

June 16, 2025

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



INFINITY ENGINEERING
GROUP, LLC

RE: Project Narrative
Fifth Third Bank – Delray Beach
1820 S. Federal Hwy.
Delray Beach, FL 33483
IEG Project #: 15-386.00
PCN #: 12-43-46-28-11-002-0020

Dear Plan Reviewer(s):

Infinity Engineering Group, LLC. are submitting for a Site Plan Review – Level 4 and Project Relief Request – Waiver to the City of Delray Beach’s Development Services Department for the proposed raze and rebuild to the above-mentioned address.

The subject property is a commercially-developed parcel totaling 0.88 acres, formally known as Burger King, in the Planned Commercial (PC) zoning district with the City of Delray Beach.

The proposed scope of work includes the removal of the existing 3,397 SF building and drive-thru equipment, asphalt pavement, concrete sidewalk/pavement, light poles, signs, bollards, trees, storm structure and storm piping, FPL pad and transformer, dumpster enclosure, and sanitary line; existing grease trap to be filled and abandoned in place.

Construction includes ± 2,578 SF Financial Institution with Drive-Thru, double trash enclosure, asphalt pavement, concrete sidewalk/pavement, ADA ramp, parking space, and access aisle, bicycle rack, stormwater structure and utility infrastructure.

In addition to the Site Plan Review – Level 4, a Project Relief Request – Waiver is also being requested per City code, LDR Section 4.4.12(F)(2) – Minimum Building Size Requirement. The waiver is requested to allow for the reduced building size for the intended banking use.

Site Information

- Parcel Control Number: 12-43-46-28-11-002-0020
- Site Address: 1820 S. Federal Hwy., Delray Beach, FL 33483
- Zoning District: PC – Planned Commercial
- Existing Use: 2200 – Restaurant, Drive In
- Proposed Use: Financial Institution with Drive-Thru
- Flood Map: Zone X

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

Sincerely,

1208 E. Kennedy Blvd., Suite 230, Tampa, FL 33602 T: (813) 434-4770 F: (813) 445-4211

Infinity Engineering Group, LLC.

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name Nisit Sapparkhao.

Nisit Sapparkhao, P.E.
President