

August 11, 2025

City of Delray Beach
Development Services
Planning & Zoning
100 NW 1st Ave.
Delray Beach, FL 33444



INFINITY ENGINEERING
GROUP, LLC

**RE: Letter for Performance Standards
Fifth Third Bank - Delray Beach
1820 S. Federal Hwy.
Delray Beach, FL 33483
Permit #: PZ-000014-2025**

Dear Plan Reviewer(s):

This letter is to address the Chapter 3 – Performance Standards for Site Plan and/or Plat Actions (Sec. 3.2.3 of the Land Development Regulations for Level 4 Site Plan Review with the City of Delray Beach's Planning & Zoning Department.

Listed below are the sections to each Performance Standards for Site Plan and/or Plat Actions with a narrative response below each question.

Sec. 3.2.3. - Standards for site plan and/or plat actions.

- a. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation. [Amd. Ord.13-99 3/16/99]

Response: Acknowledged, visibility/site triangles are shown on the Landscape Plans.

- b. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA). [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Acknowledged, this site provides a pedestrian connection to the building from the ROW and provides vehicular connection between neighboring properties.

- c. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives and Policies, as applicable, of both the OpenSpace, Parks, and Recreation Element and Conservation Element. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: The redevelopment includes substantial site and landscaping enhancements that satisfy the intent of Objective OPR 1.4 and related policies in the Open Space, Parks, and Recreation Element and the Conservation Element.

While the proposed use is a non-residential commercial project and therefore does not generate a recreational demand comparable to residential developments, the site plan incorporates the following open space and enhancement features:

- **20-foot landscaped front buffer along South Federal Highway is consistent with the South Federal Highway Overlay landscape theme.**
- **Pedestrian connectivity from the public sidewalk to the building entrance via landscaped walkways.**
- **Stormwater management areas integrated with landscaping to create visually appealing open spaces.**
- **Reduction of impervious coverage by ~27%, increasing planted and pervious areas compared to the existing condition.**

These improvements exceed minimum buffer requirements and provide functional, accessible, and aesthetically pleasing green space, consistent with the Open Space, Parks, and Recreation Element goal of enhancing the City's built environment through integrated open space.

- d. Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: N/A

- e. Development of residentially zoned vacant land shall be planned in a manner consistent with adjacent development regardless of zoning designations. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: N/A

- f. Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: Acknowledged.

- g. Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: N/A

- h. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: All aspects have been analyzed for this site to ensure there is no negative effect to the neighboring areas. Items such as (but not limited to) traffic impact analysis, AUTOTURN analysis of vehicular circulation and photometric light pollution analysis.

- i. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation. [Amd. Ord. 13-99 3/16/99]

Response: The development is expected to result in a net reduction of approximately 1,330 daily trips while using parcel's existing access. Additionally, one of the existing driveways on US 1 (S Federal Hwy) is proposed to be removed by the development which will reduce the number of potential conflict points. The development is not expected to create a high accident location nor exacerbate an existing situation causing it to become a high accident location.

- j. Tot lots and recreational areas, serving children, teens, and adults shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units. [Amd. Ord. 13-99 3/16/99] (Ord. No. 23-20, § 12, 9-10-20)

Response: N/A

- k. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density. (Ord. No. 23-20, § 12, 9-10-20)

Response: This redevelopment proposes a ±2,400 SF financial institution with drive-through, yielding an approximate Floor Area Ratio (FAR) of 0.063 on the 38,263 SF (.88 acre) parcel.

The allowable FAR for the CG designation and PC zoning district is substantially higher than the proposed intensity. No residential component is included; therefore, residential density standards do not apply. The project is not located within a designated density or incentive program area under Article 4.7 (Family/Workforce Housing) and will not utilize any such bonus.

Accordingly, the proposed development:

- Does not exceed the maximum intensity limits established in Table NDC-1 or the PC zoning district standards.
- Falls well below the applicable maximum FAR.
- Adheres to the lower of the two limits (FLU vs. zoning district) as required.

This compliance ensures consistency with Ordinance No. 23-20, § 12 and all applicable density/intensity controls.

- I. Development shall meet the intent of CSR 5, Energy Efficiently and Diverse Energy Mix and, where applicable, the requirements of LDR Section 7.11.1, Green Building Regulations. (Ord. No. 30-22, §4, 11-1-22)

Response: The proposed Fifth Third Bank redevelopment is under 5,000 square feet (approximately 2,400–2,578 sq ft) and thus is exempt from Green Building certification requirements outlined in LDR § 7.11.1 and the related ordinance (No. 30-22, effective Nov 1, 2023). No certification, registration, or green building checklist is required for this scope of development.

Should you have any questions or require any additional information, please e-mail Permitting@iegroup.net.

Sincerely,

Infinity Engineering Group, LLC.



Nisit Sapparkhao, P.E.
President