

**Site Plan Review Narrative
for
Bank at Grove Market Westlake**

December 2024

The proposed project includes the redevelopment of part of a mixed-use parcel into a bank with an associated automatic teller drive thru. The total acreage of the subject property is 9.98 acres, and the proposed project area is 0.73 acres for the proposed bank. The property is located at 5060 Seminole Pratt Whitney Road, Loxahatchee FL, 33470 (Palm Beach County Parcel ID: 77-40-43-01-01-001-0010). The site is an existing parking lot for an Aldi anchored commercial shopping center. To the north and east of the site is the commercial shopping center and to the south and west of the site is the right of way. Directly north of the site within the shopping center is an existing gas station.

The site is currently zoned Mixed Use with a future zoning distinction of Mixed Use. Commercial uses include activities within land areas that are predominantly connected with the sale, rental, and distribution of products or the performance of services, including offices and medical facilities. Access to the proposed bank is via two existing driveways. One right in/right out driveway on Seminole Pratt Whitney Road and one full-access driveway along Persimmon Blvd.

The City of Westlake zoning code requires parking spaces to be a minimum of 9 feet x 16 feet, and one space per 300 sq. ft. gross floor area for a total of 10 required parking spaces for the 2,925 SF proposed bank. The master site has been analyzed to qualify for a shared parking study to reduce the amount of required parking spaces from 395 spaces to 374 spaces. The property is located within Flood Zone AE as determined from the Federal Emergency Management Agency (FEMA) panel #12099C0345F. There is an existing stormwater management facility (SWMF) located on site which was previously permitted as part of South Florida Water Management District Permit No. 50-106510-P. The project will be permitted under the master stormwater plan.