



# 7-Eleven, Inc.

4990 Coconut Creek Parkway  
Coconut Creek, Florida

COCONUT CREEK CITY COMMISSION  
January 23, 2019



GUNSTER

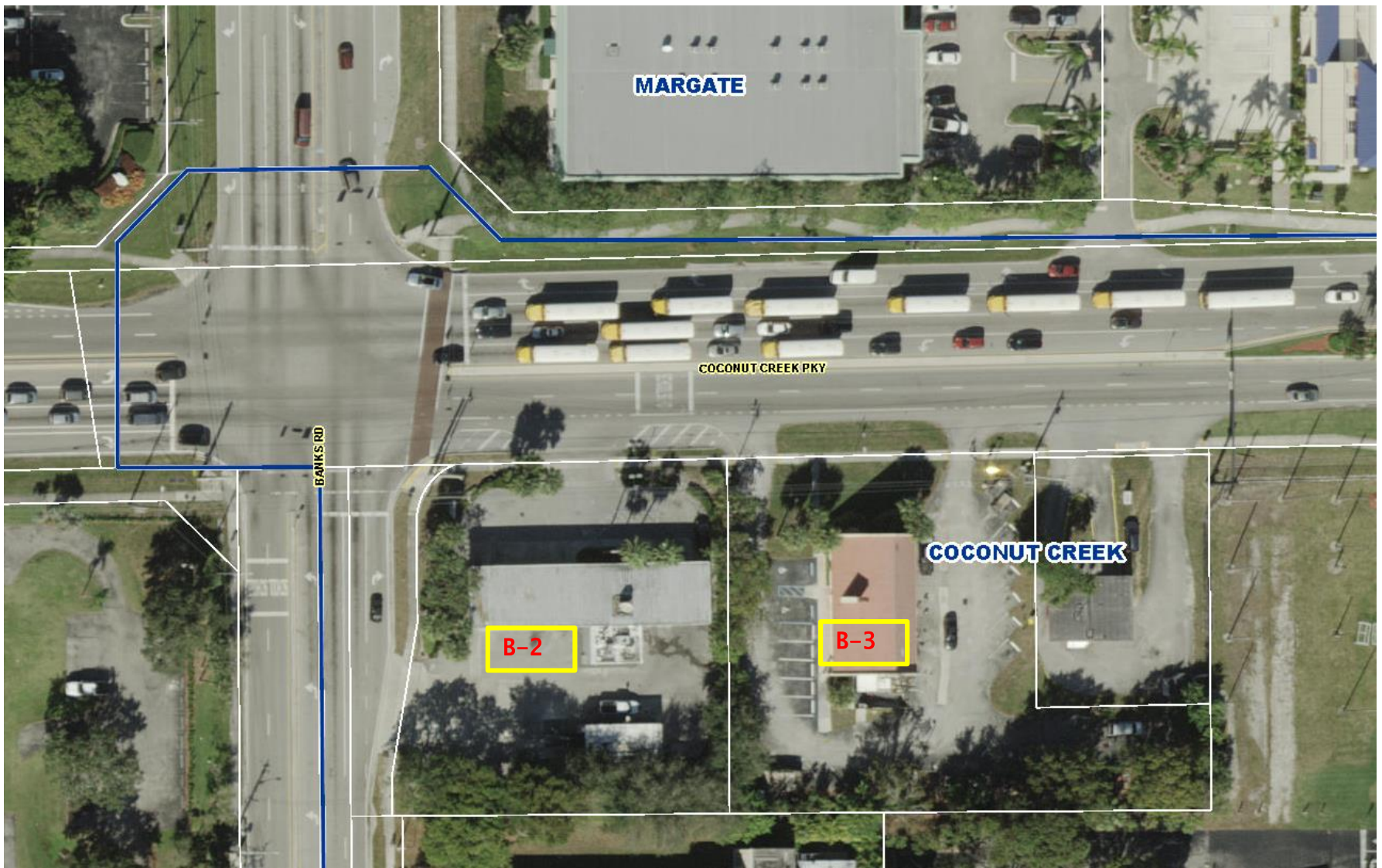
ATTORNEYS AT LAW



## Property Information

- Located at SE Corner of Banks Road and Coconut Creek Parkway
  - 2 parcels – approximately 57,500 sf / 1.32 acres
  - Property to the north and west located in Margate
- Property surrounded on all sides by commercial and community facility uses





## ZONING

Parcels have Split Zoning:

West Parcel (Parcel 1) is zoned B-2; East Parcel (Parcel 2) is zoned B-3

**Zoning Request: Rezone Parcel 1 from B-2 to B-3**





## Parcel 1 – Existing Service Station



960 square foot mini-mart structure  
6 multi-product dispensers / 12 fueling positions  
650 square foot car wash





## Parcel 2 – Discount Tool Rental >>

2,845 square foot commercial structure  
used for tool rental.



# Proposed 7-Eleven



Beautifully designed, 3,500 square foot convenience store.

8 multi-product dispensers / 16 fueling positions. >>

All new, state-of-the-art fueling operations and equipment, including tanks, lines and dispensers.

Only 7,700 square feet out of 57,500 will be covered by a structure (3,500 sf for the convenience store and 4,200 sf for the fuel canopy).

No car wash.





## Site Plan Features

- Small footprint – 3,500 feet
- Building Height: 1 story
- Large, lush landscape buffers surrounding the entire site.
- Large dedication of right-of-way on Coconut Creek Parkway.
- Dedicated right turn lane into property.
- Safe vehicular and pedestrian circulation.
- No variances requested.



## Architectural Features

- One story structure with varying rooflines.
- Increased parapet height to create roof variation.
- Prominent tower features and stone columns creating a dramatic entrance.
- Stone also wrapped around base of structure and canopy poles.
- Architectural elements and ornamentation including shade structures and color enhancements.





## **Butterfly Oasis**

**On the north side of the convenience store, 7-Eleven has created a beautiful butterfly garden and green screen wall to allow nature to interact with the development.**

# Requested Applications

7-Eleven is requesting the following approvals:

- ▶ **Plat** – Per Sec. 13–165
  - Combine 2 parcels into one development site totaling 1.327 gross acres.
  - Right-of-Way dedication along Coconut Creek Parkway.
  - Dedicated turn lane into property.
- ▶ **Site Plan** – Per Sec. 13–37(b)
  - The site plan meets and/or exceeds the City’s design criteria.
  - Enhances the surrounding area and designed to ensure neighboring uses are not adversely impacted.
- ▶ **Rezoning** – Parcel 1 to B-3
  - Satisfies the rezoning criteria per Sec. 13–36(e).
  - Consistent with the comprehensive plan and surrounding zoning districts.
  - Will be a catalyst for new development in this area and of this under utilized corner.
- ▶ **Special Land Use** – to permit convenience store with fuel sales
  - Satisfies the special land use criteria per Sec.13–621 and Sec. 13–371(11)(d).
  - Compatible use – existing use is also a convenience store with fuel sales.







END OF PRESENTATION