



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 12/10/2024

PETITION DESCRIPTION

PETITION NUMBER: SPM-2024-04 *Site Plan Modification – Grove Market (Aldi Grocery Store)*
OWNER: Grove Market Courtland LLC, Grove Market Anderson LLC, JBL Humblewood Center LLC, Grove Market SG2020 LLC
AGENT: Cuhaci Peterson
PCN: 77-40-43-01-01-001-0010
ADDRESS: 5060 Seminole Pratt Whitney Rd. Westlake, FL.
REQUEST:

The applicant is requesting a Site Plan Modification approval to modify the Grove Market shopping plaza in the Mixed-Use (MU) Zoning District. The applicant is proposing to modify the building façade to accommodate a new 28,594 sq.ft. grocery store (Aldi) and two (2) unspecified future retail tenants occupying 16,905 sq.ft. and 6,646 sq.ft. The new tenants will occupy the previous 52,145 sq.ft. grocery store tenant space (Win Dixie) situated on a 9.98-acre site at the northeast corner of the intersection of Seminole Pratt Whitney Road and Persimmon Boulevard East.

SUMMARY

The applicant is requesting a Site Plan Modification approval to modify the Grove Market shopping plaza site plan. Specifically Building A, occupying the previous 52,145 sq.ft Win Dixie grocery store tenant space for a new 28,594 sq.ft Aldi grocery store and two (2) unspecified future retail tenants occupying 16,905 sq. ft. and 6,646 sq. ft tenant spaces. The applicant is proposing to modify the building façade by updating it with new paint and storefronts, preserving the existing plaza paint color scheme and stone. The existing Winn Dixie red canopies over the windows and storefront entry will be painted to match the existing Umbra Grey. Shopping cart storage is proposed to be located inside the grocery store. Staff is recommending a condition of approval to remove all existing shopping cart corrals from the parking lot since they will no longer be needed.

Additionally, the applicant has submitted a Master Sign Plan application (MSP-2024-01) concurrent with this request.

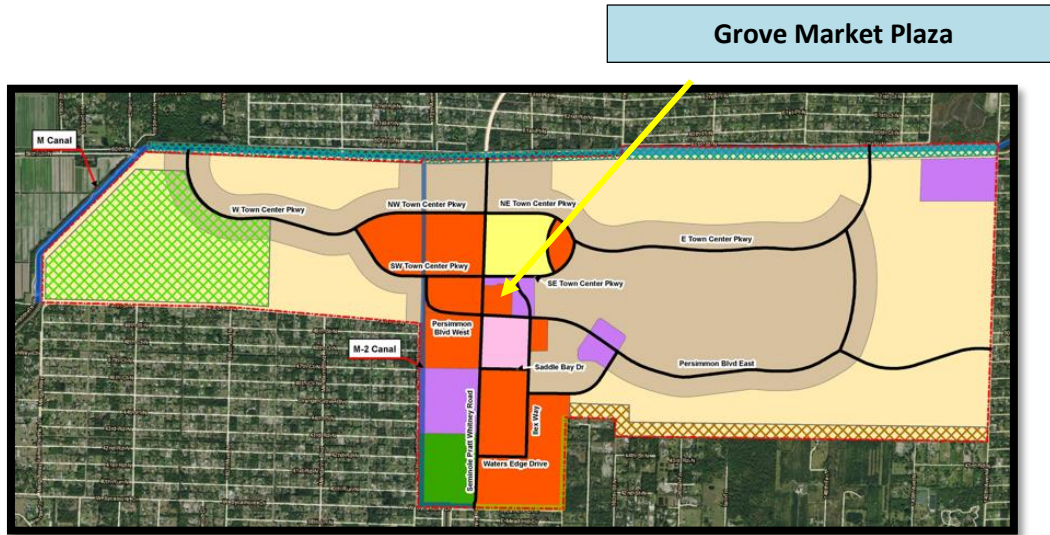
STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections to the above referenced application.

1. The Applicant shall remove all existing shopping cart corrals from the parking lot prior to the issuance of the Certificate of Occupancy (CO).

PETITION FACTS

- a. Total Gross Site Area: 9.98 acres
- b. Land Use and Zoning
 - Existing Land Use: Commercial
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



BACKGROUND

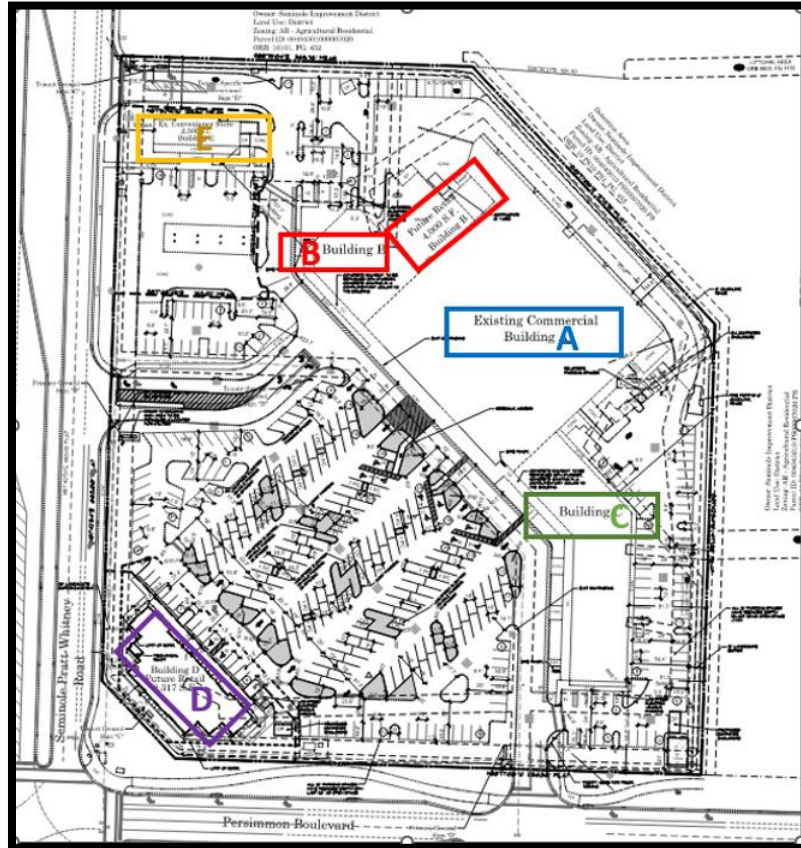
Grove Market Shopping Center was built by Stiles Corp in 1999, with the anchor space built to suit for Winn-Dixie. 5060 Loxahatchee Retail, LLC acquired the center in September 2016 and owned it until 2022. In 2022, GROVE MARKET LLC acquired the center and has owned the property since.

- On June 14,2021 the City Council approved a Site Plan Modification (SPM-2021-02) to allow an upgrade to entire architectural façade of the Grove Market Shopping Center.
- On June 14,2021 the City Council approved a Site Plan Modification (SPM-2021-01) to allow an upgrade to the 49,610 square foot Winn-Dixie grocery store, and 2,536 square foot liquor store (total 52,145 sq.ft.) at the Grove Market Shopping Center. The improvements include increasing 1,238 sq.ft. to grocery store floor plan, upgrading the façade and interior modifications to the current vacant grocery store space.
- On August 9,2021, the City Council approved with conditions a Master Sign Plan (MSP-2021-05) to allow an upgrading to all wall signs, monument signs and tenant signs of the Grove Market Shopping Center.
- On October 11,2021, the City Council approved Application SPR-2021-08 to upgrade the Grove Market at Westlake site Plan. The applicant included a landscaping plan, improvements to the parking area, the dumpster enclosures, and the covered walking area.
- On September 5, 2023, the City Council approved application SPM-2023-05 to modify the existing Grove Market Outparcel D, to increase the previously approve square footage for Building D from 3,675 square foot to an 8,317 square foot one story building for retail and medical office use.

STAFF ANALYSIS

The applicant is requesting a Site Plan Modification approval to modify the Grove Market shopping plaza site plan, specifically Building A, occupying the previous Win Dixie grocery store tenant space for a new 28,594 sq.ft Aldi grocery store and two (2) future retail tenants occupying 16,905 sq. ft. and 6,646 sq. ft respectively.

Grove Market Plaza

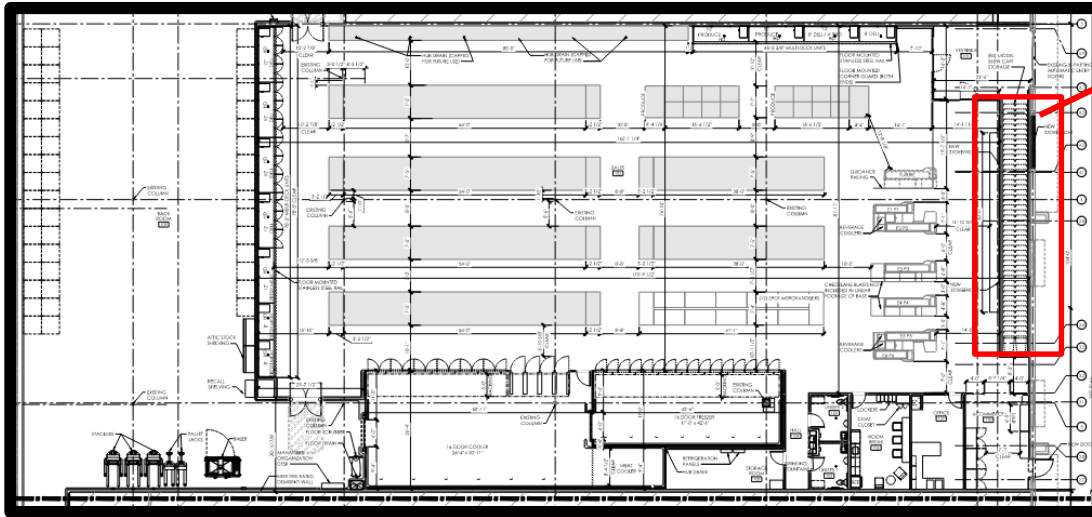


Updated Site Data for Building A

TOTAL BUILDING SQUARE FOOTAGE	91,494 S.F.
PROPOSED - GROCERY STORE - BUILDING A	28,594 S.F.
FUTURE RETAIL - BUILDING A	16,905 S.F.
FUTURE RETAIL - BUILDING A	6,646 S.F.
RETAIL - BUILDING B	7,882 S.F.
FUTURE RETAIL BUILDING B	4,000 S.F.
RETAIL - BUILDING C	16,650 S.F.
RETAIL - BUILDING D	8,317 S.F.
CONV. STORE W/GAS SALES - BLDG E	2,500 S.F.
FUEL STATIONS	8 Stations (4 Islands)

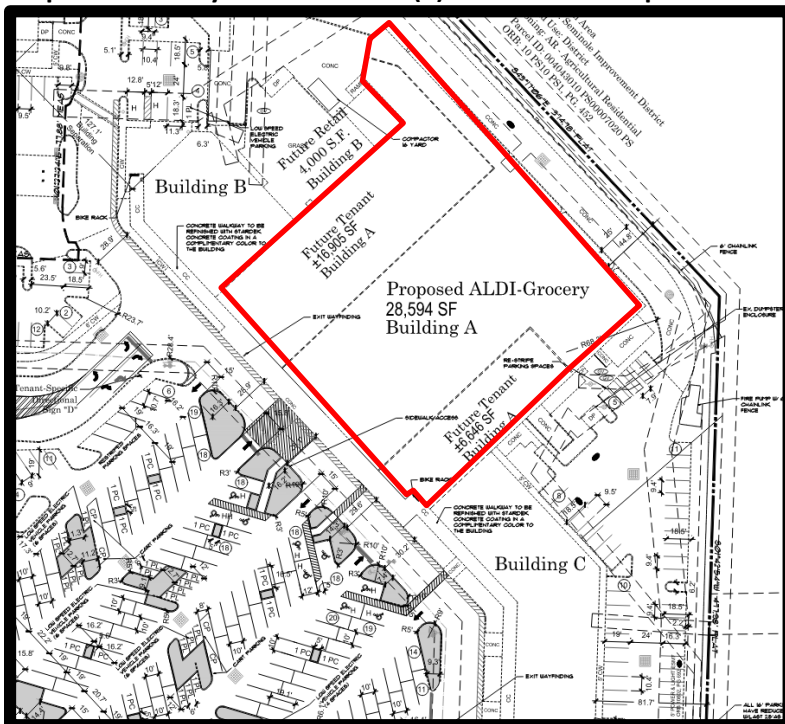
Shopping cart storage is proposed to be located inside the grocery store as depicted on the proposed floor plan. Staff is recommending a condition of approval to remove all existing shopping cart corrals from the parking lot since they will no longer be needed. Site elements, including but not limited to, building footprint, landscaping, parking, setbacks, etc. will not be impacted since the proposed uses and overall square footage will remain the same.

Proposed Floor Plan



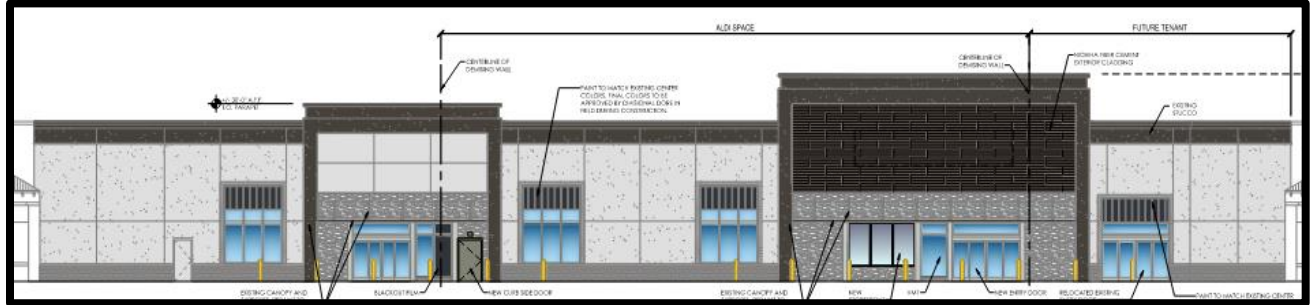
Proposed Shopping Cart Storage

Proposed Grocery Store and Two (2) Future Tenant Spaces



The applicant is proposing to modify the building façade by updating it with new paint and storefronts, preserving the existing plaza paint color scheme and stone. The existing Winn Dixie red canopies over the windows and storefront entry will be painted to match the existing Umbra Grey.

Proposed Architectural Elevation



Exiting Architectural Elevation



Fire Safety, Landscape, Drainage, Traffic

There is no impact to fire safety, landscape, drainage or traffic as part of this request.

FINAL REMARKS

SPM-2024-04 will be heard by the City Council on December 10, 2024. 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.

Existing Plaza Conditions



Existing Plaza Conditions

