

GROSS AREA CALCULATION	
1) 1ST FL MEDICAL	4836 SF
2) 1ST FLOOR RETAIL	919 SF
3) 2ND FL MEDICAL	5796 SF
4) 2ND FL COVD PATIO	231 SF
5) STAIR 1	234 SF
6) STAIR 2	184 SF
7) COVERED PARKING	11682 SF
	23881 SF

PARKING DECK CALC	
2ND FL PARKING DECK & RAMP	13311 SF
	13311 SF

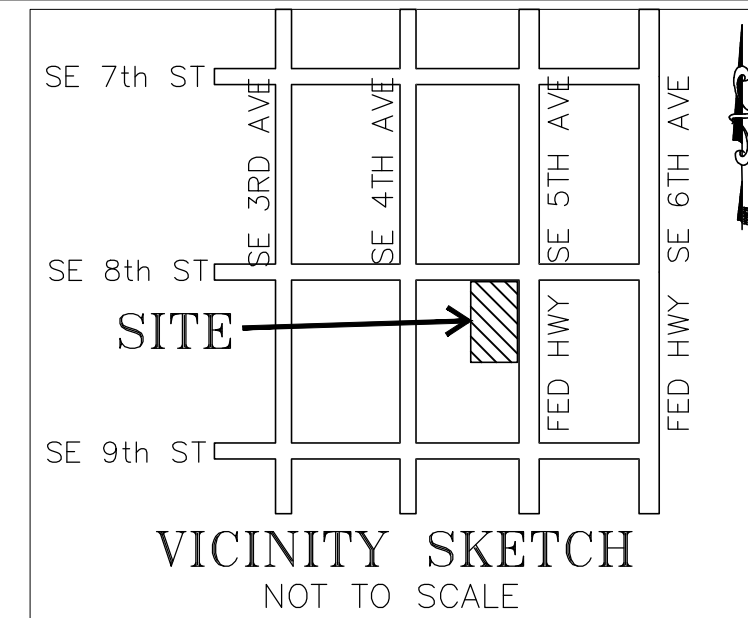
MEDICAL AREA CALC	
1) 1ST FL MEDICAL	4836 SF
3) 2ND FL MEDICAL	5796 SF
	10632 SF

PARKING CALCULATIONS

MEDICAL 10,632 SF @ 5 SPACES/1,000 SF = 53.16
RETAIL 919 SF @ 1 SPACES/300 SF = 3.06
TOTAL REQUIRED = 56.2 SPACES

PROVIDED PARKING

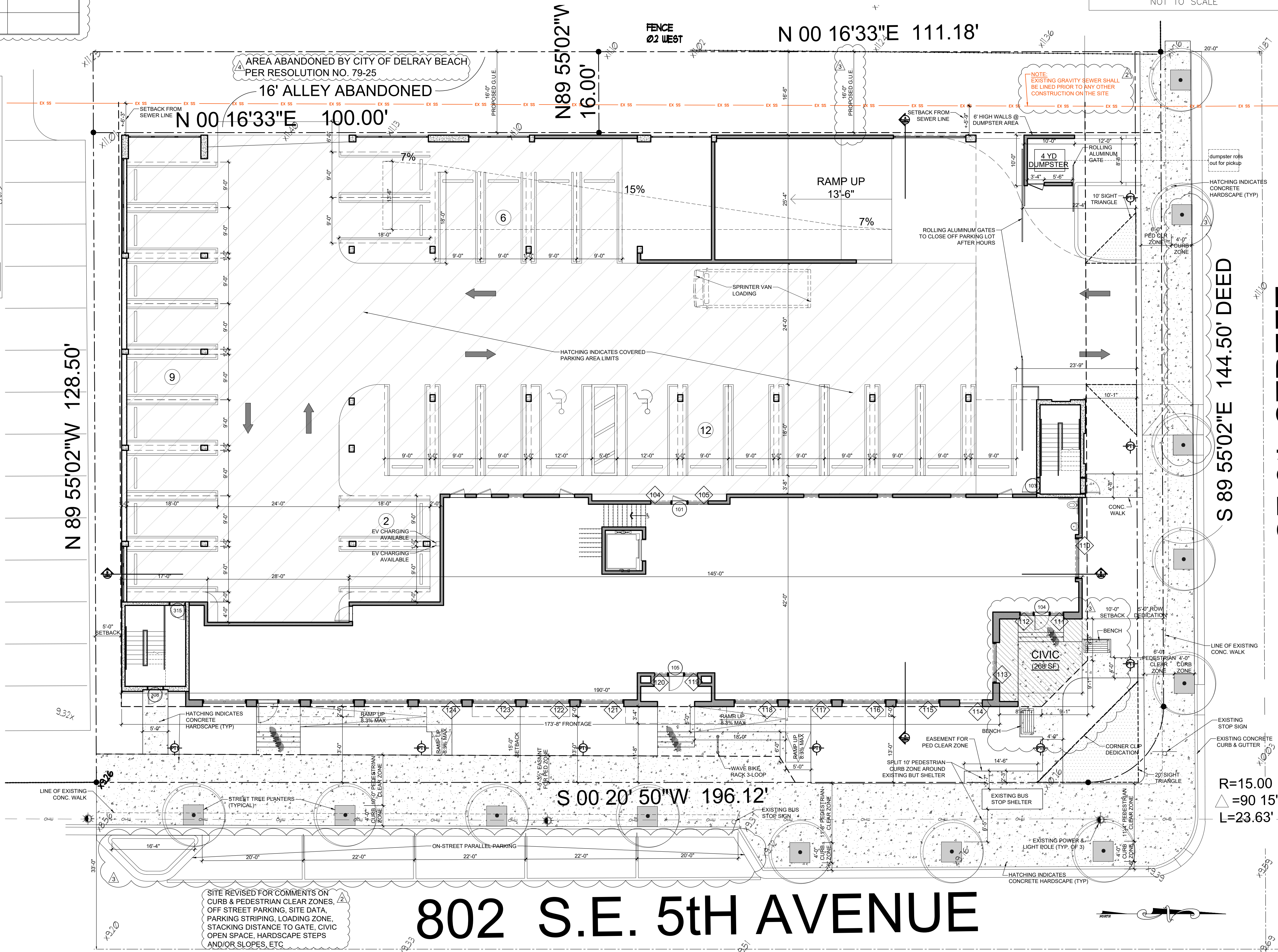
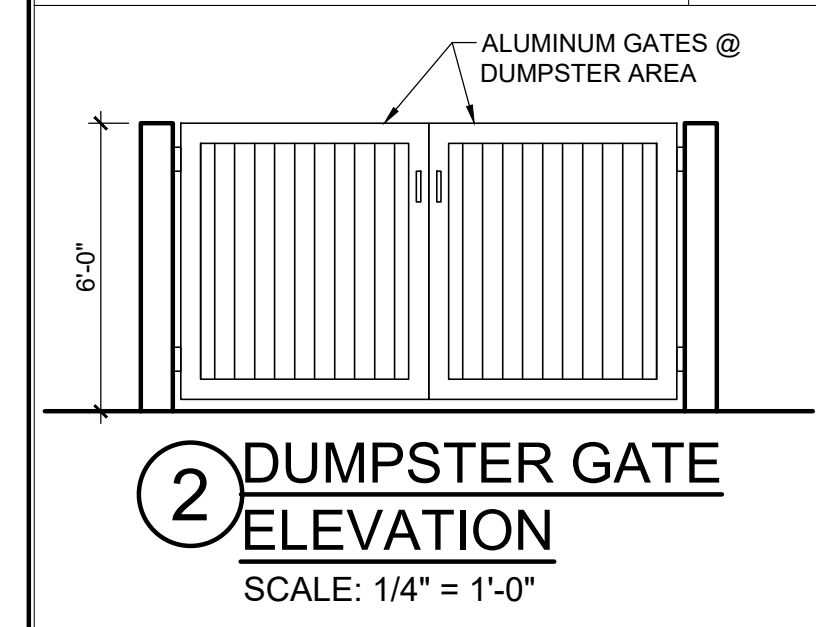
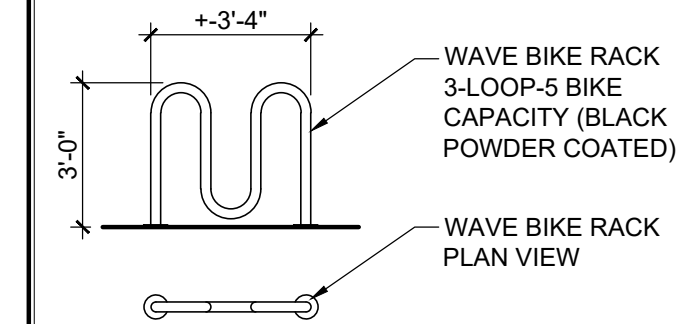
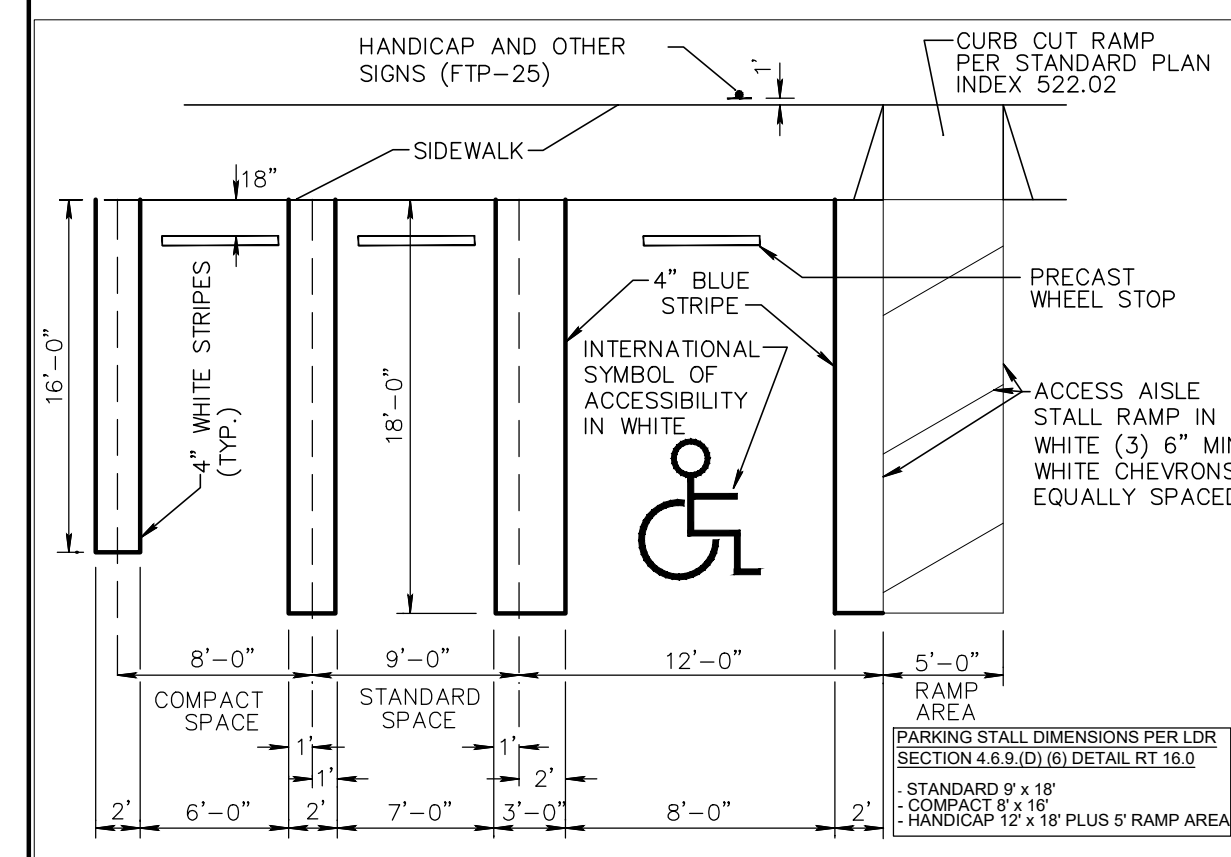
2ND FLOOR	25
1ST FLOOR	29
TOTAL	54



	REVISIONS	BY	DATE
1	1.B.O.	GS	4.9.2024
2	1st SPRAB comments	GS	12.23.2024
3	2nd SPRAB comments	GS	2.28.2025
4	3rd SPRAB comments	GS	5.27.2025
5	Alley abandoned	GS	8.21.2025

VARIANCE OR WAIVER NO.	LDR REFERENCE CHAPTER/ SECTION	REQUIRED	PROVIDED	VARIANCE OR WAIVER	APPROVAL DATE/ RESOLUTION NO.
1	4.6.9 (D)(3)(c) stacking distance	50'-0" (for > 50 spaces)	23'-9"	WAIVER	
2	4.6.9 (C) Number of Parking Spaces Required	56.2	54 on site 5 on street	WAIVER	
3	4.6.16(H)(5)(a)3 Parallel Parking Islands	min 22' length	16'-4" length	WAIVER	

GLASS SPECIFICATIONS:
GLASS IN DOORS & WINDOWS FACING STREETS SHALL BE NON-MIRRORED,
NON-REFLECTIVE GLASS WITH NO MORE THAN 20% LIGHT REDUCTION RATING



R=15.00
 $\Delta = 90^\circ 15' 52''$
 L=23.63'

SITE REVISED FOR COMMENTS ON CURB & PEDESTRIAN CLEAR ZONES, OFF STREET PARKING, SITE DATA, PARKING STRIPING, LOADING ZONE, STACKING DISTANCE TO GATE, CIVIC OPEN SPACE, HARDSCAPE STEPS AND/OR SLOPES, ETC

802 S.E. 5th AVENUE

66' RIGHT-OF-WAY

1 SITE PLAN
SCALE: 1" = 10'-0"

SE 8th STREET

8-21-2025

DELRAY DERMATOLOGY
802 SE 5th Avenue
DELRAY BEACH, FL

Site Plan Review Set
File No. 2024-254



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