

DEVELOPMENT ORDER OF THE CITY OF WESTLAKE, FLORIDA

APPLICANT: Gentile Holloway O'Mahoney & Associates, Inc.

PROPERTY OWNERS: 5060 Loxahatchee Retail, LLC.

FOR PROPERTY LOCATED AT: 5060 Seminole Pratt Whitney Road

DATE OF COUNCIL MEETING: October 11, 2021

TYPE OF ACTION SOUGHT: Application for a Site Plan Modification to upgrade the Grove Market at Westlake site plan in the Mixed- Use Zoning District. The application includes a landscaping plan; and, improvements to the parking area, the dumpster enclosures and the covered walking area.

THIS MATTER came to be heard before the City Council of the City of Westlake, Florida on October 11, 2021. The City Council considered the action sought by the applicant and heard testimony from City staff, witnesses and representatives of the applicant, and the public. After reviewing the record and hearing the sworn testimony of the witness, the City Council finds as follows:


The Applicant's application for a Site Plan Modification to upgrade the Grove Market at Westlake site plan in the Mixed- Use Zoning District is hereby:

<input checked="" type="checkbox"/>	GRANTED
<input type="checkbox"/>	DENIED

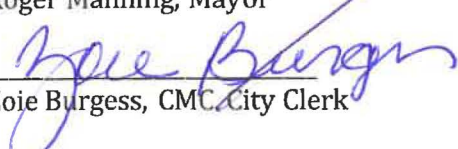
The Council's approval of the application is further subject to the following two (2) conditions:

1. The abandoned left turn lane into Seminole Pratt Whitney Road should be either striped or curbed and absorbed into the adjacent landscape island by expanding the landscape island and effective funneling traffic into one lane, right turn only. See sketch attached hereto as Exhibit "A" for a visual example of how this could be achieved. Exact configuration may differ.
2. The drive aisles within the affected area of the parking lot containing 60-degree parking shall be maintained at a minimum width of 15'. There is one (1) noted location that is less than 15'. It appears that the northern most curb line in this area can be adjusted to accommodate the 15' minimum. See sketch attached hereto as Exhibit "A".

DATED: 11/8, 2021



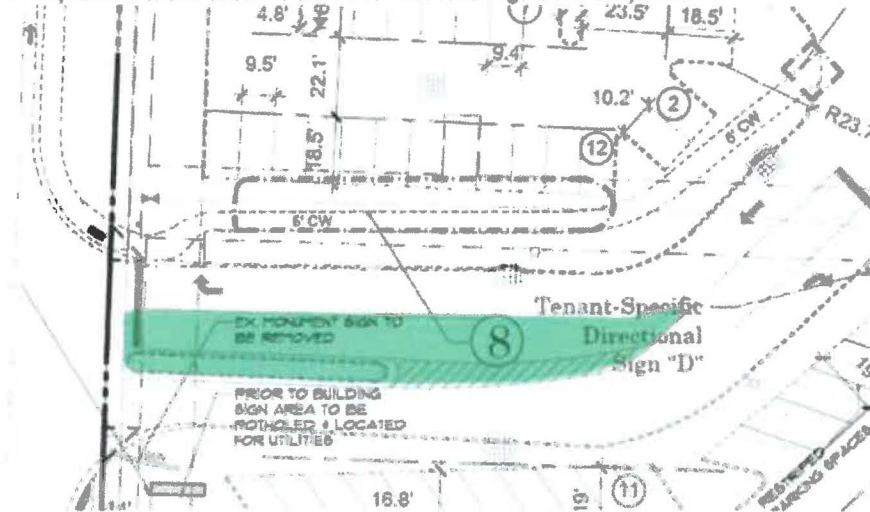
Roger Manning, Mayor



Zoie Burgess, CMC, City Clerk

EXHIBIT "A"

1. The abandoned left turn lane onto Seminole Pratt Whitney Rd. should be either striped or curbed and absorbed into the adjacent landscape island by expanding the landscape island and effective funneling traffic into one lane, right turn only. See sketch below for a visual example of how this could be achieved. Exact configuration may differ.



2. The drive aisles within the affected area of the parking lot containing 60-degree parking shall be maintain at a minimum width of 15'. There is one (1) noted location that is less than 15'. It appears that the northern most curb line in this area can be adjusted to accommodate the 15' minimum.

