

April 22, 2025

Mr. Neal DeJesus
ABC JS Auto Imports, LLC.
2612 & 2650 North Federal Highway
Delray Beach, Florida

RE: **Delray Hyundai**
Loading Statement
Delray Beach, Florida

Dear Mr. DeJesus:

Kimley-Horn and Associates, Inc. has been retained to provide a loading statement for the proposed development of the site located approximately 550 feet south of the intersection of Federal Highway & Gulfstream Boulevard in Delray Beach, Florida. The existing site is vacant. The proposed development is 45,704 square feet automobile shop. The Parcel Control Number for the site is: 12-43-46-04-08-000-0160. This statement is being provided to evaluate the proposed loading zones with respect to the City's Code.

Per the Delray Beach Land Development Regulations, Section 4.6.10. - Off-Street Loading:

(C) Guidelines. The following table sets forth guidelines which shall be used in determining adequacy of loading accommodations. 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.

Automotive sales or service, recreation facilities, amusements	2,000 to 15,000	One Berth
	15,000 to 40,000	Two Berths
	Each additional 10,000 or fraction thereof, add	One Berth

The referenced chart suggests three 12' x 30' loading spaces be provided based on the square footage of the proposed building. The proposed site plan shows two 20' x 30' loading spaces being provided. These loading spaces will be utilized for daily deliveries for parts, FedEx, UPS, etc. These deliveries are transported with box trucks or vans. Based on similar operations at other dealerships, the proposed loading spaces are adequate to handle the day-to-day deliveries.

Since this is an auto dealership, there will also be transport deliveries for replenishing the new vehicle stock. Vehicle deliveries are based on sales and demand for replacement stock vehicles. The highest demand would result in a transports delivering to the site once a month. However, in times with slower demand, deliveries would occur at two-month intervals.

The loading space requirements for transport trucks are unique. The transport truck is approximately 60 feet long and requires equally as much space to the rear of the transport for maneuvering, loading and unloading of vehicles. It is not practical or customary to reserve an area approximately 120 feet long specifically for unloading of the transport trucks which utilize the site approximately twelve times a year. Therefore, to accommodate the loading and unloading of the transport trucks, the project was designed to

provide direct east/west circulation along the southern portion of the site. The driveways serving the ingress and egress from both Dixie Highway and Federal Highway have been designed to allow for the transport trucks. Deliveries will occur along the south side of the building adjacent to the area where the two loading spaces are being designated. The area is adequate to accommodate a transport vehicle and will ensure this dealership does not utilize the adjacent road right of way, as can be observed occurring with other nearby dealerships. Furthermore, loading and loading operations in this area will not impact the service and showroom operations open to the public; the parking along the south and west sides of the site will primarily serve employees. The space utilized by the transport trucks is essentially the third loading space that is suggested by the code section, although it is not specifically striped as a defined space.

The project has been designed to accommodate deliveries for the unique needs of the dealership as related to daily deliveries as well as the monthly new vehicle stock replacement deliveries. Therefore, the design for loading is adequate as per the suggestion in section 4.6.10.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

k:\wpb_tpto\2411\241166000 - 2615 n federal highway delray\loading statement.docx