June 9, 2025

MULTIFAMILY – 2419 N. Federal Highway
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 condominium development is not required to provide 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 proposed development consists of the construction of 47 2 and 3-story townhouse units with 2-car garages and 2-car driveways.

The condominium documents will address all the requirements for residences, including move-in/move-out of development. The condominium rules and regulations will address the appropriate locations and approved hours.

The loading/unloading/delivery function is a short term, limited occurrence that will occur internally and throughout the development and is not isolated to one specifically designated loading area. Delivery and moving vehicles will park within the private street or within the driveways, as appropriate, and will not impede parking or traffic circulation, as there is adequate space for vehicles to maneuver around stopped delivery and moving vehicles in a safe manner. This is typical of all townhouse type and condominium developments involving ownership.

USPS, FedEx, Amazon, etc. will occur at the entrance to individual units along with cluster mailboxes. Typically, delivery vehicles (USPS, FedEx, Amazon, etc.) will also temporarily stop within the streets and deliver directly to the recipient's door similar to other single family, townhouse and condominium developments.

Therefore, a designated loading area is not required nor necessary for this type of development.

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