



Meeting Agenda Item Coversheet

MEETING DATE:		9/5/23	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MSP-2023-05: Application of Gentile Holloway O'Mahoney & Associates, Inc. for a Site Plan Modification to modify the existing Grove Market at Westlake shopping plaza in the Mixed-Use Zoning District. The subject application modifies outparcel D, located at the southwest corner of the development. The Grove Market is located on the northeast corner of the intersection of Seminole Pratt Whitney Road and Persimmon Boulevard East on a 9.98-acre parcel of land. The subject application is located at 5060 Seminole Pratt Whitney Road, Westlake, Florida, 33470.			
STAFF RECOMMENDATION: (MOTION READY)		Recommendation for approval of the requested Site Plan Modification.			
SUMMARY and/or JUSTIFICATION:		<p>The applicant is requesting approval for a Site Plan Modification to modify the Grove Market at Westlake shopping plaza in the Mixed-Use Zoning District. The applicant is proposing to increase the previously approved square footage for Building D (outparcel D) from 3,675 square feet to an 8,317 square foot for a 1-story building to allow retail and medical office use. The development is located on the northeast corner of the intersection of Seminole Pratt Whitney Road and Persimmon Boulevard East on a 9.98 acres site.</p> <p>The applicant is proposing 25 parking spaces for LSEV (golf carts). This is 6.1 percent of the total 409 parking spaces provided. Per the City Code the required amount of the overall parking spaces is 385 spaces. The subject site plan modification does not include electrical vehicle charging stations.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Justification Statement Site Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**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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