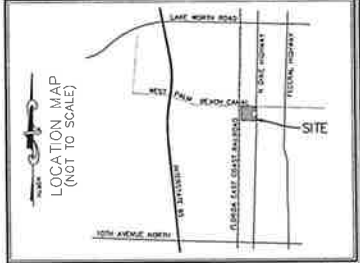


ZONING = RPD  
USE MUNICIPAL

ZONING = AI  
USE = WAREHOUSE

ZONING = MU-DIXIE  
USE = DEPARTMENT STORE



P.L.C.N: 28434416250010000  
ADDRESS: 2505 NORTH DIXIE HIGHWAY  
ZONING - MU-DIXIE  
USE - SHOPPING CENTER COMMUNITY

**SITE TABULATIONS**

ITEM	QUANTITY	UNIT
TOTAL SITE AREA	5,816 ACRES	SQUARE FEET
IMPERVIOUS	81,794	SQUARE FT.
CONCRETE DRIVE AND SIDEWALKS	4,182	SQUARE FT.
PARKING AREA, ASPHALT AND CURB	173,126	SQUARE FT.
TOTAL IMPERVIOUS	259,102	SQ. FT.
TOTAL PARKING	36,327	SQUARE FT.

**BUILDING USE TABULATIONS**

USE	TOTAL AREA	ADJUSTED AREA
RETAIL	62,134 SQUARE FEET	62,134 SQUARE FEET
RESTAURANT	2,825 SQUARE FEET	2,825 SQUARE FEET
	64,959 SQUARE FT.	64,959 SQUARE FT.

**PARKING TABULATIONS**

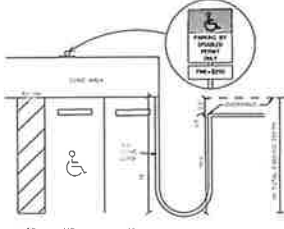
ITEM	REQ.	PROVIDED
RETAIL (1 SPACE PER 200 S.F.)	311	363
RESTAURANT (1 SPACE PER 75 S.F. SERVICE AREA)	37	37
	348	363

**DESCRIPTION**

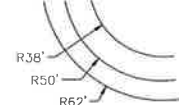
TRACT A, THE ARBOR, AS RECORDED IN PLAT BOOK 36 AT PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6.624 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**BUILDING & SITE REGULATIONS**

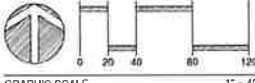
	REQUIRED	PROPOSED
MIN. LOT AREA	4,000 S.F.	228,541 S.F.
MIN. LOT FRONT	N/A.	N/A.
MIN. FRONT SETBACK	10'	100'
MAX. USE	2F	2F
MAX. SEAM	10'	45'



Typical Parking Layout



Typical Fire Truck Radius



REV.	DATE	BY



ARBOR SQUARE  
SITE PLAN

DATE: 03/13/2020

DRAWN BY: CAH

P.B. / P.C.

SCALE AS SHOWN

LIMITED BY:

ALL RIGHTS RESERVED  
LAND SURVEYING & ENGINEERING  
STATE OF FLORIDA  
C.S. 627.01  
DATE: JUL 17, 2010

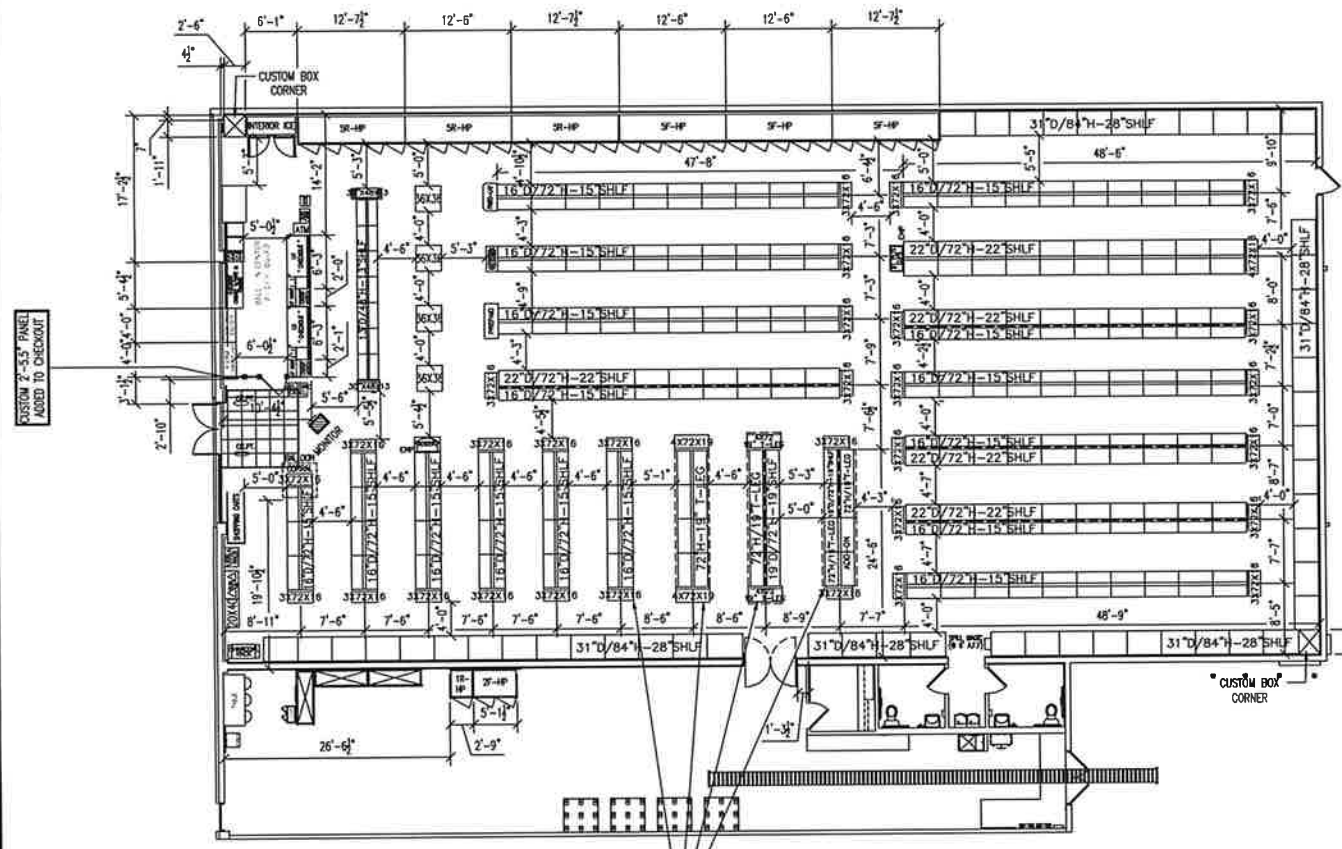
JOB # 8884

SHEET

SP-1

OF 1 SHEETS

FUR ALL PERIMETER WALLS WHERE WALL GONDOLA WILL BE PLACED



Qty		Footage		Item	
1	A1	082		350 X 84H WALL GONDOLA RUNKS	310
1	A1	076		350 X 84H WALL GONDOLA RUNKS	310
1	A1	035		350 X 84H WALL GONDOLA RUNKS	310
1	A1	044		350 X 84H WALL GONDOLA RUNKS	310
1	A1	048		350 X 84H WALL GONDOLA RUNKS	310
1	A1	057		350 X 84H WALL GONDOLA RUNKS	310
1	A1	165		360 X 72H DOUBLE SIDED GONDOLA RUNKS	16716
1	A1	167		360 X 72H DOUBLE SIDED GONDOLA RUNKS	16716
1	A1	210		360 X 72H DOUBLE SIDED GONDOLA RUNKS	16716
1	A1	211		480 X 72H DOUBLE SIDED GONDOLA RUNKS	22725
1	A1	167		420 X 72H OPEN BACK APPAREL HANGING GONDOLA RUNKS	1971-LEG 19
1	A1	087		420 X 72H HYBRID APPAREL SINGLE-HANGING GONDOLA RUNKS	1971-LEG 19
1	A1	088		420 X 72H HYBRID APPAREL SINGLE-HANGING GONDOLA RUNKS	1971-LEG 19
1	A1	210		420 X 72H SPLIT GONDOLA RUNKS	16722
1	A1	047		48W X 72H ENCAPS	15H
1	A1	048		48W X 72H ENCAPS	15H
1	A1	049		48W X 72H ENCAPS	15H
1	A1	041		48W X 72H END PANEL(S)	
1	A1	042		36V X 72H END PANEL(S)	
150	A1	051		4FT X 15IN SHELF	
150	A1	052		4FT X 15IN SHELF	
150	A1	053		4FT X 15IN SHELF	
150	A1	054		4FT X 22IN SHELF	
150	A1	055		4FT X 22IN SHELF	
150	A1	056		4FT X 15IN SHELF	
150	A1	057		4FT X 15IN SHELF	
150	A1	058		4FT X 15IN SHELF	
150	A1	059		4FT X 22IN SHELF	
150	A1	060		4FT X 22IN SHELF	
150	A1	061		4FT X 31IN SHELF	

CUSTOM 7'-3.5" PANEL ADDED TO CHECKOUT

12" EXTENSIONS W/ SPUCER RAIL UP TO 84"H (REAR 4' SECTION ONLY)

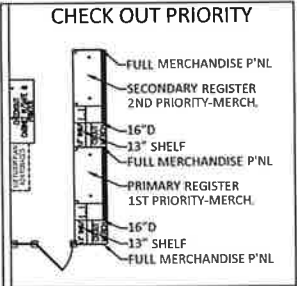
COOLERS ARE TO BE PLACED AGAINST THE WALL NO ELECTRICAL ISSUES

NOTE-SELECT STORES WILL RECEIVE PROPANE & EXTERIOR ICE.

COOLERS ARE 3" OFF THE WALL DUE TO ELECTRICAL REQUIREMENTS



STORE WILL NOT RECEIVE FE50A



STORE NUMBER	PROJECT NUMBER	LOCATION	FORMAT	START DATE	TOTAL INTERIOR SQ FT	SALES SQ FT	USABLE STOCK SQ FT	EXTERIOR SQ FT	AA HAIR CARE	AA	HISPANIC	CEILING HEIGHT	AGS	RISK CLASS	SECTION COUNT	DRAWN BY	PROJECT MANAGER	DATE	FAMILY DOLLAR	FIXTURE & HARDWARE PLAN	REVISIONS	W.BATTLE - CALENDAR PLAN:
NEW 12578 32578	788138	LAKE WORTH, FL	URBAN H2	8/31/2020	10,241	8,501	1,406	10,509	LOW	LOW	MEDIUM	11'-10"	271	1	338 34 EC	W.BATTLE	GOMEZ	1/6/2020	500 VOLVO PKWY   CHESAPEAKE, VA 23320 CONFIDENTIAL - FAMILY DOLLAR USE ONLY PLEASE CHECK THE PLAN/FORM FOR ANY FLOW REVERSED AFTER THE LATEST DATE ON THE LAYOUT. THIS SHOULD BE APPLIED TO MERCHANDISE PLAN.	SENIOR PROJECT SUPERVISOR: ANY QUESTIONS CONCERNING FIXTURES AND/OR ADVANCES PLEASE EMAIL: PWSUS@FAMILYDOLLAR.COM	W.BATTLE - FINAL FIXTURE PLAN; HSKW REDRAW, UPDATED COOLERS TO HUSSMAN, UPDATED ELECTRICAL, ADDED INTERIOR ICE, ADDED POWER PANELS, ADDED DATA EXTRACTION, UPDATED MERCH & FIXTURES, SHIFTED CHECKOUT CABINET 2.5" -	ADDED START DATE & UPDATED MERCH, REVERTED COOLERS TO (3) SR, UPDATED ELECTRICAL - 7/30/2020



DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
Planning Zoning Historic Preservation Division  
1900 2<sup>ND</sup> Avenue North  
Lake Worth Beach, FL 33461  
561-586-1687

June 26, 2020

Bryan Sherman  
Sloan Consulting Inc dba SCI Development and Contracting  
4980 W Atlantic Blvd  
Margate, FL 33063

**RE: PZB #20-00500008** A Conditional Use Permit to allow a single destination retail use at 2507 North Dixie Highway, within the Mixed Use – Dixie Highway (MU-DH) zoning district.

Dear Mr. Sherman,

Enclosed is the City of Lake Worth Development Order for the above referenced project, granted on Wednesday, June 17, 2020, by the Planning and Zoning Board. Please note that per LDR Section 23.2-29(k), any approval of a conditional use shall be void after one year after the date of the approval unless a business license has been issued for the approved use or a building permit has been issued for the construction of all facilities provided in the site plan associated with the conditional use or otherwise needed to house the use, and construction is diligently pursued. An extension of time may be requested by the applicant prior to the expiration of the original approval.

***Important:*** If you plan to introduce any changes to your approval, please contact our staff. All modifications to the approval must be evaluated by Lake Worth Beach staff and processed accordingly. Finally, a copy of this transmittal letter, the Order, and attached Conditions of Approval must be presented at the time you apply for a business license or building permit with the City of Lake Worth Beach.

If you have any questions, please do not hesitate to contact Alexis Rosenberg, Senior Community Planner, at 561-586-1705 or [arosenberg@lakeworthbeachfl.gov](mailto:arosenberg@lakeworthbeachfl.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "William Waters".

William Waters, AIA, NCARB, LEED AP BD+C, ID, SEED  
Community Sustainability Director  
City of Lake Worth Beach Department for Community Sustainability

Enclosure



**ORDER OF THE PLANNING AND ZONING BOARD  
OF THE CITY OF LAKE WORTH BEACH, FLORIDA**

**PROJECT NAME:** Family Dollar at Arbor Square, 1507 North Dixie Highway, PZB 20-00500008

**APPLICANT/OWNER:** Bryan Sherman of Sloan Consulting Inc. / Arbor Square Realty Co., LLC

**APPLICANT'S ADDRESS:** 4980 W Atlantic Blvd, Margate, FL 33063

**DATE OF HEARING:** June 17, 2020

**APPROVAL SOUGHT:** Conditional Use Permit to allow a single destination retail use at 2507 North Dixie Highway

**LOCATION OF PROPERTY:** 2507 North Dixie Highway

**PCNs:** 38-43-44-16-25-001-0000

  X   THIS MATTER came to be heard before the Planning and Zoning Board of the City of Lake Worth Beach, Florida, on the date of hearing stated above. The Board, having considered the application by the Applicant, the materials submitted by the Applicant, the staff reports and having heard testimony from the Applicant, members of the Lake Worth Beach administrative staff, and the public, finds as follows:

1. Application for the Conditional Use Permit was made by the Applicant in a manner consistent with the requirements of the Lake Worth Beach Land Development Regulations.
  
2. The Applicant  
      X   HAS  
       HAS NOT  
  
    established by substantial competent evidence a basis for the approval requested.
  
3. The conditions for the Conditional Use Permit, as presented by administrative staff, or suggested by the public and supported by substantial competent evidence, are set forth in the CONDITIONS OF APPROVAL, attached.
  
4. The Applicant's application for a Conditional Use Permit is hereby  
      X   GRANTED subject to the conditions referenced in paragraph 3 hereof.  
       DENIED
  
5. This Order shall take effect on the date signed by the chairperson.

6. All further development on the property shall be made in accordance with the terms and conditions of this Order.

7. Other CONDITIONS OF APPROVAL

CHAIRPERSON on behalf of the BOARD

BOARD SECRETARY

DATE:

*[Signature]*  
*[Signature]*  
*10/26/2020*



**CONDITIONS OF APPROVAL  
PZB CASE No. 20-00500008**

**Landscaping:**

1. Prior to the issuance of a business license, the landscaping shall conform in so much as feasible with current code requirements. The landscape improvements shall be submitted with the anticipated Minor Site Plan Amendment application. Improvements include but are not limited to:
  - a. Remove damaged concrete curbing adjacent to the existing trees taking care not to damage the existing root systems.
  - b. Plant native shade trees in the parking lot islands matching the spacing pattern of the existing trees.
  - c. Plant a small maturing native shade tree in the each of 2 smaller islands on the north side of the property and plant 1 medium native shade tree in the larger island adjacent to the handicap parking spots on the north side of the property.
  - d. Remove existing shrubs along the arcade and replace them native shrubs and add native shrubs to areas that currently do not have shrubs.
  - e. Mulch all trees and landscape beds.
  - f. It is recommended that the property owner meet with the City Horticulturist prior to making the landscape improvements in order to make sure that all of the landscape requirements are meet.

**Planning/Urban Design:**

1. Prior to the approval of a Lake Worth Beach business license for the proposed Family Dollar, an application for an administrative Site Plan Review shall be filed and approved, and shall address the following:
  - a. All liens and code case violations shall be remedied.
  - b. Remove paved and impervious surface as much as feasible to maximize compliance with the requirement that a maximum of 65% of the lot may be covered by impermeable material.
  - c. Work with staff to maximize compliance with the design requirements of the Major Thoroughfare Design Guidelines as much as feasible, specifically screening all parking areas, providing wayfinding signage on the property, maximizing pervious surfaces, enhance building materials, and enhance signage so that it is uniform in appearance. Staff will work with the applicant to maximize compliance with design requirements.
2. If the proposed Family Dollar chooses to sell packaged alcoholic beverages, the business shall obtain a Proximity Waiver for packaged sales of alcohol prior to the on-site retail sale of alcohol for off-premise consumption.
3. Per LDR Section 23.4-19(c)(1), outdoor storage of merchandise for sale within the establishment located on the site shall be limited to the area located between the front façade and the public right-of-way and shall only be outside of the building during hours of operation. Therefore, the propane and ice for sale shall either be kept inside the building during non-operating hours, or be kept inside the building permanently. State and City permits are required for the indoor storage of a propane tank.

November 4, 2022

**VIA FEDERAL EXPRESS**

City of Lake Worth Beach, Florida  
Attn: Mr. Scott Rodriguez, AICP  
Community Sustainability Department  
1900 Second Avenue North  
Lake Worth Beach, Florida 33461

Re: Family Dollar Store located at 2507 N Dixie Highway, Lake Worth Beach,  
Florida ["Store"]  
Universal Development Application [Alcohol Proximity/Distance Waiver]  
("Application")

Dear Mr. Rodriguez:

I appreciate you and the other professional staff members who participated in the pre-filing zoom call for this Application. As discussed, in PZB #20-00500008 the City issued a Development Order approving the Store as a retail use. However, as a condition of approval, the Development Order stated that if Family Dollar wished to sell alcohol for off-premise consumption there would need to be an application for a "proximity waiver." Accordingly, I am enclosing the following for filing and review:

1. Filing fee in the amount of \$1,200.
2. Executed and completed Universal Development Application seeking an alcohol distance waiver.
3. Site Plan [as agreed it is the same one used in the 2020 application and remains accurate].
4. Sign Posting Agreement [needs PZ case no.]
5. Floor plan for the Store.
6. Deed showing ownership of real property.
7. Development Order from 2020.

As this is my first application to file in Lake Worth Beach, it is my understanding that I can initiate the Application process with these documents and that you will review and then let me know regarding the GIS, notice to adjacent landowners and radius map. I really appreciate your time and look forward to working with you and the City.

November 4, 2022

Page 2

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Please do not hesitate to email me [jballi@decisions-consulting.com](mailto:jballi@decisions-consulting.com) [or any of the below] or give me a call (404-975-8176) if you have any questions or comments. I would also be happy to send you an electronic version of these documents if that would be helpful. Thank you.

Sincerely,

TAYLOR ENGLISH DECISIONS, LLC



James A. Balli

[jballi@decisions-consulting.com](mailto:jballi@decisions-consulting.com)

Kelly Houston, Senior Licensing Paralegal

[khouston@decisions-consulting.com](mailto:khouston@decisions-consulting.com)

Rae McGinnis, Licensing Paralegal

[rmcginnis@decisions-consulting.com](mailto:rmcginnis@decisions-consulting.com)

Drina Miller, Manager of Licensing

[dmiller@decisions-consulting.com](mailto:dmiller@decisions-consulting.com)