



Planning Solutions

October 26, 2023

Delray Swan, Delray Beach, FL Loading Demand Statement

Pursuant to LDR Section 4.6.10, Off-Street Loading, (B) Determination of adequacy. The body approving the site plan associated with the proposed development shall determine the adequacy of the provisions which are made for (un)loading. In making such a determination, the standards and guidelines of this Section shall be considered. The final determination may result in accommodations in excess of or less than such guidelines, or in the waiving of any such accommodations.

Pursuant to LDR Section 4.6.10, (C) **Guidelines** the proposed development requires 3 loading berths.

In circumstances where these guidelines are not applicable or appropriate, the applicant may provide a "loading demand statement" in which the normal demands for loading are set forth along with any restrictions which may be appropriate.

The development provides a 12' x 30' loading berth and includes a circular one-way driveway on-site that can be utilized as a loading/unloading area. In addition, the applicant will coordinate with the City to utilize and designate 3 parallel parking spaces adjacent to the lobby entrance along SE 2nd Avenue for short term freight/mail delivery, when available, similar to other areas throughout the downtown area. The applicant will coordinate with the Public Works Department and other applicable City departments, to establish a defined time frame for a "curb loading zone" and install the appropriate "markings" in accordance with Chapter 71.

Resident move-ins and deliveries are coordinated with on-site property management. Resident move-ins would be the primary use of the loading berth. With 165 units, and a typical 50% turnover each year we would have 82-83 move-ins annually. That would equate to 1 move-in every 4-5 days or 1-2 move-ins per weekend. One loading berth would easily accommodate this. During the initial lease-up 15-30 leases would be signed per month until stabilized. During this time, approximately 3 move-in reservations per day at 4 hours each in the loading berth could be accommodated, which is well in excess of the anticipated number of leases per month.

The trash operation would be completed in the early morning hours and not conflict with resident move-ins or other deliveries for the 2,975 sf. of commercial space (office/retail), which does not have significant loading demands. Other deliveries (USPS, FedEx, Amazon, etc.) would either utilize the circular driveway within the loading/trash area or utilize the previously referenced on-street parallel parking spaces adjacent to the East lobby for short term freight/mail delivery. These spaces have direct access to the mail and package room.

In summary the site plan provides sufficient areas to accommodate loading, deliveries, and trash.

