

Julian Gdaniec, Senior Planner
Development Services Department
Planning & Zoning Division
100 NW 1st Avenue
Delray Beach, Florida 33444
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RE: Requested Loading Demand Statement
PROJECT: Spodak Dental Addition – Level 3 Site Plan – 1st Review FILE NO.: 2024-258
LOCATION: 3911 W Atlantic Avenue

Mr. Gdaniec,

Thank you for facilitating the Level 3 Site Plan for the Spodak Dental Group Expansion Project at 3911 W Atlantic Avenue in Delray Beach, Florida (Project). The comments you sent dated November 4th, 2024 have been responded to in order. This letter is a supplement to those responses, specifically the requested "Loading Demand Statement."

The Spodak Dental Group does not require a delivery parking space for the low number of deliveries that occur as a part of our operations. Our original facility was constructed in 2013 with a delivery parking space located near the northeast corner of the building. Originally, this space was minimally utilized, and has not been utilized for deliveries for well over 5 years. While UPS, Fedex and Amazon do make regular deliveries, they do not park, but rather stop very briefly and typically deliver at the front entry. Similarly, USPS makes deliveries to the front desk. On occasion, nitrous tanks get delivered through the side entrance on the west side of the building, as that entry is near the surgery department.

Our Expansion Project includes an upgraded storage area and a new door for deliveries; these are situated near the current delivery parking space. The plan is to have a doorbell / camera system (such as Ring or similar) that will allow the front desk to remotely unlock the storage room door for deliveries. Additionally, these types of systems include locking mechanisms with multiple codes, enabling us to pre-approve entry for certain delivery companies. We believe the current system for deliveries is working fine, and that this new system will help facilitate even faster deliveries.

Thank you for your time and consideration. Please let us know if you have any additional questions.

Best Regards,



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