



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		12/10/2024	<b>Submitted By:</b> Planning and Zoning		
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<p><b>SPM-2024-04:</b> 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.</p>			
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to Approve SPM-2024-04 Site Plan Modification for the Grove Market shopping plaza.			
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>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.</p>			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Application Justification Statement Master Site Plan Elevation Plan Floor Plan Survey			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	

**IDENTIFY FULL  
RESOLUTION OR  
ORDINANCE TITLE**

*(if Item is not a  
Resolution or Ordinance,  
please erase all default  
text from this field's  
textbox and leave blank)*

**Please keep text  
indented.**

**FISCAL IMPACT** *(if any):*

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