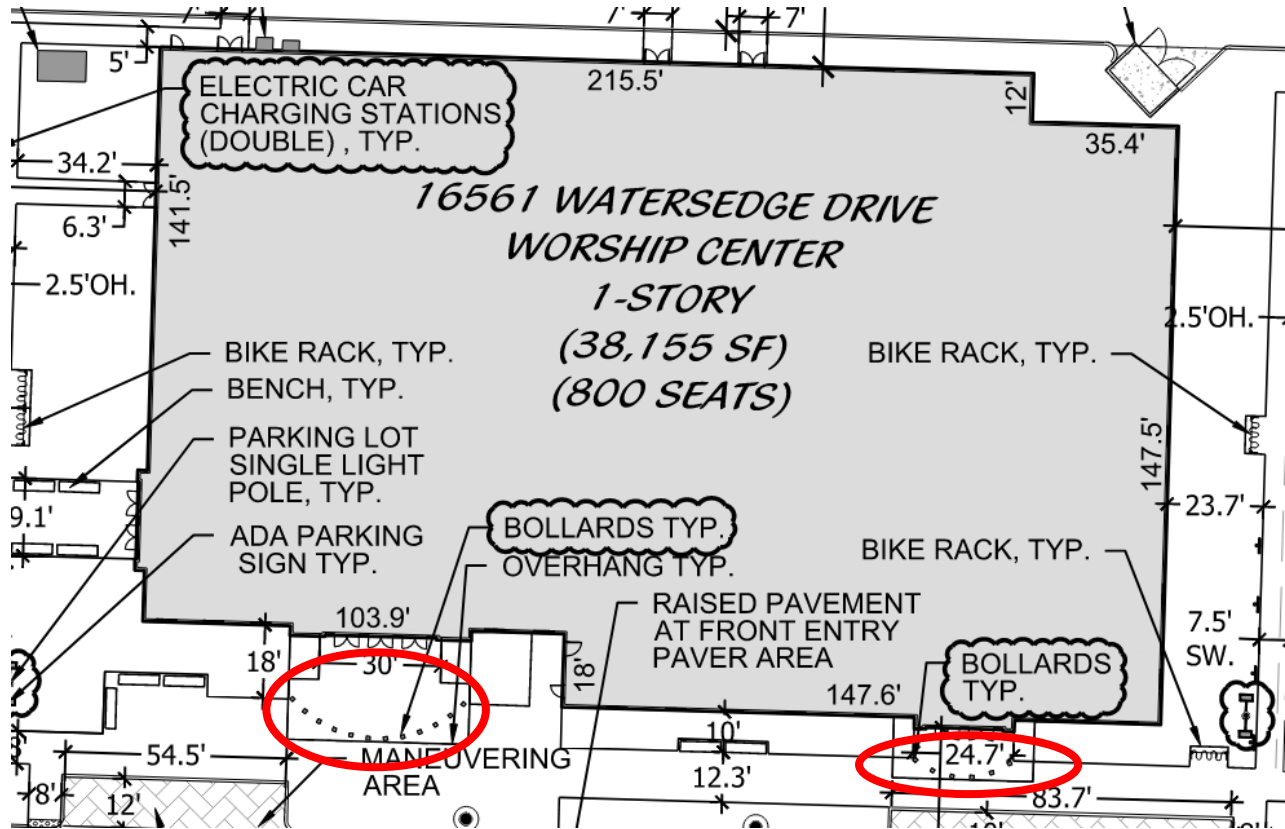
Previously approved Site Plan detailing location of decorative crosswalk pavers



Proposed Site Plan Modification replacing pavers with painted ladder crosswalks



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



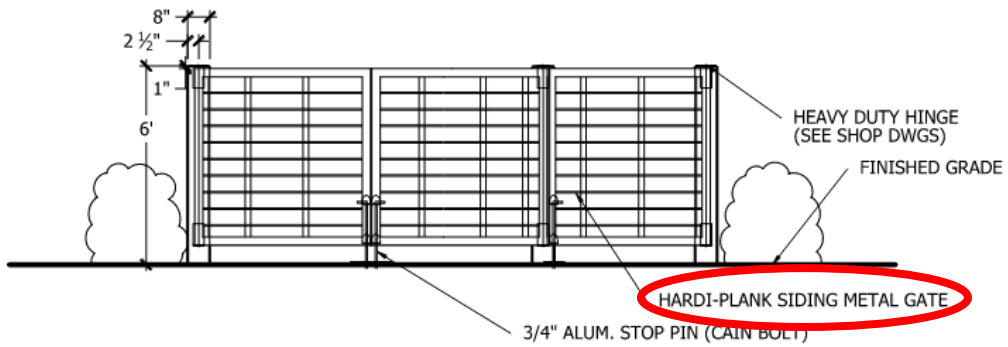
3. Change the dumpster gate materials from hardi-plank siding metal to wood.

Previously approved  
dumpster details

## DUMPSTER DETAIL

NTS

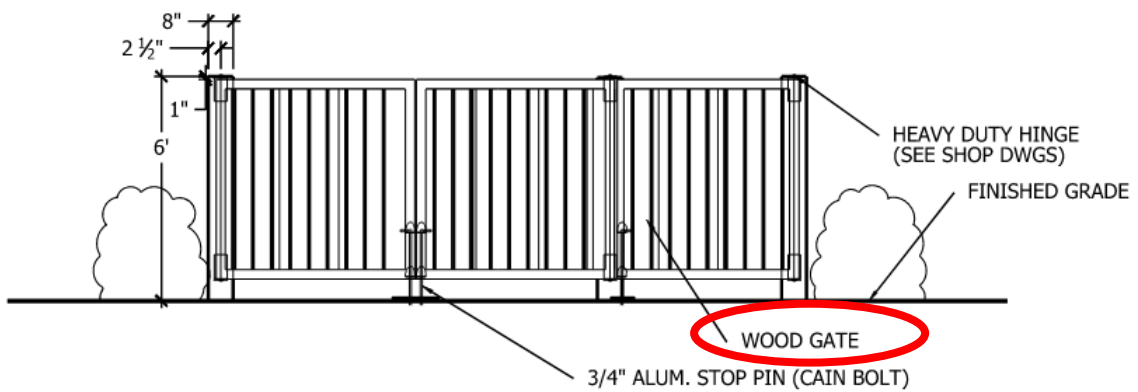
ELEVATION VIEW



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
<b>Setbacks</b>			
<b>Front Yard</b>	Main Structure: 20'	Worship Center: 239.6'	In compliance
<b>Rear Yard</b>	Main Structure: 10'	Worship Center: 37.6'	In compliance
<b>Side Yard - East</b>	Main Structure: 10'	Worship Center: 504.7'	In compliance
<b>Side Yard - West</b>	Main Structure: 10'	Worship Center: 499.2'	In compliance
<b>Lot Coverage</b>	Max Lot Coverage: 35%	Worship Center: 7.1%	In compliance
<b>Building Height</b>	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
<b>Sidewalks</b>	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**

