

# City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: December 11, 2019

From: W. Scott Stoudenmire, AICP  
Deputy Director of Sustainable  
Development

Subject: 7-Eleven #34941 - Plat

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<b>Applicant/Agent:</b>	Elizabeth Tsouroukdissian, Pulice Land Surveyors, Inc.
<b>Owner:</b>	7-Eleven Inc.
<b>Requested Action/Description:</b>	Plat
<b>Location:</b>	4990 and 4960 Coconut Creek Parkway
<b>Legal Description:</b>	A portion of Tract 3, Block 94, Palm Beach Farms Company Plat No.3, in Section 31, according to the plat thereof, as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida.
<b>Size:</b>	1.3277 +/- gross acres (total)
<b>Existing Zoning:</b>	B-2 (Convenience Shopping) / B-3 (Community Shopping)
<b>Existing Use:</b>	Commercial
<b>Future Land Use Plan Designation:</b>	Commercial
<b>Platted:</b>	7-Eleven #34941 ( <b>proposed</b> )
<b>Plat Restriction:</b>	Convenience store with 16 fueling positions ( <b>proposed</b> )

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**Requested Action:**

The applicant, on behalf of the owner, 7-Eleven Inc., is requesting the approval of a 1.3277+/- gross acre plat located at 4990 and 4960 Coconut Creek Parkway, at the southeast corner of Coconut Creek Parkway and Banks Road.

**Project Description:**

The subject property consists of two separate parcels. The western parcel, approximately .62+/- acres is located at 4990 Coconut Creek Parkway. The eastern parcel,

approximately .70+/- acres is located at 4960 Coconut Creek Parkway. Once platted, the combined parcels (site) will total approximately 1.3277+/- gross acres.

Currently, both parcels are developed with an existing Mobil Gas station with convenience store and car wash at the corner and Kyle Discount Tool Rental on the eastern site. Both facilities will be demolished for the re-development of a new 7-Eleven convenience store with sixteen (16) fueling stations.

Concurrent with this application, rezoning, site plan and special land use applications are also under review and consideration.

In order for this site to be developed as proposed, the owners must first process a plat approval pursuant to Broward County and City of Coconut Creek requirements.

### **Analysis and Findings:**

For a plat to be reviewed by the City of Coconut Creek, it shall be prepared in accordance with Florida Statutes Chapter 177 and the City of Coconut Creek Land Development Code, Section 13-165, and found to be consistent with Concurrency and Levels of Service Standards of the City of Coconut Creek Land Development Code.

- **LAND USE**

Both parcels of the proposed plat are located within a C (Commercial) land use designated area and are limited to the uses permitted under this designation. The plat proposes a convenience store with 16 fueling positions which is permitted under this designation.

- **SCHOOLS**

**Does this development meet Sec.13-147 of the Land Development Code?**

The city shall not approve an application for a residential plat, replat, plat note amendment, or any site plan, until the school board has reported that the school concurrency requirement has been satisfied.

**STAFF ANALYSIS:**

This plat does not propose residential use and therefore, is not subject to the School Concurrency Adequacy Determination and Educational Mitigation Agreement as agreed upon between the City and Broward County School Board for residential development.

- **TRAFFICWAYS**

**Does this development meet Sec.13-141 of the Land Development Code?**

New development shall not be approved unless there is sufficient available design capacity to sustain the levels of service for transportation systems as established in the transportation circulation element of the city/county comprehensive plan.

**STAFF ANALYSIS:**

The plat was reviewed by Broward County for roadway and transit concurrency and determined to be located within the North Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards in Section 5-182(a)(5)a) of the Broward County Land Development Code.

- **LOCAL ROADS**

LDC Requirement: Level of Service

**Does this development meet Sec.13-141 of the Land Development Code?**

**APPLICANT RESPONSE:** Any increased traffic resultant of the new 7-Eleven Convenience Store and Gas Station is being resolved with the dedication of additional right-of-way for a turn lane on Coconut Creek Parkway and a “future” turn lane off Banks Road.

**STAFF ANALYSIS:**

The plat was reviewed by the City and Broward County staff for development impact and right-of-way required dedications. Broward County staff has identified improvements along Coconut Creek Parkway and Banks Road consistent with applicant response above.

- **PARKS**

LDC Requirement: 5% of gross land area

**Does this development meet Sec.13-267 of the Land Development Code?**

**APPLICANT RESPONSE:** This provision only applies to residential projects.

**STAFF ANALYSIS:** This plat does not propose residential use and is therefore, not subject to the Land Dedication requirements of the City’s Land Development Code. However, connectivity to existing Education Corridor amenities along Coconut Creek Parkway is proposed as part of the project.

- **PRESERVATION**

LDC Requirement: Minimum of 35% Gross Land Area

**Does this development meet Sec.13-141 of the Land Development Code?**

**APPLICANT RESPONSE:** We are providing sufficient landscape buffer zones by Plat. Please refer to additional non-paved areas on the proposed Landscape Plan for additional open spaces being provided on the site.

**STAFF ANALYSIS:** Site development proposes 43% of total open space.

- **POTABLE WATER AND WASTEWATER**

LDC Requirement: Water – 100 gallons per capita / per day

Sewer - 90 gallons per capita / per day

180 gallons per capita / per day (peak)

**Does this development meet Sec.13-141 of the Land Development Code?**

**APPLICANT RESPONSE:** This proposed 7-Eleven is consistent with City and County standards.

**STAFF ANALYSIS:** Potable water and wastewater service for the site is provided by the City of Margate. The City of Margate has indicated that there is sufficient capacity available to service the proposed development consistent with their requirements.

- **SOLID WASTE**

LDC Requirement: Supermarket – 9 lbs. per 100 square feet per day

**Does this development meet Sec.13-141 of the Land Development Code?**

**APPLICANT RESPONSE:** The proposed convenience store is not likely to surpass the amount of solid waste that is limited by code for a supermarket, and the site is providing an adequate dumpster facility.

**STAFF ANALYSIS:** This plat has been reviewed by City and Broward County staff and it has been determined that sufficient capacity exists at this time. The proposed plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of

the Broward county Land Development Code. Dumpster facility has been approved by City service provider, Republic Services.

- **DRAINAGE**

LDC Requirement: Public/private road elevation - 5 year / 1 day storm event.  
Finish floor elevation – 100 year / 3 day event.

**Does this development meet Sec.13-141 of the Land Development Code?**

**APPLICANT RESPONSE:** Please refer to the project's Drainage Plans for calculations.

**STAFF ANALYSIS:** This plat has been reviewed by City engineering staff who will require complete storm drainage calculations for Final Engineering Review and permitting which must meet all requirements prior to permit issuance.

**Staff Recommendation:**

City staff has reviewed the application and finds the proposed plat application, based on the above overview and analysis, to be in compliance with Section 13-165 of the City of Coconut Creek Land Development Code, and is recommending approval as proposed.

However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

LAWSS/ae

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**Attachments:**

Aerial Photo  
DRC Report  
Exhibits