

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

~~February 8, 2022~~

Revised March 08, 2022

### **Introduction**

The subject application is a request for a master sign plan for the previously approved Christ Fellowship Church West Campus site located within the Westlake Traditional Town Development (TTD), Pod J. 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.

### **Background**

Pod J is part of Minto's vested development on its property within the City of Westlake 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 City's Comprehensive Plan, the Woodlands site lies within the R1 and R2 Future Land Use designation and the R1 and R-2 Zoning districts.

### **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 implementing land development regulations. Furthermore, 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.

### **Subject Request**

The Applicant is requesting approval of a master sign plan to their previously approved Christ Fellowship Church West Campus Site Plan located within the Westlake TTD. 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.

The Applicant is proposing one monument sign to be located on the southwest corner of Seminole Pratt Whitney Road and Waters Edge Drive. There are four (4) total wall signs on the building proposed; one (1) each on the east and west elevation and two (2) on the south elevation. The south elevation is the front of the building, facing Waters Edge Drive, although substantially set back from this ROW (239.6'feet).

One of the two south elevation signs will be 6' high and consist of 3 lines (1 message) "Christ Fellowship Church", positioned to the right of the CF Logo, which will also be 6' high. This sign is located over the main entrance of the building. The total copy area of this sign is approximately 106sf, exceeding the 90sf code requirement for Principal Tenant Wall Signs, by approximately 16sf. **(Refer to the "Waiver Table" below for a summary of waivers being requested for this sign).**

The second south elevation wall sign will be located over a separate secondary entrance, "Christ Fellowship kids". This sign will be 29sf in copy area, which is well below the 90sf code requirement, noted above, by 61sf. **The overall copy area of both signs combined totals 135sf, resulting in a waiver request for approval of the additional 45sf of copy area.** As mentioned earlier, the setback of this building from Waters Edge Drive is substantial at 239.6 feet, at a minimum. The increase in copy area size is warranted for adequate identification and way finding from the ROW, as if this was a multi-tenant building.

The west elevation of the building proposes only one (1) wall sign on the entire 141.5 feet of this elevations area. In addition, this elevation is set back almost 500 feet from the ROW of Seminole Pratt Whitney. These conditions call for a larger, more visible sign. A 7.2" high sign consisting of 3 lines (1 message) "Christ Fellowship Church" positioned to the right of the CF

Logo, which will also be 7.2” high is proposed. The total copy area of this sign consists of 144.37 sf, exceeding the 90sf code allowance by approximately 54sf. **The applicant is requesting a waiver for the sign height and increased copy area. (Refer to the Waiver Table below).**

The east elevation of the building also proposes only one (1) wall sign on the entire 147.5 feet of this elevations area. In addition, this elevation is set back just over 500 feet from the ROW of Ilex Way. The Applicant is proposing 5’ high sign consisting of 3 lines (1 message) “Christ Fellowship Church” positioned to the right of the CF Logo, which will also be 5’ high. The total copy area of this sign consists of approximately 71 sf and is well under the 90sf code allowance by approximately 19sf. **The applicant is requesting a waiver for the sign height. (Refer to the Waiver Table below).**

### **Conclusion**

The Applicant is requesting approval of this master sign plan to the Christ Fellowship Church West Campus Master Sign Plan as presented, with three (3) waiver requests as described above. A color sign plan booklet is included detailing each sign and their location as identified. 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.

### WAIVER TABLE

| Sign Type   | Code Requirement                     | Applicant Request                       | Deviation           |
|---|--------------------------------------|---|---------------------|
| <b>Wall Sign for Principal Structure or Building Identification or Principal Tenant</b><br><br><b>PRINCIPAL TENANT WALL SIGNS</b> | <b>1 sign per Bldg., as follows:</b> | <b>4 signs per Bldg.</b>                | <b>+ 3 signs</b>    |
| <b>South Elevation , 1 of 2 (over main entrance)</b><br><i>(Logo) Christ Fellowship Church</i>                                    | <b>Copy – 1 sign or 1 message</b>    | <b>Copy – 1 message with 6' Logo</b>    | <b>+ 6' Logo</b>    |
|   | <b>Copy Area – 90 sf.</b>            | <b>Copy Area – 106 sf.</b>              | <b>+ 16 sf.</b>     |
|   | <b>Letter Height – 36"</b>           | <b>Letter Height – 55 ¼"</b>            | <b>+ 19"</b>        |
|   | <b>1 sign per Bldg.</b>              | <b>4 signs per Bldg.</b>                | <b>+ 3 signs</b>    |
|   | <b>Letter Height – 36"</b>           | <b>Letter Height – 48"</b>              | <b>+ 12"</b>        |
| <b>South Elevation, 2 of 2 (secondary entrance)</b><br><i>Christ Fellowship kids</i>  | <b>Letter Height – 36"</b>           | <b>Letter Height – 48"</b>              | <b>+ 12"</b>        |
| <b>West Elevation</b><br><i>(Logo) Christ Fellowship Church</i>   | <b>Copy – 1 sign or 1 message</b>    | <b>Copy – 1 message with 7'-2" logo</b> | <b>+ 7'-2" Logo</b> |
|   | <b>Copy Area – 90 sf.</b>            | <b>Copy Area – 144.37 sf.</b>           | <b>+ 54.37 sf.</b>  |
|   | <b>Letter Height – 36"</b>           | <b>Letter Height – 48"</b>              | <b>+ 12"</b>        |
| <b>East Elevation</b><br><i>(Logo) Christ Fellowship Church</i>   | <b>Letter Height – 36"</b>           | <b>Letter Height – 36.10"</b>           | <b>+ 10"</b>        |