



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		2/11/2025	<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-2024-02:</b> Application of Grove Market Anderson, LLC requesting a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The applicant proposes the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through facility within the Grove Market shopping plaza. The subject property is located at 5060 Seminole Pratt Whitney Road, Loxahatchee FL, 33470. Pursuant to Chapter 8, Section 2 (A) Reduction of Minimum Space Requirements. The applicant is requesting to reduce the overall number of parking space requirements from 395 to 374 parking spaces, and provided a Declaration of Unity of Control for Parking and a Shared Parking Study.</p>		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		<p>Motion to Approve with Conditions SPM-2024-02 – Master Site Plan Modification for the Grove Market Plaza (Bank with Drive-Through facility)</p> <ol style="list-style-type: none"> <li><u>1. Applicant shall contribute one percent (1%) of the building's construction cost to the City of Westlake Art Acquisition Fund prior to building permit issuance.</u></li> <li><u>2. Applicant shall execute and record the Declaration of Unity of Control for Parking prior to building permit issuance.</u></li> </ol>		
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The applicant is seeking approval for a Master Site Plan Modification to the previously approved master site plan for the Grove Market shopping plaza development. The proposal involves the creation of a new outparcel by redeveloping a 0.73-acre portion of the existing parking lot to accommodate a 2,925 square foot Bank with Drive-Through use. To make space for the new bank, 48 standard parking spaces will be removed, leaving a total of 374 parking spaces and relocating six (6) Low-Speed Electric Vehicle (LSEV) spaces for the overall development. This application complies with the City Code Chapter 8. Parking regulations. Section 2: Reduction of Minimum Parking Spaces. The applicant has provided a shared parking study, and a Declaration of Unity of Control for Parking in a form acceptable to the City Attorney, as detailed in the enclosed documents.</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>		<p>Agenda Item Sheet Staff Report Application Justification Statement Shared Parking Study Survey Master Site Plan Photometrics Plan Landscape Plan Elevation Plans</p>		

	Engineering Plans Drainage Statement Traffic Statement		
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>
<p> <b>IDENTIFY FULL            RESOLUTION OR            ORDINANCE TITLE</b>  <i>(if Item is <b>not</b> a            Resolution or Ordinance,            please erase all default            text from this field's            textbox and leave blank)</i>  <b><u>Please keep text            indented.</u></b> </p>			
<b>FISCAL IMPACT (if any):</b>			\$