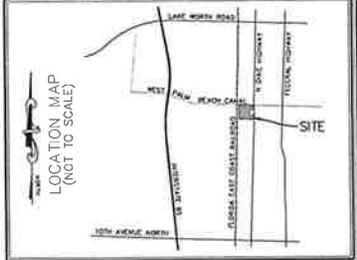


ZONING = RPD
USE = MUNICIPAL

ZONING = AI
USE = WAREHOUSE

ZONING = MU-DIXIE
USE = DEPARTMENT STORE



P.I.C.N: 38434416250010000
ADDRESS: 2505 NORTH DIXIE HIGHWAY
ZONING - MU-DIXIE
USE - SHOPPING CENTER COMMUNITY

SITE TABULATIONS

| ITEM | QUANTITY | UNIT |
|--------------------------------|----------|-------------|
| TOTAL SITE AREA | 5,824 | SQUARE FEET |
| IMPERVIOUS | 81,794 | SQUARE FT. |
| CONCRETE DRIVE AND SIDEWALKS | 4,182 | SQUARE FT. |
| PARKING AREA, ASPHALT AND CURB | 173,128 | SQUARE FT. |
| TOTAL IMPERVIOUS | 259,104 | 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

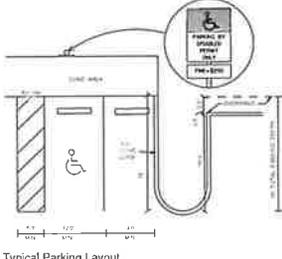
| TYPE | REQ. | PROVIDED |
|------------------------------------------------|------|----------|
| STREET (1" SPACE PER 200 S.F.) | 171 | 204 |
| RESTAURANT (1" SPACE PER 75 S.F. SERVICE AREA) | 37 | 37 |
| | 208 | 241 |

DESCRIPTION

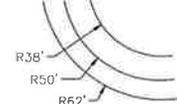
TRACT A, THE ARBOR, AS RECORDED IN PLAT BOOK 36 AT PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6.624 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY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

BUILDING & SITE REGULATIONS

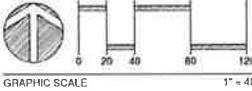
| | REQUIRED | PROPOSED |
|----------------|----------|----------|
| MIN. SET BACK | AS SHOWN | AS SHOWN |
| MIN. SET FRONT | N/A | N/A |
| MIN. FRONT | 10' | 10' |
| MIN. SIDE | 5' | 5' |
| MIN. REAR | 5' | 5' |



Typical Parking Layout



Typical Fire Truck Radius



| REV. | DATE | BY |
|------|------|----|
| | | |
| | | |
| | | |



ARBOR SQUARE
SITE PLAN

DATE: 03/13/2020

DRAWN BY: CAW

P.B. / P.C.

LIMITED BY:
I. ALL RIGHTS RESERVED.
LAND SURVEYING & ENGINEERING
STATE OF FLORIDA
CERT. NO. 12586
ISS. DATE: JUL 17, 2010

JOB # 8884
SHEET
SP-1
OF 1 SHEETS



PRESIDENTE SUPERMARKETS
3001 N.W. 17TH AVENUE
MIAMI, FL 33142
catherine@presidentesupermarkets.com
305-310-5422

6/13/23

Abraham Fogel, GGEP
Senior Community Planner
Community Sustainability Department
City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461

Reference: Arbor Square Proximity Waiver
Presidente Supermarket No. 58, Inc.
2505 N. Dixie Highway
Lake Worth, FL 33460

Subject: Narrative/Justification Statement regarding Distance Waiver

Dear Mr. Fogel:

We herewith offer this narrative as justification in support of a distance waiver with regards to the referenced, and newest, of our supermarket chain's store – Presidente Supermarket No. 58, Inc. located at 2505 N. Dixie Highway, Lake Worth, FL 33460.

Our mission is as follows:

“Presidente Supermarkets offer the best quality and most competitive prices for retail grocery products directed to benefit the surrounding communities with their shopping needs. The ability to service EBT programs from day one allows the entire neighborhood to enjoy an affordable shopping experience.

We carry the freshest produce available from locally and imported sources. The freshest meats and seafoods are offered daily with personalized customer service. The dairy department offers an extensive variety of products. The general grocery items are vastly assorted and continuously available. In addition to the “cafecito” and the “pastelitos”, the coffee shop is a favorite for quick hot and cold foods prepared daily. We also offer a large variety of beers and wines for package sales only.

It is our pleasure to welcome customers to enjoy our newest grocery store in the City of Lake Worth and are honored to be of service to a growing community. Our goal is to provide the best products and the best prices in the cleanest environment for the benefit of our customers and our employees. The store will provide employment opportunities for many families. We look forward to being responsible neighbors and to enjoy a mutually beneficial future.”

Our mission provides for a model retail grocery store with full customer service in all departments and package sales only of beer and wine as part of our services. This model is the outline for our entire chain of 40+ stores throughout the State of Florida. We adhere strictly to all rules and regulations provided by DBPR with strict internal training and disciplinary procedures regarding all sales of beer and wine.

Our commitment to this mission is the reason we request a distance waiver for Presidente Supermarket No. 58, Inc. and that our model be continuous throughout the State of Florida providing uniformity and reliability to our



PRESIDENTE SUPERMARKETS

3001 N.W. 17TH AVENUE

MIAMI, FL 33142

catherine@presidentesupermarkets.com

305-310-5422

customers that all our stores are committed in the same way to providing the same high quality of products and services throughout our entire chain, wherever the stores are located.

With regard to Section 5-5(d) of the Lake Worth Beach Municipal Code:

- Whether approval of the waiver will result in two or more alcoholic beverage establishments having a license within 500 feet of a protected land use or each other, or within 500 feet of a property zoned for residential uses:

We were advised by the City of Lake Worth Beach that other businesses at this shopping center have the alcohol license, those being the Family Dollar and the pizza shop.

- Whether the license is being added to or is a license upgrade of an exiting use or to an establishment which is relocating to the subject location:

We are applying for the waiver as our entity model includes beer and wine for package sales only, no consumption on premises. Furthermore, in prior years, this same location was also a retail grocery store, Monterey Supermarket, and had its respective alcohol license at this same address. Thus, this location is not new for this use.

- If the property contains a structure which is on the National Register of Historic Places or otherwise has been designated by the city as having historic architectural significance, whether the structure will be preserved or developed so as to retain its architectural and historic character:

This section is not applicable in this case, the location is not of historic architectural significance.

- Whether the waiver promotes the health, safety and welfare of the neighborhood and the public:

The waiver would promote an opportunity for the community to do all of its shopping in one very clean, thus healthy; surveilled with cc cameras and live security, thus safety; and as to welfare of the neighborhood by providing one stop convenience for the entire family's needs.

We look forward to a favorable response with the hopes of being granted the opportunity to maintain our model intact as we move forward offering the community a decent place to shop and to work.

Please feel free to contact us at your earliest convenience to discuss this matter further.

Kind Regards

Catherine Valdes

Catherine Valdes