

7-Eleven @ 1900 10th Avenue North



LAKE WORTH BEACH
PLANNING & ZONING BOARD
JULY 15, 2020

PZB PROJECT # 20-00500003



REQUEST



7-ELEVEN @ 1900 10th Avenue North

- 1. Major Site Plan:** For the development of a 4,730 sq. ft. retail and restaurant building and a 3,520 sq. ft. fuel canopy structure.
- 2. Conditional Use Permit:** To establish Vehicle Fueling/Charging Station, Single-Destination Retail and Restaurant Uses.
- 3. Variance:** An eight (8) foot variance from the maximum building setback line to allow for a front setback of forty (40) feet from 10th Avenue North.

Summary



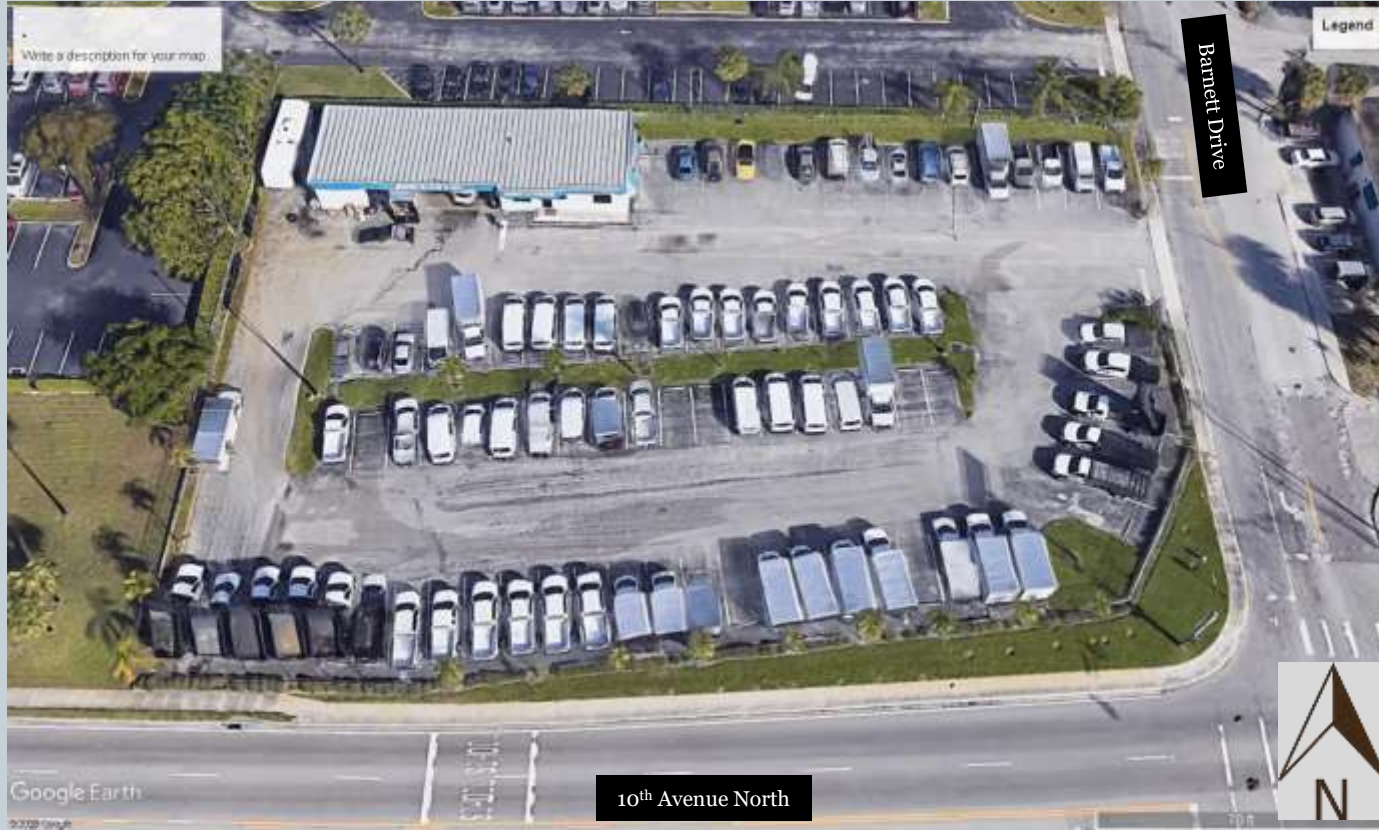
- Site is Vacant and approximately 1.24 acres in size, located on NW Corner of 10th Avenue North & Barnett Drive
- Zoning is Mixed-Use West (MU-W)
- Site was formerly used as Vehicle Rental Lot for Wayne Akers Ford
- 7-Eleven plans on upgrading entire site w/ a new modern Retail and Restaurant Building & Canopy for a Fueling/Charging Station use.
 - 4,730 Sq. Ft. Retail & Restaurant Building
 - 4,496 Sq. Ft. Retail
 - 234 Sq. Ft. Restaurant
 - 3,520 Sq. Ft. Canopy Structure
 - 7 Fueling Pumps (14 Fueling Positions)



Aerial of Site



Close-Up Aerial of Site



Current Site Conditions



Current Site Conditions



Current Site Conditions



Adjacent Buildings (south side of 10th Ave N)



Adjacent Building (west side of Site)



Adjacent Building (east side of Site)

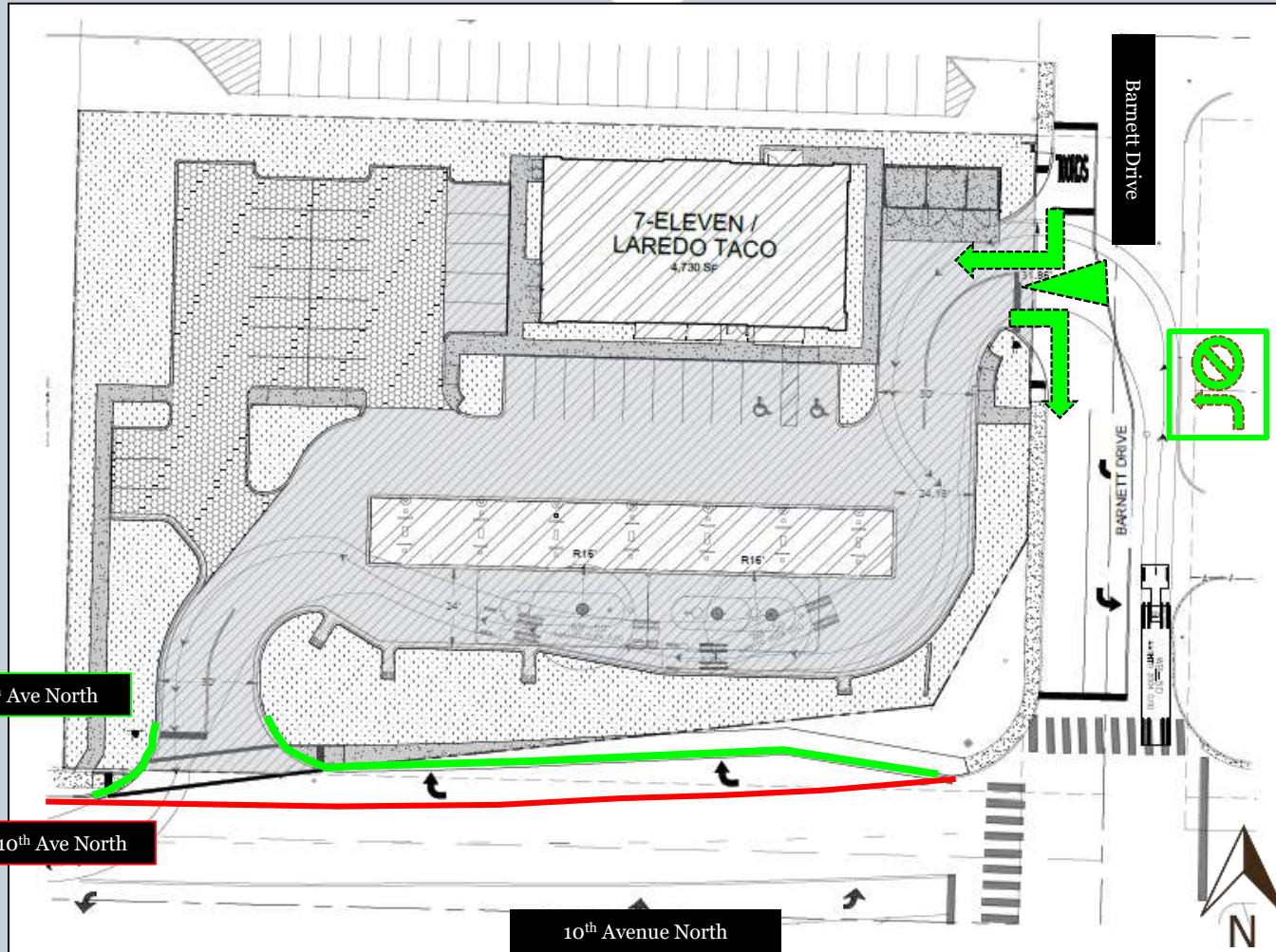


Application Analysis



- Project will increase taxable value of property
- The Proposed Conditional Uses are Allowed & Appropriate
- MU-W Zoning allows highest intensity of use
- Proposal Complies with all City Standards
- Project will provide enhanced architecture & landscaping
- Project provides improved traffic circulation
- Project will provide multiple jobs of diverse skill sets
- Project will support adjacent Lake Worth Park of Commerce & State transportation network facilities

Site Plan



New curb line on 10th Ave North

Existing curb line on 10th Ave North

10th Avenue North

Barnett Drive

er



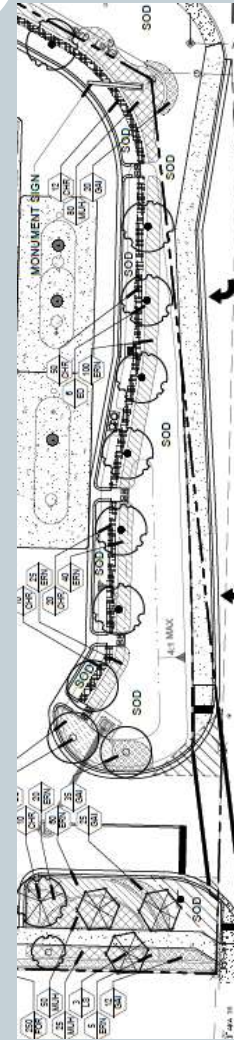
New 10th Avenue North Entrance (Improved Traffic Circulation)



Street Frontage 10th Avenue North



10th Avenue North
Landscaping & Sidewalk



Japanese Blueberry



Queen Crepe Myrtle

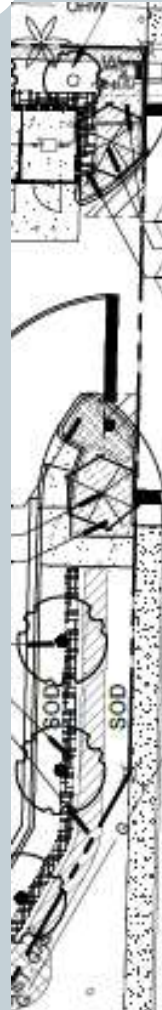


Gumbo Limbo

Street Frontage Barnett Drive



Barnett Drive
Landscaping & Sidewalk



Simpson Stopper

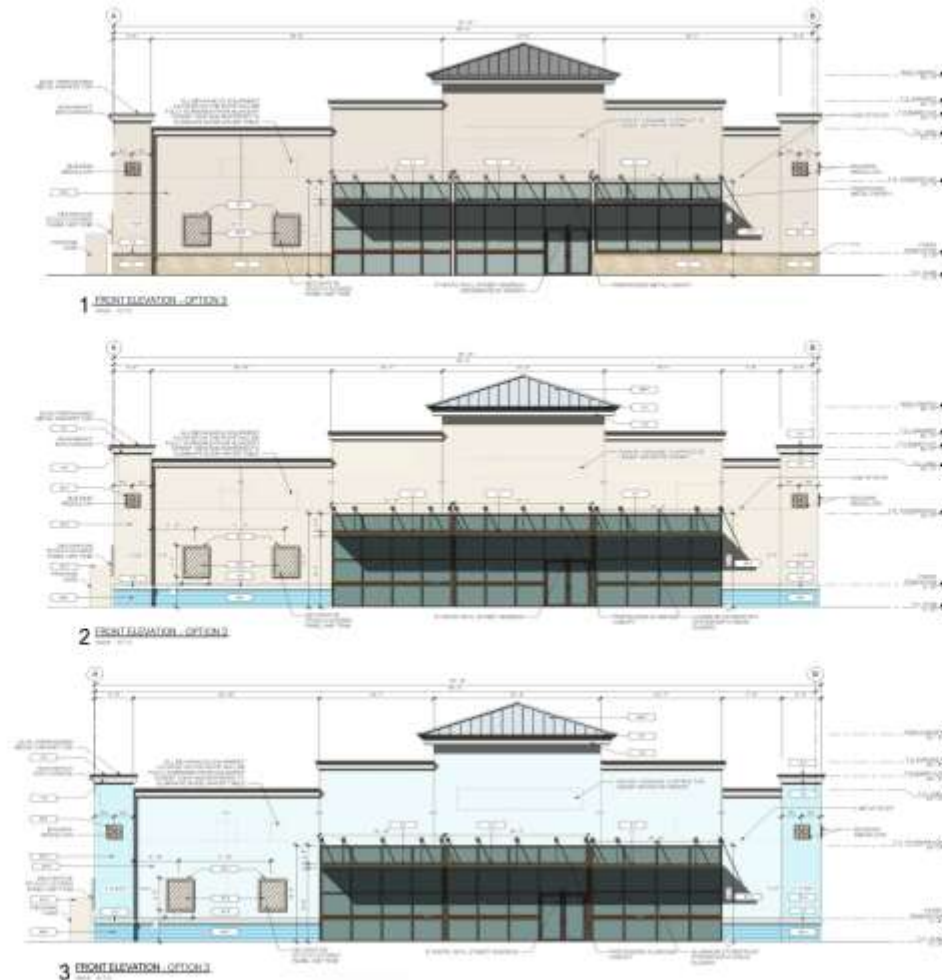


Queen Crepe Myrtle



Japanese Blueberry

Proposed Architecture – Front Façade Options



1035 Prospect Ave.
Owensboro, KY 40301
P: 502.663.4444
F: 502.663.4444
www.cooksey.com

Cooksey & Pappas
Architects Engineers Planners
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CREIGHTON CONST.

TELEVEN, LANE, WORTH
ARCHITECTS AND INTERIORS

EXTERIOR ELEVATION OPTIONS

Revision Number	
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE

X200

Consistency w/ Comp Plan & Strategic Plan



- FLU Designation is Mixed-Use West
- Policy 1.1.1.6 allows for mixture of commercial and retail uses west of I-95
- Pillar IV-A, Strategic Plan – Achieve economic & financial stability through a versatile & stable tax base
- Pillar IV-D, Strategic Plan – Influence the supply & expansion of jobs
- Policy IV-E, Strategic Plan – Ensure development that anticipates & embraces the future

Consistency w/ Land Development Regulations



- Zoning Designation is Mixed-Use West
- Section 23.3-18(a) intended to provide a broad range of commercial uses, including moderate & higher intensity commercial uses along City's western thoroughfares
- Section 23.2-31(c): Qualitative Development Standards – Meets Criterion
- Section 23.2-31(I): Community Appearance Standards – Meets Criterion
- Section 23.2-29(d): Harmony with LDR & Protection of Public Interest – Meets Criterion

Consistency w/ Land Development Regulations



- Section 23.2-29(e): Specific Standards for all Conditional Uses – Meets Criterion
- Section 23.4-13(c)(1)(A)(2)(c): Design and Performance Standards for Vehicle Filling Stations – Meets Criterion

Variance from Section 23.3-18, front setback



- Section 23.3-18: Standards require the front setback to have a minimum front setback of 20 feet, and a maximum front setback of 32 feet
 - Project provides a front setback of 40 feet
 - Request a front setback variance of 8 feet
 - Special, unique circumstances support the request & the project meets the intent of the design elements for the LDR
- Section 23.2-26: Variance Standards - Meets Criterion

CONSISTENCY



- The Major Site Plan, Conditional Use & Variance Applications are consistent with all applicable Comprehensive Plan, Strategic Plan and Land Development Regulations Criterion
- Staff has reviewed the application materials and agrees that the applications complies with all applicable Criterion.
- Staff has recommended approval of the three (3) applications w/ conditions.

Request



Support Staff's recommendation of approval for all three (3) applications, with the following modification to the Utility Department's COA # 2(b):

Existing COA 2(b): "Provide the egress from Barnett Drive as egress only."

Proposed modification to COA 2(b): "The vehicular access from Barnett Drive shall permit only right-in/right-out access to and from the site for customer and employee traffic, excluding fuel delivery which can use the driveway for ingress. The improvements limiting such movement shall be approved by the Lake Worth Beach City Engineer, including striping and signage."



THANK YOU

Questions?

