

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable
Development

Date: December 11, 2019

Subject: 7-Eleven #34941 – Site Plan

Applicant/Agent: Keith and Associates
Owner: 7-Eleven Inc.
Requested Action/Description: Site Plan
Location: 4960 and 4990 Coconut Creek Parkway
Legal Description: 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.
Size: 1.3277 +/- gross acres (total)
Existing Zoning: B-2 (Convenience Shopping) / B-3 (Community Shopping)
Existing Use: Commercial / Commercial
Future Land Use Plan Designation: Commercial / Commercial
Platted: 7-Eleven #34941 (**proposed**)
Plat Restriction: Convenience store with 16 fueling positions (**proposed**)

Requested Action:

The applicant, on behalf of the owner, 7-Eleven Inc., is requesting site plan approval for the construction of a Mobil Gas station with convenience store to be 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 corner parcel is currently developed with a 960 square foot convenience store underneath a six (6) dispenser (12

fueling position) Mobil Gas station and 648 square foot drive-thru carwash, located at 4990 Coconut Creek Parkway. The eastern parcel is the existing 2,845 square foot Kyle Discount Tool Rental facility located at 4960 Coconut Creek Parkway.

As currently proposed, redevelopment includes the demolition of all structures on both parcels and the construction of a new 3,500 square foot 7-Eleven convenience store and gas station with eight (8) dispensers (16 fueling positions) for fuel sales. The applicant is not proposing to replace the drive-thru car wash. Proposed development overall will decrease square footage on the combined sites by 2,100 square feet +/-.

Access will be provided on both Coconut Creek Parkway and Banks Road. However, consistent with Broward County requirements, driveway access along Coconut Creek Parkway will be reduced from three (3) curb cuts to one (1) curb cut. The existing access point will be maintained on Banks Road. Roadway landscape buffers are proposed along both roadways consistent with code requirements. Sidewalk connections are proposed for pedestrians and bicyclists with bicycle racks located adjacent to the main store entrance.

Architecture for the convenience store consists of a two-tone stucco finish with stone base and building footprint articulation to provide interest and depth. All sides have similar architectural treatments with decorative brackets, enhanced stone pilasters and canopy awnings added to the front façade.

A “green screen” is proposed on the north side along Coconut Creek Parkway which helps reduce building heat while enhancing the façade. Canopy awnings at the front entry shade windows which also helps to reduce overall heat in the building. These efforts help support the City’s sustainable goals.

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

The western and eastern parcels are approximately .62+/- and .70+/- acres respectively. Once platted, the combined parcels will total approximately 1.3277+/- gross acres.

Public Involvement:

The applicant was required to perform community outreach in an effort to provide project information to neighboring property owners as well as hear and address concerns and issues raised through this process. The applicant has submitted information related to that effort, which is included as part of the agenda backup for this application. Key efforts resulting from their outreach included a meeting held at the City of Coconut Creek Community Center located at 1100 Lyons Road, which was intended to provide a forum for residents but was open to the public. The Community Meeting was held on Wednesday, October 16th, 2019 at 6:00 pm.

Green and Sustainable Components

Supporting;

- Action 1.6: Signage will highlight “Butterfly Garden” at main entrance and rain sensors will be used as a water conservation initiative.
- Action 2.1: Native canopy trees are being preserved onsite.

- Action 2.2: White “durolast” roof finish proposed.
- Action 5.1: Recycling done as part of business function. Educational information and recycling bins will be provided for patron use.
- Action 6.2: Bike racks proposed at main entrance.

Staff Recommendation:

City staff has reviewed the application and finds the proposed site plan, subject to conditions listed below, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code, Site Plan Review Requirements.

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