

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period					PM Peak Period				
				In		Out		Total	In		Out		Total
				%	Trips	%	Trips		%	Trips	%	Trips	
Free-Standing Emergency Room	650	10.86 KSF	271	50%	6	50%	6	12	46%	8	54%	9	17

BUILDING	
CONCRETE SIDEWALK	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
PROPERTY LINE	
BUILDING SETBACK	
LANDSCAPE BUFFER	

PARCEL #	12-43-46-18-33-001-0000 & 12-43-46-18-33-003-0000
ADDRESS:	3931 W ATLANTIC AVE DELRAY BEACH, FL 33445
TOTAL SITE ACREAGE	4.59
ZONING:	POC
ALLOWABLE LAND USE:	MEDICAL CLINIC IS A PERMITTED USE
FLOODPLAIN ZONE:	X
STORM SURGE ZONE:	N/A

LOCATION	YARD TYPE	BUILDING SETBACK (FT)		LANDSCAPE BUFFER (FT)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
INTERIOR (NORTH)	REAR	10	320	5	260
INTERIOR (EAST)	SIDE	10	75	5	10
W ATLANTIC AVE (SOUTH)	FRONT	30	100	30	40
SPODAK DR (WEST)	SIDE	10	18	10	10

REQUIRED PARKING			
USE	SF	RATE	SPACES
MEDICAL CLINIC	10,860	5 spaces / 1,000 sf	55
TOTAL:			55

	STANDARD	ADA	TOTAL
FSER	50	5	55

