

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: May 2, 2023

DEPARTMENT: Community Sustainability

TITLE:

Alcohol beverage distance waiver to allow package sales of alcoholic beverages at the existing Family Dollar at 2507 North Dixie Highway

SUMMARY:

The applicant, Family Dollar Stores of Florida, LLC, is requesting an alcohol beverage distance waiver to allow beer and wine packaged sales (2APS License) at the existing Family Dollar. The property, 2507 North Dixie Highway, is a plaza known as Arbor Square located at the 2500 block of North Dixie Highway, southwest corner of North Dixie Highway and the West Palm Beach Canal. Family Dollar currently occupies 10,500 square feet of the existing building.

BACKGROUND AND JUSTIFICATION:

On June 17, 2020, a Conditional Use Permit to allow a single destination retail use (Family Dollar) at 2507 North Dixie Highway was approved by the Planning and Zoning Board. The conditions of approval stated that a distance proximity waiver would be required if packaged alcohol sales were proposed at that Family Dollar location in the future.

The subject Family Dollar distance waiver application was reviewed for compliance with the City's alcohol distance waiver review standards in Section 5.5(d). The distance waiver is required because the plaza's parcel boundaries are less than 500 feet to protected land uses and residential properties. However, the location of the Family Dollar store within the plaza is greater than 500 feet from protected land uses and residential properties. Further, there are no other off-premise alcoholic sales in the same plaza. Based on the location of the Family Dollar within the plaza and the data and analysis in the staff report, staff recommended approval with conditions of the applicant's request to waive the prohibition of packaged alcoholic beverage sales (beer & wine only) within five hundred (500) feet of other place of other alcoholic beverage establishments, protected land uses, and residential properties.

At the April 5, 2023 Planning and Zoning Board meeting, the subject request for an alcohol beverage distance waiver to allow package sales of alcoholic beverages (beer & wine only) at the subject property received a recommendation of approval with conditions.

Additional background, history and justification can be found in the advisory board staff report.

MOTION:

Move to approve/disapprove the alcohol distance waiver for the sale of packaged beer and wine.

ATTACHMENT(S):

PZB Staff Report

2020 Development Order & Plans