

Grove Market Façade Upgrade Project Narrative Petition No. SPM-2021-01

Project History:

Grove Market Shopping Center was constructed by Stiles Corp in 1999 with the anchor space being built to suit for Winn-Dixie. Winn-Dixie operated at the center until the summer of 2010, closing after sales declined with the opening of the Publix ~2.5 miles to the North. 5060 Loxahatchee Retail, LLC acquired the center in September of 2016 and has owned the property since.

Although dark, Winn-Dixie remained a tenant of the center until February 2018 when the lease was terminated in association with the company's bankruptcy filing. Winn-Dixie emerged from bankruptcy with a clean balance sheet and strong growth plan with new, modern, clean stores. Winn-Dixie signed a new lease to return to the shopping center in December of 2020.

Instead of simply repainting and keeping the dated façade, Winn-Dixie plans to reopen this store with not only an updated interior layout and décor package but also to include a fresh, new exterior renovation to include:

- Realignment of the front façade to match a prototypical store front and liquor store entry way towers;
- Updated materials to reflect a light, modern and natural material and color palette;
- Interior cart corral and storage;
- Updated vestibule and entry storefront;
- New paint featuring modern prototypical color scheme;
- Bright, clean main tower entry features to allow for maximum visibility and welcome our customers;
- New floating canopy to cover walkway with lighter and open feel;
- Updated building base to protect the building from shopping carts;
- New liquor store with separate entrance, storefront and entry tower.

Additional detail is provided on the enclosed rendering/color board.