



7-Eleven, Inc.

PLANNING & ZONING BOARD PRESENTATION

December 12, 2019

4990 Coconut Creek Parkway

Coconut Creek, Florida



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:

- ▶ **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