

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

Date: August 13, 2025

From: Lizet Aguiar, Assistant Director of Sustainable Development

Subject: Fifth Third Bank Site Plan

Applicant/Agent: Michaela Kegley, BDG Architects

Owner: Centro NP Coconut Creek Owner, LLC

Requested Action/Description: Site Plan

Location: 4805 Coconut Creek Parkway

Folio number: 484230130015

Legal Description: Outparcel "E", of COCONUT CREEK PLAZA, according to the Plat thereof, as recorded in Plat Book 113 at Page 12 of the Public Records of Broward County, Florida.

Size: 0.80 +/- acres

Existing Zoning: B-4, Regional Shopping District

Existing Use: Commercial

Future Land Use Plan Designation: Commercial

Platted: Coconut Creek Plaza Plat

Plat Restriction: This plat is restricted to 278,020 square feet of commercial use.

Requested Action/Description:

The applicant, Michaela Kegley of BDG Architects, as agent on behalf of the owner, Centro NP Coconut Creek, LLC, is requesting Site Plan approval to construct a 2,133 square foot standalone Fifth Third Bank with dual drive-thru lanes. The subject property is located at 4805 Coconut Creek Parkway within Coconut Creek Plaza.

Background:

The subject property is located within Coconut Creek Plaza (Plaza), generally located at the northwest corner of Coconut Creek Parkway and Lyons Road. In 2002, the Plaza's rear commercial area underwent significant renovations, including façade upgrades, landscaping enhancements, and parking lot improvements, particularly near anchor tenants such as Publix and Big Lots. However, outparcel buildings along Coconut Creek Parkway and Lyons Road were excluded from those renovation efforts. Since then, improvements to the outparcels have been limited to routine maintenance such as exterior painting and signage replacement.

Project Description:

The subject property is zoned B-4 (Regional Shopping), which permits bank uses and establishes development standards for parking, landscaping and signage. The proposed site plan complies with all applicable B-4 zoning requirements.

Previously occupied by Lorenzo's Italian Restaurant, the building has been vacant since the restaurant's closure in 2003 and is now in a deteriorated condition. The applicant is seeking Site Plan approval to demolish the existing structure and construct a new 2,133 square foot, free standing Fifth Third Bank with a dual drive-thru.

The site has been designed in compliance with all applicable B-4 Regional Shopping zoning standards, including required vehicle stacking lengths (queuing), landscape buffers and emergency access. Both proposed drive-thru lanes provide 120 feet of vehicle queuing, exceeding the City's 100-foot minimum requirement. A bypass lane is also included, designed to accommodate fire truck circulation and exit. The drive-thru and bypass lane will be located on the north side of the building, away from Coconut Creek Parkway. Vehicle access from Coconut Creek Parkway will remain unchanged, and no modifications are proposed to the existing access drive or internal circulation patterns. This layout ensures that drive-thru activity is directed away from the main road and toward the interior of the site.

The project includes a new parking lot, enhanced site lighting, installation of new signage, and replanting of interior and perimeter landscape buffers. A new sidewalk connection is proposed to provide direct pedestrian access to Coconut Creek Parkway. These improvements will enhance the walkability of the site and contribute to improved public access along the corridor. In addition, the applicant proposes to expand the existing landscape along the eastern edge of the site from 5 feet to 10 feet and add new landscaping to screen queuing vehicles. Parking will be provided in accordance with the Land Development Code.

The architectural design incorporates Fifth Third Bank's corporate branding while using materials and colors, such as a stucco finish, neutral base tones, and storefront windows that are visually compatible with the existing Plaza.

This Site Plan application is being reviewed concurrently with a special land use request to allow the drive-thru facility as part of the bank development. Together, the Site Plan and Special Land Use Applications represent a significant improvement to a long-vacant site within an established commercial center.

Public Involvement:

Site Plan applications are not subject to site posting or public notice requirements. However, the applicant invited plaza tenants and property owners within 700' of the subject property to attend a meeting on July 1, 2025, from 5:45 PM to 7:45 PM at the Broward County Library, Room 226, 1100 Coconut Creek Blvd, where the project was presented and guests had an opportunity to ask questions or express concerns. There was one attendee at the meeting. To date, city staff has not received any public inquiries related to the status of the project.

Supporting the following Sustainable Elements:

As part of the site plan submittal, the applicant is proposing several sustainable elements that supports the City's Sustainability Goals. These elements will be included in the building permit submittal. Below is a brief summary of sustainable efforts being advanced by this application:

- Supports Action 1.6: Bioswale as visible environmental benefit.
 One (1) new EV Charging Station.
- Supports Action 2.2: High albedo roof to reduce heat gain.

- Supports Action 5.3: Roof mounted solar panels.
- Supports Action 6.2: Dispose of all appropriate demolition material.
- Supports Action 6.2: Bike rack at entrance.

Staff Recommendation:

Staff has reviewed this application and finds the site plan complies with the B-4, Regional Shopping zoning designation and Site Plan Review requirements of the City of Coconut Creek Land Development Code, and recommends approval subject to conditions listed below:

1. Outstanding Development Review Committee comments remain in effect and must be addressed prior to issuance of a building permit, unless otherwise stated therein.
2. Prior to the issuance of a Certificate of Occupancy, the business shall join the Coconut Creek Police Department's Trespass Enforcement Program and post "No Trespassing" signage in accordance with Program and Florida State Statutes.

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file:///O:\Documents\PLANNING%20&%20ZONING\Project%20Coordinator\P&Z%20memos\2024\m-24103%20Oak%20Trails%20Park%20Site%20Plan%20PZB%20Memo.docx Attachments:

Aerial Photo

DRC Report

Exhibit