



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 12/6/2021

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#### PETITION DESCRIPTION

**PETITION NUMBER:** SPM-2021-04 *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 allow a reduction of decorative pavers on the site entrance and update the building façade colors of the previously approved 38,155 sq. ft. Worship Center.

#### 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 original Site Plan application was heard and approved by City Council on December 9, 2019.

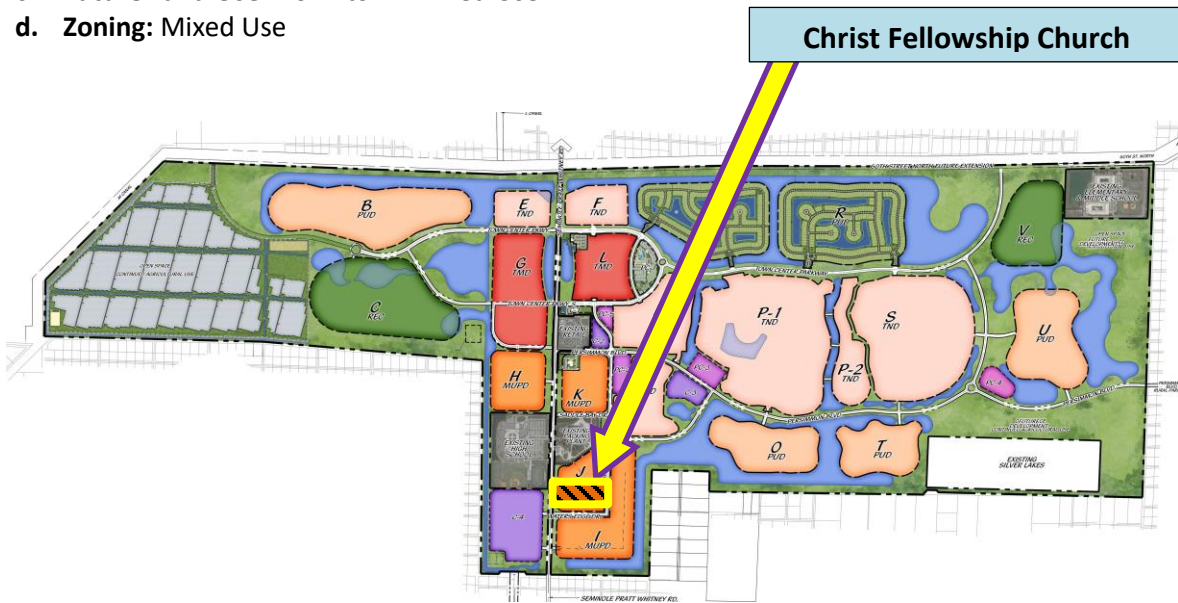
The applicant is requesting approval of a Site Plan Modification to allow reduction in the use of decorative pavers on the site entrance and update the building façade colors of the previously approved 38,155 sq. ft. Worship Center.

#### 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>	Downtown Mixed Use	Mixed Use
<b>NORTH ISTF Facility</b>	Downtown Mixed Use	Mixed Use
<b>SOUTH ISTF Facility</b>	Downtown Mixed Use	Mixed Use
<b>EAST ISTF Facility</b>	Downtown Mixed Use	Mixed Use
<b>WEST Seminole Ridge High School</b>	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 25,00 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 original Site Plan application was heard and approved by City Council on December 9, 2019.

**Staff Analysis**

The applicant is requesting approval of a Site Plan Modification to allow reduction of decorative pavers on the site entrance and update the building façade colors of the previously approved 38,155 sq. ft. Worship Center (Christ Fellowship Church) and a 25,000 sq. ft. Future Development.

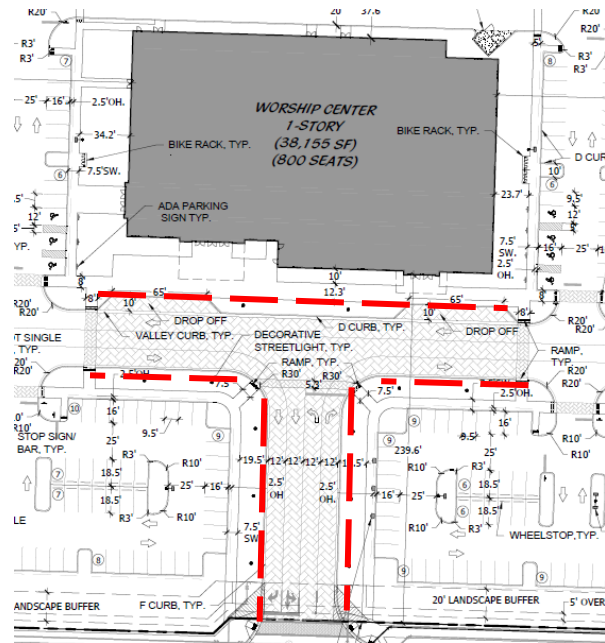
The applicant is requesting approval of a Site Plan Modification for a previously approved Christ Fellowship development heard by City Council on December 9, 2019. The subject site plan modifications include the following:

1. Decrease the square feet of decorative pavers originally proposed off the entrance of Waters Edge Drive. Decorative pavers will remain at both east-west drive aisles and crosswalks as shown below.
2. The applicant is proposing the following color changes:
  - a. Light Gray - Grey Owl to Decorators White (Top of Wall)
  - b. Medium Gray - Platinum to Light Gray - Grey Owl (Entire building façade)
  - c. Dark Gray - Kendal Charcoal to Wrought Iron (Entryway and Canopy)
3. Removal of windows to block visibility into daycare rooms

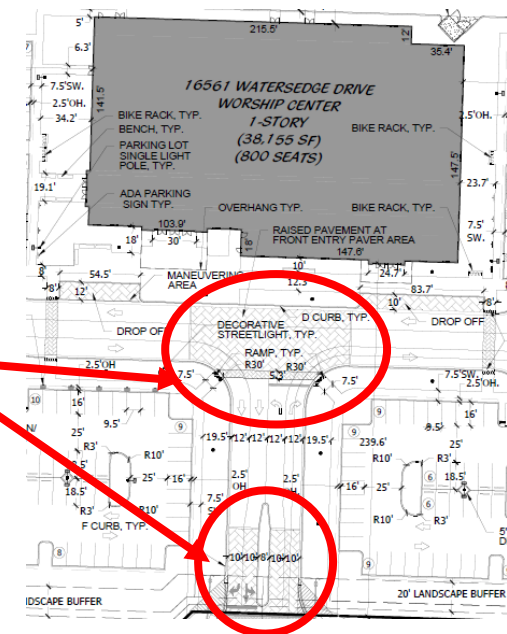
**1. Pavers**

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 pavers**

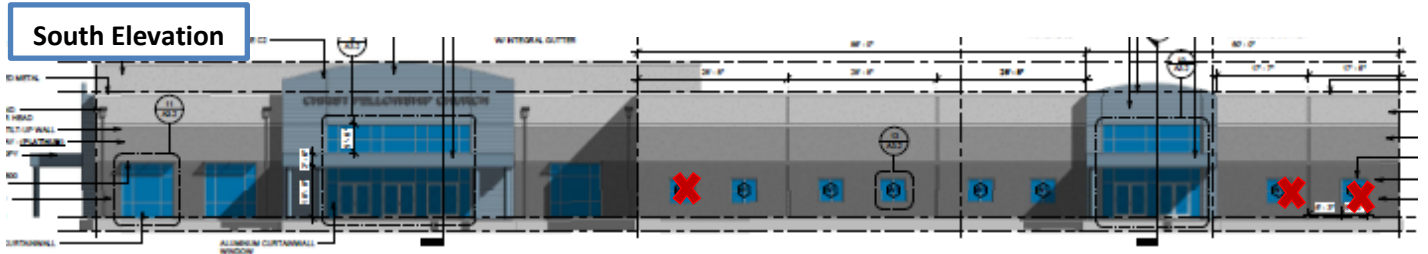


**Proposed Site Plan Modification reducing location of decorative pavers**

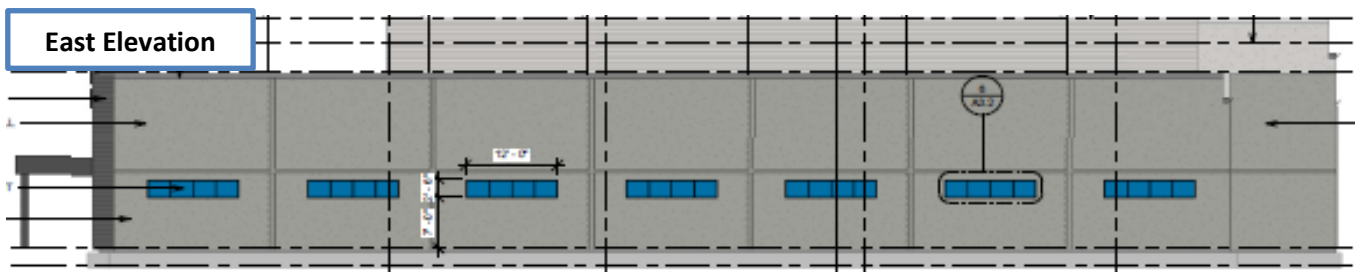
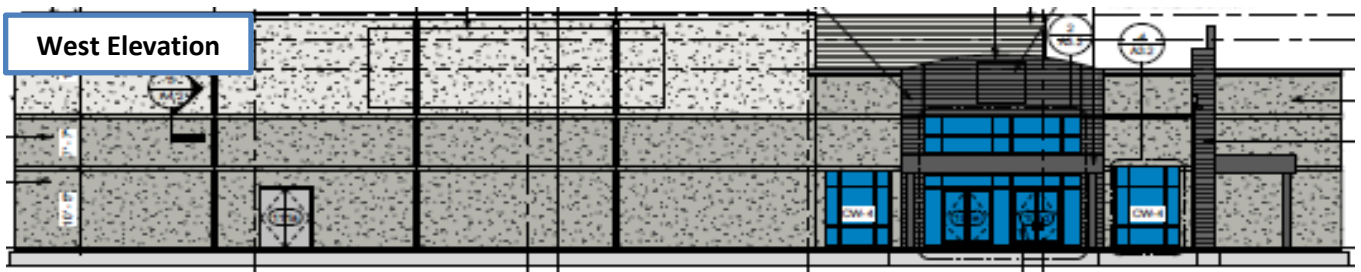


## 2. Building Elevations / façade changes

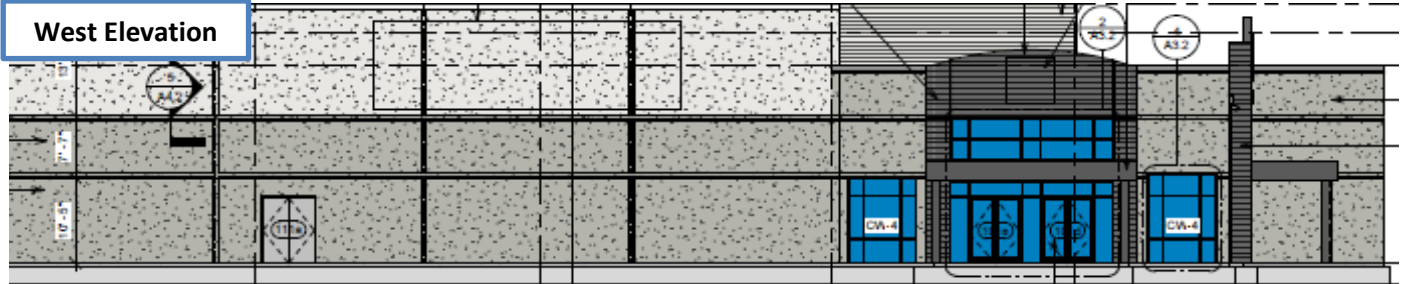
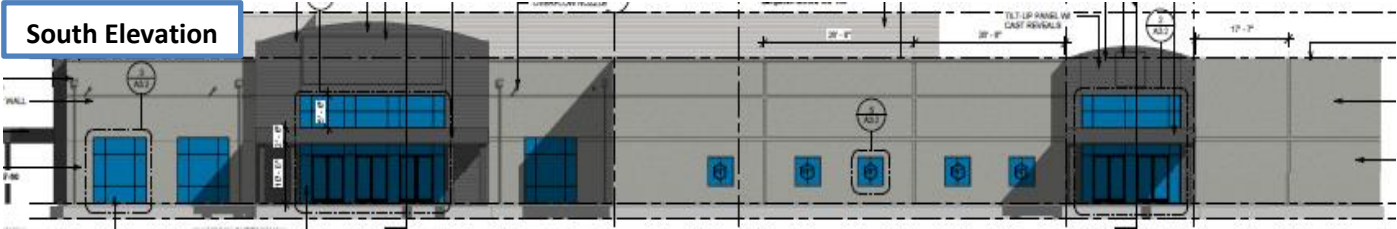
### Previously approved Site Plan building facade



X = Removal of windows



# Proposed Site Plan Modification



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-2021-04 will be heard by the City Council on December 6, 2021. 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.*

