

**Justification Statement
 The Grove Market MUPD
 Westlake Point (Parcel D)
 February 17, 2023
 1st Resubmittal: June 29, 2023**

2GHO, Inc. as agent for the property owner California Holdings, LLC (Parcel D) is requesting a site plan modification for the subject site located at the southwest corner of the Grove Market MUPD. The Grove Market MUPD 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.

Development Program:

The owner is proposing an 8,317 square foot 1-story building for the potential uses to include retail and/or medical office space.

Project History:

The subject project was originally approved in unincorporated Palm Beach County in 1995 and received multiple approvals listed below. Below is a list of the approvals including the annexation on June 20, 2016.

The project was originally approved as a Multiple Use Planned Development (MUPD) in Palm Beach County. As an MUPD, the site is developed as an overall unified project with potential for outparcels to be developed using the access and parking as one development. There are two (2) outparcels that were approved at the Grove Market:

- Parcel D (southwest corner) – a vacant outparcel proposing a future 3,675 s.f. building; and
- Parcel E (northwest corner) – 2,500 s.f. of convenience store with 4 islands and 8 pumps (existing).

THE GROVE MARKET APPROVALS THROUGH PALM BEACH COUNTY		
PETITION NO.	APPLICATION REQUEST	DATE OF APPROVAL
LGA 96-024	Land Use Amendment	August 22, 1996
1995-106	REZONING	August 22, 1996/R96-1355
1995-106	Development Order Amendment (DOA)/ Expedited Application	April 24, 1997/R97-623
1995-106	DOA To Add Medical Office And Vet Clinic	October 22, 1998/R98-1794
1996-106	DOA To Add C-Store With Gas Sales	June 27, 2011/R2011-0961
	Landscape changes to the overall site	August 2016
	ANNEXED INTO THE CITY OF WESTLAKE	June 20, 2016
Resolution No. 2021-17	Modifications to the facade	June 14, 2021
Resolution No. 2021-25	Master Sign Package	August 9, 2021

Below is a list of the surrounding land use, zoning, property control numbers and existing uses:

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE
Subject Site	Downtown Mixed Use	Mixed Use	77-40-43-01-01-001-0010	Shopping Center
North	Civic	Mixed Use	77-40-43-01-02-001-0000	Fire Station
South	Downtown Mixed Use	Mixed Use	Persimmon Blvd. E 77-40-43-12-01-001-0000	Wellington Regional Medical Center
East	Downtown Mixed Use	Mixed Use	77-40-43-01-07-023-0011	Seminole Improvement District – water tract
West	Downtown Mixed Use	Mixed Use	77-40-43-01-00-000-1010	Publix Center

Requested Application:

As noted above, the proposed application is for modifications to the site plan and landscape plans for the Parcel D to provide for an 8,317 s.f. retail and/or medical use. The Grove Market MUPD Master Site Plan is being modified to include the revision to Parcel D. The overall parking data referenced on the master site plan indicates the required parking spaces, based on the total square footage is 385 parking spaces and provided is 409 parking spaces for the entire development. On the Parcel D outparcel, there are an additional 3 low speed electric vehicle parking area for a total of 25 low speed electric vehicle parking spaces included in the 409 parking spaces provided. Please note the existing drive isle and landscape islands have not been modified.

Architecture Statement:

The proposed building follows the principles of the Masonry Modern style. Based on the use of concrete block and poured concrete construction creates timeless buildings of simple volumes composition and minimal details. The interplay between the solid stucco smooth panels, color stucco and large ceramic tiles clad walls with the aluminum framed transparent glass areas completes the building balanced geometric composition. The vertical tower and massing elements balance the horizontal volumes. The chosen building style complements the other buildings of the Plaza, and the use of clean detail and high quality and durable finishes paired with the landscape buffer appearance enhances the overall site development at such a visible location.

On behalf of the applicant, 2GHO, Inc. respectfully request approval of this application. The Project Managers at 2GHO are Emily O’Mahoney, Pat Lentini and Dylan Roden.